

CHEROKEE RIDGE ESTATES

HOMEOWNERS ASSOCIATION

RULES and REGULATIONS
and
DESIGN REVIEW GUIDELINES

Effective October 26, 2023

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INTRODUCTION

The amended and restated Declaration for Cherokee Ridge Estates, effective April 16, 2016, provides tools for the Homeowners Association (Association) to effectively solve problems and enforce the Declaration, Bylaws and Rules and Regulations.

Rules and Regulations in the Declaration is defined as a collective term for all rules, regulations, policies, procedures, and guidelines of the Association, in general, and the Design Guidelines, specifically, as the same may be adopted and amended from time to time by the Board of Directors.

- Per Article 5 of the Declaration, the Association Board of Directors may adopt, amend, repeal, and enforce Rules and Regulations, and to impose fines for violations thereof, as it deems desirable with respect to the interpretation and implementation of the Declaration and the operation of the Association, in accordance with the following:
 - 5.3.1 The Rules and Regulations shall be reasonable and uniformly applied;
 - 5.3.2 The Rules and Regulations shall be in effect 15 days after delivery of
 - Notice of adoption, amendment or repeal of any Rule or Regulation, in writing to each Owner. Copies of currently effective Rules and Regulations shall be made available to each Owner upon request;
 - 5.3.3 Each Owner shall comply with the Rules and Regulations and shall see that Related Users shall comply with the Rules and Regulations; and
 - 5.3.4 The Rules and Regulations shall have the same force and effect as if they were part of this Declaration. In the event of conflict between the Rules and Regulations and this Declaration, this Declaration shall prevail, but only to the extent that such Rule or Regulation invalidates a specific provision in this Declaration.

Article 8 of the Declaration sets forth the conditions for Design Review, the establishment of the Design Review Committee and Design Review Guidelines. The Design Review Guidelines shall be amended from time to time, shall not be recorded, but shall be considered incorporated herein by references throughout the Declaration and shall be enforceable as though set forth in full. Amendments to the Design Guidelines may be recommended by the Design Review Committee and must be approved by the Board of Directors.

RULES and REGULATIONS

Trash and Recycle Containers

Trash and recycling may be placed out at the road after on the day before pickup and the totes should be retrieved by end of the pickup day. At all other times, and without exception, trash and recycle totes must be stored inside a structure.

Guidelines are subject to change with our trash contract. At this time, no more than a total of 4 bags, or bundles of yard waste may also be placed alongside the totes for pickup. Bags placed alongside the totes must not include any food waste, and branch bundles shall be tied securely to not exceed 4 feet in length or 24 inch in diameter.

Items prohibited from being included in the trash pickup include hazardous waste, liquids, paint (*unless opened and dried out*), tires, electronics, hot ashes, dirt, sod, rocks, concrete, remodeling, or demolition materials.

Homeowners are responsible for immediately cleaning up any of their trash that may get blown by the wind or strewn by wild animals. Note that un-bagged, lightweight loose items are easily blown into the community during the truck's dumping process. Additionally, if the tote's lid cannot fully close, the wind will easily blow it open exposing loose items or bagged food waste that is an easy target for birds and other wildlife to make a mess of.

Therefore:

- Ensure tote lids are fully closed (*i.e., don't overfill a bin*).
- Do not place loose papers in recycle bins as they tend to get blown during the dumping process.
- Always bag trash that is susceptible to being blown around.
- Always bag trash that is contaminated with food waste and place those bags inside a tote.

Play and Sports Equipment

The location of children's play equipment (swing sets, playhouses, trapeze, basketball hoops, trampolines, etc.) must be approved by the Committee. Appropriate screening and integration into the overall landscape plan will be required.

Recreational Vehicle (RV) Parking Limits

Any type of trailer, camper, mobile or motor home must be kept in a closed structure except when in actual use. Recreational vehicles may be parked temporarily for purposes of loading and unloading up to seventy-two (72) hours. Residents must submit a request in writing to the Management Company to obtain an "RV Permit" should they desire to park an RV on their property longer than seventy-two (72) hours.

Overnight Parking

Vehicles of any type must not be left on any of the community roads overnight. Any type of boat, boat trailer, tractor, flatbed truck or trucks with cabs, cargo or commercial vans, any type of vehicle which bears a commercial logo and/or printing or lettering, ATVs and other recreational equipment, vehicles other than automobiles, small removal equipment and garden or maintenance equipment must be kept in a closed structure except when in actual use.

Automotive Repairs

No automobile repair work shall be performed within a site except in enclosed areas or in cases of emergency.

Pets

All pets must be contained on the Owner's site and must not disturb other residents with excessive barking or other noise. Owners are required to pick up their pet excrement within their own property, common areas, and roadways. For dog runs, see Landscape, Fencing below.

Signage

Real Estate Signage - New Home and For Sale by Owner real estate signs must comply with defined requirements (Note: Appendix 2/Real Estate Signage). Only one (1) sign per lot is allowed; the sign must be removed within one (1) week after closing of the property. Open House signs must be an a-frame sign that is double sided with two panels in a tent style and may be placed on an owner's property during the day of the open house. Other homeowner or property identification signs, or other devices to attract attention, are prohibited.

Trade and Other Signage – No temporary trade signs are allowed on the property including, but not limited to landscaping, roofing, stonework, builder name, etc. No other signs shall be permitted within any lot, except for signs required by legal proceedings and signs identifying security monitoring. No signs shall be attached or fastened to any fences, railings, or natural features, including trees.

Political Signs and Symbols – Political signs and symbols may be displayed in or on a residence, providing the item is of the kind normally displayed in a single-family residential neighborhood, in accordance with Colorado state law.

Exterior Lighting

Style & Wattage – Residential lighting is intended for safety, security, and aesthetic enhancement. In accordance with Douglas County Outdoor Lighting guidelines (Note: Appendix

3), designed to help minimize light pollution, glare, and trespass, owners are required to adhere to the following:

- All exterior lighting, the bulb does not extend below the fixture.
- All exterior lighting **shall not exceed a maximum of 900 lumens or color warmth temperatures greater than 3,000 kelvin.** (This information can be found on the manufacturers packaging.)
- Lights must be functional and enhance the overall appearance of a residence, but not be disturbing to neighbors and motorists.
- Lighting must be directed towards the property being served and not spill onto neighboring properties.
- No lights shall be emitted from any site which are unreasonably bright or cause unreasonable glare.
- Lighting at entries, garages and decks should be placed below an eave or shielded so that emitted light is downcast with no direct light radiating towards the sky or spill onto adjacent properties.
- Flood lights are prohibited unless specifically activated by motion or security monitoring system. Motion activated lighting must be adjusted as follows:
 - To prevent an “on” trigger from motion on the road, other lots or wind motion of trees or shrubs, and
 - The “on” time must not exceed five (5) minutes.
- Changes to existing lighting must be submitted to the Design Review Committee for approval. Note: DRC Guidelines submission process.

Communication Equipment

All TV, radio, communication antennae, and satellite dishes shall be screened from view from the building structure, streets, and adjacent homes to the extent possible. Satellite dishes may not exceed one meter in size. Small form factor antennae for use in high-speed internet using radio frequency may be placed on or near the roof as necessary and must be painted to match or compliment the wall or roof color. Except as stated above, rooftop mounted antennae are discouraged.

Wildlife

Cherokee Ridge Estates has an abundance of wildlife which contributes to the natural beauty of the community. Residents should refrain from feeding or disturbing the wildlife. What’s dinner for the neighborhood fox family is also a meal for other wild animals living near your home. Normally reclusive and wary, black bears will leave the woods and become accustomed to finding a meal in your backyard if you leave them something to eat. Bears favor fruit trees and vegetables.

Over time, predators such as bears, and mountain lions become less wary and more emboldened. They’re more likely to attack pets and people, and when that happens, it can spell death for bears and lions, which often must be destroyed to ensure public safety. The Colorado

Division of Wildlife has helpful information to assist Owners in coexisting with wildlife and the potential dangers of wildlife.

Fire Mitigation

Wildfires are a natural part of Colorado's forests and grassland. Cherokee Ridge Estates intermingles homes and other structures with wildland vegetation. As such, residents of Cherokee Ridge Estates are at risk of being affected by wildfire. Planning ahead and taking action can increase the likelihood your home survives when a wildfire occurs.

Firefighters always do their best to reduce fire damage, but ultimately, it is *your* responsibility to protect your property from wildfire. Taking practical steps to prepare your home does not guarantee it will survive a wildfire, but it does improve the odds. Any work completed may also allow firefighters who *might* be present to safely engage the fire and attempt to protect your property. If fire and site conditions are unsafe, firefighters will not be there.

As owners address the home ignition zone on your property, always start with the home or structure and work outwards. Remember, taking action to prepare for wildfire is not a one-time effort — it requires ongoing maintenance to give your home the best chance of surviving a wildfire. South Metro Fire Rescue, Douglas County and Colorado State Forest Service all provide information on protecting your home and property from wildfire.

DESIGN REVIEW GUIDELINES

PLANNING AND DESIGN PHILOSOPHY

Cherokee Ridges Estates (CRE) lies on a magnificent mesa overlooking the Colorado Front Range. Its highly desirable location offers residents the benefits of urban living in a tranquil, pastoral setting. Home site attributes include breathtaking views, stunning land characteristics, and unique natural beauty.

Cherokee Ridge Estates is an exclusive residential community intended to take full advantage of the property's unique location and environment. The planning and design philosophy of Cherokee Ridge Estates is to encourage consistent quality and design expression throughout its boundaries, while allowing for individuality of architectural expression by its Owners.

It is in every Owner's interest and the intent of the Design Standards that all residences constructed on the home sites use responsive and indigenous architecture, incorporate native and natural materials, and employ sensitive siting of improvements. Residences should not assert themselves at the expense of neighboring homes, but rather relate to each other to form a harmonious community that shares and supports a common interest and appreciation of the environment.

The standards, procedures and information herein define the means by which homes built at Cherokee Ridge Estates can be compatible with each other and with their unique setting. These Design Standards are the criteria for judgment and form the basis of control by the Design Review Committee. Compliance with the spirit of these standards is crucial to the mutual enhancement and protection of the qualities of Cherokee Ridge Estates, and to the preservation of this ruggedly handsome area.

These Design Standards may change from time to time to reflect new experiences and changing conditions without modifying their overall intent. Owners contemplating activities covered herein should obtain the most recent approved version of the Design Standards from the Homeowners Association (HOA) via the management company or the Cherokee Ridge Estates web site.

INTRODUCTION / GENERAL

1. Granting Clause

Per the Declaration of Protective Covenants for Cherokee Ridge Estates (the "**Declaration**"), the Cherokee Ridge Estates the Homeowners Association and Design Review Committee (the "**Committee**") hereby exercises its rights and establishes these design standards (the "**Standards**"). Copies of the most recent Standards may be obtained from the management company for the Cherokee Ridge Estates Homeowners Association (the "**Association**"). The Declaration will control if there are any discrepancies between the Standards and the Declaration, except that the Standards may be more restrictive and more specific than the Declaration.

2. General Purpose

The Committee has adopted the Standards to maintain consistency in the use and development of Cherokee Ridge Estates (the "**Property**"), and to guard against fires and unnecessary and unreasonable interference with the views, natural beauty, and ecological integrity of the Property and the home sites therein. The Standards are subject to the HOA Board of Director's (the "**Board of Directors**") oversight and approval, and to the zoning and planning regulations of Douglas County, Colorado, and applicable federal and state statutes, rules, and ordinances.

3. Definitions

- a) "Declarant" is Cherokee Ridge Estates HOA, Inc., a Colorado nonprofit Corporation.
- b) "Improvements" or "development" shall mean the construction or excavation of any building, outbuilding, shed, pen, doghouse, tennis court, porch, patio, gazebo, landscaping, pit, cave, bridge, dog run, fence, wall or any other structure of any kind, and any exterior additions to or changes or alterations thereto.
- c) "Utility Lines" or "Utilities" shall mean all water and sewer pipelines which lie beneath the surface of the ground and all electric, telephone, gas, and other wire lines, with poles and other necessary appurtenances which run above or below the surface of the ground.
- d) "Owner" means one or more individuals or entities who hold the record title to any lot, excluding those having such interest merely as security for the performance of an obligation, as defined in Article I of the Declaration.
- e) "Lot" or "Site" means any numbered lot shown on the recorded subdivision may be of Cherokee Ridge Estates but shall not include the Common Areas.
- f) "Waiver" is an agreement to waive or vary procedures, standards, and criteria if either physical limitation (including topography, location of property lines, vegetation, and the wildlife corridor) or architectural appropriateness require it. The ability to grant such waivers does not apply to County requirements that cannot be waived. Waivers must be approved by a majority of the Committee members.
- g) "Variance" is an exception (i.e., deviation) that allows for noncompliance with any of the procedures, standards, and criteria in order to overcome practical difficulties and

unnecessary hardships arising by reason of the application of the conditions and restrictions contained in the Declaration or in the Standards. Variances must be approved by a majority of the Board of Directors.

- h) "Main Level" contains all finished space on the main level of the residence, **EXCLUDING** upper floor, garage, decks, basements, walkout basements and airspace (for example in a vaulted room).
- i) "Square Footage" is defined as follows:
 - a. **Sq Ft Upper (Upper Levels)** Includes square footage of all levels above the main level (e.g., 2nd floor, 3rd floor, above-grade living space).
 - b. **Sq Ft Main (Main Level)** Includes square footage of the level where the front door is located. This could be living space that is at grade, above grade or partially above grade.
 - c. **Sq Ft Lower (Lower Level)** Includes square footage of a level below the main level that still includes living space that is above grade or partially above grade. Only Bi-levels, Tri-levels, and Raised Ranches have lower levels. All other styles have basements.
 - d. **Sq Ft Above** Includes square footage from SqFt Upper, SqFt Main and SqFt lower, whether finished or not. It is all square footage that is above grade or partially above grade.
 - e. **Sq Ft Basement** Includes all square footage contained in the basement. It is below grade in comparison to the front door. It rests on a foundation that is below grade.
- j) "Footprint" represents the outline of the foundation (which includes finished and unfinished spaces) in addition to exterior decks, as these are portions of the floor plan that must remain within a dictated building envelope.
- k) "Building Envelope" means the defined portion of a lot where building construction will be permitted, as described on the plat.

DESIGN REVIEW COMMITTEE

The Design Review Committee (the “**Committee**”) ensures the proper use, development, enhancement, repair, maintenance, and replacement of real and personal property within the community, subject to the provisions of these design standards and procedures. The Design Review Committee shall be considered a committee of, and subject to the review by, the HOA Board of Directors pursuant to the by-laws. The CRE DRC’s only obligation is to serve the community and address the owners of the property within CRE.

1. Committee Membership and Terms

- a) The Committee shall consist of a minimum of three members appointed by the Board of Directors to review, study, and approve or reject proposed improvements upon the Property. A Chairperson shall be appointed by the Board of Directors
- b) All Committee members shall be owners.
- c) The term of the members shall be staggered two years with possible, subsequent two-year terms by mutual agreement of the member and the Board of Directors.

2. Committee Scope

- a) The following activities require submission to the Design Review Committee:
 - New construction
 - Initial landscaping
 - Hardscape or landscape additions (e.g., expanded driveways or patios, new sidewalks, pools, play sets, fencing, new landscaping features such as boulders, berms, flower beds, rock/mulch areas)
 - Additions or modifications that involve structural changes (e.g., new walls, extended roof lines)
 - Additions or modifications that vary from the approved structure (e.g., stucco/paint color changes, addition of stone, new light fixtures, new garage doors)
- b) The following activities DO NOT require submission to the Design Review Committee:
 - Standard home maintenance: painting (same color), stucco repair (same color), roof repairs (same color and material), repair/replace existing concrete, patios, and sidewalks.
 - Standard landscape maintenance: replace dead plant material, add plant material to existing beds, refresh mulch and rock, addition of trees within the building envelope.

3. Committee Responsibilities

- a) Review and approve or disapprove Design Review Committee submissions.
- b) Engage architect expertise for new construction and initial landscape plans.
- c) Monitor projects to ensure compliance with approved plans and schedules.
- d) Communicate to owners, any required remediation.

- e) Maintain project notes and communications for storage with the management company.
- f) Provide final sign-off on project completion.
- g) Recommend changes to the Design Standards as community needs change.
- h) Contribute to homeowner communications.

4. Owner Responsibilities

- a) Advise representatives, including, but not limited to Owner's architect, engineer, contractor, subcontractors and their employees of the standards and procedures outlined in the Declaration and these Design Standards, including the Appendices, and ensure all such representatives abide by said documents.
- b) Initiate Design Review requests and provide all information necessary for review and approval; obtaining a local permit does not waive the need for Committee approval.
- c) Verify the accuracy of all dimensions, grade, elevations, and the location of key natural terrain features for the Site and ensure the accuracy of all information submitted.
- d) Ensure compliance with all county, state and federal rules and regulations; where in conflict, local and federal regulation will override Committee decisions (the Design Review Committee will not knowingly approve a project which is in violation of the local building or zoning codes).
- e) Ensure compliance with South Metro Fire Rescue and fire mitigation guidelines.
- f) Obtain all required permits and inspections; approval of any project by the Committee does not waive the necessity of obtaining local permits.

5. Committee Meetings and Records

- a) The Chairperson shall preside over all Committee meetings and be responsible for the coordination and direction of the Committee's work, and for the promulgation of the Standards and any amendments to same.
- b) The Committee shall keep the minutes of the Committee's proceedings and its records and shall publish and disseminate such materials as may be necessary for the guidance of Owners and the enforcement of these provisions.
- c) The Committee shall meet once a month on the first Monday of the month.
- d) Committee members may utilize the mail, email, or phone as necessary to transact business.
- e) The Committee shall maintain records of all requests submitted, and of all actions taken, and such records shall be available to Owners for inspection through the management company.
- f) The Committee shall provide a report of its activities at each HOA Board meeting and at the Annual Association meeting.

6. Submission and Review Process

- a) Owner reviews Design Guidelines and completes Design Request Form (ncmhoa.org)

- b) Owner submits Design Request Form, two copies of supporting documentation and fee (if applicable) to the Committee Chair or management company by the 20th of the month.
- c) Requests are reviewed at the Committee meeting on the first Monday of the month; the Owner or a DRC approved representative of the Owner may attend the meeting to present the request if desired. The owner or representative will be excused after the initial presentation. The committee's only obligation is to serve the community and address the owner of the property within CRE.
- d) The affirmative vote of a majority of DRC members is required to approve a
- e) The Committee will make every attempt to respond with written approval, denial, or a request for additional information within thirty (30) days and a minimum of sixty (60) days for new construction and new landscaping, after submission. More complex submissions may require additional time to review, in which case, the Committee will notify the submitter of the expected date for a response. In the event that the Committee fails to approve or disapprove such design and location within the stated time frame after said plans and specifications have been submitted, the Owner may escalate by submitting such plans and specifications to the Board of Directors. Thereafter, if within sixty (60) days after submission to the Board of Directors, the Board of Directors has failed to approve or disapprove the submission, it will be deemed to be denied.
- f) Should the Committee deny a Design Request submission, any re-submissions shall follow the same procedures as the initial submittal.
 - The Owner shall reply in writing to the Committee, addressing any concerns raised during the Review Process.
 - Any proposed additions or changes to the submission should be noted on the revised request for review and approval.
- g) A copy of all plans, specifications, and other submission materials, as finally approved, shall become the property of the Committee.
- h) Any subsequent changes to approved construction or landscaping plans must be submitted for approval before work begins.

7. Right of Waiver/Variations:

- a) The Committee may grant reasonable waivers to procedures or standards and criteria.
- b) The Committee may recommend reasonable variances to procedures or standards and criteria, subject to review and approval by the Board of Directors.
- c) In the event that the Committee is unable to obtain agreement of any Owner to remedy a violation, the Committee shall refer the matter to the Board of Directors, who shall have the absolute authority to enforce all provisions in the Governing Documents and in furtherance thereof, may override decisions of the Committee.
- d) Note that many requirements cannot be waived without the approval of Douglas County; any waiver or variance granted is subject to approval by Douglas County.
- e) Note definition of waiver and variance above, Section I Definitions.

8. Enforcement and Non-Liability of Committee and Declarant:

- a) These standards may be enforced by the Committee or the Board of Directors, as provided in the Declaration.
- b) Neither the Committee nor Declarant or their respective successors or assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans and specifications.
- c) Every Owner or other person who submits plans to the Committee for approval agrees, by said submission, that such person will not bring any action or suit against the Committee or Declarant to recover damages or otherwise.
- d) Many of the specifics set out in the Declaration were requirements of Douglas County; where the Declaration makes mention of “Douglas County Approval “, Owners must be alerted this is not a suggestion, but a requirement as Douglas County has the right to enforce the Declaration requirements.

DESIGN STANDARDS

New Construction / Additions / Remodels

The Design Standards apply to all new construction, as well as any additions or remodels which impact the exterior of the residence. These Standards do not take precedence over any County requirements; where in conflict, the County requirement should be upheld.

Throughout the construction process, the Committee will conduct periodic reviews of the exterior of the project to ensure it is constructed in accordance with the approved plans. The Committee will obtain owner approval before entering any lot or construction area for such reviews. Any modifications or deviations to the exterior elements of the approved plan must be submitted to the Committee for review and approval prior to beginning construction of the modified elements. Any changes made without prior Committee approval may be subject to penalty and/or correction at the Owner’s expense. These Standards do not govern the interior of the residence, which may be modified at the owner’s discretion.

Overall Design & Planning

Design Assistance – Owners must obtain professional, architectural design assistance. Off-the-shelf or stock plans which do not meet the expressed intent of these Design Standards are not acceptable and are not allowed. Homes should embody a high level of detail and a sophisticated combination of quality materials.

Building Envelopes & Setbacks – The purpose and intent of the building envelopes and minimum setbacks is to ensure that development within the individual lots occurs in a sensitive manner. Special consideration will be given to the siting of a residence within the building envelope with respect to existing grades, drainage, preservation of natural site features and vegetation, and the relationship to neighboring sites and vistas. Respect for adjacent residences is paramount. Designs that balance the desire for distinctive form with a subtle impact on the immediate environment will be encouraged. Requests for building envelope adjustments must be submitted and approved by Douglas County. The Design Review Committee has no authority to approve such requests.

Elevations – Residences will have exterior elevations, roofs and details that are coordinated and consistent in their architectural treatment, with the appropriate proportions, scale, and massing qualities. Architectural detail and multiple axis roof lines help reduce building scale and increase individuality and diversity. Accordingly, wings, courtyards, stepped walls, decks, and covered entries are encouraged. All elevations of the home will be given equal importance and must maintain the continuity of the building massing and detailing. Awnings, shutters, screens, and other such exterior elements require Committee approval.

Square Footage – Minimum square footage standards for residential construction finished living space, excluding garages, decks, basements (with or without a walkout), attic, and airspaces are as follows:

Ranch style: Minimum 4,000 square feet **finished; only** main floor square footage counts towards the finished square footage total. **(Note: main floor definition above, Section I, Definitions).**

Two-Story style: Minimum 5,000 square feet **finished, only** main floor and second floor count towards finished square foot totals. **(Note: main floor definition above, Section I, Definitions).**

- Basements, garages, decks, attics, and airspace (for example in a vaulted room) ***may not*** be included in any square footage totals. **(Note: square footage definitions above, Section I, Definitions.)**
- On Lots 1, 2 and 3 only ranch style homes are permitted.
- A minimum 3-car garage is required.
- A waiver of square footage ***may*** be considered at the discretion of the Design Review Committee. **(Note: waiver definition above; Section I, Definitions).**

Exterior Materials, Finishes & Color Palette

Exterior Materials – Exteriors shall be natural stone, brick masonry, and/or stucco. A minimum of twenty percent (20%) brick or stone on the primary public viewing area (street view) of the home is required. Concrete foundation walls should not be exposed, but rather, faced or

finished to blend with the general architectural design. Lap, T1-11, and board and batten siding are prohibited, as are log homes.

Stone – Stone masonry joints shall be raked clean where appropriate and held to a maximum of one inch (1”) in width. Synthetic stone materials require approval by the Committee. The Committee may require that a sample four foot (4’) by four foot (4’) on-site lay-up of all stone masonry be provided for its review and approval prior to installation to ensure consistency of the overall look. The use of large flat slabs of stone is discouraged. The Committee may reject samples that appear out of character and quality with the community.

Brick Masonry – Brick masonry should include liberal use of special details such as quoining, soldier, and other decorative coursing, patterned lay-ups, articulated window headers and sills, and special chimney statements.

Stucco – Stucco must exhibit a natural fit with the balance of the building. Applied wood boards or prefabricated stucco panels are not allowed. A stucco-based home must reflect careful consideration of detailing, color, and massing. A high level of articulation to the wall surfaces through the use of details and reliefs is required, together with careful color blending.

Wood – Wood is acceptable only for accent features to complement the overall exterior design. Plywood siding will not be approved except for use in building soffits. Columns supporting decks must be constructed using stone, brick, stucco, and/or certain ornamental wood columns where approved. Sole use of wood posts (e.g., 4x4, 6x6, etc.) are prohibited. Columns supporting roof lines above the decking must be constructed using stone, brick, stucco, and/or certain ornamental wood columns where approved.

Finishes & Color Palette – Exterior residence colors shall generally be muted in tone, low in contrast, and complementary to the natural surroundings. Stains and paints are acceptable finishes; neutral colors that relate to the surrounding materials are preferred. No bright, unfinished, or mirrored surfaces will be allowed. The Committee will consider all coloration schemes based on their architectural merit and compatibility to the overall community. Brighter accent colors will be acceptable for occasional highlights when approved by the Committee.

Roofing

Style & Details – A building’s roof is integral to a home’s architectural character. To maintain certain design consistency, creative and harmonious use of hips, clipped hips, gables, multiple ridges and roof axes, dormers and lower eave heights are encouraged. Well-defined cove detailing with strong shadow lines and articulation is required, as is careful consideration of gutter and downspout location and detailing. Flat roofs are prohibited.

Overhangs – Roof overhangs of less than twelve inches (12”) are prohibited.

Material & Color – Roofing material color and texture should relate to other materials on the home and adjacent properties. Roofing materials must consist of concrete or clay tiles, quarry tiles, or slate tiles. The use of any other material is prohibited, except for roofing accents which require Committee approval.

Plumbing Stacks – Plumbing stacks should be grouped to minimize roof penetrations and shall be painted to match the roof.

Chimneys – At least one chimney per home is required; chimney caps are required and shall be finished to blend with the architecture.

Skylights & Solar – Skylights shall be flat glazed glass units. In compliance with Colorado law, while the DRC may not prohibit the installation or location of solar panels, it is requested that panels be integrated with the roof design and compliment the roof color to the extent possible.

Windows

Materials & Color – Insulated glass windows (double-paned glass) are recommended. Wood and vinyl clad windows are acceptable, and materials such as baked enamel or plastics may be approved at the Committee's discretion. Unfinished metal windows and reflective glass are prohibited.

Garages, Parking Spaces, Driveways & Address Numbers

Garage Entries & Doors – Garages should be integrated with the home design. Garage entries must be oriented away from the street frontage to the extent possible. Multiple openings should be designed around courtyards or with openings on separates planes or axes to minimize perceived size. Garage doors should evoke a sense of quality with attention to heavy jamb details and trim which creates substantial shadow lines. These elements must be made of wood or a material with quality wood appearance.

Parking Spaces – Where possible, guest parking should be located away from the front of the garage doors, out of major sight lines, and screened with planting. A minimum of two (2) guest parking spaces must be provided on the Site. The Committee may grant an exception to these parking requirements if parking cannot be provided on the Site due to its physical constraints.

Driveways – Access to each residence shall be via the street as shown on the DRC approved plan. The drive shall be situated to minimize earthwork, without overly emphasizing the parking area or garage. Circular drives are acceptable if appropriate to the Site and architectural design. Driveways should be curvilinear drives with gentle curves allowing for the integration of landscape pockets. Driveways should intersect the street at no less than sixty (60) degrees and not exceed ten percent (10%) slopes, except where use of short pitches of greater percentage would lessen impacts. All driveways shall have a paved, hard surface including at least one of

the following materials: concrete, color textured or stamped concrete, stone or masonry pavers, or asphalt. The color of all driveway materials must be compatible with the home; aprons should be of the same color, patterns, and material as borders.

Driveway Monuments and Monument Lights – Each driveway is required to have one lighted monument, at a minimum of twenty-four (24) inches wide or square at the street corridor. The lighted monument must be activated by electric photocells or timers from dusk to dawn. Use of low wattage lighting to mark the footprint of the driveway is allowed.

Address Numbers – There shall be no more than two (2) sets of house address numbers on each residence. The address numbers shall not exceed one (1) square foot for each number. Address numbers at driveways shall be on a fixture approved by the Committee. It is recommended that house numbers be affixed to the driveway monument as many homes sit away from the road and house numbers are not visible from the road. Lighted address stones are acceptable.

Entries & Doors

Entry Design – The Committee encourages a defined entry with good visibility from the drive and guest parking, and cohesive design elements to provide attractive curb appeal.

Entry Door Materials – Solid core wood, iron, plank, or high-quality fiberglass doors are acceptable for exterior doors. Any painted materials must be complementary to the home's color palette and be approved by the Committee. Doors must be complementary to the design of the overall residence.

Decks

Design & Materials – Decks should be integrated into the architecture of the home. Columns supporting decks must be constructed using stone, brick, stucco. Sole use of wood posts (e.g., 4x4, 6x6, etc.) are prohibited. Columns supporting roof lines above the decking must be constructed using stone, brick, stucco, and/or certain ornamental wood columns where approved. Composite decking is preferred for fire mitigation.

Railings & Stairs – Deck railings and stairs should not stand out significantly from the rest of the residence. Railings should be painted the same color as the residence or trim; black wrought iron is acceptable.

Utility Equipment & Trenches

Utility Equipment – Exterior utility equipment must be incorporated into the main building or be architecturally compatible with the residence. Air conditioning units, electrical meters, gas

meters and radon mitigation piping shall be thoughtfully placed and not readily visible from the primary public viewing area of the home. All utility and radon mitigation equipment must be painted to match the color of the wall to which it is mounted or screened with landscape material. Utility connections shall be carefully coordinated to minimize Site disruption. All pool equipment is required to be below grade or completely screened. Propane tanks must not exceed 20 pounds.

Trenches – Where possible, trenches shall be located to avoid damaging any tree roots. Where this is not reasonably possible, the contractor shall exercise great care to minimize root damage. Where roots have been damaged or exposed, trenches shall be immediately backfilled with loose soil suitable for plant life in order to stimulate new feeder growth. Backfill should be kept moist until the roots can be reestablished.

Communication Equipment - All TV, radio, communication antennae, and satellite dishes shall be screened from view from the building structure, streets, and adjacent homes to the extent possible. Satellite dishes may not exceed one meter in size. Small form factor antennae for use in high-speed internet using radio frequency may be placed on or near the roof as necessary and must be painted to match or compliment the wall or roof color. Except as stated above, rooftop mounted antennae are discouraged.

Screens & Enclosures

Privacy Screens – Privacy screens may be used to screen privacy areas, including decks, patios, and hot tubs. These areas may not be fully enclosed and must be open on one side. Screening of privacy areas requires use of materials and finishes taken from the building palette. These areas shall be limited to an area within thirty (30) feet of the residence and shall not exceed six (6) feet in height nor enclose an area greater than one thousand (1,000) square feet.

Swimming Pool Enclosure – If approved by Douglas County, maximum enclosure size will be four thousand five hundred (4,500) square feet and is limited to the pool and a reasonable area around it, contemplated to be approximately fifteen (15) feet, and must be contained within the building setbacks and building envelope.

Exterior Lighting

Style & Wattage – Residential lighting is intended for safety, security, and aesthetic enhancement. When selecting lights for the residence, it is important to consider the surrounding environment and compatibility with the design and size of the structure in accordance with the following (Note: Appendix 3/Exterior Lighting):

- All exterior lighting shall be fully shielded, meaning no portion of the bulb is visible through openings on the sides or top, and the bulb does not extend below the fixture, as unshielded lights can be major sources of night-time glare and nuisance.

- All exterior lighting **shall not exceed a maximum of 900 lumens or color warmth temperatures greater than 3,000 kelvin.** (This information can be found on the manufacturers packaging.)
- Lights must be functional and enhance the overall appearance of a residence, but not be disturbing to neighbors and motorists.
- Lighting must be directed towards the property being served and not spill onto neighboring properties or roads.
- No lights shall be emitted from any site which are unreasonably bright or cause unreasonable glare.
- Lighting at entries, garages and decks should be placed below an eave or shielded so that emitted light is downcast with no direct light radiating towards the sky or spill onto adjacent properties.
- Flood lights are prohibited unless specifically activated by motion or a security monitoring system. Motion activated lighting must be adjusted as follows:
 - To prevent an “on” trigger from motion on the road, other lots or wind motion of trees or shrubs, and
 - The “on” time must not exceed five (5) minutes.

Outbuildings

Design – Accessory building or facilities such as, detached garages, gazebos, greenhouses, tennis courts, pools, cabanas, hot tubs, saunas, etc. must match the main residence in color, style, massing, scale, roof lines, materials, and other detail elements. All walls must contain windows, and all ancillary buildings must be constructed on a poured foundation. Temporary or permanent sheds are prohibited.

Location and Size – The outbuilding design must be integrated with the overall site plan and should not be intrusive to neighboring lots. No outbuildings are allowed outside of the building envelope. The maximum size of any outbuilding is one thousand five hundred (1,500) square feet. The height of any outbuilding shall not exceed fourteen (14) feet from average grade to eave line.

Design Review Process – Construction/Additions/Remodels

Overview – The Design Standards provide a framework for the Committee to review, process, and approve residential construction in Cherokee Ridge Estates. An Owner, in conjunction with their architect, contractor and/or other representative, must follow these procedures to secure the necessary approvals. For all submissions, please submit one electronic version and one full size paper copy of the plans/drawings. Please address all written submittals to the Cherokee Ridge Estates Design Review Committee, c/o the Management Company which manages the Homeowners Association. The Committee will leverage an external architectural firm to review all new home construction plan submissions, as well as additions and remodels as needed. Any

construction that proceeds on site prior to approval shall be subject to a fine of five hundred dollars (\$500).

Pre-Planning Site Meeting – Owners are encouraged to request a pre-planning site meeting with the DRC to discuss initial concept, design, and siting of the home, as well as the requirements of the Design Guidelines, prior to the preliminary plan review.

Preliminary Plan Review – The preliminary submission will communicate the Owner’s design intent and demonstrate adherence to the Design Standards. It shall include the documentation noted below.

- **DRC Request Form** and payment of the fee as noted in Appendix 1/Fee Submittal.
- **Schematic Design Statement of Intent** – This document should be prepared by the architect of record. It should communicate a written explanation of the Owner’s design intentions, including the design approach, siting philosophy and materials to be used.
- **Site Plan** – The site plan shall notate the existing building envelope, proposed septic field location, the placement of all improvements, driveway entrance(s) and location, parking locations, grading, and existing trees and vegetation. All elements should be to scale, with a minimum scale of one inch (1”) = twenty feet (20’). A professional survey of existing conditions (including streets, utilities, topography at two-foot (2’) intervals, drainage, building restrictions, rights-of-way, easements, property lines, setbacks, and other material features), is required to be submitted with the site plan. One electronic and one hardcopy are required.
- **Design Documents** –The submission must include all floor plans, roof plans and exterior elevations, at a minimum scale of one eighth inch (1/8”) = one foot (1’). Exterior elevations should clearly identify materials to be used and placement. Floor plans must indicate square footage of all finished areas and outbuildings. One electronic and one hardcopy are required.

Final Plan Review – The final submission should highlight any changes from the preliminary plan approval and must include the additional documentation noted below.

- **Final Site Plan** – Additional elements required in the final site plan include driveway and walkway materials, location and design of driveway monument(s) and monument lighting.
- **Construction Documents** – Final construction documents must have a scale of one fourth inch (1/4”) = one foot (1’) and include all floor plans, roof plans, exterior elevations, building sections and electrical plans. Floor plans must indicate square footage of all finished areas and outbuildings. One electronic and one hardcopy are required.

- **Color Board** – A twenty-four-inch (24”) x thirty-six-inch (36”) color board must be submitted with examples all exterior materials and colors. These elements include masonry, stucco, roofing, fascia and soffit, railings, light fixtures, window clad, entry door, garage doors and other details (e.g., corbels, shutters, beam details, finials, chimney caps). A list of all materials, spec sheets and colors shall be included with the color board.

- **Lot Staking** – The location of each improvement within the building area must be approved per the Design Process consistent with the applicable regulations of Douglas County. In determining the proper location for each improvement, the Committee shall consider the location of existing and future improvements on adjacent sites. Four (4) feet wood or steel stakes shall be used to identify all significant corners of a planned improvement. The Committee may require that side and front parcel lines are similarly marked. The main floor footprint must be marked properly. All property corners shall be clearly marked by the Owner. All trees proposed for removal shall be tagged with orange plastic tape. No trees, shrubs, or groundcover shall be removed before the Committee’s stakeout inspection, which shall generally be conducted when the site is relatively free from snow. Driveway locations must be staked at each side of the drive at ten (10) foot intervals from the access road or driveway to the residence. All other improvements shall also be staked at this time. Preservation fencing or rope must define the proposed fencing.

Construction Schedule – Construction must begin within one hundred eighty (180) days of Committee final approval; otherwise, plans must be resubmitted for approval.

- **New Construction** - New construction must be completed within eighteen (18) months of start date (construction is deemed complete upon issuance of a temporary or permanent Certificate of Occupancy). If the eighteen (18) month period will be exceeded, a one-time request for a ninety (90) day extension must be submitted in writing thirty (30) days prior to the end of the eighteen (18) month period; the extension fee is five hundred dollars (\$500).

- **Additions & Remodels** – The expected start and finish dates must be included with the submission, not to exceed twelve (12) months and will be monitored by the Committee.

Construction Progress Reviews – A Committee member or its agent may periodically visit the construction site to monitor compliance with the exterior elements of the Final Plans and Construction Period Regulations. Items of noncompliance must be immediately corrected or removed by the owner.

Project Completion Review – The Owner must inform the Committee in writing ten (10) days prior to the occupancy permit inspection. The Committee will meet with the Owner to review the final construction and ensure the exterior building elements are in accordance with the approved plans. Non-conforming improvements must be promptly removed or corrected by the Owner. The owner must provide a copy of the Certificate of Occupancy to the Committee.

Construction Period Requirements

Overview – These requirements must be a part of the construction contract document specifications for each residence, and all contractors and Owners must abide by these regulations. The contractor should be familiar with and abide by applicable sections of the Cherokee Ridge Estates Declaration and Design Standards with respect to construction on the site.

Construction Trailers, Sheds, or Temporary Structures – Use of construction shelters must be approved in writing by the Committee prior to installation on the Site. Requests for approval must address structure size, configuration, and location. All temporary structures must be removed after the occupancy permit issuance.

Construction Hours of Work – Construction hours are 7:00am – 7:00pm, seven (7) days per week.

Excavation – Excess excavation material may be stored within a snow fenced area for up to two (2) weeks before being removed from the site. Excavation material must not be placed in common areas, roads, or other Sites. Any excess excavation material must be disposed in an authorized location.

Debris & Trash Removal – Daily cleanup of the construction site is mandatory. Proper disposal of refuse and storage material is required and is the contractor and Owner’s responsibility. A trash container must be located on Site at all times for construction debris. Debris and trash must be removed on a weekly basis by being hauled, covered, or enclosed to a designated dump area. Owners are responsible for pick up and removal of loose debris daily. Burning of trash or construction debris is prohibited.

Storage of Construction Material, Trash & Equipment – Storage areas must be fenced according to approved “construction limits” areas designated on the site plan. The contractor must maintain and store construction materials, trash, and equipment in these areas, which as applicable, must be neatly stacked, properly covered, and secured.

Chemical Toilets & Fire Extinguishers – The contractor shall provide chemical toilets in an approved location. A serviceable ten (10) pound Class ABC rated dry chemical fire extinguisher must be located on the construction site in a conspicuous location. Chemical toilets are to be placed a minimum of three (3) feet from the side of the roadway and staked to prevent displacement.

Vehicles, Parking & Construction Access – All vehicles will be parked in the designated area shown on the site plan so as not to inhibit traffic or damage surrounding natural landscape. Vehicles must not be left on the Property’s roads overnight. The only approved construction

access during home construction will be over the approved driveway for the Site unless the Committee approves an alternative access point.

Blasting & Restoration – Blasting plans must be reviewed and approved by the Committee before commencement. Proper safety and protection protocols shall be used. The contractor shall be responsible for informing all affected parties, including neighboring residents, of such plans. Damage to any property other than Owner's must be promptly repaired at the expense of the person or entity causing the damage and/or the Owner.

Dust, Noise & Odor – Every effort must be made to control dust, noise and odor emitted from a construction area. Radios or other such devices must be played at a low volume. The contractor will be responsible for watering, screening or oiling dust problem areas and controlling noise and offensive odors from the Site.

Driveway Base Course – In order to minimize mud and dirt tracking on streets, the appropriate driveway location must be excavated and include a base course, minimum four inch (4"), placed on the access prior to beginning construction, and throughout construction as needed, to minimize debris and mud on the street. It is the owner's responsibility to remove mud and/or debris from the street as soon as reasonably possible.

Culverts – Before any construction begins on a lot, Owner must install either a temporary culvert, a minimum of twelve inch (12") in diameter or a permanent culvert. If Owner does not do so, or Owner's subcontractors do not use such culvert for access to the lot, Owner shall be charged for repairs to the drainage ditch resulting from vehicle access.

Erosion Control – During and subsequent to all Site construction, techniques to control Site erosion and protect adjacent properties are mandatory, and include sedimentation basins, filtration materials such as straw bales or permeable geotextiles, and slope stabilization fabrics or tackifiers.

Trees & Vegetation – Improvements must be sited to avoid unnecessarily altering the natural terrain and tree cover. Trees and vegetation adjacent to the construction area shall be fenced and protected during the construction period, and such fencing shall remain in place until the major part of the exterior work is completed. Trees and other vegetation should be preserved whenever reasonably possible. All trees felled for construction must be removed within fifteen (15) days. Nailing to trees is not allowed.

Grading & Drainage – No owner shall interfere with or redirect the natural course of any drainage or runoff, nor construct any improvement, place any landscaping, or allow the existence of any condition which will alter the drainage pattern or runoff from its natural flow into or across the land of another, except to the extent such as alteration is approved in writing by the Committee, and or other public authorities having jurisdiction.

Standards for grading and drainage are general, minimum standards only and shall not constitute a representation or warranty that adherence to such minimum standards will result

in a residence or landscaping which is free from any defects. Owners are responsible for having a soils test, a soils engineering report prepared by a registered professional engineer, and other necessary inspections completed to assure adequate design for construction of a residence and installation of landscaping and a septic system. Drainage should be contained on the lot and not drain onto adjoining lots or other community property. The Cherokee Ridge Estates Metro Board has the right to review all construction projects to ensure there is no negative impact to drainage on community property.

- **Grading** – All site improvements should be designed to minimize grading. Techniques to do so include “stepping” buildings down slopes, providing access across instead of down slopes, and the use of low retaining walls where necessary. Where grading is necessary, cut and fill slopes should be kept to a maximum of three (3) horizontal to one (1) vertical. All graded slopes should be “rolled” back into existing slopes, so that no sharp contrast exists between existing and disturbed slopes. Final grading shall extend beyond existing lot lines without consent of the adjoining site owner, but coordination of grades at lot lines is strongly encouraged.
- **Drainage** – Upon completion of any residence or associated structure, the lot must be final graded to ensure positive drainage away from the structure’s foundation. Drainage swales must have a minimum grade of two and one half (2 ½) percent. As a general rule, swales must be no closer than five feet (5’) from any foundation wall. Minimum slopes away from the foundation should be five (5) percent for the first five feet (5’) or in accordance with the Owner’s soils engineering report, whichever is the most restrictive. Disruption to existing drainage courses should also be limited. Where disruption or realignment must occur, reconstruction should occur in a naturalized manner to allow water to percolate instead of concentrate, and flow in a non-destructive course. Required culverts or structural channels should be detailed so that contrast with the existing environment is minimized.

Signage – Committee approved house number and/or Owner name signs, not to exceed six (6) square feet, are permissible on sites while under construction. These signs may be placed on site at time of building permit and must be removed immediately upon issuance of the Certificate of Occupancy for a residence on a site. No temporary trade signs are allowed on the property during construction including, but not limited to landscaping, roofing, stonework, builder name, etc. (Note: Appendix 2/Real Estate Signage).

Prohibitions – The following are prohibited in or on the property: oil changing of vehicles and equipment without proper receptacles and removal procedures, concrete equipment cleaning or dumping without proper cleanup and restoration, careless treatment of trees or preservation areas, removing any rocks, trees, plants, or topsoil from property other than the Owner’s, careless use of cigarettes or flammable items, firearms, use of spring surface or irrigation water for any purposes.

Initial Landscaping / Landscape Additions and Modifications / Ongoing Maintenance

The Design Standards apply to all new landscaping, as well as any modifications or additions to the original landscape design. These Standards do not take precedence over any County requirements; where in conflict, the County requirement should be upheld.

Throughout the landscaping process, the Committee will conduct periodic reviews of the project to ensure it is constructed in accordance with the approved plans. The Committee will obtain owner approval before entering any lot for such reviews. Any modifications or deviations to the approved plan must be submitted to the Committee for review and approval prior to beginning work on the modified elements. Any changes made without prior Committee approval may be subject to penalty and/or correction at the Owner's expense. Drainage should be contained on the lot and not drain onto adjoining lots or other community property, in accordance with the above drainage section. The Cherokee Ridge Estates Metro Board will review all landscaping plans to preclude negative impacts to drainage on community property.

Once installed, landscaping must be maintained in accordance with the stated requirements.

Overall Design & Planning

Landscape Design – Landscape plans are the responsibility of the Owner and should adhere to the spirit of the Cherokee Ridge Estates community, capturing the unique natural beauty of Colorado's high prairie and recognizing the sensitivity of the landscape. Because individual home sites vary in landscape character, terrain, views and features, the landscape standards are written in general terms that define design principles, offer site planning guidelines, and clarify Owner responsibilities. Owners are encouraged to landscape their lots in ways that use the existing vegetation and topographic features to enhance the building design and site improvements and are responsive to the inherent beauty and integrity of the natural landscape. Outdoor living spaces should complement and relate to the building construction and design, extending similar materials where feasible, and using creative paving compatible in color and texture to the residence (e.g., brick, concrete pavers, slate, and treated wood). At a minimum, the primary public viewing area and adjacent perimeter of the home shall include manicured, xeriscaping, or other natural landscaping elements.

Design Assistance - Owners are encouraged to retain the services of a professional Landscape Architect experienced in site analysis and planning, landscape design, and installation of plant material.

Considerations – Landscaping considerations should include the following.

- Use the architectural elevations or picture of the house to determine what plant massing, height and density would work best to enhance and compliment the architecture.
- Use plant materials that produce unusual effects at different times of the year to ensure landscape interest during each season.
- Preserve natural site features and avoiding unnecessary disruption of the site.
- Minimize requirements for irrigation by grouping plants by water requirement.
- Plant trees, shrubs, grasses, and flowers compatible with the existing ecosystem.
- Provide space to accommodate outdoor living requirements.
- Enhance the overall appearance of the community.
- Maximize consideration of safety and security for residents, visitors, and wildlife.
- Design and monitor construction to avoid erosion, ponding, sliding or other damage to the Site or adjacent sites.
- Place spruce and pine trees thirty (30) feet from structures for fire mitigation.
- Utilize landscape material surrounding the residence in consideration of fire mitigation guidelines (www.southmetro.org).

Landscape Features and Requirements

Landscape Features – Owners are encouraged to include landscape features such as patios, walks, planting areas, decks, gardens, sculptures (size subject to committee approval). Plans for these features must be submitted with the initial landscaping plan. Any new or additional features must be submitted and approved by the Committee prior to installation.

Grading and Drainage – Standards for grading and drainage are general and do not constitute a representation, warranty or agreement by the Developer, the Design Review Committee, or the Association that adherence shall result in a residence and/or landscape that is free from any defects. Owners are responsible for having a soils test, soils engineering report prepared by a registered professional engineer, and other necessary inspections completed to ensure adequate design for installation of landscaping. The Developer, the Design Review Committee and the Association shall not be liable for any damages resulting from an Owner’s failure to exceed the minimum landscape design standards set forth in these guidelines when necessary for the proper design and completion of landscape elements. Drainage for each lot must occur within the lot. The final drainage pattern should take the water from the lot out to the street or along the back-property line. If drainage occurs down the side of the lot near the property line, grading should be done so that the water does not run onto neighboring properties. The Cherokee Ridge Estates Metro Board has the right to review all landscaping plans to ensure there is no negative impact to drainage on community property.

Turf – Owners are encouraged to give considerable thought to the area and location of turf due to irrigation requirements, impacts of irrigation on existing native vegetation, and maintenance of the natural visual character of the community. Any natural turf in the primary public viewing area may not exceed twelve thousand (12,000) square feet. Grass types and ground covers with

lower water requirements should be considered in natural grass areas. Use of high-grade artificial turf can be used but must be submitted to the DRC for approval.

Trees, Shrubs and Plant Material – Owners are required to plant a minimum of ten (10) evergreen and five (5) deciduous trees in the primary public viewing area and adjacent perimeter of their lots.

- Evergreen trees shall be eight to twelve feet (8-12') in height.
- Deciduous trees shall be a minimum of two- and one-half inch (2 ½") caliper.
- A minimum of twenty-five (25) five-gallon shrubs are required.
- The use of shrubs, perennials, annuals, and ground cover is encouraged.
- Extensive use of rock or mulch beds without substantial shrub or ground cover plantings is discouraged.
- Washed rock, river rock and natural wood mulch of various colors are allowed.
- Consider the list of recommended trees, shrubs and ground cover keeping in mind water conservation and fire mitigation (Note: Appendixes 5 and 6).
- Fruit bearing trees are **not** allowed. (Note: Rules and Regulations, Wildlife.)
- After meeting the initial required number of trees and shrubs homeowners are encouraged to plant additional trees and shrubs.

Landscape Lighting – All lighting features must be included on the plan for approval and shall comply with the guidance in Exterior Lighting above. Also take into consideration Appendix 3/Exterior Residential Lighting).

Retaining Walls – Retaining walls must be as low as possible and integrated into the entire landscape plan. Terracing must be no greater than a maximum height of four feet (4') wherever possible. Walls exceeding four (4') must be approved by the Committee and designed by a registered, professional engineer. Walls must complement the natural surroundings and the building structure. Compatible flagstone, moss rock, rhyolite, brick, or stucco is encouraged.

Fencing – To allow a more open, spacious feeling for the community and the existing open space, perimeter lot fences are prohibited. No fences are allowed outside of the building envelope. A full enclosure shall be restricted to the side and/or rear of the building envelope and must be limited to a maximum of twenty-five thousand (25,000) square feet. Fencing must be integrated with the overall landscape plan. A combination of landscape hedges, earth forms, retaining walls or other compatible landscape components should be used. Only invisible electric fence may be installed or operated with a power source other than a storage battery not exceeding twelve (12) volts direct current.

- **Fencing** - Fencing must not exceed four feet (4') in height. Fencing may be constructed of two (2) or three (3) rail jumbo split rail or wildlife friendly (i.e., they may not contain spikes or other characteristics which could injure wildlife) architecturally detailed wrought iron fence. An approved limited visibility wire mesh fence may be fastened to the inside of a fence to improve containment. All fence posts and rails must have a natural-colored stain and sealer.

- **Swimming Pool Fencing** – Swimming pool enclosures must comply with all Douglas County requirements. No solid fences are allowed. Fences must be a minimum of five feet (5') in height, measured from the ground level outside the fence, constructed so as not to allow a six (6) inch sphere to pass through. Fencing should be constructed of architectural detailed wrought iron with columns to match the building materials, and a maximum spacing of twenty feet (20') between columns and enclosure corners. Substantial vertical landscape screening is required to minimize public view of the pool area.
- **Dog Runs** – Dog runs are restricted to the side and/or rear building envelope but must not be placed more than thirty feet (30') from the house and away from adjoining residences when possible. Dog runs must not exceed three hundred (300) square feet in size and must be constructed of split rail or architecturally designed wrought iron. The interior side of the fencing may have an approved steel mesh not visible from a distance. Enclosures must not exceed six feet (6') in height and should be adequately screened from adjoining residences and streets with landscape buffers, hedges, berms, etc. as much as possible.

Decorative Landscaping Features - Decorative landscaping features, not limited to statues, sculptures, fountains, garden lights, decorative planters and novelty ornaments are required to be submitted and approved prior to installation. Features must be well integrated with the environment where it is to be placed and harmonious with the natural landscape of the community. Features must be maintained and not impede upon neighboring lots.

Re-Vegetation – The Committee encourages the “natural condition” except where there is an extension of the living area. This “natural condition” is defined as a combination of indigenous plant material, trees, topsoil, rock formations and natural terrain, and features that existed before construction on and around the site.

Landscape Design Review Process

Overview – The Design Standards provide a framework for the Committee to review, process, and approve landscaping design and installation in Cherokee Ridge Estates. An Owner, in conjunction with their landscape architect, contractor and/or other representative, must follow these procedures to secure the necessary approvals. For all submissions, please submit two (2) copies (one electronic and one hardcopy) of all documentation using the same sheet size, preferably twenty-four (24”) x thirty-six (36”). The Committee will leverage an external Landscape Architect to review all initial landscape plan submissions, as well as landscape additions and modifications as needed.

Plan Submittal –Landscape plan submissions must include the following information.

- Lot, Block, Filing Number, Owner’s Name and Address, and Designer/Landscape Architect’s name, address, and telephone number.

- Scale of one inch (1”) = ten feet (10’)
- North arrow
- All existing conditions, including building envelope, house, walks, driveways, patios, decks, walls, topography with a minimum of two feet (2’) contour interval, drainage ways, neighboring landscape plantings along property lines, natural features, easements, property lines and other legal restrictions that may exist.
- All proposed improvements, including drainage ways, proposed grading with minimum contour intervals of two feet (2’), trees and shrubs, flower beds with botanical and common names of all plant material (including perennial and ground cover beds), sizes of plant materials (width, caliper and height), rock and mulch areas (including type and color of material), and all landscape features, such as walls, fences, gardens, hot tubs, pools, tennis courts, golf putting greens, walks, patios, outdoor kitchens and built-in grills or ovens, decks, gazebos, sculptures, water features, boulders, structures, play equipment, lighting, retaining walls, etc.
- At the Owner’s option, a perspective sketch or elevation may be submitted.

Landscape Schedule – Landscaping plans (initial or modification) must address a timeline for completion, (i.e., planting schedule) with landscaping completion not to exceed one hundred eighty (180) days from the time of approval. If the one hundred eighty (180) day period will be exceeded, a one-time request for a ninety (90) day extension must be submitted in writing thirty (30) days prior to the end of the one hundred eighty (180) days; the extension fee is five hundred dollars (\$500).

- **Initial Landscaping** - All initial landscaping plans must be submitted within thirty (30) days of receipt of the Certificate of Occupancy.

Landscape Progress Reviews – A Committee member or its agent may periodically visit the site to monitor compliance with the approved initial or modification landscape plan. Items of noncompliance must be immediately corrected or removed by the owner.

Landscape Completion Review – The Owner must inform the Committee in writing within ten (10) days of project completion. The Committee will perform a final walk-through to ensure compliance with the approved plan. If the installed landscape does not meet the required design standards and/or does not follow the approved plan, the Committee may require the Owner to correct any problems at the Owner’s expense. The Owner shall correct any installation which is not in conformance with the approved plan within thirty (30) days of notification.

Landscape Installation

Landscape Materials Storage and Site Requirements – Landscape material staging and holding areas must only occur on the site where installation occurs. Storage of any landscaping material on the roadways must receive prior Committee approval, with the expected timeframe for storage, safety markers such as cones or flags, and Owner clean-up of any resulting debris and

dirt on the road. After installation, all materials must be cleaned up from the site and surrounding area within fifteen (15) days. If any material is left on the site after fifteen (15) days, it will be disposed of and charged to the Owner.

Signage - No temporary trade signs are allowed on the property during landscape installation or modification.

Vehicles, Parking & Installation Access – All landscaping vehicles will be parked accordingly to not inhibit traffic or damage surrounding natural landscape. Vehicles cannot be left on the Property's roads overnight. The only approved access during landscape installation will be over the driveway of the residence unless the Committee approves an alternative access point.

Landscape Maintenance

Landscaping must be maintained by the Owner. Required maintenance includes:

- Watering, fertilizing, weeding, mowing and trimming sod areas.
- Weeding flowerbeds, rock, and mulch areas.
- Appropriate pruning of trees and shrubs. Shrubs should not overhang driveway, sidewalk, or roads.
- Replacement of dead plant material to maintain the original, approved design. Dead plant material must be replaced within ninety (90) days except when weather conditions do not allow. Consider appropriate fencing of newly planted trees to avoid destruction by wildlife.
- Control and/or removal of noxious weeds (see Appendix).
- Erosion control.
- Removal of trash and other debris from the property.
- Fence maintenance and staining.
- All natural wild grasses, weeds, etc. must be kept trimmed / mowed not to exceed six (6) inches in height in the area ten (10) feet from either side of the driveway to a distance of fifteen (15) feet from the edge of the street that the driveway is attached. Exceptions are made for approved professional landscaping in this area.

APPENDICES

Appendix 1 – Fee Submittal

Note – Design Review Committee requests do not require fees, with the exception of items listed below.

Construction:

New Residential (Including outbuildings or ancillary structures if submitted as part of the primary residence and incorporated into one site plan)

Initial submittal and one re-submittal \$500

*Additional re-submittals, if required \$300

Additions/Remodels (Changes to Primary Residence or Outbuildings)

Initial submittal and one re-submittal \$500

*Additional re-submittals, if required \$300

Landscaping

Initial submittal and one re-submittal \$250

*Additional Re-submittals, if required \$150

Minor additions or changes to existing No Charge

*At the discretion of the DRC based upon complexity of resubmittal.

Appendix 2 – Real Estate Signage

To maintain and present the community in a uniform and professional manner, the following standards are required for all Realtor and “For Sale” signs. No other sign design shall be allowed, unless approved in writing by the Committee.

- Only one sign allowed per lot.
- We recommend you call for utility location prior to installation.
- The sign must be removed within one (1) week after closing of the property.
- A literature box with lid, may be used at the homeowner’s or realtor’s discretion. If literature is found on the property or neighboring properties, the box must be removed from the sign.
- Any sign not designed or adhering to the Standards shall be removed at the cost of the site owner. A fine may be imposed upon noncompliance.

Signage Requirements - The following outlines Real Estate signage specifications to be used for the sale of land or homes.

For Sale:

Use of a panel sign with a yard arm composed of a 4x4 vertical post plus horizontal arm. Panel sign must be adequately secured to withstand wind.

-or-

Use of a 4-foot wide by 4-foot-high sign, made of weatherproof material painted white both front and back, supported by 4 x 4 posts. The bottom of sign to be no more than 24 inches above ground with black or red lettering stating:

- Title may only read “Available” – lettering no more than 6 inches high and 24 inches wide.
- Realtor Name and Office Name - lettering no more than 3 inches high and 24 inches wide.
- Phone number, fax number and email address – lettering no more than 1.5 inches high and 24 inches wide.

Open House:

Use of an a-frame sign that is double sided with two panels in a tent style.



Appendix 3 – Exterior Residential Lighting

Douglas County Outdoor Lighting Guidelines. In accordance with these guidelines, (designed to help minimize light pollution, glare, and trespass), owners are encouraged to consider the following:

I. Definitions

“Fully shielded” means lighting whose design prevents the direct emission of light at angles above the local horizontal. Fully shielded lighting generally consists of lighting products whose light sources (i.e., lamps) are concealed within an opaque housing and whose light emerges such that it is only directed toward the ground.

“Correlated color temperature” (CCT) means a numerical rating characterizing the color qualities of a light source. It is measured in units of kelvin (K).

“Light trespass” means a condition in which light emitted on one property is directly visible from any other property. Light trespass is defined to exist regardless of whether the receiving property owner finds the light objectionable.

II. Recommendations

A. Use light only if it is needed.

- The purpose of outdoor lighting should be evident from its design, including placement, aiming angle, brightness, and other characteristics.
- Note that this does not preclude the use of architectural, landscape and similar ‘aesthetic’ lighting, including lighting of water features and swimming pools, provided that their design minimizes any impacts on other property owners.
- Lights must be functional and enhance the overall appearance of a residence, but not be disturbing to neighbors and motorists.

B. Direct light so it falls only where it is needed.

- All outdoor lighting should be designed, installed, and aimed such that it only illuminates its intended target and prevents emission of light into the night sky. Lighting must be directed towards the property being served and not spill onto neighboring properties or roads.
- Allowable outdoor lighting should strictly avoid creating conditions of light trespass.
- No lights shall be emitted from any site which are unreasonably bright or cause unreasonable glare.
- All exterior lighting shall be fully shielded, meaning no portion of the bulb is visible through openings on the sides or top, and the bulb does not extend below the fixture, as unshielded lights can be major sources of night-time glare and nuisance.
- Lighting at entries, garages and decks should be placed below an eave or shielded so that emitted light is downcast with no direct light radiating towards the sky or spill onto adjacent properties.

- Property owners must ensure that architectural, landscape and similar lighting is, to the greatest practical extent, confined to the surfaces and objects it intends to highlight.

C. Use light only when it is needed.

- All night “security” lighting is not permitted. Flood lights are prohibited unless activated by a security monitoring system.
- Outdoor lighting can enhance nighttime security using active controls such as timers and motion-sensing switches.
- Property owners are obligated to properly maintain control equipment in good working order.
- Motion sensors should be adjusted according to manufacturers’ specifications in terms of both trigger sensitivity and trigger duration.
 - Sensitivity should be set such that triggering occurs only upon sensing large objects such as animals and people.
 - Trigger duration should not exceed five (5) minutes, at which point the lamp is extinguished.
- Controls must fail into the “OFF” condition and not the “ON” condition.

D. Light only to the brightness needed.

- Light should be neither too bright nor too dim for the task. All exterior lighting shall not exceed a maximum of 900 lumens or color warmth temperatures greater than 3,000 kelvin.
- Selecting the proper amount of light, along with properly directing the light and limiting the duration of its use, is important to minimize glare.
- Minimize the emission of blue light.
- All exterior lighting shall be fully shielded, meaning no portion of the bulb is visible through openings on the sides or top, and the bulb does not extend below the fixture, as unshielded lights can be major sources of night-time glare and nuisance.
- Lighting should use lamps with the “warmest” color appearance possible.
- For general applications, the correlated color temperature of lamps should not exceed 3,000 kelvin. It is not possible to determine the CCT of a lamp by visual inspection, so consult manufacturer data sheets or product packaging for the specification of a particular lighting product.

Appendix 4 – Violation Penalties

New Construction:	Fine
Construction started prior to DRC approval	\$ 500
Construction not started within 90 days of issuance of building permit	\$ 500
Construction not completed within 18 months or approved extension. (An additional \$1,000 per month pro rata for each additional month)	\$ 500
Additional monthly penalty for delays to completion of new construction	\$ 500
Installation of exterior finishes (roof, paint, colors, lighting, etc.) prior to DRC approval	\$ 500
Non-Compliance with Construction Period Requirements, per instance	\$ 500
Plan changes without DRC approval and correction at the Owner's expense	\$ 500
Additions/Remodels:	
Work started prior to DRC approval	\$ 500
Work not completed within approved time frame, not to exceed 12 months or approved extension (an additional \$1,000 per month pro rata for each additional month)	\$ 500
Additional monthly penalty for delays to completion of additions/remodels	\$ 500
Non-Compliance with Construction Period Requirements, per instance	\$ 500
Plan changes without DRC approval and correction at the Owner's expense	\$ 500
Landscaping:	
Failure to submit landscaping plan within 30 days of Certificate of Occupancy	\$ 500
Failure to submit landscaping plan before work has begun	\$ 500
Landscaping not in compliance with DRC approved plans and correction at Owner's expense	\$ 500
Landscaping not completed within landscape schedule, not to exceed 180 days	\$ 500
Non-Compliance with Landscape Installation Requirements, per instance	\$ 500
Installed turf exceeding 12,000 square feet and correction at Owner's expense	\$ 500
Failure to clean up landscape debris within 15 days of completion	\$ 500
Failure to remove fallen or dead trees within 30 days	\$ 500
Landscaping not maintained in accordance with DRC Guidelines, per instance	\$ 500
Rules and Regulations:	
Failure to submit a DRC Request as required by CRE DRC Guidelines	\$ 500
Installation of any item prior to receipt of DRC approval and correction at Owner's expense	\$ 500
Discharge of a weapon or firearm within CRE	\$ 500
Hunting on any property	\$ 500
Creation of a fire hazard or open fire, except in approved fire pit	\$ 500
Discharge of fireworks on any property	\$ 500
Placement of unapproved signage	\$ 100
RV parking longer than allowed	\$ 100
Excessive noise (parties, music, construction)	\$ 50
Failure to report cutting of a utility line	\$ 100
Homeowner pet running loose or creating a nuisance (barking, etc.)	\$ 50

Appendix 5 – Recommended Fire-Resistant Tree and Plant List

* **Note** – Fruit bearing trees are not allowed.

This list of wildfire-resistant trees and plants are suitable for properties in the South Metro Fire Rescue’s service area: elevations between 5,300 and 6,800 feet above sea level. All these plants are Colorado natives. Thus, they should be available in nurseries and familiar to landscaping firms that operate in our state. This list is not exhaustive, and the information contained about each species is incomplete. The species are grouped by size: groundcover, shrubs, flowers, and trees.

Groundcover

Common Name	Lan Name	Watering	Lighting	Bloom Month
Creeping grape holly	<i>Mahonia repens</i>	Low	Shade	March-May
Kinnikinnick	<i>Arctostaphylos uva-ursi</i>	Medium	Either	N/A
Mat penstemon	<i>Penstemon caespitosus</i>	Low	Sun	June
Mouse ear chickweed	<i>Cerastium strictum</i>	Medium	Partly Shaded	May-June
Northern bedstraw	<i>Gallium boreale</i>	Medium	Shade	May-June
Pine mat manzanita	<i>Arctostaphylos nevadensis</i>	Medium	Partly Shaded	N/A
Rosy pussytoes	<i>Antennaria rosea</i>	Medium	Partly Shaded	June
Small leaf pussytoes	<i>Antennaria parvifolia</i>	Medium	Partly Shaded	June

Low Shrubs

Common Name	Lan Name	Watering	Lighting	Bloom Month
Adam's needle	<i>Yucca filamentosa</i>	Medium	Partly Shaded	June
Antelope bitterbrush	<i>Purshia tridentata</i>	Low	Sun	June-Aug
Apache Plume	<i>Fallugia paradoxa</i>	Low	Sun	June-Oct
Banana/broad-leaf yucca	<i>Yucca baccata</i>	Very Low	Partly Shaded	June
Bog birch	<i>Betula glandulosa</i>	High	Partly Shaded	N/A
Buckbrush/Mtn. Lilac	<i>Ceanothus fendleri</i>	Medium	Sun	July
Golden currant	<i>Ribes aureum</i>	Low	Filtered	April-May
Greenleaf manzanita	<i>Arctostaphylos patula</i>	Medium	Partly Shaded	N/A
Little-leaf mockorange	<i>Philadelphus microphyllus</i>	Medium	Sun	June
Little-leaf mtn. mahogany	<i>Cercocarpus intricatus</i>	Very Low	Sun	N/A
Mountain ninebark	<i>Physocarpus monogynus</i>	Low	Sun	June
Native wild rose	<i>Rosa woodsii</i>	Medium	Partly Shaded	June-July
Ocean spray/rock spirea	<i>Holodiscus dumosus</i>	Low	Partly Shaded	June
Rabbitbrush	<i>Chrysothamnus spp.</i>	Very Low	Sun	July-Aug
Redtwig dogwood	<i>Cornus stolonifera</i>	High	Either	N/A
Shrubby cinquefoil	<i>Potentilla fruticosa</i>	Medium	Partly Shaded	May-Sept

Spanish bayonet	<i>Yucca glauca</i>	Very Low	Partly Shaded	June
True mtn. mahogany	<i>Cercocarpus montanus</i>	Low	Sun	N/A
Wax flower	<i>Jamesia americana</i>	Medium	Either	June
Western sand cherry	<i>Prunus besseyi</i>	Low	Sun	May

Large Shrubs and Trees

Common Name	Lan Name	Watering	Lighting	Bloom Month
Aspen	<i>Populus tremuloides</i>	Medium	Sun	N/A
Ponderosa pine	<i>Pinus ponderosa</i>	Low	Sun	N/A
River birch	<i>Betula fontinalis</i>	High	Partly Shaded	N/A
Rocky Mountain maple	<i>Acer glabrum</i>	Medium	Partly Shaded	N/A
Wasatch maple	<i>Acer grandidentatum</i>	Medium	Partly Shaded	N/A

Flowers

Common Name	Lan Name	Watering	Lighting	Blooming
Aspen sunflower	<i>Helianthella quinquenervis</i>	Medium	Sun	
Black-Eyed Susan	<i>Rudbeckia hirta</i>	Medium	Sun	July-Sept
Blanket Flower	<i>Gaillardia aristata</i>	Low	Sun	July-Sept
Blue mist penstemon	<i>Penstemon virens</i>	Medium	Filtered	May-June
Broom groundsel	<i>Senecio spaioides</i>	Very Low	Sun	Sept-Oct
Colorado blue columbine	<i>Aquilegia caerulea</i>	Medium	Shade	June-July
Columbian monkshood	<i>Aconitum columbianum</i>	Medium	Sun	June-July
Common harebell	<i>Campanula rotundifolia</i>	Low	Filtered	May-Oct
Doꝑed gayfeather	<i>Liatris punctata</i>	Very Low	Sun	Aug-Oct
Fringed sage	<i>Artemisia frigida</i>	Low	Sun	N/A
Germander penstemon	<i>Penstemon teucrioides</i>	Low	Sun	June-July
Geyer onion	<i>Allium geyeri</i>	Low	Partly Shaded	June
Leafy potentilla	<i>Potentilla fissa</i>	Medium	Filtered	
Mariposa lily	<i>Calochortus gunnisonii</i>	Medium	Sun	July-Aug
Missouri iris	<i>Iris missouriensis</i>	Medium	Sun	May
Narrow-leaf chiming bells	<i>Mertensia lanceolata</i>	Medium	Filtered	May-June
Native beebalm	<i>Monarda fistulosa</i>	Medium	Filtered	July-Oct
Native yarrow	<i>Achillea lanulosa</i>	Low	Partly Shaded	July
Nodding onion	<i>Allium cernuum</i>	Low	Partly Shaded	June
Pasque flower	<i>Pulsatilla patens</i>	Medium	Filtered	March-May
Pearly everlasting	<i>Anaphalis margaritacea</i>	Low	Sun	August
Porter aster	<i>Aster porteri</i>	Low	Sun	Aug-Sept
Prairie coneflower	<i>Ratibada columnifera</i>	Low	Sun	July-Sept
Prairie sage	<i>Artemisia ludoviciana</i>	Low	Sun	N/A
Purple Coneflower	<i>Echinacea purpurea</i>	Low	Sun	July-Aug
Sand lily	<i>Leucocrinum montanum</i>	Low	Sun	May

Scarlet gilia	<i>Ipomopsis aggregata</i>	Medium	Filtered	June-Aug
Skullcap	<i>Scutellaria britionii</i>	Medium	Filtered	Aug-Sept
Small sunflower	<i>Helianthus pumilus</i>	Medium	Sun	June-July
Smooth aster	<i>Aster laevis</i>	Low	Partly Shaded	Aug-Sept
Smooth goldenrod	<i>Solidago missouriensis</i>	Low	Sun	July-Aug
Spreading golden banner	<i>Thermopsis divaricarpa</i>	Medium	Filtered	May
Spring beauty	<i>Claytonia lanceolata</i>	Medium	Shade	March-April
Sulphur flower	<i>Eriogonum umbellatum</i>	Medium	Filtered	June-July
Western spiderwort	<i>Tradescantia occidentalis</i>	Medium	Filtered	June-Aug
Western wallflower	<i>Erysimum asperum</i>	Medium	Filtered	June-July
Wh. Stemless ev. primrose	<i>Oenothera caespitosa</i>	Low	Sun	June-Aug
Whiplash daisy	<i>Erigeron flagellaris</i>	Low	Sun	June-July
Wild blue flax	<i>Linum lewisii</i>	Low	Filtered	May-Sept
Wild geranium	<i>Geranium caespitosum</i>	Medium	Filtered	May-Oct
Yellow columbine	<i>Aquilegia chrysantha</i>	Low	Filtered	June-Aug
Yellow stonecrop	<i>Sedum lanceolatum</i>	Medium	Filtered	July-Aug

Appendix 6 – Noxious Weeds

Homeowners are responsible for controlling noxious weeds on their property. The noxious weeds of Mullein and Thistle are biennial, meaning that the first year of life they are in a rosette, vegetative stage and in the second year they bolt up, flowering and producing tens of thousands of seeds and then typically die. ***Do not allow these weeds to flower and go to seed as their seeds are a gift that will keep on giving for years to come!***

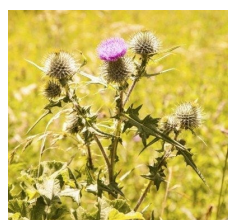
Common Mullein: Flowering usually occurs in June and July and the flower stalk can be 2 to 8 feet tall. Each plant produces up to 240,000 seeds that remain in the soil for decades.



Mullein Rosset

Flower Stalk

Thistle: Germination and new growth are constantly occurring from March thru October and each plant can produce tens of thousands of seeds. This makes thistles one of the most stubborn weeds, so it will likely take several growing seasons to completely get rid of them.



Thistle Rosset

Flower Stalk

DIY Eradication Methods:

Slicing the weeds out at ground level during any stage of growth will kill them. If they are already flowering and going to seed, place them in a plastic bag and dispose of them. If you just leave them on the ground, they will still go to seed, and you will have a bigger mess on your hands.

Herbicide application during the spring rosette to bud/bolt stage is effective. Selective herbicide that only target these broad leaf weeds are a good option. Be careful with Roundup as it will also kill the native grasses leaving a bare spot. The grasses minimize the future germination of existing seeds. Anywhere these weeds have been allowed to go to seed in the past will remain a problem area for years to come as the seeds will keep springing up all season long, year after year. Therefore, it will take numerous seasons of work to get such spots under control.

For further information on Noxious Weeds in Douglas County, please go to:
<https://www.douglas.co.us/public-works/road-maintenance/noxious-weeds/noxious-weed-control/>

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