



**SKYESTONE COMMUNITY ASSOCIATION, INC.DESIGN
GUIDELINES**

**SINGLE FAMILY DETACHED HOMES ANDASSOCIATION
COMMON AREA**

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1. PURPOSE, ROLES, AND PROCESS

- 1.1 Purpose of Design Guidelines: Skyestone is a planned community that functions under established covenants and restrictions. Its design intent is to respect the visual character of its site, minimize environmental impacts and maximize water and energy conservation principles. To preserve and enhance these principles, these Design Guidelines are established to communicate to each Owner the requirements and procedures for compliance
- 1.2 Rules and Regulations Included: In addition to the Design Guidelines, this document contains Rules and Regulations in Section 21 that always apply to all Owners
- 1.3 “Reviewer” Defined: The term “Reviewer” is used in this document to mean the Architectural Review Committee (ARC). If not defined in these Design Guidelines, other capitalized terms are defined within the Declaration.
- 1.4 Management Role Defined: The Reviewer may utilize the designated property management personnel for the administrative processing of Design Review requests. Administrative Review may include receipt of applications, counseling Owners regarding the Design Guidelines and their submissions, conducting an initial review of applications to assure they are complete, presenting applications to the Reviewer, and notifying Owners of Reviewer’s decisions. Although property management personnel may advise Owners about the completeness of their submission and whether, in their opinion, there are conflicts between the submission and Design Guidelines, property management personnel do not make decisions regarding approval or disapproval of applications.
- 1.5 Description of Guidelines: The Design Guidelines provide an overall framework to allow the community to develop and progress in an orderly, cohesive, and attractive manner, implementing planning concepts and philosophy which are required by the regulatory agencies including the City and County of Broomfield, Colorado and are desirable to residents. The Design Guidelines are minimum standards for the design, size, location, style, structure, materials, color, mode of architecture, and mode of landscaping and relevant criteria for the construction or addition of improvements of any nature. They also establish a process for judicious review of proposed new developments and changes within the Community. However, the Design Guidelines are not the exclusive basis for decisions of the Reviewer, and compliance with the Design Guidelines does not guarantee approval of any application.
- 1.6 Design Review Process: The design review process has been established to maintain the integrity of the architectural and design character of Skyestone. To this end, the Reviewer will review all proposed additions, improvements or alterations on homes and common buildings for conformity with the Design Guidelines. Article IV of the Declaration sets forth provisions with respect to the review process, including delegation of review functions to the ARC.
- 1.7 Owner Responsibility: Each Owner desiring to make additions or modification to their lot is responsible to ensure that these Design Guidelines are adhered to and, if required, make application, and receive the written approval of the Reviewer prior to making such additions or modifications. Plans for any improvement must be in conformance with these Design Guidelines or as permitted under Section 3.9. Owners are responsible for all cleanup of any improvement project. All debris, sod, soil, etc. shall be removed from the

lot and hauled to the proper waste sites. If the project causes damage to any neighboring property, public or private, the Owner is responsible for any necessary repairs. Any issues perceived by an adjacent neighbor that result from an approved project should be directed to the Board of Directors.

- 1.8 Criteria Used in Review: The Reviewer, in its sole discretion, may consider the following criteria when reviewing a Design Review Request (Appendix A) hereunder:
- The impact the improvements will have on views, both on and off the subject lot;
 - The impact the improvements will have for purposes of future maintenance of the areas affected by said improvements; and
 - Whether requested improvements will enhance the overall appearance of the community.
 - The Reviewer shall have the express right to specify the location of any improvements.
- 1.9 Authority: The Design Guidelines have been approved for the Community Association pursuant to Article IV of the Declaration of Covenants, Conditions, and Restrictions for the Skyestone Community Association ("Declaration") which have been recorded with the City and County of Broomfield Recorder's Office.
- 1.10 Enforcement: The Design Guidelines will be enforced by the Board of Directors. For the purposes of this document, all applications for approval are assumed to be made to, and written approval issued by, the ARC. Any work that has commenced prior to the approval of the Reviewer and not conforming to the Design Guidelines will not constitute approval of the project.
- 1.11 Conflicts: To the extent that any government ordinance, building code, or regulation requires a more restrictive standard than that found in these Design Guidelines or the Declaration, the government standards shall prevail. To the extent that the local ordinance is less restrictive than these Design Guidelines, and any standard contained therein, or the Declaration, these Design Guidelines and the Declaration shall prevail.

2. APPROVAL FOR IMPROVEMENTS

- 2.1 Committee Mission Statement: Skyestone was developed as a community bound by Governing Documents to ensure that future improvements are made in a manner that preserves the value of the community and the Owner's assets.
- 2.2 Approval Required: Although not all-inclusive, the following are examples of some of the most common improvements that require submission by Owners to the Reviewer and Reviewer approval prior to performing the work:
- Landscape Plan for entire lot (See Section 3.2)
 - Exterior additions, alterations, or modifications to existing homes;
 - All structures, including decks, patio coverings, pergolas, arbors, trellises and gazebos;
 - Exterior painting, unless painted in accordance with prior, approved paint scheme;
 - Pools, and spas;
 - Walls and fences;
 - Landscape or decorative outdoor lighting;
 - Flagpoles;
 - Awnings;
 - Weather Stations
 - Permanent, visible lawn accessories;

- Removal of trees greater than 6" inches in diameter;
 - Any exception to or deviation from these Design Guidelines;
 - Concrete work, ancillary equipment, signage, and any and all other such on-site improvements not listed in the Design Guidelines; and
 - Attached landscape architectural features such as benches, planters, and gas fire pits.
- 2.3 Approval Not Required: Although not all-inclusive, the following are examples of some of the most common improvements which do not require approval of the Reviewer as long as the improvements are done in accordance with the Design Guidelines:
- Landscape improvements in the rear yard that are under 36" at maturity and in addition to original approved landscape plan;
 - Bulbs and annual flowers in the front yard;
 - Roof replacement or repair with materials matching the original materials installed by Builder;
 - Painting in accordance with original or prior, approved paint scheme;
 - Reconstruction in accordance with original construction plans of Builder; and
 - Seasonal statues, artifacts, lighting, and other decorative landscaping as allowed per Sections 16.1 and 16.2

3. SUBMISSION REQUIREMENTS

- 3.1 Application for Improvements: READ THE ENTIRE APPLICABLE SECTIONS OF THE GUIDELINES BEFORE SUBMITTING A REQUEST. The Owner shall submit a Design Review Request (Appendix "A") showing plans for the proposed improvement. Any such proposed improvement shall be made only after an application is provided to the Reviewer, and written approval is obtained/received from the Reviewer.
- 3.2 Landscaping: The Owner shall submit the landscape plan for the Lot, including a description of all varieties and the mature height and spread of trees and shrubs, with the location of each tree and shrub clearly delineated on the plan. The landscape plan shall also show all utility easements. If the submittal is for an amendment to a previously approved landscape plan, the existing trees and shrubs shall be clearly marked to differentiate them from new trees and shrubs which are proposed to be added. Removal of required trees or shrubs must be described as part of the submittal.
- 3.3 Hardscape: In the event the Owner desires to install any hardscape, including but not limited to brick, masonry, railroad ties, wood trim, concrete, rocks or other inert material, such items shall be clearly marked on the landscape plan and a legend shall be provided so that the Reviewer can easily determine the location and type of material.
- 3.4 Drainage: Lots have been designed and graded to provide positive drainage from the Lot and to protect environmental resources. In the event Owner's plan proposes to alter the grade of the Lot, the location of all drainage structures and direction and slope of flow must be indicated on the plan. Any Owner or Resident who changes the existing grading or drainages shall be liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes. Owner shall hold harmless the Community Association for all damage to any party caused by the alteration of the grade of the Lot by the Owner.
- 3.5 Additions or Exterior Changes: For exterior changes or additions to the structure, the

Owner shall submit elevations, along with the plot plan and a copy of the floor plan for the model. On such plans, the Owner shall draw the proposed changes or additions to the exterior elevation. If the Owner has a photograph of another house, or picture from a magazine, which will assist the Reviewer, such photo should be submitted. The application must contain a description of the materials the Owner plans to use in such changes or additions, along with color that displays the materials and colors to be used. If the change or addition affects the roof or roofline, a roofplan should also be submitted. A building section may be requested depending on the complexity of the change or addition.

- 3.6 City of Broomfield Building Permits: Owners are advised that the City and County of Broomfield requires certain permits, depending on the proposed change, alteration or addition. It is the Owner's responsibility to comply with permit requirements. Owners should contact the City and County of Broomfield Building Department for further information. Prior to submittal of a request for a permit to be issued by the City and County of Broomfield, the Owner will obtain the approval of the Reviewer of any improvements requiring approval. Any permit or approval issued by the City and County of Broomfield shall in no manner whatsoever bind the Reviewer with respect to approval or denial of any application for items submitted for consideration. The Reviewer shall be fully independent and will have full authority for approval or denial of any such matters.
- 3.7 Response Period: The Reviewer shall consider design review request submittals and respond based solely on the information contained within each submittal. Every effort shall be made to respond within thirty (30) days of receiving application from an Owner. If no response is provided by the Reviewer within forty-five (45) days of submittal, the application will be deemed approved.
- 3.8 Appeals: If the Owner disagrees with the decision of the Reviewer, the Owner may request reconsideration from the Reviewer. In the reconsideration, the Owner can request to be present for a hearing and may submit supplemental information to provide clarification. If the Owner continues to disagree with the Reviewer's decision after reconsideration, the Owner may forward their appeal to the Board of Directors for consideration. The Board's decision after appeal shall be final.
- 3.9 Exceptions: The Reviewer will reference these Design Guidelines in reviewing requests. Although these Guidelines address a broad range of exterior building and site conditions, they are not intended to be all-inclusive. Exceptions to these Design Guidelines may be permitted by the Reviewer in accordance with Section 4.3c of the Declaration.
- 3.10 Results of Review: Upon completion of review by the Reviewer, a letter shall be sent to the Owner indicating the Reviewer's decision with one of three outcomes:
- "Approved": The entire Design Review Request submitted is approved in total; or
 - "Approved with Conditions": The document submitted is approved with conditions. An Owner may proceed with the work to be performed as modified, but must comply with all conditions on the submittal; or
 - "Not Approved": The entire document submitted is not approved and no work may commence.

4. ARCHITECTURAL CHARACTER

- 4.1 Compatibility of Design: The architectural design of all additions, alterations, and

renovations to the exterior of an existing single-family detached home shall be compatible with the design of the original home in style, detailing, materials, and color. The established Lot drainage shall not be altered.

- 4.2 Height: The height of any addition to an existing single-family detached home shall not be higher than the original ridge line (peak of roof). No alterations or improvements shall be approved if the proposed roof pitch varies from the original constructed pitch of the roof.
- 4.3 Setbacks: All additions to homes and common structures shall be built within the building setback lines originally established for Skystone, or as modified by original homebuilder ("Builder") with the requisite approval of the City and County of Broomfield regardless of any more lenient requirements of any local governmental authority. These building setbacks are set forth in the Great Western Park P.U.D. Plan and the Skystone plats.
- 4.4 Compatibility of Materials: All materials used in maintenance, repair, additions, and alterations shall match the existing color, composition, type, and method of attachment. The Reviewer may allow substitute materials if such materials are deemed by the Reviewer in its sole discretion to be compatible with the theme of the community.
- 4.5 Neighboring Properties: No additions, alteration or renovations shall be permitted, if it is determined to have an adverse material impact upon neighboring properties and/or community. The size of any project shall be determined by the available space per Lot. The Reviewer reserves the right to limit the size and location of certain modifications.
- 4.6 Roof Drainage: All roof drainage and sump pump ejector lines shall drain to the ground solely within the deeded Lot area and may not be discharged closer than two and one-half feet (2- 1/2') of any neighboring property. Any project (including sump pump hoses and downspouts) that materially increases drainage of storm water onto adjacent property, must receive the consent of the Owner(s) of the affected property. Drain lines, which direct roof drainage or sump pump water, must be approved by the Reviewer. Roof drain downspouts, sump pump ejector lines, or any surface runoff or groundwater shall never be connected directly or indirectly to any public sanitary sewer system. Gutters and downspouts shall match those originally installed in color and composition.
- 4.7 Drain Lines & Extensions: A drain line plan with pipe sizes, discharge locations, emitters, and existing drainage patterns must be submitted on a plot plan of the property to the Reviewer for consideration. Drain line extensions may not discharge water directly perpendicular to a neighboring property or an existing drainage flowline. Drain line alignments shall be set so that discharge water flows in the same basic direction as existing flowlines on the Lot. Emitters, water disbursement, and/or erosion control measures must be provided to eliminate erosion of the soil on the Lot.
- 4.8 Storm Sewer Discharges: No discharges of stormwater may be closer than two and one-half feet (2-1/2') to any neighboring property.

5. EXTERIOR HOME FEATURES

- 5.1 Exterior Repainting: Due to heat, sun and other environmental conditions, homes may need to receive exterior paint every four to five years. When this is done, preparation and application shall be in accordance with manufacturer recommendations. Original color schemes and finish selections are identified in Appendix "C". Owners may select an existing alternate scheme or create a new scheme based on the colors that are listed in Appendix "C". The Reviewer will consider the existing paint schemes and the schemes of adjacent homes when reviewing requests for color changes.

No Design Review Required

- Repainting with original color scheme
- Changing color of the front door to a color on any existing scheme

Design Review is Required

- Rearranging the placement of colors using the original color scheme
- Repainting with a different color scheme
- Rearranging the placement of colors using a different color scheme
- Changing the color of the front door to a color not on any color scheme

- 5.2 Roof Replacement: If owners replace their shingles with the exact style, color and manufacturer of the shingle that is on their home currently, no Design Review Request is needed. Original roofing materials are identified in Appendix "C". All other selections are subject to the following conditions:

- Owners can replace their original Tamko 30-year rated shingles with CertainTeed 30-year-rated shingles, in accordance with the color match; no Design Review Request is needed.
- Owners can replace their shingles with higher-rated shingles that match the exact color and manufacturer (Tamko or CertainTeed). Design Review Request is required for cursory review and record-keeping needs.
- Owners desiring to replace their roof with a different manufacturer, style or color than was originally installed by the Builder, must submit a formal Design Review Request for review. This applies to any rated shingle desired.
- Owners desiring to replace their shingles with metal shingles must submit a formal Design Review Request.
- Roofing replacement with a concrete or tile roof product will not be considered for approval by the Reviewer as the roof truss systems are not designed to carry that much additional weight.

- 5.3 Accessory Structures: Accessory structures (decks, pergolas, patio covers, shade structures, stairs, etc.) must be aligned with the architectural character of Skyestone's homes in style, detailing, materials, and color. See Section 13.1 and 13.3.

- 5.4 Storm Doors: All storm door additions must be of quality materials and construction, as well as color complementary to the overall color of the house. A photograph of the proposed storm door and material specifications are required with the Design Review Request application form.

- 5.5 Replacement Windows and Doors: Replacement windows and doors should be similar to the style of the window(s) or door being replaced. Window trim color must match the approved trim color of the original window. Replacement windows must be approved by the Reviewer prior to installation. A photograph of the proposed changes and material specifications are required with the Design Review Request application form.
- 5.6 Exterior Fencing: The common area wooden fencing will need to be repainted periodically. When this is done, the stain color is "Tanned Leather." Source: Diamond Vogel Boulder Store, 3925 Walnut Street, Boulder, CO, 303-442-7452.

6. DEFINITIONS

- 6.1 Front Yard: The front yard is defined as any part of a Lot that extends from the front of the front foundation wall of the house to the Sidewalk, and an imaginary line extending perpendicularly from the front corners of the foundation to each of the side Lot lines.
- 6.2 Side Yard: The side yard is defined as any part of a Lot between the side foundation of the house and the side lot line and between the perpendicular imaginary lines defining the front and rear yard.
- 6.3 Tree Lawn: The tree lawn is defined as the area between the sidewalk and the street if one exists.
- 6.4 Rear Yard: The rear yard is defined as any part of a Lot behind the rear foundation wall of the house and an imaginary line extending perpendicularly from the rear corners of the foundation to each of the side Lot lines and extending to the rear property line.
- 6.5 Patios and Porches: Patios and porches are defined as front yard and rear yard concrete slabs as originally constructed, whether covered or not.
- 6.6 Corner Lot: A corner lot is one that is bounded by two City streets. A lot bounded by a city street on one side and common area on an adjacent side is not considered to be a corner lot.
- 6.7 Irrigation Drip Line: An irrigation drip line is a part of a drip irrigation system that delivers water to a specific plant through a polyethylene tube without spraying water into the air.
- 6.8 Tree Canopy Drip Line: A tree drip line is the area defined by the outermost circumference of a tree or plant canopy where water drips from and onto the ground.
- 6.9 Plot Plan and Grading Plan: The official, accurately scaled diagrams of the lot that illustrate the property line locations, setbacks, utility easements, grading elevations and the placement of the structure on the lot. At least one of these documents was provided to Owner at the time of closing on the purchase and is recorded with the City and County of Broomfield.

7. LANDSCAPING REQUIREMENTS

- 7.1 Tree and Plant Specifications: When submitting a landscape plan for the Lot, the following conditions must be demonstrated.
- A complete plant list must be provided, indicating the height and width of each tree and plant, as expected at maturity.
 - The placement of all trees and plants must be shown on the landscape plan and must be illustrated at mature size.
 - The drip lines of all trees and plants must be contained within the property lines at maturity.
 - The use of trees and plants as appropriate to the water conditions on the site is encouraged.
 - Tree and plant species identified by Colorado State University lists as “invasive”, or “nuisance” are not allowed.
 - Documentation that the proposed species will thrive in the Colorado Front Range climate if a substitution to the approved plant list is requested.
 - The maximum expected height of trees in the rear yard at maturity must not exceed 20 to 25 feet.
 - Each rear yard requires one deciduous tree plus appropriate coniferous trees or shrubs appropriate to lot configuration.
 - Tree requirements may be reduced for rear yards that have a setback of twelve feet or less.
- 7.2 Allowed Trees and Plants: The species of plantings allowed in Skystone are set forth in Appendix “D”.
- 7.3 Replacement of Landscape Materials: It is the responsibility of each Owner to maintain and replace (as necessary) all landscaping on the Lot and adjoining tree lawn within the right of way, if any, from the front Lot line to the back of the street curb. This includes any additions made to the Lot by the Owner. Landscaping and replacement by Owners shall be in accordance with the standards described herein.
- 7.4 Native and Drought Tolerant Plants: The use of native or compatible drought-tolerant species is strongly encouraged for all yard landscaping. Plantings that consume higher amounts of water should be used sparingly and grouped together in areas for efficient and proper irrigation.
- 7.5 Xeriscape: Xeriscape designs are allowed and will be reviewed on a case-by-case basis to make sure they are consistent with the overall design intent of the Community, the Design Guidelines and Colorado law.
- Front, Back and Side Yards - The minimum landscape requirements set out in Section 7.9 apply.
 - Tree Lawns - Owners may elect to convert the tree lawn area from sod to xeriscape by selecting among the approved options displayed in Appendix “E”. The following guidelines apply specifically to Tree Lawns:
 - The plan must continue to maintain street trees per Skystone Master Plan.
 - Street tree lawn area must be maintained and watered with drip irrigation system.
 - Landscape fabric must be placed across entire tree lawn area [unless a mulch bed is utilized].

- No metal edging is allowed around outside perimeter.
- Organic mulch is allowed in tree ring area up to a one-foot radius around the tree or as shown in final design plans.

Hardscape Materials:

- Acceptable materials are displayed in Appendix “F”. If rocks are used as ground cover, ¾-inch crushed rocks must be used and placed 1½ to 2 inches deep.
- Rocks must be medium grey to medium brown in color to ensure continuity throughout the community.
- Hardscape must be no higher than the sidewalk.

Plantings Requirements:

- Living plants must cover at a minimum 20% of the tree lawn area based on plant sizes at maturity.
 - Plantings can be no greater than 12 inches maximum height at maturity.
 - No continuous border along curbside or sidewalk is allowed.
 - Spreading plants must be trimmed so as to not spread on to the sidewalk or curb.
- Plant suggestions include succulents, ground cover, low shrubs, low flowering plants, low native grasses. More plant recommendations can be found in Appendix “E”

7.6 Artificial Turf: Artificial Turf can be used in Rear Yards only and must be installed so that it is “fit for purpose” and adheres to the manufacturer’s recommended installation guidelines. The following minimum standards must be met:

- Acceptable artificial turf surface fibers include Polyethylene (PE) Polypropylene (PP), Nylon (PA) with a minimum 6-year (Nylon (PA)) and 8-year (PE & PP) manufacturer warranty against UV degradation (fading and discoloration) and the style and color selection must compliment other adjacent natural lawn and landscaped grass within the community.
- Acceptable backing materials include perforated, vertically draining, latex or polyurethane coated materials to provide optimum tuft bind and maximum permeability. Hole-punched backings shall have holes spaced in a uniform grid pattern with spacing not to exceeding four inches by six inches on center.
- All materials used for surfaces must pass applicable fire-retardant ratings.
- Total surface installation must allow water to travel through artificial turf to prevent flooding.
- Artificial turf products must include a minimum eight-year warranty against fading.
- The use of indoor or outdoor carpeting in replacement of artificial turf, mulch or other plant material is not permitted.

7.7 Vines: Vines shall not be allowed to grow on any party wall or fence.

7.8 “Living Fence”: A living fence is defined as a grouping of plants that are arranged so closely that one cannot walk or see between them; this is not allowed. Landscape plans which have the effect of creating a “live fencing” greater than 36” in height at maturity will only be approved for a rear yard under the following conditions:

- A landscape plan is submitted that defines the area to be designated as a “living fence”.
- The landscape plan identifies the number of linear feet of the non-structure perimeter of the rear yard (i.e., the side and rear property lines plus the distance from the side property line to the corners of the house).

- The landscape plan identifies the number of the linear feet of the living fence.
 - The living fence area designated does not exceed 25% of the total non-structure perimeter of the rear yard.
 - Plants composing the living fence area are designated on the plan with their sizes shown at maturity and the spacing between the plants is shown.
 - Mature plants will not exceed, or will be maintained at, eight feet in height.
- 7.9 Minimum Planting Requirements: Minimum planting requirements for landscaping are set as follows:
- Front Yard:
- Minimum of one ornamental tree (in addition to required street tree(s) and right of way).
 - Ten shrubs.
 - Sod within the tree lawn area unless an approved Xeriscape plan is selected and approved.
- Rear Yard:
- Design consistent with rest of lot.
 - The maximum expected height of trees in the rear yard at maturity must not exceed 20 to 25 feet.
 - Each rear yard requires one deciduous tree plus one coniferous tree or shrub appropriate to lot configuration.
 - Tree requirements may be reduced for rear yards that have a setback of twelve feet or less.
- Corner Lot: In addition to Front Yard requirements, Corner Lots must also include:
- One additional ornamental tree (in addition to required street tree(s) and right of way).
 - Two additional shrubs.
- 7.10 Rear Yard Height Limitation: Following initial approval of landscape plan, further approval of rear yard turf, shrubs, individual plantings of vegetables and other plantings which do not exceed thirty-six inches (36") in height is not required.
- 7.11 Foundation Protection: All landscape plantings should be planted a minimum of five feet (5') from foundations and structures.
- 7.12 Vegetable Plantings:
- Vegetable plantings shall be limited to the rear yard.
 - Vegetable plantings are prohibited in the front and/or side area.
 - Vegetable plantings must be contained in a raised garden bed that is twelve inches to thirty inches in height.
 - Vegetables or seasonal plantings must not be allowed to grow more than thirty-six inches above the top of the raised garden bed.
- 7.13 Full Size Growth Consideration: Plantings of trees, shrubs, groundcovers, perennials, and grasses shall consider future growth, be at a reasonable distance from foundation walls and shall consider the impact on views, both on and off the subject Lot. Trees shall be placed on property so that the canopy drip lines at maturity are within the property lines.
- 7.14 Full Coverage of Lot Surfaces: The ground surfaces of all portions of the Lot, outside the rear yard, are covered with turf or approved inert material. Approved inert materials are described in Appendix "F".
- 7.15 Decorative Rock Limitations: Decorative rock shall be permitted as ground cover only. Groundcover or inert material shall not be used to spell out names, nicknames, names of states, city athletic teams, slogans, states, emblems, geometric patterns or any other

communication. Stones/Rocks shall not be used as a bed-edging material and are not permitted on turf areas. The Reviewer reserves the right to limit the number of stones or boulders used as decoration in a landscape. See Appendix "F" for allowed size and type of decorative rock.

- 7.16 Landscape Fabric Limitations: The use of solid plastic sheeting or polyethylene over ground areas will not be permitted. If landscape fabric is used, it must allow the free flow of water, air, and gases to and from the soil.
- 7.17 Driveway Extensions: Additional walking areas adjacent to the driveway are allowed. The driveway width may be extended a maximum of two (2') feet per side, however the extension cannot extend past the overall width of the garage, must be attached to the driveway, and cannot alter drainage. Notwithstanding the exception above, no other concrete, or pavers may be located in the driveway areas other than that which is initially included with the home. Asphalt is not allowed on privately-owned properties.

8. LAWN ACCESSORIES

- 8.1 Fountains and Water Features: Fountains and water features shall be limited in height to four feet above the natural grade of the Lot. Fountains shall be of material, color, and design, compatible with the overall architectural theme of Skyestone. Design of these features must not allow the creation of stagnant pools of water.
- 8.2 Statues and Artifacts: Decorative components such as statues and artifacts including birdbaths, animals, gnomes, cutout objects, planters, human figurines, animals, religious figures, etc. shall be limited in height to four feet above the natural grade of the Lot. Statues and artifacts must be located within the rear yard of the lot, or, in the front yard within three feet from the front foundation. Acceptable materials shall include clay, masonry, metal or wooden objects or synthetic materials that resemble natural material. Decorative components must meet the following criteria:
- Plastic statuary, plastic yard ornamentation and generic nursery plastic pots or planters are not allowed. Decorative plastic pots are allowed.
 - Except for seasonal lighting and decorations as defined in Section 16, no ornaments or statuary shall be attached to the home unless approved by Reviewer.
 - The combined number of statues and artifacts in the front yard shall be limited to a total of five. The Reviewer reserves the right to further limit the number of statues and artifacts on the Lot.
- 8.3 Other Landscape Architectural Features: Landscape architectural features such as built-in benches, planters, yard lights, and gas fire pits that are an integral part of a landscape architectural design will be in the rear yard of the lot unless approved otherwise by the Reviewer.
- 8.4 HVAC Screening: Any screening of ground-mounted equipment (HVAC) shall be of a material and color compatible with the design of the residence; however, in no event shall plastic sheeting be used for screening. All screens (landscape structures, fences, or plant materials) shall be located a minimum of two feet (2') from the equipment to allow for adequate air circulation around the equipment; however, it may not encroach or trespass on neighboring property.

- 8.5 Bird or Squirrel Houses and Bird Feeders: No more than one bird or squirrel house or feeder not exceeding the roof eave in height may be permitted in the rear yard. Installation on perimeter walls/fences and under/on house eaves is not allowed. Multiple bird dwellings, e.g., bird coops, are not allowed.
- 8.6 Wind Chimes: Chimes shall be placed so that their sound does not create a nuisance for the surrounding properties.

9. FENCES

- 9.1 Fence Configuration: Fences will be allowed solely within the rear yard that is between the two (2) predominant outermost side walls of the home as originally constructed.
- A plot plan or a grading plan showing the fence alignment must be submitted for approval prior to construction in accordance with the review procedures.
 - When a new fence will attach to a neighbor's existing fence, permission from the neighbor must be granted.
 - No fences shall be allowed in front or side yard areas, except for corner lots which shall permit, but not require, side yard fencing to a maximum of one foot (1') behind the back of the sidewalk
 - Corner lots may extend a fence up to one foot from the edge of the sidewalk OR extend the fence directly back from the rear corner of the house to the property line.
 - All fences must have ninety-degree (90°) corners from the home and either run parallel as well as perpendicular to the primary wall surfaces of the home as originally constructed, or along the property line of the lot.
 - No fence panels may exceed forty-eight inches (48") in height.
 - The bottom rail of any fence must be no more than two inches (2") above the finish grade of the Lot.
 - No wall, fence, structure or other feature will be constructed that changes the established drainage pattern for the Lot
 - Please refer to Appendix "G" for examples of proper fence placement and allowable fence design.
- 9.2 Gates: Any gates installed within the fencing must be made with the same fencing materials and meet the following requirements:
- A maximum of two gates will be allowed on each property.
 - Each single gate may be up to 48" high and 48" wide.
 - No side-by-side double gates will be allowed.
 - No gates may open into adjacent properties.
 - No gates may be installed in common area or perimeter fences.
 - Gates are allowed in the front facing wing fence on a Lot, and on the street side yard of corner lots, if they are within three feet from the back corner of the house.
 - 2" x 4" welded black wire mesh is allowed to be placed on the inside of the fencing and gates.
- 9.3 Fence Materials: All fences must conform to Appendix "F" and be of approved black metal (steel, aluminum, or wrought iron) design with the following characteristics:

- Flat horizontal top with a top rail and a bottom horizontal rail.
 - A third rail six to eight inches below the top rail is permitted.
 - Square pickets and posts.
 - Chain link and wooden fencing shall not be permitted on privately owned Lots.
- 9.4 Invisible Fence: Invisible fencing may be used for the restraint of pets. All wiring must be buried no less than six inches (6") inside the Lot line. No alterations of the yard grade shall be permitted from the installation of such system. The Community Association shall not be responsible for repair to any system that is damaged by normal maintenance of the yard by the Community Association or their designee.
- 9.5 Rabbit Barrier: Wire mesh rabbit barriers are permitted within the rear yard around gardens, shrubs and flower beds provided they meet the following criteria:
- fencing must be one half to one inch square-welded wire or PVC hardware cloth coated with green vinyl;
 - must be 24 inches or less in height; and
 - if stakes or clips are required to support the mesh fence, they must match the color of the mesh.
- 9.6 Pet Enclosures: Pet enclosures are allowed within the rear yard. All enclosure fencing shall be no higher than 48". All pet enclosure plans shall be submitted for review and approved on a case-by-case basis.

10. RETAINING WALLS

- 10.1 Retaining Walls: Retaining walls may be installed with prior review and approval by the Reviewer. The retaining wall must be designed in harmony with the architecture of the home and match existing material and color. Retaining walls may not exceed a height of thirty-six inches (36") as measured from the existing adjacent grade must preserve the original drainage pattern of the lot.
- 10.2 Wall Materials: Approved finish material for retaining walls include stucco, cultured/natural stone or split-face CMU block as described in Appendix "H".

11. PRIVACY SCREENS

- 11.1 Privacy Screen Materials: Approved materials for a privacy screen are decorative metal, woven outdoor fabric, tubular vinyl, cedar, redwood, or painted wood. The privacy screen, if other than cedar or redwood, must be primed and painted the color of the trim of the house.
- 11.2 Privacy Screen Size and Location: If not provided by Builder at the time of construction, privacy screens will be allowed solely within the rear yard. Privacy screening may enclose a maximum of two (2) sides of a deck or patio area. Privacy screens are not allowed in the front or side yard area. When installed on covered deck or patio areas screens may extend to the roof supporting beams and be anchored to the patio flooring. Free standing Privacy screens may not exceed seventy-two inches (72") in height. The bottom of a privacy screen must be no more than two inches (2") above finished grade of the lot. All privacy screens must have ninety-degree (90°) corners and run parallel as well as perpendicular to the primary wall surfaces of the home as originally constructed. On

sloping terrain, the top and bottom sections shall be level. The privacy screen segments must step down in equal increments not to exceed eight inches (8") (per segment) adjusting to the changing grade.

12. TRELLISES

- 12.1 Trellis Materials: Approved materials for trellises are black wrought iron, tubular vinyl, cedar, redwood, or painted wood. A wooden trellis, if other than cedar or redwood, must be primed and painted the color of the trim of the house.
- 12.2 Trellis Size and Location: One (1) or more trellises may be installed to shield a patio or deck. Trellises used to screen decks or patios must have a height greater than six feet (6'), but no more than ten feet (10') or the height of the eaves of the home, whichever is less, and have a maximum width of no greater than eight feet (8'). Trellises must remain plumb, level, and structurally sound with plant or vine growth at maturity. Trellises may not be used as substitutes for a fence. See Appendix "I" for an example of a typical trellis.

13. PERGOLAS AND ARBORS

- 13.1 Pergola and Arbor Materials: Approved materials for pergolas and arbors are composite wood, cedar, redwood, painted wood or metal. The color of a pergola or arbor, if other than cedar or redwood, must match the trim color of the house. Detailed construction drawings (including elevations) must be submitted for all pergola and arbor applications.
- 13.2 Pergola and Arbor Size and Location: Structures must be constructed within the rear yard of the Lot and may not exceed forty percent (40%) of the width of the home. A Plot Plan must be submitted showing the proposed location of the structure.
- 13.3 Pergola and Arbor Structural Requirements: Pergolas and shade structures must be structurally sound and anchored in accordance with local codes. Knee bracing or cross-bracing shall not be utilized on any side of the structure. When framed, the highest point of the pergola or arbor may not exceed the eave height of the home. See Appendix "I" for an example of a typical pergola or arbor. Only one (1) arbor may be installed. Arbors shall not be attached to the home nor exceed eight feet (8') in height, four feet (4') in width, and four feet (4') in depth. The arbor must be designed to support plant or vine growth at maturity. Detailed construction drawings (including elevations) are required for all pergola and arbor applications. As all arbors are different, approval will be on a case-by-case basis by the Reviewer.

14. DECKS, PATIOS, SEAT WALLS, STAIRS, AND SHADE STRUCTURES

- 14.1 Deck, Patio, Seat Walls, Stairs and Shade Structure Materials and Construction: Decks, patios, seat-walls, stairs, and shade structures must be designed in harmony with the architecture of the home and match original materials and approved colors.
- All rim joists, stringers, spindles, and any other vertical member shall be constructed of composite wood or cedar.
 - Treated lumber can be used to construct the deck joists and understructure.
 - Decks are not allowed to conflict with the established drainage pattern of the Lot.

- Extensions or modifications that have been determined to have an adverse material impact upon neighboring properties and/or the community shall not be approved.
 - The size of decks and patios shall be determined by the available space per Lot, within the rear yard. The Architectural Review Committee reserves the right to limit the size and location of decks and stairs.
- 14.2 Decks and Patio Covers: The Architectural Review Committee must approve installation of all decks and patio coverings, and the installer of decks and patio coverings must adhere to local building codes.
- Open style patio covers may have open beam or solid roofs. The slope of open beam covers is generally flat. However, if sloped, the beams must meet the same slope requirements as a solid patio cover and solid patio covers must have a slope no less than one-quarter inch (1/4") per running foot (12") to no greater than three-quarters inch (3/4") per running foot (12").
 - Approved materials for patio covers are cedar, redwood, or painted wood. If other than cedar or redwood, the wood patio cover must be primed and painted the color of the body or trim of the house. Patio covers constructed of cedar or redwood must be properly sealed and maintained.
 - Patio covers and decks should not be attached to the house and instead be supported independently of the structure of the house. Owner shall hold harmless the original builder and the Community Association for any and all damage to any party caused by the addition of a patio cover or deck attached to the house.
- 14.3 Guardrails and Handrails:
- A guardrail may extend more than twelve feet (12') from the existing home, but only to surround a deck, porch or patio and along an elevated walkway.
 - Rails cannot exceed forty-eight inches (48") in height, from decking or patio grade.
 - All guardrails and handrails must have the following characteristics:
 - A smooth, flat top to serve as the handrail and a parallel bottom rail.
 - A third rail six to eight inches below the top rail is permitted.
 - Square pickets and posts.
 - Constructed from metal (steel, aluminum, or wrought iron), composite wood, cedar, redwood or painted wood.
 - Primed and painted black or a single color to match the trim of the house. If made of composite wood, cedar, or prefinished, however, handrails and guardrails may be left natural.
- 14.4 Screens and Shade Structures: Screens and shade structures are allowed on the side and rear of the home and must appear as an integral part of the building elevation. The following are prohibited: Rigid metal or plastic awnings, awnings with advertising or logos, and roof-mount installation. Awnings or similar shade structures are permitted having the following characteristics (See Appendix J for energy efficiency requirements):
- Must be a colored canvas or other woven material that complements the home and neighborhood.
 - Any approved separate open shade structure, such as a gazebo or arbor shall be limited to a height of a maximum of ten (10') feet from the existing grade and shall

have a minimum roof pitch/slope of two inches per running foot.

- Any separate open shade structure must be properly sealed and maintained cedar, redwood, or painted to match the existing color of the fence, house body, or house trim.

15. EQUIPMENT ACCESSORIES

- 15.1 Radon Systems: Exterior vent piping must be painted to match the existing colors of the home. Radon exhaust fan housings however do not need to be painted.
- 15.2 Ground Mounted Ancillary Equipment: All additional Owner-installed ground mounted mechanical equipment and ground mounted solar equipment must be installed within the rearyard. All types of equipment shall be screened from street view and neighboring property. Screening shall be installed no less than one foot (1') above the equipment, or by plant material of adequate density to accomplish the same result; however, a screening structure or plantings shall not exceed four feet (4') in height. For further clarification please refer to Appendix "J" (Rules for Installation of Renewable Energy Devices and Energy Efficiency Measures).
- 15.3 Roof Mounted Ancillary Equipment: Except for power vents for attic fans, approved lightning protection devices and solar electric and/or heating systems, roof-mounted and window-mounted ancillary equipment (including mechanical and air conditioning equipment) will not be allowed. For further clarification please refer to Appendix "J" (Rules for Installation of Renewable Energy Devices and Energy Efficiency Measures).
- 15.4 Antennas and Satellite Dishes: Antennas and Satellite dishes greater than one meter in diameter are not permitted. Satellite dishes that are one meter or less in diameter and designed to receive Direct Broadcast Satellite(DBS) service and direct-to-home satellite service, or antenna that are designed to receive television broadcast signals should be placed so that the installation is not visible from the street if such a placement can be made without impairing reception or precluding an acceptable quality signal. If such a placement impairs reception or precludes an acceptable quality signal, then the satellite dish or antenna may be placed in another location that does not impair reception or preclude an acceptable quality signal.
- 15.5 External Piping and Conduits: All conduit and piping that runs along the outside of the home must be painted to match the colors of the house behind the pipe or conduit.
- 15.6 Weather Stations: Weather Stations smaller than two feet in diameter are allowed and should be located to blend into the background environment. Weather stations cannot be located on the front of the home and should not be visible from the street. Weather stations that are pole mounted should not extend higher than 4 feet from the ground.

16. SEASONAL LIGHTING AND DECORATIONS

- 16.1 Seasonal Lighting: Seasonal lighting is permitted for illumination during the time period between Thanksgiving and January 31. Seasonal lights may be installed as early as November 1 but may only be illuminated as stated above. Should extreme weather conditions become a factor in removal of seasonal lights within the designated time frame, it shall be in the sole discretion of the Reviewer to grant an extension of the

allowable time period for removal. Seasonal lighting and electrical cords shall be located to respect driveway snowplowing operations and sidewalk snow removal operations. Cords shall never be located over public sidewalks.

- 16.2 Seasonal Decorations: Seasonal statues, artifacts, and other decorative landscaping items may be allowed thirty days before and after a nationally recognized holiday.

17. LANDSCAPE LIGHTING

- 17.1 Solar and other Low Voltage Lighting: Solar and Low voltage light fixtures may only be used for low-level path lighting, up lighting, down lighting, and landscape architectural accent lighting. Tree- mounted down lights shall be shielded from the street and neighbors' view. Low voltage fixtures shall be located and aimed carefully. Fixtures shall not constitute a nuisance or hazard to any Owner or neighboring resident. Light fixtures may not exceed thirty inches (30") in height. String lighting may not be used as Landscape lighting and its use is covered in Sections 16.1, 17.4 and 17.5.
- 17.2 Low Voltage Lighting Submittal Requirements: A lighting layout plan shall be submitted to Reviewer for review and approval. The submittal shall include a plan of existing landscaping and hard surface locations, proposed light fixture locations. Manufacturer specification on the proposed light fixtures including their brightness in color must also be provided.
- 17.3 Security Lighting - Security lighting must be enclosed in a fixture and have motion detection activation. Spotlights and floodlights may only be installed above a garage door or patio and be adjusted to direct light straight down. Lighting must not project beyond the homeowner's property lines and must not create a hazard or nuisance to neighboring properties.
- 17.4 Decorative Lighting – All exterior lighting shall conform to the architecture of the home. (See Section 16 for Seasonal Lighting and Decorations guidelines). Decorative lighting must be shielded so light does not project beyond the homeowner's property lines and must not create a hazard or nuisance to neighboring properties. Light fixtures must be designed so the bulb is not exposed except thru an enclosure that directs all light downward. The maximum bulb wattage/lumens allowed is 40 Watts/600 Lumens.
- 17.5 Patio and Deck Lighting - String/market lights must be installed so the bulbs and wiring are contained entirely inside the perimeter of a covered porch or patio and are not visible to neighboring properties. The wrapping of deck or stair railings with string/market lighting is not allowed except for a Seasonal lighting display. (See Section 16 for Seasonal Lighting and Decoration guidelines.) The use of single-colored bulbs for decorative lighting is allowed. Flashing or chasing lights are not allowed.
- Note: Special attention must be given on all homes that are at a higher elevation than neighboring properties so that decorative lighting does not extend beyond their property lines and create a nuisance to their neighbors.*
- 17.6 Post-Mounted and Bollard Lighting: Post-mount light fixtures shall not exceed a height of six feet (6') from finished grade. Bollard light fixtures shall not exceed a height of forty-eight inches (48") from finished grade. Lighting fixtures must be shielded so light does not project beyond the homeowner's property lines and must not create a hazard or nuisance to neighboring properties. Post-mounted and bollard light fixtures shall conform to the architectural character of the home.

18. SPAS

- 18.1 Spa Requirements: Spas shall not exceed four feet(4') in height. Spas and associated equipment must be adequately screened from street view and the view of any neighboring property and common areas. Spas must be constructed entirely within the rear yard. All spas shall be installed according to City and County of Broomfield ordinances. The Reviewer may require additional plant materials to be planted to screen the spa from neighboring properties.
- 18.2 Spa Drains: Spa drains must connect to the street drainage. No spas may be drained onto open space or any other adjacent property.

19. BARBEQUES AND GRILLS

- 19.1 Barbeque/Grill Location: Built-in and portable barbecue units shall be for cooking only and must be located within the rear yard. Location must be carefully planned to minimize smoke or odors affecting neighboring properties. A built-in barbecue must be designed as an integral part of the home and must be located at least four feet (4') from any wall of the residence.
- 19.2 Fire Pits and Outdoor Fires: All outdoor fires in fire pits or other devices must be natural gas or charcoal. Outdoor wood burning is prohibited.

20. PROHIBITED STRUCTURES:

The following structures are prohibited for use in Skyestone:

- storage buildings or sheds;
- trash can storage structures of any kind.
- detached garages;
- tents of a permanent nature;
- permanent sports goals and basketball stands or backboard.
- bird or squirrel houses exceeding the roof eave in height.
- artificial vegetation other than artificial turf.
- accessory buildings, including greenhouses and guest houses; and children's play equipment.

The Reviewer reserves the right, in accordance with Section 1 of these Design Guidelines and the Declaration, to amend the above list of prohibited structures. All intended structures must receive written approval by the Reviewer before installation will be permitted.

21. RULES AND REGULATIONS

- 21.1 General: Rules are promulgated by the Association for the benefit of the members and for the protection of their property. Owners are responsible for compliance. Therefore, Owners and residents are encouraged to assist in the enforcement of Association rules by admonishing family, friends and other visitors to comply and by reporting violators to the Community Manager.
- 21.1a Owners will be held liable when renters or occupants are in violation of the rules governing the Association.
- 21.2 Owner Landscape Requirements: Each Owner shall landscape their front yard and rear yard, unless installed by Builder, within a period of one hundred eighty (180) days from close of escrow or the issuance of a certificate of occupancy, whichever is later. The ARC may allow reasonable extensions of such period to account for abnormal weather conditions or other constraints on landscape installation.
- Common Area Maintenance by Owner Prohibited: Certain areas have been designated as open space, wetland or preserve on neighborhood plats and shall be maintained as required by regulatory authorities and as described in specific permit conditions and in the Declaration. No Owner or resident may mow, fertilize, apply pesticides to, maintain, alter or modify any area not owned by the Owner, including areas set aside as open space or preserve. Owners are responsible for and shall be charged for cost to repair any damage caused to the Common Area or Lots by Owner or Owner's family, guests, tenants or other visitors.
- 21.3 Owner Maintenance of Lot Required: It is the responsibility of each Owner to maintain and replace (as necessary) all landscaping on the Lot and adjoining tree lawn/parking strip, if any, from the front Lot line to the back of the street curb. This includes any additions made to the Lot by the Owner. Owners are responsible for mowing and maintenance of all turf and landscaping on the entire Lot.
- 21.4 Automatic Sprinkler Systems: All landscaped plantings shall be maintained with a fully automatic underground watering system. Irrigation systems that use drip emitters instead of spray heads are highly encouraged. When it is necessary to use sprinklers, care should be taken to avoid over-spray on hardscape, structures and windows.
- 21.5 Project Clean-up: Owners are responsible for all clean-up of the any Lot improvement project. All debris, sod, soil, etc. is to be removed and hauled to the proper waste sites, outside of the community. It is prohibited to dump waste in open space, common area.
- 21.6 Damage to Neighboring Properties: If the project causes damage to neighboring property or common area, the Owner is responsible for any necessary repairs or restoration. In the event of a conflict between neighbors, the parties involved must direct their concern to the Board of Directors.
- 21.7 Turf and Rock Maintenance: Turf should be mowed regularly and the turf should be maintained at a height not exceeding three inches (3"). During the spring and fall months, increased mowing is recommended at a shallower mowing to reduce stress on the grass. Walks, driveways and tree rings must be swept or blown free of grass clippings and kept free of weeds. Watering, fertilizing, and aeration should be conducted as necessary to keep the quality and color of turf reasonably consistent

- with that of neighboring residential Lots. Owners shall be responsible to treat turf as necessary to control broadleaf weeds. Rock and mulched areas must be kept free of weeds.
- 21.8 Xeriscape Maintenance: Rock, mulch, plants and other elements of a xeriscape need to be maintained so that the xeriscape remains clear of weeds and the plants remain healthy. Mulch beds need to be refreshed with new mulch periodically
- 21.9 Artificial Turf Maintenance: Artificial turf areas may need to be cleaned to remove dirt and debris that accumulate over time. Loose seams and edges should be reattached, and if the color of the turf has faded or degraded, the material will need to be replaced.
- 21.10 Spring/Fall Clean-up: Spring cleanup should consist of thorough raking of turf areas to remove winter debris and promote new growth. Fall cleanup should consist of leaf removal at reasonably frequent intervals. Seasonal maintenance of plants and shrubs on the property is required.
- 21.11 Pruning: Pruning of trees and shrubs must be in compliance with nursery standards. Tree topping, which leaves limbs and branches greater than one-half inch (1/2") in diameter exposed, will not be allowed.
- 21.12 Tree Maintenance:
- Trees should be spot-pruned during the growing season to promote shaping, thinning and to remove branches that interfere with nearby improvements or pedestrian traffic.
 - The minimum height allowed for tree branches over a sidewalk is six feet.
 - During the dormant season, trees should be pruned to remove dead, damaged or crossing branches in an effort to develop the natural form of the tree.
 - Diseased trees must be removed or trimmed within thirty days after it is apparent that the tree or shrub is diseased to protect against the spread of disease.
 - Trees in the front tree lawn area must be replaced by June 1 if it is apparent that the tree died over the winter months or within sixty days after it is apparent that the tree is dead during the growing season.
 - Dead or diseased trees, which have been removed, shall be replaced as necessary to maintain the appearance of the Lot as approved by the Reviewer.
 - An Owner may not cut down or remove any living tree that is greater than six inches (6") in diameter (measured twelve inches (12") from the ground) without the approval of the Reviewer.
- 21.13 Pets: Pets are not allowed to roam the community. All pets must be walked on a leash and wear a collar with a tag indicating the name, address and phone number of the owner. Pet owners are liable for any damage to persons or property caused by their pets. Should any excrement be deposited in a common area or public area, then the immediate removal thereof shall be the sole responsibility of the owner of the pet. No pet may be kept that poses, threatens to pose or, in the reasonable judgment of the Board, may pose or create any unreasonable risk of harm to any Owner, resident and/or guest of the community, or any pet which is dangerous or known to have dangerous propensities. The Association reserves the right to request the owner to remove his pet should it become a nuisance within the community.
- 21.14 Trash Containers: All trash containers shall be covered containers and shall be stored in the garage of each unit. Trash containers may be left out for collection at 7pm on the day prior to collection and

must be returned to storage in the garage by 7pm on the day of collection.

- 21.15 Flags: One (1) flag mount may be attached to the eaves of the house or to the face of the residential structure if the mount is secured to a wooden stud or anchored in masonry or one (1) free standing flagpole (not TO exceed a height of twelve feet (12')) with ONE flag, will be allowed on residential Lots in Skystone.
- Flags mounted to the house shall not extend four feet (4') beyond any eave.
 - Flags on free standing flag poles shall not exceed 3' by 5' in size.
- 21.16 Garden Equipment: All garden equipment (including hoses) must be stored nightly. Hoses not in use must be coiled at foundation or stored in a hose storage system.
- 21.17 Signage: Signage is restricted per the Declaration, Exhibit "C", "Initial Use Restrictions", and the following additional provisions will apply, unless otherwise restricted by the City and County of Broomfield:
- Signage erected for the purpose of advertising a home for sale or rent must be removed within two (2) days following the closing of the property, termination of the listing agreement, or signing of the rental agreement.
 - "No Soliciting", security/alarm notifications and dog warnings shall be limited to placards or stickers not to exceed 75 square inches in size placed in a window near the front door, or the mulch bed nearest the front door.
 - Vendor promotional signs may only be displayed while work is in process.
 - Residential Lots in Skystone may display ONE yard sign that can be used for free expression. These signs must not exceed 24" x 36" in size.
- 21.18 Garage Sales: Garage sales are prohibited unless organized for and available to the entire community and approved by the Association Board.
- 21.19 Nuisance: Any activity by homeowner, resident or guest which is a nuisance to any other homeowner, resident or guest is prohibited. Residents are requested to use good judgment when playing music, televisions, running cars, appliances, etc., or entertaining both outside and inside the home at all times. Quiet hours in the community are 10pm - 6am daily. Construction cannot begin before 7am.
- 21.20 Driving and Vehicles: The operation and parking of any bicycle, motorcycle, car, truck or any other motorized vehicle on any landscaped area is strictly prohibited. Driving at speeds in excess of 30 miles per hour is prohibited on the roadways.
- 21.20a Car painting on the property is prohibited.
- 21.20b Draining of car fluids within the community is prohibited. If any vehicle fluids and lubricants are spilled, they must be immediately cleaned up. Any hazardous waste must be disposed of according to State hazardous chemical requirements.
- 21.20c Only minor car repairs are allowed on property.

21.20d Recreation vehicles, boats and trailers must be stored offsite. Temporary parking in Owner's driveway is allowed for a period of 48 hours for loading and unloading no more than four times every thirty (30) days.

21.21 Radon System Paint Color: All exterior parts of a radon mitigation system shall be painted to match the building

21.22 Unightly Conditions: Owners must maintain the lots in a neat and orderly condition (grass cut when needed, leaves, broken limbs, dead trees, and other debris being removed when needed). Exterior paint must be free of chipping and peeling. Lawns and rock beds must be kept in a neat and attractive condition.

21.23 Holiday Decorations: Holiday Decorations must be taken down by January 31.

22. SUPPLEMENTAL GUIDELINES PERTAINING TO THE VILLAS

Guidelines have been established for individually owned properties in the Villas area of Skystone. These guidelines relate only to the individually owned areas of that phase of development and are in addition to the overall Skystone Design Guidelines. Common Areas outside of the individually- owned lots are not covered by these guidelines. Any modifications or improvements that were installed by the developer or previously approved are grandfathered.

Individual lots are defined by the Plot Plan provided to Homeowner at closing. In general, there is an approximate five-foot border surrounding the house included in each lot that is subject to these Supplemental Guidelines. Unless specified in these Supplemental Guidelines, the Skystone Design Guidelines will prevail for modifications to the exterior of Villas properties.

22.1 Sidewalk Lighting: In accordance with Section 17 Landscape Lighting of the Skystone Design Guidelines, Villas homeowners may install low-level sidewalk path lighting. However, it must be understood that the Skystone HOA is not responsible for damage due to maintenance or snow removal activities provided under HOA contracts.

22.2 Trees and Plants: Because the Skystone HOA contracts for the landscape maintenance in privately owned areas of the Villas, there are restrictions on the addition of trees, shrubs and plants to individual Villas lots. Allowed landscaping includes:

- Annual flowers, bulbs and small perennials up to 24" at maturity on Villas lots.
- Pavers, crushed rock, or other inert materials that meet the Skystone Design Guidelines Section 3.3 and Appendix F are allowed to be placed on Villas lots.

22.3 All Skystone homeowners are prohibited from planting in designated Common Areas and change requests should be directed to the Landscape Committee for consideration. Front Porches: The front entrance to a Villas home may be the only useable outdoor space contained in the Villas. As a result, special approval is made for uses that would not otherwise be allowed under Skystone Design Guidelines. The following items are allowed on the front porch:

- Outdoor patio furniture
- Portable propane gas grill or fire pit

- Retractable shade screen or canopy that is a neutral solid color
- Privacy screen per Skyestone Guidelines
- Pergola per Skyestone Guidelines
- Low voltage/lumen lighting that does not constitute a nuisance to neighbors
- Stair and porch railings constructed from materials that meet the requirements stated in Section 14.3 and Appendix H. Either two- or three-rail black metal railing is allowed. Pickets and posts are to be square.

22.4 Fences: Fences are not allowed in the Villas.

23. COMMUNITY ASSOCIATION COMMON AND RECREATIONAL AREAS

23.1 Design Guidelines Authority: The following Design Guidelines govern the maintenance and operation of the Common Area, Neighborhood Facilities, and Recreational Facilities, including the Recreation Center. In the event and to the extent additional Recreation Centers are constructed in future phases, the singular reference herein shall include such additional assets. A Design Review Request (Appendix "A") will be submitted to the Reviewer for any physical addition or modification to common area structures.

23.2 Architectural Character: The physical structures constructed by the Builder and conveyed to the Community Association shall be maintained and/or replaced by the Community Association utilizing the same or similar design, size, location, style, structure, materials, color and architectural character.

23.3 Landscaping: The Community Association's Landscape Committee shall be responsible for the review and maintenance of the landscape corridors, medians, and other Common Area. The Community Association shall maintain the landscaping required to be maintained by the Community Association under any Supplemental Declaration which may be adopted by the Board of Directors of the Community Association creating a Limited Common Area Expense or Neighborhood Expense without materially changing from the original design. All Common Area at build out, where not built upon or paved (and unless included in a wetland or other natural preserve area) will be landscaped or retained as native area, in accordance with the Great Western Park P.U.D. Plan, Second Amendment and site/plot plans approved by the City and County of Broomfield. The minimum density of plant material shall depend upon the size of the site and the extent of the landscaped area. There shall be an appropriate amount of specimen sized trees (at maturity) and shrubs. Ground shall be covered with a combination of inert and living materials. Inert materials shall include the materials described in Appendix "F" of these Design Guidelines. All landscaping shall be designed and maintained so as not to interfere with the view of any ground signs on the site or adjacent properties, and not obstruct the view of traffic entering, exiting, or passing by the site. Where the landscaping of a new project is to adjoin an existing landscaped area, the new landscaping shall include an appropriate transition between the two areas.

23.4 Ancillary Equipment: Heating, ventilation, and air conditioning equipment, ancillary mechanical equipment, radio and television transmitting and receiving antennas, trash receptacles, and similar appurtenances (as approved by the Reviewer and in compliance

with the Declaration) shall be screened from general view from neighboring properties, all residential areas, pathways, open areas, parks, and streets. Roof-mounted units are permitted on roofs with screening where the screen is integral with the building forms and materials. The placement of any such equipment must receive written approval from the Reviewer.

- 23.5 Fences and Walls: Fences up to six feet (6') in height (or higher if required by the City and County of Broomfield or a utility) may be used to screen and create privacy between the commercial or institutional developments, streetscape, and the residential areas of the Community. Such fences must be constructed of materials described in Appendix "H".
- 23.6 Lighting: All common area lighting shall comply with any applicable local, state or federal law. No lighting will be permitted which causes unreasonable glare to neighboring Owners, neighborhoods or the Common Area; provided, however, the Community Association may maintain lighting on, in or around sport courts, parking lots, the community center, Common Areas, Limited Common Areas, Neighborhood Areas, and other areas where such lighting is necessary or appropriate for the use and enjoyment of the community or for health and safety reasons.
- 23.7 Flagpoles: The Community Association may install flagpoles and flags at the Recreation Center, the entrance to the project, and on any other Common Area.

24. LEGAL CONSIDERATIONS

- 24.1 Fees: Review of all applications and all landscaping plans shall be subject to a fee structure payable to the Reviewer to cover costs if and when applicable. The Reviewer may, at its discretion, hire a third-party consultant to aid with review of the application and pass along the cost of such review to the Owner. If the Reviewer deems it necessary to hire a third-party consultant to aid with review of the application, the Owner will be notified prior to incurring such cost.
- 24.2 Effect of Building Permit: If the plans submitted by an Owner require a building permit, the approval by the Reviewer is not a guarantee that such plans will be approved by the City and County of Broomfield. If the City and County of Broomfield requires modification to such plans, such modifications must also be approved of by the Reviewer for the Owner to remain in compliance with these guidelines.
- 24.3 Non-Liability for Approval of Plans: As stated in the Declaration, Article IV, the Community Association, its officers, the Board of Directors, the ARC, the Association's management agent, any committee, or any member of the foregoing shall not be held liable for matters related to its decisions including, but not limited to, soil conditions, drainage, or other general site work; any defects in plans revised or approved hereunder; any loss or damage arising out of the action, inaction, integrity, financial condition, or quality of work of any contractor or its subcontractors, employees or agents; or any injury, damages, or loss arising out of the manner or quality or other circumstances of approved construction on or modifications to any Lot. In all matters, the Board of Directors, the ARC, and the members of each, and the Association officers, shall be defended and indemnified by the Association. Article IV of the Declaration also states that the Reviewer shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, for ensuring compliance with building codes or other governmental

requirements, or for ensuring that every Dwelling Unit is of comparable quality, value, or size, or similar design, or otherwise acceptable to other Owners, provided the Community-Wide Standards shall serve as a guide in the review process. IT IS THE RESPONSIBILITY OF THE OWNER TO READ AND FULLY UNDERSTAND THIS DISCLAIMER PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW.

- 24.4 Enforcement of Instruments: Article IV of the Declaration describes scope of authority of the Community Association, including the review and determination of alleged violations by Owners and Residents, execution of certain remedies, and recommendations to the Board of Directors of the Community Association for further action. The Community Association may execute certain remedies as provided for in Article IV of the Declaration.
- 24.5 Non-compliance by Owner: Article VII of the Declaration describes the Community Association's right to require the Owner to remedy any non-compliance. After notice of the violation, the Owner shall have thirty (30) days to complete the remedy. If the remedy cannot be performed within thirty (30) days, the Community Association shall take the time estimated for taking the remedial action into consideration. If Owner has not complied within thirty (30) days, or the time period otherwise designated by the Community Association if applicable, a duly authorized representative of the Community Association shall have the right to enter the Owner's property to perform the necessary work to bring the home or Lot into compliance. All costs incurred by the Association to bring the noncomplying Owner into compliance, including the cost of the work and interest, shall be charged to the Owner as a Benefitted Assessment. Any amounts invoiced to the Owner pursuant to this paragraph or pursuant to the Declaration as Benefitted Assessments shall be due and payable within thirty (30) days of receipt of such invoice by Owner. The failure of the Owner to pay a Benefitted Assessment levied against Owner is a default and could subject Owner to suspension of his voting rights and rights to use the Common Area(s) and the Recreation Center and such additional remedies as provided in the Declaration. The decision to suspend an Owner/Member's rights to use such facilities will be made by the Board of Directors of the Community Association. The Board may assess fines for non-compliance with these Design Guidelines in an amount up to \$100/day per violation for individual owners of residences and up to \$500/day per violation for Builders of residences.
- 24.6 Appeal of Decision: Any Owner, lessee, or other resident aggrieved by a decision of the Reviewer may appeal such decision. An appeal shall be considered only if the appellant has modified the requested action or has new information that would, in the Reviewer's opinion, warrant reconsideration.

25. AMENDMENTS TO DESIGN GUIDELINES

- 25.1 Amendments: The Reviewer may amend the Design Guidelines with the written consent of the Board of Directors.
- 25.2 Amendment Not Retroactive: Amendments to the Design Guidelines shall be prospective only. The Design Guidelines shall not require modifications to or removal of structures previously approved once the approved construction or modification has commenced. Subject to the Community-Wide Standard, as defined in the Declaration, there shall be no limitation on the scope of amendments to the Design Guidelines, and such amendments may remove requirements previously imposed or otherwise make the Design Guidelines less restrictive.
- 25.3 Implementation of Design Guideline Revisions: In accordance with the authority as defined in the Declaration, if the Board of Directors approves a proposed amendment, it shall become an amendment to the Design Guidelines. Such amendment shall be promptly made available on-line and at the Community Association office and shall be posted at the Lodge Recreation Center.
- 25.4 Original Improvements: As part of the planning and development of Skyestone, the original Builder prepared a development plan and provided certain architectural designs, color palettes, landscaping design packages, parks, wetlands mitigation areas, streets, model home packages, a sales pavilion, entry house, and recreation center. Notwithstanding the current provisions of these Design Guidelines, the terms of the Design Guidelines may be amended in the future by the Board of Directors.

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BOARD OF DIRECTORS AUTHORIZED AUTHORITY:

By: _____

Name: _____

By: _____

Name: _____

By: _____

Name: _____

APPENDIX “A “

Skyestone Design Review Request Submission Instructions

The following instructions provide an overview of the minimum information needed for your request to be quickly reviewed. Please also read the [Design Guidelines](#) that relate to your specific request.

When developing your request please provide a completed request form that clearly states the modification you are planning to make. All requests must be dated and signed. Some of the most common improvements do not require approval of the full Committee if done in accordance with the Design Guidelines. Examples of these types of requests include:

- Landscape improvements in the rear yard that are under 36” in height at maturity and is in addition to original approved landscape plan;
- Bulbs and annual flowers in the front yard;
- Roof replacement or repair with materials that match those used in the original construction;
- Painting in accordance with original or prior, approved paint scheme;
- Addition of storm doors and replacement of front doors;
- Radon Mitigation
- Reconstruction in accordance with original construction plans of Builder

To facilitate an efficient review of requests please provide all the information needed to ensure your request conforms the Design Guidelines. Failure to provide a clear and complete description may require the Reviewer to request additional information which will delay approval. Please refer to the [Design Guidelines](#) to make sure you have provided all the information needed to review your request and verify that it meets the existing guidelines.

Below is a partial list of the information typically required for the most frequent requests:

- Landscaping requests must include a scale drawing of your lot indicating the location of each plant. The name of the plants to be added and each plant’s height and width at maturity are required. Please refer to Appendix D of the Design Guidelines for a list of approved plants and their dimensions at maturity.
- Requests related to additions or modification to outside structures such are patios, fences, pergolas, retaining walls, planters and spas should include a scale drawing of lot’s plot plan detailing the location of the changes.
- Supplemental information on the materials and/or equipment being installed along with pictures of what the change will look like are recommended to help the committee to fully understand your request and insure it follows the design guidelines.

Most requests require a copy of the plot plan for the property showing the location(s) of the requested modifications. Copies of your plot plan can be assessed at <https://broomfield.cloud9.innoprise.com/citizenaccess/>.

To find your plot plan click on “public access” on the left side of the screen, then click on “Permits” (top left item), enter your address, and click search. On the results page click on what is typically the last item listed “B-New Construction...” When the details are shown click on top tab labeled “Attachments” and find the item labeled “Plot Plan” for the property.

Skyestone Community Association, Inc. Design Review Request

Please submit by one of the following methods:

Hand Delivered: Community Manager at the Lodge
E-mail: SkyestoneARC@advancehoa.com
Fax: 303-495-5895

Please format submissions so they are letter size (8.5x11 inches) if possible. If you are using the electronic form, make sure you save the document to your computer and then send the saved version of your request to the address above with any needed supporting information.

An application must be completed and approved BEFORE any improvements are made.

Date Submitted: _____ Proposed Start Date: _____

Owner Name: _____

Property Address: _____

Telephone No: _____ E-mail: _____

Please specify type of request (check all that apply):

Landscape: ☐ **Front Landscaping**

☐ Trees/Shrubs

☐ Front Lawn Xeriscape

☐ Tree Lawn Xeriscape

☐ **Rear Landscaping**

☐ Trees/Shrubs

☐ Xeriscape

Features: ☐ Deck/Patio/Slab

☐ Fencing/Wall

☐ Lawn Accessories

☐ Shades

☐ Path

☐ Stone

☐ Solar

☐ Stairs

☐ Windows

☐ Roof

☐ Radon Mitigation

☐ Water Feature

☐ Storm Door

☐ Front Door

☐ Awnings/Patio Covers

☐ Trellis/Pergola/Arbor

☐ Lighting

☐ Satellite Dish

☐ Driveway

☐ **Exterior Painting**

Body Color _____

Secondary Body Color _____

Trim Color _____

Accent Color _____

Other: PLEASE DESCRIBE: _____

If new colors are selected, please confirm that the new scheme does not closely match neighboring homes.

Project Description. Include drawing to scale, types of materials, dimensions, colors, or other information (such as brochures, photos) that will assist understanding your request. A plot plan showing the location of the feature(s) is required for features that potentially affect drainage patterns and/or property lines/easements such as fences, walls, dry riverbeds, patio extensions, stairs, etc. Landscape proposals that include trees and shrubs should include information about height and width at maturity.

**To ease the review process, please append supplemental materials directly to this document.*

Details:

I understand that my submittal will be reviewed by the Architectural Review Committee (ARC) within 45 (forty-five) days after a complete application and submission is received by the Association. A written decision setting forth the decisions made by the ARC will be sent to the applicant. Construction must not begin before receiving written ARC approval.

Upon written receipt of approval, commencement of construction shall begin within 90 (ninety) days of the proposed start date, subject to obtaining all necessary permits required by governmental agencies. If the project is not started within the 90 days, it must be resubmitted to the Association. The project must be completed within a reasonable time, commensurate with the extent of the project, following commencement of construction.

I understand that in addition to the Association's Declaration, Design Review Guidelines and any stipulations as outlined in the forthcoming Committee's written decision, I am required to meet all regulations set by the City and County of Broomfield, State or Federal governments.

The Committee, in its sole discretion, shall be authorized to assess architectural fees in amounts not to exceed \$500.00 (five hundred dollars) for extensive projects that require expert review in order to arrive at appropriate architectural evaluations and decisions.

I understand that I am solely responsible for the accuracy of all documentation submitted in connection with this design review request. Approval of a design review request by the Committee does not, in any manner, constitute approval or endorsement of the architectural and technical soundness of the proposed project, and neither the ARC nor the Association's Board of Directors shall incur any liability with respect to any apparent or latent defects and errors in the plans, specifications or construction of proposed projects. I agree to pay any costs incurred by the Association if I fail to meet the standards as established by the ARC and the Association's Board of Directors.

I have read this application and agreement, understand its content, and agree to abide by its provisions.

Date: _____

Signature: _____

APPENDIX “B” Building Setbacks

A. Residential Areas

The building setbacks described below are applicable to detached single-family homes in Skyestone and recognized by the Reviewer. Notwithstanding any other provision of law, all building setbacks must meet these requirements, except for such buildings which are built by Builder pursuant to approvals obtained from the City and County of Broomfield.

1. Front Yard: Minimum 12.5 (twelve and one-half) foot setback for non-garage architecture (swing/side entry garage). Homes with a front-load garage will have a minimum 20 (twenty) foot setback.
2. Side Yard: Minimum 5 (five) foot setback.
3. Rear Yard: Minimum 8 (eight) foot setback.
4. Front and Side Setbacks: A 2 (two) foot encroachment for cantilevers is permitted, plus additional 12 (twelve) inches for overhang, for a maximum encroachment of 3 (three) feet. Counterforts may encroach side setbacks up to the property line. A/C units and window wells may encroach 3 (three) feet into side yard.

B. Common Areas to be Owned by the Community Association

The non-residential areas of Skyestone will be Common Area, Limited Common Area, or Neighborhood Common Area as, defined in the Declaration. Additionally, the Recreation Center, parks, entry house, and other uses will have various building setback requirements. These requirements are outlined in the Great Western Park P.U.D., Second Amendment as may be amended from time to time and in the individual Site Development Plans as approved by the City and County of Broomfield.

APPENDIX "C" EXTERIOR FINISH SCHEMES

ELEVATION		A					B					C				
APPLICATION	SCHEME #1	SCHEME #2	SCHEME #3	SCHEME #4	SCHEME #5	SCHEME #6	SCHEME #7	SCHEME #8	SCHEME #9	SCHEME #10	SCHEME #11	SCHEME #12				
SHERWIN WILLIAMS PAINT																
Trim Color	SW 7631 City Loft	SW 6126 Navajo White	SW 6140 Moderate White	SW 7012 Creamy	SW 6068 Brevity Brown	SW 6083 Sable	SW 6103 Tea Chest	SW 6069 French Roast	SW 7040 Smokehouse	SW 6089 Grounded	SW 6104 Kaffee	SW 6076 Turkish Coffee				
Body Color #1	SW 6235 Foggy Day	SW 2837 Aurora Brown	SW 6143 Basket Beige	SW 7037 Balanced Beige	SW 6236 Grays Harbor	SW 7018 Dove-tail	SW 6150 Universal Khaki	SW 6109 Hopstack	SW 7037 Balanced Beige	SW 7572 Lotus Pod	SW 6142 Macadamia	SW 6108 Latte				
Body Color #2	SW 7017 Dorian Grey	SW 6143 Basket Beige	SW 6165 Connected Gray	SW 6102 Portabello	SW 6095 Toasty	SW 6061 Tanbark	SW 6173 Cocoon	SW 6068 Brevity Brown	SW 7622 Homberg Gray	SW 6164 Svelte Sage	SW 6125 Craft Paper	SW 6089 Grounded				
FrontDoor Accent	SW 6061 Tanbark	SW 6188 Shade Grown	SW 2846 Roycroft Bronze Green	SW 6048 Terra Brun	SW 6069 French Roast	SW 2848 Roycroft Pewter	SW 2808 Rookwood Dark Brown	SW 6174 Andiron	SW 6062 Rugged Brown	SW 6095 Toasty	SW 7062 Rock Bottom	SW 2838 Polished Mahogany				
PPG PAINT																
Trim Color	PPG 14-31 Parafin	PPG 1098-2 Heavy Cream	PPG 1085-2 Bone White	PPG 1086-1 Horseradish	PPG 1076-5 Locomotion	PPG 1076-7 Horseradish	PPG 1077-6 Salted Pretzel	PPG 1018-7 Sarsaparilla	PPG 1022-6 Granite	SW 6089 Grounded	PPG 1077-7 Coffee House	PPG 1018-7 Sarsaparilla				
Body Color #1	PPG 1038-5 Feldspar	PPG 1072-6 Suede Leather	PPG 1101-4 Rock Cliffs	PPG 15-25 Stonington	PPG 1038-6 Lava Gray	PPG 1007-5 Lazy/Afternoon	PPG 14-27 True Khaki	PPG 1085-5 Sauteed Mushroom	PPG 15-25 Stonington	PPG 1085-2 Bone White	PPG 1097-4 Dusty Trail	PPG 15-09 Antelope				
Body Color #2	PPG 1022-3 Silver Dollar	PPG 1101-4 Rock Cliffs	PPG 1029-5 Meander	PPG 15-30 Roasted Chestnut	PPG 1078-2 Cocoa Delight	PPG 1072-6 Suede Leather	PPG 1029-6 Organic	PPG 1076-5 Locomotion	TM Slate	PPG 11-20 Scottish Moore	PPG 1079-6 Caravel Brown	SW 6089 Grounded				
FrontDoor Accent	PPG 1072-6 Suede Leather	PPG 1129-7 Evergreen Boughs	PPG 11-25 Plunge Pool	PPG 1016-7 Spiced White	PPG 1018-7 Sarsaparilla	PPG 1011-5 Improbable	PPG 1075-6 Poppy Pods	PPG 1009-7 Licorice	PPG 1061-7 Bigfoot	PPG 1078-2 Cocoa Delight	PPG 1009-7 Licorice	SW 2838 Polished Mahogany				
ROOFS																
Certainfeed	Heather Blend	Burnt Siena	Weathered Wood	Heather Blend	Burnt Siena	Heather Blend	Weathered Wood	Weathered Wood	Heather Blend	Burnt Siena	Burnt Siena	Weathered Wood				
Owens Corning	Driftwood	Brownwood	Teak	Driftwood	Brownwood	Driftwood	Teak	Teak	Driftwood	Brownwood	Brownwood	Teak				
Timberline	Weathered Wood	Barkwood	Slate	Weathered Wood	Barkwood	Weathered Wood	Slate	Slate	Weathered Wood	Barkwood	Barkwood	Slate				
Tamko	Rustic Slate	Autumn Brown	Mountain Slate	Rustic Slate	Autumn Brown	Rustic Slate	Mountain Slate	Mountain Slate	Rustic Slate	Autumn Brown	Autumn Brown	Mountain Slate				
STONE VENEER																
Stone	Mountain Ledge Taupe	Mountain Ledge Carmel	Mountain Ledge Buffalo Gold	Mountain Ledge Sundial Rim	Cobble Ledge Champagne	Cobble Ledge Autumn Blend	Cobble Ledge Sandstone	Cobble Ledge Chardonnay	Strip Stone Buff	Strip Stone Mesa Verde	Southern Ledge Cascade	Strip Stone Texas White				
Grout	Standard Light Gray	Standard Light Gray	Standard Light Gray	Standard Light Gray	Standard Light Gray	Standard Light Gray	Standard Light Gray	Standard Light Gray	Standard Light Gray	Standard Light Gray	Standard Light Gray	Standard Light Gray				

Exterior Finish Schemes

APPENDIX " C "

APPENDIX “D”
List of Allowed Plantings and Minimum Sizes

A. Minimum Size Requirements

Landscape materials that are planted by the Owner shall meet the following minimum size requirements when planted.

- Deciduous canopy trees: 2½” trunk base
- Evergreen trees: 6’ high
- Deciduous ornamental trees: 6’ high, or 2½” trunk base, depending on species
- Deciduous and evergreen shrubs: 5-gallon container
- Perennials: 1-gallon container
- Grasses: 1 or 5-gallon container, depending on species
- Groundcover/vines: 1 or 5-gallon container, depending on species

B. Allowed Plantings

The species of plantings allowed in Skystone and the size at maturity are set forth in the Skystone Allowed Plantings Chart included with Appendix “D”.

C. Plantings not Allowed

Due to their invasive or noxious character, the following plants are specifically not allowed in Skystone:

- Trees producing edible fruit
- Pampas Grass
- Scotch Broom (Cytisus Scoparius 'Lena')

D. Landscape Plan

The landscape plan must reflect plant selections at maturity, including the size, configuration and location of individual lot lines, affirming that the plan will not negatively impact neighboring properties. See Section 3.2.

APPENDIX "D"			
COMMON NAME	BOTANICAL NAME	Mature Height	Mature Width
DECIDUOUS CANOPY TREES FOR TREE LAWN, COMMON AND NATIVE AREAS			
Emerald Queen Norway Maple	Acer platanoides 'Emerald Queen'	40-50 ft.	30-40 ft.
Red Sunset Maple	Acer rubrum 'Red Sunset'	40-50 ft.	30-35 ft.
Crimson Sunset Maple	Acer truncatum x Acer platanoides	30-35 ft.	20-25 ft.
Autumn Blaze Maple	Acer x freemanii 'Autumn Blaze'/'Jeffersred'	45-50 ft.	35-40 ft.
Whitebark Himalayan Birch	Betula utilis var. jacquemonti	30-40 ft.	20-25 ft.
Northern (Western) Catalpa	Catalpa speciosa	40-50 ft.	25-30 ft.
Common Hackberry	Celtis occidentalis	50-60 ft.	40-50 ft.
Skyline Honeylocust	Gleditsia triacanthos 'Skycole' or 'Skyline'	35-45 ft.	30-40 ft.
Kentucky Coffeetree	Gymnocladus dioicus	40-50 ft.	30-40 ft.
Radiant Crabapple (Red)	Malus 'Radiant'	25-30 ft.	25-30 ft.
Lanceleaf Cottonwood	Populus aluminata	40-60 ft.	30-40 ft.
Plains Cottonwood	Populus sargentii	40-80 ft.	30-60 ft.
White Oak	Quercus alba	40-60 ft.	50-60 ft.
Swamp White Oak	Quercus bicolor	40-60 ft.	40-60 ft.
Urban Pinnacle Bur Oak	Quercus macrocarpa	45-55 ft.	20-25 ft.
Northern Red Oak	Quercus rubra	30-60 ft.	40-60 ft.
European Mountain Ash	Sorbus aucuparia	30-35 ft.	20-25 ft.
American Linden (Redmond)	Tilia americana 'Redmond'	40-50 ft.	30-40 ft.
Greenspire Linden	Tilia cordata 'Greenspire'	30-40 ft.	25-30 ft.
Silver Linden	Tilia tomentosa 'Sterling'	40-50 ft.	25-35 ft.
DECIDUOUS ORNAMENTAL TREES FOR FRONT AND REAR YARD AREAS			
Amur Maple	Acer ginnala	15-20 ft.	15-20 ft.
Hot Wings Tatarian Maple	Acer tataricum	20-25 ft.	20-25 ft.
Autumn Brilliance Serviceberry	Amelanchier x 'Autumn Brilliance'	15-25 ft.	15-20 ft.
Robin Hill Serviceberry	Amelanchier x 'Robin Hill'	15-25 ft.	12-15 ft.
Western River (Rocky Mntn) Birch	Betula occidentalis	15-25 ft.	15-20 ft.
Eastern Redbud	Cercis canadensis	20-35 ft.	20-25 ft.
Royal Purple Smoketree	Cotinus coggygia 'Royal Purple'	10-15 ft.	10-15 ft.
Russian Hawthorn	Crataegus ambigua	15-25 ft.	15-20 ft.
Cockspur Thornless Hawthorn	Crataegus crus-gali var. inermis	15-25 ft.	15-20 ft.
Washington Hawthorn	Crataegus phaenopyrum	20-30 ft.	15-25 ft.
Green Hawthorn (Winter King)	Crataegus viridis 'Winter King'	20-35 ft.	20-35 ft.
New Mexico Privet (Desert Olive)	Forestiera neomexicana	12-18 ft.	12 ft.
Brandywine Crabapple (Pink)	Malus 'Branzam'	15-20 ft.	15-20 ft.
Prairifire Crabapple (Pink)	Malus 'Prairifire'	15-20 ft.	15-20 ft.
Spring Snow Fruitless Crabapple	Malus 'Spring Snow'	20-25 ft.	20-25 ft.

Quaking Aspen (single stem)	Populus tremuloides	30-40 ft.	15-25 ft.
Western Green Chokecherry	Prunus virginiana 'Western Green'	15-20 ft.	12-15 ft.
Chanticleer Pear	Pyrus calleryana 'Chanticleer'	25-35 ft.	12-15 ft.
Rocky Mountain Oak (Gambel)	Quercus gambelii	8-15 ft.	6-12 ft.
Japanese Tree Lilac	Syringa reticulata	15-25 ft.	15-20 ft.
<u>EVERGREEN TREES (Taller than 20 feet)</u>			
White Fir	Abies concolor	40-60 ft.	20-30 ft.
Columnar Norway Spruce (Fastigate)	Picea abies 'Cupressina'	25-30 ft.	6-8 ft.
White Spruce Montrose Spire	Picea glauca 'Montrose Spire'	20-30 ft.	6-10 ft.
Weeping White Spruce	Picea glauca 'Pendula'	20-25 ft.	4-5 ft.
Colorado Spruce Bacheri Blue	Picea pungens 'Bacheri'	30-40 ft.	10-15 ft.
Columnar Blue Spruce	Picea pungens 'Fastigiata'	30-35 ft.	6-10 ft.
Colorado Spruce Fat Albert	Picea pungens 'Fat Albert'	25-40 ft.	20-30 ft.
Colorado Blue Spruce	Picea pungens 'Glaucia'	30-40 ft.	25-30 ft.
Pinon Pine	Pinus cembroides edulis	20-30 ft.	10-20 ft.
Vanderwolf Pyramid Limber Pine	Pinus flexilis 'Vanderwolf's Pyramid'	30-40 ft.	10-15 ft.
Bosnian Pine	Pinus heldreichii var. leucodermis	20-35 ft.	7-10 ft.
Austrian Pine	Pinus nigra	35-50 ft.	25-35 ft.
Southwestern White Pine	Pinus strobiformis	40-50 ft.	20-30 ft.
Scotch Pine	Pinus sylvestris	30-50 ft.	20-30 ft.
Rocky Mountain Douglas Fir	Pseudotsuga menziesii 'Glaucia'	50-60 ft.	20-25 ft.
<u>EVERGREEN TREES (10 to 20 feet)</u>			
Spartan Juniper	Juniperus chinensis 'Spartan'	15-20 ft.	4-6 ft.
Spearmint Juniper	Juniperus chinensis 'Spearmint'	10-15 ft.	3- ft.
Skyrocket Juniper	Juniperus scopulorum 'Skyrocket'	15-20 ft.	3-4 ft.
Hillspire Juniper	Juniperus virginiana 'Cupressifolia'	10-15 ft.	6-8 ft.
Colorado Spruce Baby Blue Eyes	Picea pungens 'Baby Blue Eyes'	15-20 ft.	8-12 ft.
Colorado Spruce Sester Blue Dwarf	Picea pungens 'Sester Dwarf'	10 ft.	6 ft.
Bristlecone Pine	Pinus aristata	10-12 ft.	4-6 ft.
<u>EVERGREEN SHRUBS (up to 10 feet height)</u>			
Emerald n' Gold Euonymus	Euonymus fortunei 'Emerald-n-Gold'	2-3 ft.	3-4 ft.
Seagreen Juniper	Juniperus chinensis 'Sea Green'	6-7 ft.	6-7 ft.
Oregon Grape Holly	Mahonia aquifolium	5-10 ft.	5-10 ft.
Compact Oregon Grape Holly	Mahonia aquifolium 'Compactum'	2-3 ft.	3-5 ft.
Alberta Dwarf Spruce	Picea glauca 'Conica'	5-7 ft.	2-3 ft.
Dwarf Globe Colorado Blue Spruce	Picea pungens 'Glaucia Globosa'	4-5 ft.	5-6 ft.
Big Tuna Mugho Pine	Pinus mugho 'Big Tuna'	6-15 ft.	6-10 ft.
Mughus Mugho Pine	Pinus mugho 'Mughus'	4-6 ft.	5-7 ft.
Pumilio Dwarf Mugho Pine	Pinus mugho 'Pumilio'	3-5 ft.	5-7 ft.
Slowmound Dwarf Mugho Pine	Pinus mugho 'Slowmound'	1-3 ft.	1-3 ft.

Firethorn Pyracantha	Pyracantha angustifolia	6-10 ft.	6-8 ft.
Firethorn Pyracantha	Pyracantha coccinea	8-10 ft.	6-18 ft.
Lowboy Firethorn	Pyracantha coccinea 'Lowboy'	2-3 ft.	6-8 ft.
Datil Yucca (Banana)	Yucca baccata	2-3 ft.	to 10 ft.
Adam's Needle Yucca (Bright Edge)	Yucca filamentosa	2-4 ft.	2-3 ft.
Soapweed Yucca	Yucca glauca	3-4 ft.	3-4 ft.
<u>DECIDUOUS SHRUBS - (Taller than 10 feet)</u>			
Ginnala Dwarf Maple Golden	Acer ginnala 'Compacta'	10-12 ft.	10-12 ft.
Pagoda Dogwood	Cornus alternifolia	15-20 ft.	to 20 ft.
American Plum (Wild Plum)	Prunus americana	10-20 ft.	8-12 ft.
Chokecherry	Prunus virginiana	15-20 ft.	12-15 ft.
Coyote Willow	Salix exigua	to 16 ft.	
Common Purple Lilac	Syringa Vulgaris	10-15 ft.	10-15 ft.
Nannyberry Viburnum	Virburnium lentago	10-15 ft.	6-8 ft.
<u>DECIDUOUS SHRUBS - (5' - 10' Tall)</u>			
Utah Serviceberry	Amelanchier utahensis	6-15 ft.	6-10 ft.
Red Chokeberry	Aronia arbutifoli	6-10 ft.	4-6 ft.
Mentor Barberry	Berberis mentorensis	5-7 ft.	5-7 ft.
Curl Leaf Mountain Mahogany	Cercocarpus ledifolius	8-10 ft.	6-8 ft.
Flowering Quince (Tall)	Chaenomeles (Tall Height)	7 ft.	4-5 ft.
Desert Sweet, Fern Bush	Chamaebatiaria millefolium	6-8 ft.	6-8 ft.
Tartarian Dogwood	Cornus alba	6-10 ft.	5-8 ft.
Yellow Twig Dogwood	Cornus sericea 'Flaviramea'	6-8 ft.	7-9 ft.
Peking Cotoneaster	Cotoneaster acutifolius	6-10 ft.	4-8 ft.
Burning Bush (Winged Euonymus)	Euonymus alatus	6-8 ft.	6-8 ft.
Rose of Sharon (Hibiscus)	Hibiscus syriacus	5-10 ft.	4-7 ft.
Common Privet	Ligustrum vulgare 'Cheyenne'	6-8 ft.	4-6 ft.
Ninebark	Physocarpus opulifolius	5-10 ft.	5-10 ft.
Dwarf Red/Purple Leaf Sandcherry	Prunus cistena	6-8 ft.	4-6 ft.
Nanking Flowering Cherry	Prunus tomentosa	6-10 ft.	6-12 ft.
Cliffrose	Purshia mexicana (Outdated: Cowania)	to 8 ft.	
Alder Buckthorn	Rhamnus frangula	8-12 ft.	2-4 ft.
Smooth (Rocky Mountain) Sumac	Rhus glabra	7-8 ft.	8-10 ft.
Vanhoutte Spirea (Bridalwreath)	Spiraea vanhouttei	5-6 ft.	6-8 ft.
Persian Lilac	Syringa persica	5-6 ft.	5-6 ft.
Ludwig Spaeth Lilac (French hybrid)	Syringa vulgaris 'Ludwig Spaeth'	6-10 ft.	6-8 ft.
Burkwood Viburnum	Viburnum burkwoodii	6-8 ft.	6-8 ft.
Dwarf Cranberry Bush	Viburnum trilobum 'Compactum' or 'Alfredo'	5-6 ft.	5-6 ft.
Leatherleaf Viburnum	Viburnum x rhytidophylloides 'Alleghany'	8-10 ft.	6-10 ft.

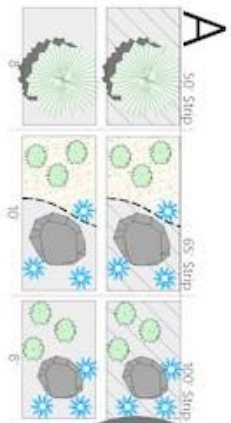
DECIDUOUS SHRUBS - (Up to 5' Tall)			
Black Chokeberry	Aronia melanocarpa	4-5 ft.	5-6 ft.
Japanese Barberry	Berberis thunbergii	2-5 ft.	2-5 ft.
Compact Common Butterfly Bush	Buddleia davidii	4-6 ft.	4-6 ft.
Chicagoland Green Boxwood	Buxus x 'Glencoe'	3-4 ft.	3-4 ft.
Blue Mist Caryopteris	Caryopteris x clandonensis 'Blue Mist'	3-5 ft.	3-5 ft.
Littleleaf Mountain Mahogany	Cercocarpus intricatus	2-5 ft.	3-4 ft.
Flowering Quince (Low)	Chaenomeles (Low Height)	3-4 ft.	4-5 ft.
Rabbitbrush	Chrysothamnus nauseous	4-7 ft.	4-7 ft.
Isanti Redtwig Dogwood	Cornus sericea 'Isanti'	4-6 ft.	4-6 ft.
Daphne Carol Mackie Dwarf	Daphne x burkwoodii 'Carol Mackie'	3-5 ft.	3-5 ft.
Mormon Tea Gold	Ephedra viridis	2-5 ft.	
Dwarf/Compact Burning Bush	Euonymus alatus 'Compactus'	4-6 ft.	4-5 ft.
Apache Plume	Fallugia paradoxa	3-8 ft.	6-10 ft.
Garden Hydrangea	Hydrangea macrophylla 'Bailmer'	3-4 ft.	3-4 ft.
Waxflower (Cliffbush)	Jamesia americana	4-6 ft.	4-6 ft.
Common Lodense Privet	Ligustrum vulgare 'Lodense'	2-3 ft.	3-4 ft.
Tiny Trumpets Honeysuckle	Lonicera syringatha 'Wolfi'	3-4 ft.	4-6 ft.
Russian Sage	Perovskia atriplicifolia	3-4 ft.	3-4 ft.
Dwarf Mock Orange	Philadelphus x virginalis 'Snowflake' Dwarf'	3-4 ft.	2-3 ft.
Dwarf Dart's Gold Ninebark	Physocarpus 'Dart's Gold'	3-4 ft.	3-4 ft.
Potentilla (Cinquefoil) varieties	Potentilla fruticosa	2-4 ft.	2-4 ft.
Western Sandcherry	Prunus besseyi	2-6 ft.	4-6 ft.
Fragrant Three Leaf Sumac (Gro-Low)	Rhus aromatica	3-5 ft.	5-6 ft.
Alpine Current	Ribes alpinum	3-5 ft.	3-5 ft.
Shrub Rose	Rosa multiflora	4-6 ft.	4-6 ft.
Japanese Spirea	Spiraea japonica	2-4 ft.	3-4 ft.
Snowmound Spirea	Spiraea nipponica 'Snowmound'	3-5 ft.	3-5 ft.
Swan Lake Spirea	Spiraea trilobata	3-4 ft.	3-4 ft.
Dwarf Korean Lilac (Miss Kim)	Syringa patula 'Miss Kim'	3-4 ft.	3-4 ft.
GRASSES			
Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	5-7 ft.	2-3 ft.
Korean Feather Reed Grass	Calamagrostis arundinacea var. brachytricha	2-3 ft.	3-4 ft.
Northern Sea Oats Grass	Chasmanthium latifolium	2-3 ft.	1.5-2 ft.
Blue Avena Grass	Helictotrichon sempervirens	2-4 ft.	2-3 ft.
Maiden Grass (Japanese Grass)	Miscanthus sinensis	3-6 ft.	2-6 ft.
Undaunted Ruby Muhly Grass	Muhlenbergia reverchonii	15-18 in.	18-24 in.
Red Switch Grass	Panicum varigatum 'Cheyenne Sky'	3-4 ft.	2-3 ft.
Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'	4-5 ft.	1.5-2 ft.
Hameln Fountain Grass	Pennisetum alopecuroides 'Hameln'	2-3 ft.	2-3 ft.
Little Bluestem Grass	Schizachyrium scoparium 'The Blues'	2-3 ft.	2-3 ft.

Sioux Blue Indian Grass	Sorghastrum nutans 'Sioux Blue'	2-3 ft.	1.5-2 ft.
<u>GROUND COVER</u>			
Basket of Gold	Alyssum serpyllifolium	2-4 in.	10-12 in.
Kinnikinnick (Bearberry)	Arctostaphylos Uva-Ursi	8-12 in.	12-15 in.
Panchito Manzanita	Arctostaphylos x coloradoensis	10-15 in.	24-36 in.
Coral Beauty Cotoneaster	Cotoneaster dammeri 'Coral Beauty'	6-12 in.	4-10 ft.
Rock Cotoneaster	Cotoneaster horizontalis 'Perpusillus'	2-3 ft.	5-7 ft.
Mesa Verde Ice Plant	Delosperma 'Kelaidis'	2 in.	10-12 in.
Purple Ice Plant	Delosperma cooperi	2-4 in.	12-18 in.
Yellow Ice Plant	Delosperma nubigenum	2 in.	12-18 in.
Dianthus varieties	Dianthus deltoides	6-18 in.	12-14 in.
Purple Leaf Wintercreeper	Euonymus fortunei 'Coloratus'	1-2 ft.	6-15 ft.
Sweet Woodruff	Galium odoratum	6-8 in.	12-18 in.
Creeping Baby's Breath	Gypsophila repens 'Alba'	4-6 in.	12-18 in.
Juniper (Spreading)	Juniperus horizontalis	1-1.5 ft.	5-6 ft.
Carpet Juniper	Juniperus sabina	1-1.5 ft.	6-8 ft.
Creeping Jenny (Moneywort)	Lysimachia nummularia	2-4 in.	18-24 in.
Creeping Phlox	Phlox subulata	4-6 in.	12-18 in.
Carpet Rose	Rosa x 'NOA97400A'	2-2.5 ft.	2-2.5 ft.
Magic Carpet Spirea	Spiraea x bumalda 'Magic Carpet'	10-18 in.	10-18 in.
Common Lamb's Ear	Stachys byzantina	16-18 in.	20-24 in.
Creeping Thyme	Thymus serpyllum	1-2 in.	12-24 in.
Lemon Thyme	Thymus x citroides	6-10 in.	8-12 in.
Veronica Speedwell Chinese	Veronica latifolia	12-15 in.	12-15 in.
Bowles Periwinkle (Vinca)	Vinca minor 'Bowles'	4-6 in.	12-18 in.
<u>VINES</u>			
Trumpet Vine	Campsis radicans	20-30 ft.	vine
Clematis varieties	Clematis	6-15 ft.	vine
Jackman Purple Clematis	Clematis x jackmanii	10-15 ft.	vine
Climbing Hydrangea	Hydrangea anomala subsp. Petiolaris	vine	vine
Goldflame Honeysuckle	Lonicera x heckrottii 'Goldflame'	vine	vine
Blue Moon Wisteria	Wisteria macrostachya 'Blue Moon'	10-15 ft.	vine
Orange Carpet Hummingbird Flower	Zauschneria garrettii 'Orange Carpet'	3-4 in.	vine
<u>PERENNIALS</u>			
Yellow Yarrow (Moonshine)	Achillea Filipendula 'Moonshine'	18-24 in.	18-24 in.
Sunset Hyssop	Agastache Rupestris	2-3 ft.	2-3 ft.
Rocky Mountain Columbine	Aquilegia Hybrids	16-18 in.	16-18 in.
Gold Ball	Aurina saxatilis 'Gold Ball'	4-6 in.	12-18 in.
Poppy Mallow (Prairie Winecups)	Callirhoe involucrata	6-12 in.	24-36 in.
Lily of the Valley	Convallaria majalis	6-12 in.	12 in.

Moonbeam Coreopsis (Tickseed)	Coreopsis verticillata 'Moonbeam'	12-18 in.	12-18 in.
Bleeding Heart	Dicentra spectabilis	24-36 in.	18-24 in.
Coneflower	Echinacea purpurea	20-24 in.	20-24 in.
California Poppy	Eschscholzia californica	5-6 in.	5-6 in.
Common Blanketflower	Gaillardia aristata	2-4 ft.	2-4 ft.
Whirling Butterflies	Gaura lindheimeri 'Pink Fountain'	18-24 in.	18-24 in.
Sunrose (Rock rose)	Helianthemum nummularium	6-12 in.	24-36 in.
Daylily varieties	Hemerocallis varieties	10-20 in.	10-18 in.
Bearded Iris, Mix	Iris germanica	30 in.	24-36 in.
English Lavendar	Lavandula angustifolia	15-20 in.	15-20 in.
Shasta Daisy	Leucanthemum	24-30 in.	18-24 in.
Shasta Dwarf Daisy	Leucanthemum	10-12 in.	15-18 in.
Gayfeather	Liatris spicata 'Kobold'	18-24 in.	12-18 in.
Stargazer Lily	Lilium x 'Stargazer'	48 in.	12 in.
Blue Flax	Linum perenne	12-24 in.	12-18 in.
Lupine, Gallery Blue	Lupinus 'Gallery Blue'	15-18 in.	15-18 in.
Scarlet Monkeyflower	Mimulus cardinalis	12-36 in.	12-36 in.
Bee Balm varieties	Monarda	15-36 in.	12-18 in.
Peony varieties	Paeonia lactiflora	24-36 in.	24-36 in.
Penstemon varieties	Penstemon digitalis or strictus	24-36 in.	18-24 in.
Purple Prairie Clover	Petalostemon purpureum	18 in.	18 in.
Mexican Hat Plant (Prairie Coneflower)	Ratibida columnifera, 'Red'	12-36 in.	12-18 in.
Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'	24-30 in.	18-24 in.
Furman's Red Salvia	Salvia greggii 'Furman's Red'	18 in.	24 in.
Salvia, May Night	Salvia nemorosa 'May Night'	18-24 in.	12-18 in.
Sedum varieties	Sedum hybridum	1-24 in.	12-18 in.
Indian Grass	Sorghastrum nutans 'Sioux Blue'	2-3 ft.	1.5-2 ft.
New York Aster	Symphotrichum novi-belgii (Aster)	12-26 in.	12-24 in.
Taunton's Yew	Taxus x media 'Tauntonii'	3-4 ft.	5-6 ft.
Veronica varieties	Veronica spicata	12-18 in.	12-18 in.

APPENDIX “E”
Approved Design Plans for Xeriscaped Tree Lawns

MODULES



Option A: Plantings

- 1 - Evergreen / Broad Leaf Evergreen or 3 - Dwarf Grasses

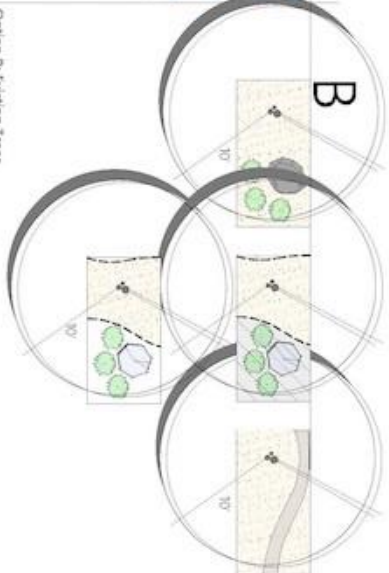
- 0 to 6 - Ground Covers or Standard Perennials

- Optional Boulders up to 2'

Ground Treatment Options:
Wood Mulch, Approved Rock, Stabilized and Compacted Breeze *

Decorative Rock allowed on Edge Modules

- All Plantings include a Wood Mulch Ring



Option B: Existing Trees

- 0 to 3 - Ground Covers, Standard Perennials or 3 - Dwarf Grasses

- 1 - Optional Accent Perennial

- Optional Boulders up to 2'

Ground Treatment Options:
Wood Mulch Under Existing Tree, Approved Rock, Stabilized and Compacted Breeze *

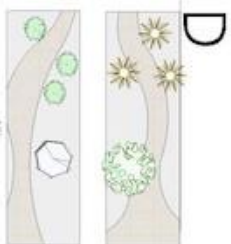
Optional Approved Decorative Rock as Design Element per HOA Approval



Option C: Pathway

Ground Treatment Options:
Wood Mulch, Approved Crushed Rock, Stabilized and Compacted Breeze *, Pavers or Concrete

Decorative Rock as Small Border



Option D: Dry Creek Feature

- 1 - Evergreen / Broad Leaf Evergreen or 3 - Dwarf Grasses

- 0 to 6 - Ground Covers or Standard Perennials

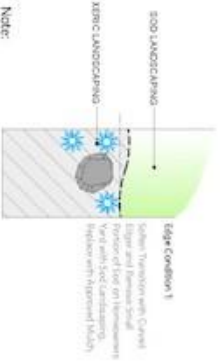
- 1 - Optional Accent Perennial

- Optional Boulders up to 2'

Ground Treatment Options:
Wood Mulch, Approved Rock, Stabilized and Compacted Breeze *

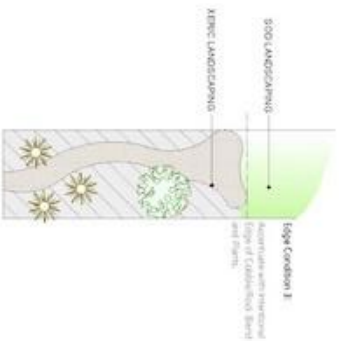
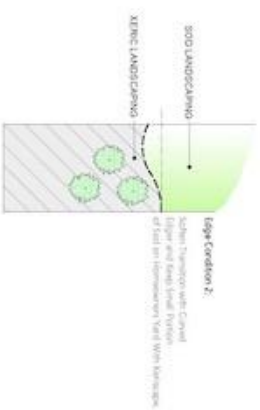
Optional Approved Decorative Rock or Cobbles per HOA Approval

EDGE CONDITIONS



Note:

- Changes to the landscaping on tree lawns shall adhere to the drainage patterns per the approved Landscaping Drainage.
- Wood mulch shall be installed so that it does not wash into the roadway and therefore into the public storm system.



LEGEND



THIS PLAN IS FOR DESIGN PURPOSES ONLY

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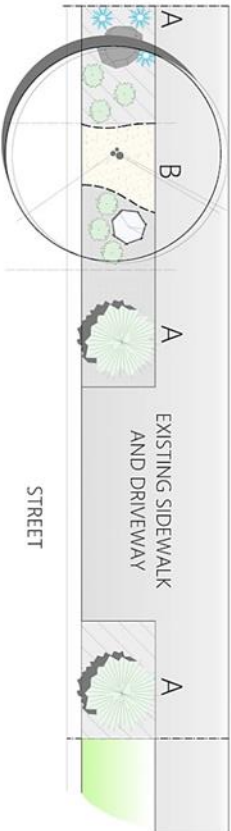
LANDSCAPE PLAN

Site Address:
11057 N. Montano Drive
Broomfield, CO

Skyestone
Xeric Design Options
Modules

1st Green Colorado
Design/Build Landscaping for the Colorado Lifestyle
12143 E. Skunk Creek Rd.
Littleton, Colorado 80120
Phone: (303) 954-1260
Fax: (303) 954-1262

50' MODULAR DESIGN



PLANT AND MATERIAL OPTIONS

Small
Ground Covers

Medium to Large
Ground
Covers

Standard
Perennials
1' or Under

Accent Perennials /
Ornamental
Grasses
1' - 2' High

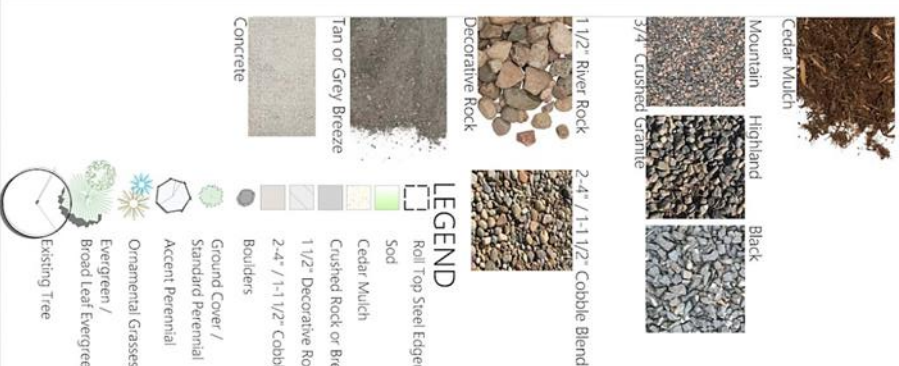
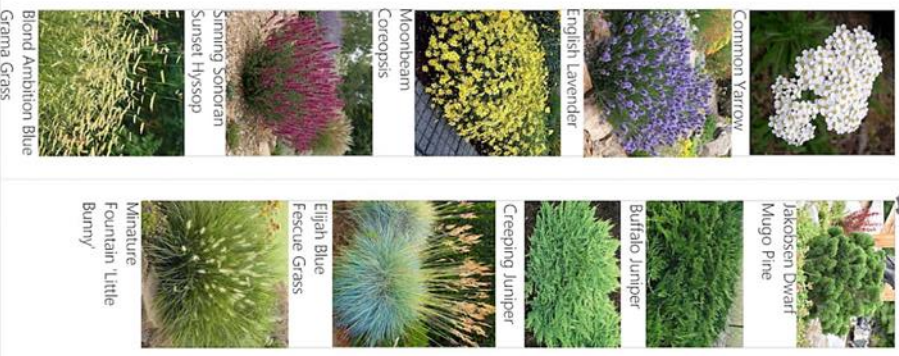
Evergreens /
Ornamental
Grasses

Ground Treatments



Note:

- Changes to the landscaping on tree lawns shall adhere to the drainage patterns per the approved Construction Drawings.
- Wood mulch shall be installed so that it does not wash into the roadway and therefore into the public storm system.



LEGEND



Option A: Plantings
1 - Evergreen / Broad Leaf Evergreen or
3 - Dwarf Grasses

0 to 6 - Ground Covers or Standard
Perennials

Optional Boulders up to 2'

Ground Treatment Options:
Wood Mulch, Approved Rock, Stabilized and
Compacted Breeze*

Decorative Rock allowed on Edge Modules

Option B: Existing Trees
0 to 3 - Ground Covers,
Standard Perennials or
3 - Dwarf Grasses

1 - Optional Accent Perennial

Optional Boulders up to 2'

Ground Treatment Options:
Wood Mulch Under Existing Tree, Approved
Rock, Stabilized and Compacted Breeze*

Optional Approved Decorative Rock
as Design Element per HOA Approval

Option C: Pathway

Ground Treatment Options:
Wood Mulch, Approved Crushed Rock,
Stabilized and Compacted Breeze*,
Pavers or Concrete

Decorative Rock as Small Border

Option D: Dry Creek Feature

1 - Evergreen / Broad Leaf Evergreen or
3 - Dwarf Grasses
0 to 6 - Ground Covers or
Standard Perennials
1- Optional Accent Perennial

Optional Boulders up to 2'

Ground Treatment Options:
Wood Mulch, Approved Rock, Stabilized
and Compacted Breeze*

Optional Approved Decorative Rock or
Cobbles per HOA Approval

* All Plantings include a
Wood Mulch Ring



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Fax: (303) 896-7282

Skyestone Xeric Design Options 50' Modular Design

Skyestone
11057 N. Montane Drive
Broomfield, CO

LANDSCAPE PLAN

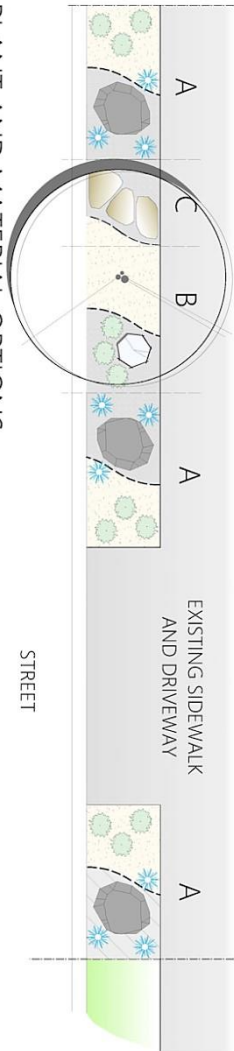
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2	4/13/20	Revise



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THIS PLAN IS FOR DESIGN PURPOSES ONLY

65' MODULAR DESIGN



PLANT AND MATERIAL OPTIONS

Small Ground Covers	Medium to Large Ground Covers	Standard Perennials 1' or Under	Accent Perennials / Ornamental Grasses 1' - 2' High	Evergreens / Ornamental Grasses
 Creeping Phlox	 Manzanita	 Sunrose	 Common Yarrow	 Jacksen Dwarf Mugo Pine
 Kinkiknick	 Purple Leaf Wintercreeper	 California Poppy	 English Lavender	 Buffalo Juniper
 Sedum	 Prairie Winecup	 Blue Flax	 Moonbeam Coreopsis	 Creeping Juniper
 Creeping Thyme	 Basket of Gold	 Woolly Veronica	 Elijah Blue Fescue Grass	 Fescue Grass
 Iceplant	 Silverton Blueemat Penstemon	 Orange Carpet Hummingbird Trumpet	 Sinning Sororan Sunset Hyssop	 Miniature Fountain 'Little Bunny'

Note:
* Changes to the landscaping on tree lawns shall adhere to the drainage patterns per the approved Construction Drawings.
* Wood mulch shall be installed so that it does not wash into the roadway and therefore into the public storm system.

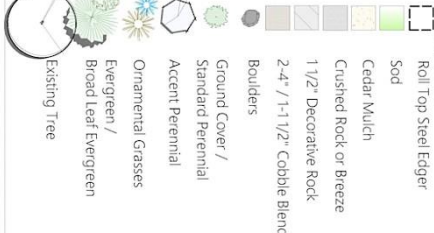
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Blond Ambition Blue
Grana Grass

Ground Treatments



LEGEND



Option A: Plantings
1 - Evergreen / Broad Leaf Evergreen or
3 - Dwarf Grasses

0 to 6 - Ground Covers or Standard Perennials

Optional Boulders up to 2'
Ground Treatment Options:
Wood Mulch, Approved Rock, Stabilized and Compacted Breeze *

Decorative Rock allowed on Edge Modules
Option B: Existing Trees
0 to 3 - Ground Covers, Standard Perennials or 3 - Dwarf Grasses

1 - Optional Accent Perennial
Optional Boulders up to 2'

Ground Treatment Options:
Wood Mulch Under Existing Tree, Approved Rock, Stabilized and Compacted Breeze*

Optional Approved Decorative Rock as Design Element per HOA Approval
Option C: Pathway
Ground Treatment Options:
Wood Mulch, Approved Crushed Rock, Stabilized and Compacted Breeze*, Pavers or Concrete

Decorative Rock as Small Border

Option D: Dry Creek Feature
1 - Evergreen / Broad Leaf Evergreen or 3 - Dwarf Grasses

0 to 6 - Ground Covers or Standard Perennials

1- Optional Accent Perennial
Optional Boulders up to 2'

Ground Treatment Options:
Wood Mulch, Approved Rock, Stabilized and Compacted Breeze*

Optional Approved Decorative Rock or Cobble per HOA Approval
* All Plantings include a Wood Mulch Ring



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Fax: (303) 625-7262

Skyestone
Xeric Design Options
65' Modular Design

Skyestone
11057 N. Montane Drive
Broomfield, CO

LANDSCAPE PLAN

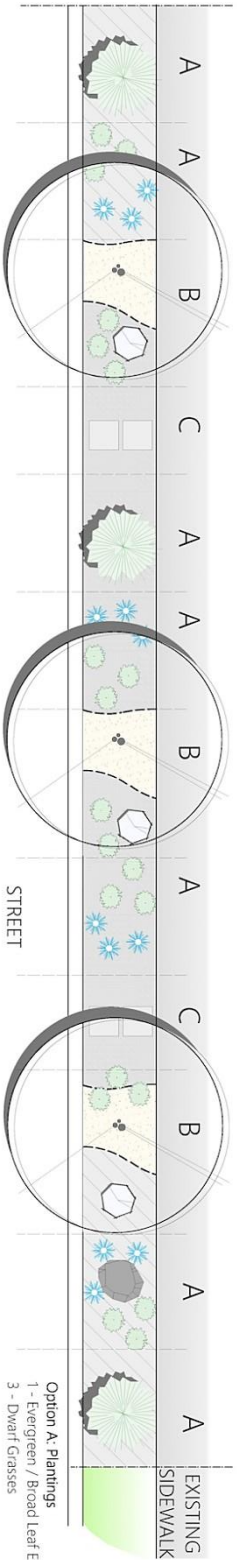
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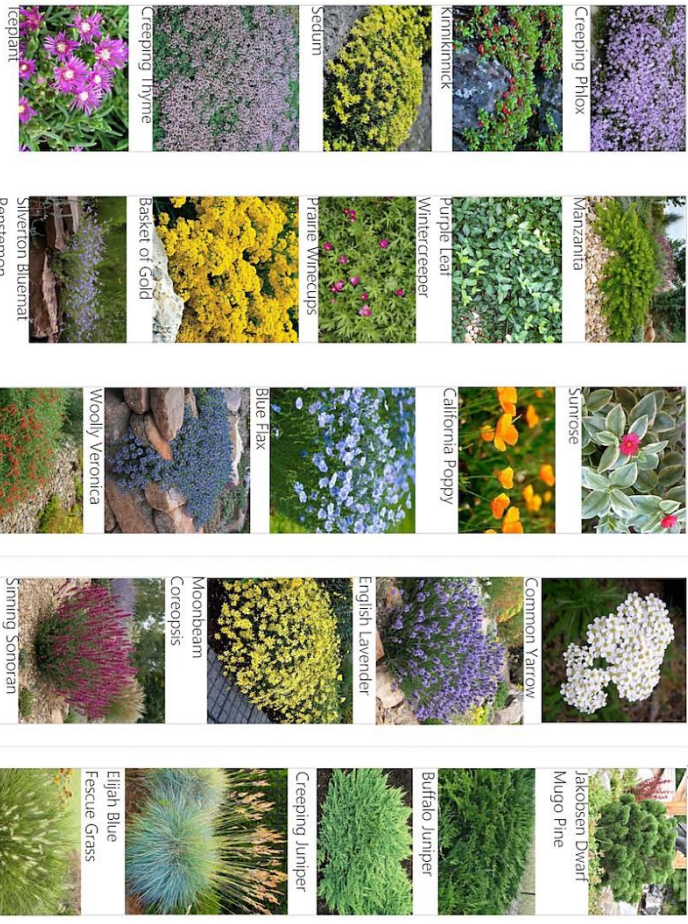
100' MODULAR DESIGN

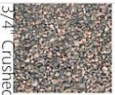



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 Design/Build Landscaping for the Colorado Lifestyle
 12149 E. Baseline Rd.
 Lakewood, Colorado 80226
 Phone: (303) 926-7290
 Fax: (303) 926-7292

PLANT AND MATERIAL OPTIONS

-  **Small Ground Covers**
-  **Medium to Large Ground Covers**
-  **Standard Perennials 1' or Under**
-  **Accent Perennials / Ornamental Grasses 1' - 2' High**
-  **Evergreens / Ornamental Grasses**



- Ground Treatments**
-  **Mountain Cedar Mulch**
-  **Highland Black**
-  **3/4 Crushed Granite**
-  **1 1/2" River Rock**
-  **2-4" / 1-1 1/2" Cobble Blend**
-  **Decorative Rock**
-  **Tan or Grey Breeze**
-  **Concrete**

LEGEND

-  **Roll Top Steel Edger**
-  **Sod**
-  **Cedar Mulch**
-  **Crushed Rock or Breeze**
-  **1 1/2" Decorative Rock**
-  **2-4" / 1-1 1/2" Cobble Blend**
-  **Boulders**
-  **Ground Cover / Standard Perennial**
-  **Accent Perennial**
-  **Ornamental Grasses**
-  **Evergreen / Broad Leaf Evergreen**
-  **Existing Tree**

- Option A: Plantings**
- 1 - Evergreen / Broad Leaf Evergreen or 3 - Dwarf Grasses
- 0 to 5 - Ground Covers or Standard Perennials
- Optional Boulders up to 2'

- Option B: Existing Trees**
- 0 to 3 - Ground Covers, Standard Perennials or 3 - Dwarf Grasses
- Decorative Rock allowed on Edge Modules
- Ground Treatment Options: Wood Mulch, Approved Rock, Stabilized and Compacted Breeze *

- 1 - Optional Accent Perennial
- Optional Boulders up to 2'

- Ground Treatment Options:**
- Wood Mulch Under Existing Tree, Approved Rock, Stabilized and Compacted Breeze *

- Option C: Pathway**
- Ground Treatment Options: Wood Mulch, Approved Crushed Rock, Stabilized and Compacted Breeze *, Pavers or Concrete
- Decorative Rock as Small Border

- Option D: Dry Creek Feature**
- 1 - Evergreen / Broad Leaf Evergreen or 3 - Dwarf Grasses
- 0 to 5 - Ground Covers or Standard Perennials
- 1- Optional Accent Perennial
- Optional Boulders up to 2'

- Ground Treatment Options:**
- Wood Mulch, Approved Rock, Stabilized and Compacted Breeze *
- Optional Approved Decorative Rock or Cobbles per HOA Approval
- * All Plantings Include a Wood Mulch Ring

THIS PLAN IS FOR DESIGN PURPOSES ONLY

Skyestone Xeric Design Options 100' Modular Design

Skyestone
 11057 N. Montane Drive
 Broomfield, CO

LANDSCAPE PLAN

#	DATE	ISSUE
1	3-3-20	Revised
2	4-13-20	Revised



Scale: 1" = 10'

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Note:

- * Changes to the landscaping on tree lawns shall adhere to the drainage patterns per the approved Construction Drawings.
- * Wood mulch shall be installed so that it does not wash into the roadway and therefore into the public storm system.

APPENDIX "F"
Approved Inert Materials

Approved inert materials shall include those described below and other materials as may be approved by the Architectural Review Committee, from time to time. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by the Architectural Review Committee and shall be in writing. Currently approved materials are as follows:

A. Rock/Bark Mulch

Dark, aged hardwood shredded mulch, natural or synthetic, may be approved as inert ground cover, except that compost may be used on perennial and annual planting beds. Recycled rubber mulch that meets the appearance of dark, aged hardwood shredded mulch is acceptable. Stone mulch may be used provided that it adheres to the following standards:

- Minimum size: $\frac{3}{4}$ " inch diameter
- Maximum size: $1\frac{1}{2}$ " inch diameter
- Colors: Earth tone only (i.e. buff, beige, charcoal, red, brown or black)

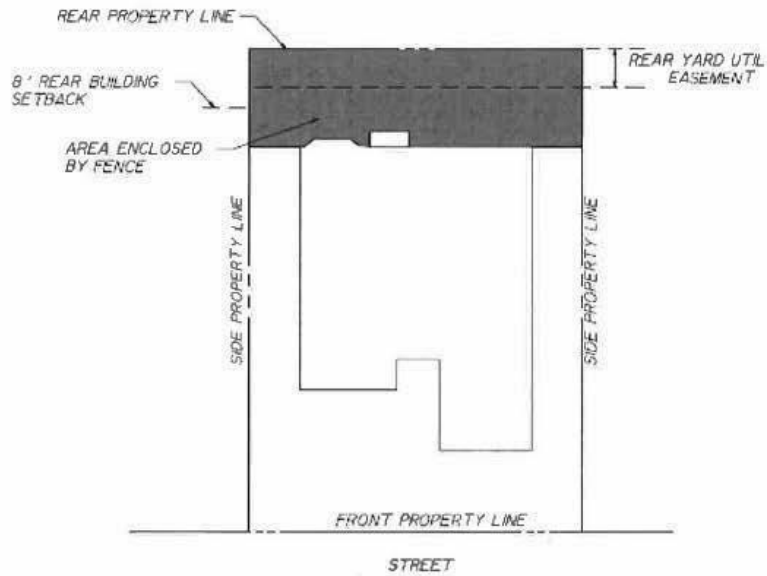
B. Decorative Rock Material

With the exception of above, decorative rock shall not be permitted as ground cover. Categories of decorative boulders are approved as follows:

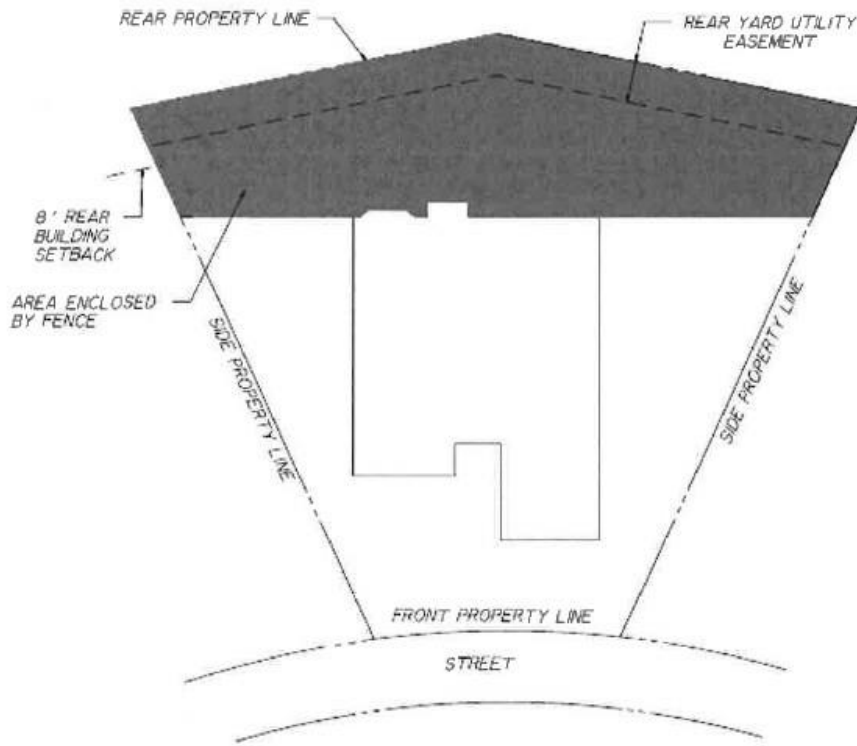
1. Moss Rock
2. Tan Limestone
3. Tan Sandstone
4. Granite

APPENDIX "G"

Fence Placement



NOTE: ALL FENCING SHALL BE A MINIMUM OF 15 FEET FROM ANY CITY R.O.W., OTHER THAN FOR CORNER LOTS WHICH SHALL PERMIT SIDE YARD FENCING TO A MAXIMUM OF ONE (1') FOOT BEHIND THE BACK OF THE SIDEWALK.



NOTE: ALL FENCING SHALL BE A MINIMUM OF 15 FEET FROM ANY CITY R.O.W., OTHER THAN FOR CORNER LOTS WHICH SHALL PERMIT SIDE YARD FENCING TO A MAXIMUM OF ONE (1') FOOT BEHIND THE BACK OF THE SIDEWALK.

APPENDIX "H"

Approved Design and Materials for Walls, Yard Fences, and Rails

A. APPROVED MATERIALS FOR WALLS

Stucco, cultured or natural stone or split-face Concrete Masonry Units (CMU) (to be reviewed and approved by Reviewer)

B. APPROVED MATERIALS FOR FENCES

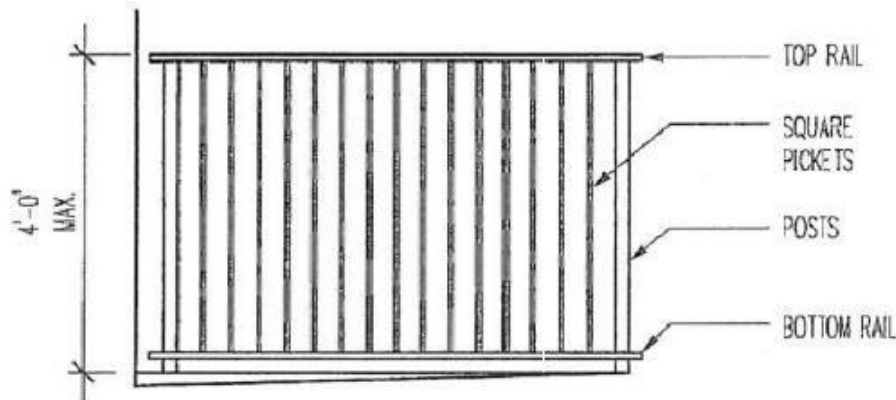
Black metal: Wrought iron, steel, or aluminum

- Flat horizontal top with a top rail and a bottom horizontal rail.
- A third rail six to eight inches below the top rail is permitted.
- Square pickets and posts.

C. APPROVED MATERIALS FOR RAILS (GUARDRAILS AND HANDRAILS)

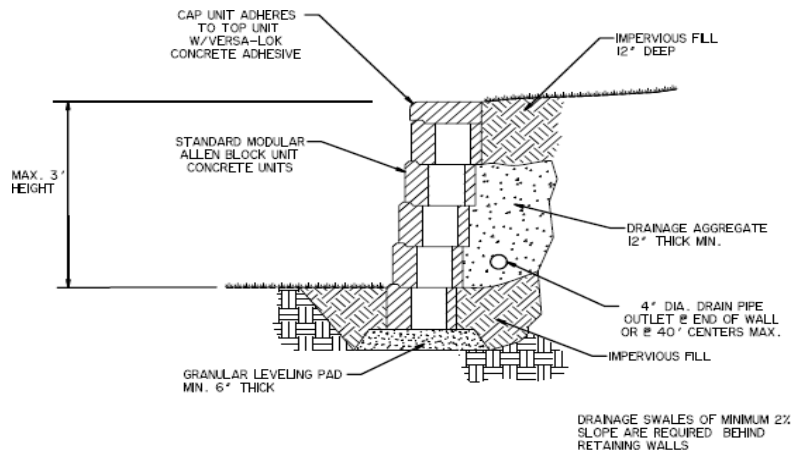
Black metal (steel, aluminum or wrought iron), composite wood (e.g., Trex), cedar, redwood or wood that is primed and painted to match the color of the trim of the house.

- A smooth, flat top to serve as a handrail and a parallel bottom rail.
- A third rail six to eight inches below the top rail is permitted.
- Square pickets and posts.

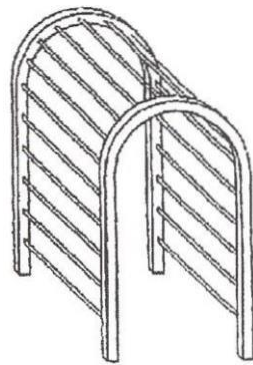


D. APPROVED MATERIALS FOR RETAINING WALLS

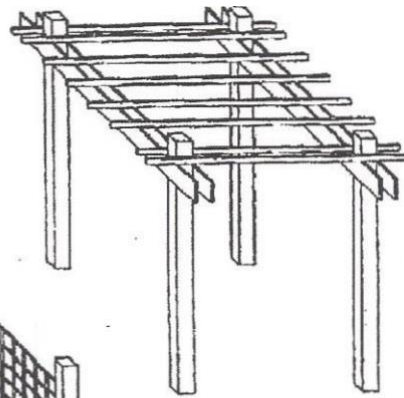
Block Concrete Units



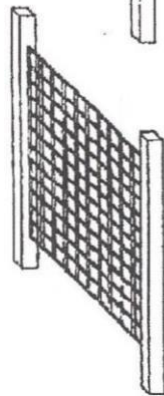
APPENDIX "I"
Examples of Pergolas, Trellises & Arbors



ARBOR



PERGOLA



TRELLIS

APPENDIX "J"
Rules for Installation of Renewable Energy Devices and Energy Efficiency Measures

These rules are adopted by the Directors of Skyestone Community Association, Inc. on this 1st day of April, 2014, effective 2014.

RECITALS

WHEREAS, the Board of Directors of Skyestone Community Association, Inc. ("Association") is responsible for governance and maintenance of the Skyestone community ("Community"); and

WHEREAS, the Association is authorized to adopt and enforce reasonable rules and regulations in the best interests of the Community, pursuant to state law and the Association's governing documents permitting the Association to adopt and enforce rules; and

WHEREAS, Colorado Revised Statutes Section 38-30-168 provides that any covenant, restriction, or condition contained an instrument affecting an interest in real property that effectively prohibits or restricts the installation or use of a renewable energy generation device ("energy device") is void and unenforceable, except that aesthetic provisions that impose reasonable restrictions on the dimensions, placement or external appearance and that do not significantly increase the cost of the device, significantly decrease its performance or efficiency or are imposed for safety reasons are nevertheless enforceable; and

WHEREAS, Colorado Revised Statutes Section 38-33.3-106.7 provides that an association shall not effectively prohibit the installation or use of an energy efficiency measure ("energy measures"); and

WHEREAS, the Association desires to adopt reasonable restrictions governing the installation of energy devices and energy measures in a manner consistent with the provisions of Colorado law.

NOW, THEREFORE, the Association adopts the following restrictions and regulations for the installation of energy devices and energy measures in the Community by owners of Lots, hereinafter referred to as the "Rules," which shall be binding upon all owners and their grantees, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess an interest in the Lot, and which shall supersede any previously adopted rules on the same subject matter.

I Definitions

A. Energy Device shall have the same meaning as "renewable energy generation device" defined in C.R.S. 38-30-168, and means either a solar energy device as defined in C.R.S. 38-32.5-100.3 or a wind-electric generator that meets the interconnection standards established in rules promulgated by the Public Utilities Commission pursuant to C.R.S. 40-2-124.

B. Energy Efficiency Measure shall have the same meaning as defined in C.R.S. 38-33.3-106.7, and means a device or structure that reduces the amount of energy derived from fossil fuels that is consumed by a residence or business located on real property, and includes only the following types of devices or structures:

1. an awning, shutter, trellis, ramada or other shade structure that is marketed for the

- purpose of reducing energy consumption;
2. a garage or attic fan and any associated vents or louvers;
 3. an evaporative cooler;
 4. an energy-efficient outdoor lighting device, including without limitation, a light fixture containing a coiled or straight fluorescent light bulb, and any solar recharging panel, motion detector, or other equipment connected to the lighting device; and
 5. a retractable clothesline.

II General Installation Rules

C. Architectural Review Committee Approval. Architectural Review Committee ("Committee") approval is required prior to installing any energy device or energy measure. While the Association encourages the use of energy devices and energy measures that are based on renewable resources, it must balance that use with its responsibility to improve and enhance the attractiveness, desirability and safety of the Community. Therefore, consistent with controlling statutes, and the terms and conditions of the Association's Declaration, Committee approval is required for all energy devices and energy measures. The following standards shall apply with respect to the installation, maintenance, and use of energy devices and measures.

D. Submission Details. In connection with obtaining the Committee's approval of any energy device or energy measure, the Owner shall provide the Committee with the following information: (i) the location that the device/measure is to be installed on the property/structure, (ii) the type of device/measure to be installed, (iii) the dimensions of the device/measure, (iv) the proposed color of the device/measure, and (v) a pictorial/brochure of the device/measure (if available). If the device to be installed is a wind-electric generator, the information submitted must also include how the device meets the interconnection standards established in rules promulgated by the Public Utilities Commission. Following the Owner's submission of the required information, the Committee will either approve or deny the plan for installation of the device/measure as requested by the Owner, or, if feasible, make recommendations for changes consistent with these Rules.

E. Aesthetics. The Committee will consider the aesthetic standards stated in the Association's Design Guidelines when determining whether to approve the Owner's request. The Association encourages the Owner to select equipment that is aesthetically acceptable in the Community and integrates with the residence and surrounding landscape to the maximum extent possible, keeping in mind the design and roofline of the residence on which the device or measure is to be installed. The color of the device or measure and any exposed pipes, panels and other apparatus must be approved by the Committee. Energy devices and measures shall have flashing colored or painted to closely match the adjacent roof color. Poles shall be painted a matte color to blend with surrounding landscape.

F. Location. To the maximum extent possible, an energy device or energy measure shall be installed so as to minimize its exposure when viewed from any other Lot,

Common Area, street, or from the surrounding community unless to do so will have the effect of substantially interfering with the use of the device/measure or significantly increasing the cost of the device/measure.

G. Safety. Owners shall be responsible for ensuring that installations comply with all applicable building codes and other governmental regulations. All energy devices and measures must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.

H. Removal. Equipment removal requires restoration of the installation location to its original condition. Owners shall be responsible for all costs relating to removal and restoration.

I. Variances. The Committee will review other suggested locations/installations if the above are not feasible; provided, however, the Committee may require the applicant to provide the Committee with a written statement by a solar, wind, or other energy expert that the restrictions imposed by the Committee will have the effect of (i) substantially interfering with the collection of solar energy or significantly impacting the performance of the energy measure, and/or (ii) significantly increasing the cost of the device or measure. In such cases, the Committee will permit variances to these installation criteria to the minimum amount as is reasonably required to allow the device or measure to function properly and to minimize any increase in the cost of the device to the Owner.

J. Effect of Approval. Committee approval in no way should be construed as a representation, guarantee, or warranty, etc. by the Committee or the Association that collection of solar or wind energy shall be adequate for the Owner's needs or that energy devices will remain undisturbed by vegetation or improvements located on surrounding properties.

K. Prohibited Improvements. No energy device or energy measure may be located on property that is: (i) owned by another person; (ii) leased, except with permission of the landlord, (iii) collateral for a commercial loan, except with permission of the secured party; or (iv) a limited common element or general common element of the Community.

III Guidelines for Specific Energy Devices and Energy Efficiency Measures

L. Solar Energy Devices.

1. The preferred location of a solar energy device shall be on the back roof of the residence and below the peak of the roof. Alternatively, the device may be pole-mounted in the rear yard below the fence line and, to the maximum extent possible, shall be screened from the view of others by landscaping materials. Solar energy devices installed on the roof shall be installed flush with the roof unless to do so will have the effect of prohibiting the collection of solar energy.
2. All solar panel glazing shall be solar bronze or black with no white or clear glazing allowed.
3. The total number of solar panels and other apparatus installed shall not cover more than 75% of any given roof section, unless to do so will have the effect of prohibiting the collection of solar energy.

M. Wind-Electric Generators. Wind-electric generation devices shall be located in an areathat reduces interference with the use and enjoyment by residents of property situated near the device as a result of the sound associated with the device. The Committee may consider concerns expressed by neighboring property owners and information presented by the Owner requesting approval in determining impact on other property owners.

N. Solar Shades.

1. Operable or motorized solar shades may only be placed on the rear or sideelevation of the house.
2. Each window must have its own shade; all windows on the same elevation mustbe covered if any one window is covered.
3. Shades must allow visible light transmittance; opaque shades are not permitted.Shade colors must be submitted and are subject to review for compatibility withthe home's base and trim colors.
4. Housing, track (or cable) and mechanism must be concealed behind trim to blendwith the home. Window, trim style and shape must be maintained. Details must be submitted with application.

O. Shutters.

1. Exterior operable or motorized rolling shutters may only be placed on the rear orside elevation of the house.
2. Each window must have its own shutter; one shutter may not be used to covermultiple windows.
3. Shutter slats should be no wider than 2" inches.
4. Housing units should be no larger than 10" inches square and mounted in thesoffit whenever possible.
5. Colors must match the existing house. Housing units on stucco or brick veneer must match exterior finish color. Samples of shutter color shall be submitted forCommittee approval.
6. Housing, track (or cable) and mechanism must be concealed behind trim to blendwith the home. Window, trim style and shape must be maintained. Details must be submitted with application.

P. Clotheslines. The Association encourages the use of removable clothes drying devices that are not affixed to the ground or a structure. Clothes drying devices must be installed in the rear yard described in the Design Guidelines. Owners must store any clothes drying devices out of view from any other Lot, Common Area, street, or from the surrounding community when not in use.

Q. Other Energy Measures. With the exception of vents for attic or garage fans, approvedlightning protection devices, and energy devices as provided above, roof mounted and window- mounted mechanical and air conditioning equipment will not be allowed.

IV Covenants in Conflict with Statutes.

To the extent that any provisions of the Association's recorded covenants restrict or prohibit energy devices and/or energy measures in violation of the controlling statutes, the Association shall have no authority to enforce such provisions and these Rules shall hereafter control.