THE MEADOWS COMMUNITY ASSOCIATION

ARCHITECTURAL GUIDELINES

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The MEADOWS
West Colorado Comes to Life
TO MEADOWS COMMUNITY ASSOCIATION HOMEOWNERS:

The members of the Meadows Community Association’s Architectural Committee are pleased to take this opportunity to provide you with this Handbook for the Association Members. This Handbook was developed to assist all homeowners in the preservation of the inherent architectural and aesthetic qualities that make The Meadows a great place to live.

All Architectural Committee members are homeowners, fellow residents, and neighbors who have accepted the additional responsibility to serve as volunteers in devising and reviewing homeowner architectural standards. They are committed to the preservation and enhancement of homeowner property values, community standards and the quality of lifestyle in the Meadows. The Architectural Committee meets monthly and reports to the Meadows Community Association’s Board of Directors.

The Architectural Committee has prepared this Handbook as a reference for neighborly living rules, and for improvements you might wish to make to your property. The Meadows is a covenant-protected community. Covenant compliance by each homeowner creates an ideal environment, which benefits all residents and enhances the value of property ownership in The Meadows.

This Handbook outlines the elements of the covenants, conditions, and restrictions for use in the improvement and maintenance of properties within the Master Association Areas. While this book is not intended to be all-inclusive, it does address the most common issues that arise throughout the community. This Handbook gives the homeowner a step-by-step approach to the process of obtaining approvals for improvements.

We trust you will find this Handbook helpful in providing answers to your home improvement questions and clarification of rules to comply with for being a good neighbor at The Meadows.

Sincerely,

Your Architectural Committee
Unanimous Consent of
The Architectural Committee
of
The Meadows Community Association, Inc.

The undersigned members of The Architectural Committee (AC) hereby consent to the following action taken of a meeting of the Architectural Committee on .

Whereas, pursuant to Section 10.8 of the Master Declaration of Covenants, Conditions, and Restrictions (CC&R's) for The Meadows Community Association, Inc., the members of the Architectural Committee issues guidelines relating to the procedures, materials to be submitted, and additional factors taken into consideration in connection with the approval of any proposed improvement to property; and

Whereas, the Architectural Committee found it necessary to revise the AC Guidelines originally adopted December 1, 1987, and amended on February 14, 1991, June 3, 1991, September 18, 1995, September 3, 1996, and November 16, 2009 to better reflect the current status of the community; it was

Resolved, that the AC Guidelines, be revised in totality with a revision date of, as permitted by Section 10.8 of the CC&R’s for The Meadows Community Association, Inc.

Cheryl Simpson-Smith, Chairman

Larry Willis

Tyler Fiore

William Crosby
SECTION I - RULES AND MAINTENANCE FOR HOMEOWNERS
Rules & Maintenance Responsibilities Declaration References

The Community Declaration imposes general limitations and restrictions applicable to property which address certain activities thereon and maintenance responsibility for homeowners. These Architectural Guidelines supplement and do not supersede, alter, or replace any of those limitations, restrictions or responsibilities. If there is any conflict or inconsistency between these Architectural Guidelines and the Community Declaration, the Community Declaration will control. The general limitations and restrictions on activities and maintenance responsibilities are covered in Section 9 of the Community Declaration. The specific topics covered are as follows:

1. Limitations and Restrictions, Section 9.1
2. Maintenance of Property, Section 9.2
3. No Noxious or Offensive Activity, Section 9.3
4. No Annoying Light, Sounds or Odors, Section 9.4
5. No Hazardous Activities, Section 9.5
6. No Unsightliness, Section 9.6
7. Restrictions on Garbage and Trash, Section 9.7
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SECTION I - RULES AND MAINTENANCE RESPONSIBILITIES

I. MAINTENANCE RESPONSIBILITY
   a. No Privately Owned Site ("Site" or "Property") shall be permitted to fall into disrepair but shall be kept and maintained in a clean, safe, attractive and sightly condition and in good repair.
   
b. Maintenance, repair and upkeep of each Property shall be the responsibility of the homeowner.
   
c. Common areas of The Meadows Community Association, Inc. ("Association") shall be maintained by the Association. Management should be contacted for any maintenance issues that need to be addressed.

II. RESTRICTIONS AND USE

GENERAL:

   a. No noxious, offensive or illegal activity shall be carried on upon any Property, nor shall anything be done or placed thereon which is or may become a nuisance or which is or may cause an unreasonable embarrassment, disturbance or annoyance to others.
   
b. No light shall be emitted from any Property which is unreasonably bright or causes unreasonable glare, and no sound or odor shall be emitted from any Property which would reasonably be found by others to be noxious or offensive.
   
c. No activity shall be conducted on and no improvement shall be constructed on any Property which is or might be unsafe or hazardous to any person or Property. It is unlawful for any person to fire or discharge within the Master Association Area a firearm of any description, which may be used for the explosion of cartridges, or any air gun, gas-operated gun or spring weapon, or any instrument or bow made for the purpose of throwing or projecting missiles of any kind by any means whatsoever.
   
d. Only fires lighted in an enclosed outdoor fireplace, an interior fireplace, or a barbecue unit while attended and in use for cooking or heating purposes are permitted (open fire pits are not permitted).
   
e. Unsightly conditions, structures, facilities, equipment, and objects, including snow removal equipment and garden or maintenance equipment, are not allowed on any Property, except when actually in use.
f. Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind cannot be kept, stored or allowed to accumulate on any part of the Master Association Areas, except within an enclosed container appropriately screened from view, which may be placed outside for collection only on the day of trash collection.

g. No tent, shack, temporary structure or temporary building shall be placed upon any Property, except with the prior written consent of the Architectural Committee.

h. No sign, poster, billboard, advertising device or display of any kind shall be erected or maintained anywhere within the entire Master Association Area so as to be evident to public view, except such signs as may be approved in writing by the Architectural Committee. A sign advertising a privately owned Site for sale or for lease may be placed on that Site provided that standards relating to dimensions, color, style and location of such sign shall be determined from time to time by the Architectural Committee and shall comply with the sign code of the Town of Castle Rock and with all other applicable statues, ordinances and regulations.

i. Residential sites cannot be used for commercial or government purposes, other than “Home Occupations” as defined in the Zoning Chapter of the Town of Castle Rock Municipal Code (the “Code”).

VEHICLE PARKING, STORAGE AND REPAIRS:

a. No vehicle shall be parked on any street or roadway shown on any map of dedication, subdivision plat or similar Recorded instrument. Without limiting the generality of the foregoing provisions, if the Association determines that a vehicle is parked on a street or roadway where parking is not permitted, the Association may have such vehicle immediately removed and stored at the expense of the Owner who owns, or whose Related User owns, the vehicle in question. Such Owner shall be subject to a Reimbursement Assessment for such removal and storage to be levied after Notice and Hearing.

b. The following are minimum requirements for off-street parking in residential areas: Single family shall have parking spaces equal to the number of garages on the site and the same number of driveway spaces on the site. (For example; a two car garage would be entitled to two car garage spaces, plus two driveway spaces.)
c. The Master Declaration of Covenants, Conditions, and Restrictions for the Master Association Area ("Declaration") provides that no house trailer, camping trailer, boat trailer, hauling trailer, boat or boat accessories, truck larger than three-quarter (3/4) ton, recreational vehicle or equipment, or commercial vehicle may be parked or stored anywhere in the Master Association Area in such a manner as to be visible from any other Property. Such vehicles/campers/trailers/boats may be kept only within garages, designated storage areas or enclosed structures approve by the Architectural Committee. Emergency or temporary parking or storage on a private driveway or enclosed structure (approved by the Architectural Committee) shall continue for no more than 72 hours.

d. Notwithstanding the foregoing restrictions, boats, recreational vehicles, camping trailers, and other similar vehicles and equipment may be brought to the Property temporarily for 24 hours to prepare for seasonal use. (For example; Parking every Wednesday through Friday to prepare for a trip does not qualify as temporary parking.)

e. Periodic movement of the above for the purpose of circumventing this standard shall not qualify the above for exemption from this requirement.

f. For the purpose of this Guideline, commercial vehicles are defined as, but are not limited to, vehicles with business names or logos on them (except for company furnished automobiles with business names or logos on them used for daily transportation and emergency vehicles as more fully described in C.R.S. 38-33.3-106.5(d)) and/or with tools, tool boxes, machinery, equipment supplies or debris visible on the vehicles and pickup trucks with flat beds or stake beds rather than standard truck beds. Owners of an oversized vehicle (defined as a vehicle that cannot be parked within a garage) must obtain Architectural Committee approval to park that vehicle in the driveway of any residence.

g. For the purpose of this Guideline, recreational vehicles or equipment shall include any truck camper which is a portable unit, designed to be loaded onto, or affixed to, the bed or chassis of a truck, constructed to provide temporary living quarters for recreational, camping or travel use, but not pickup trucks ¾ ton or less in size with topper or shell that does not exceed the height of the cab, as well as camper coaches, jet skis, snowmobiles, mobile homes and motor homes.

h. The parking of a motor vehicle by an Owner on a street or driveway is allowed if the vehicle is required to be available at designated
periods at the Owner’s residence as a condition of the Owner’s employment and only if **all** of the following criteria are met:

1. The vehicle has a gross vehicle weight rating of ten thousand pounds or less;
2. The Owner is a member of a volunteer fire department or is employed by an emergency service provider (for purposes of these Guidelines, an emergency service provider is a primary provider of emergency fire fighting, law enforcement, ambulance, medical or other emergency services);
3. The vehicle has an official emblem or other visible markings designating it as an emergency vehicle; and
4. Parking of the vehicle will not obstruct emergency access or interfere with the reasonable needs of other Owners to use the community streets and driveways.

i. No person shall stand, store or park a vehicle, boat, camper, trailer, etc., in any of the following places:
   1. On or protruding over any sidewalk;
   2. Within five (5) feet of any public or private driveway;
   3. Within fifteen (15) feet of a fire hydrant;
   4. Within twenty (20) feet of a crosswalk at any intersection;
   5. Within thirty (30) feet of a signal, stop sign, yield sign or other traffic control signal;
   6. At any other place where official signs prohibit.

j. Carports of any kind are not permitted within the Master Association Area.

k. Abandoned or inoperable vehicles shall be stored or parked in garages or designated parking storage areas. Abandoned or inoperable vehicles are subject to removal in accordance with the procedures set forth in the Declaration. An abandoned or inoperable vehicle means any vehicle that has not been driven under its own propulsion for a period of two (2) weeks or longer, or which does not have installed within it an operational propulsion system, or on which the license plates have expired.

l. Activities such as, but not limited to, maintaining, repairing, rebuilding, dismantling, painting or servicing of any kind of vehicle/camper/trailer/boat shall not take place, except within a
garage or completely enclosed structure, which prevents such activity from being visible or heard from adjoining properties. This restriction shall not be deemed to prohibit washing and polishing of vehicles.

PETS: Owner may keep a reasonable number of dogs, cats, or other domestic animals as bona fide household pets in accordance with Section 6.02.140 of the Code. No animals, livestock, birds, poultry or insects of any kind may be raised, bred, kept or boarded in or on any residential site. Owners are held responsible for dog waste on private or public properties, and may be subject to fines for failure to pick up such dog waste.

LEASING: The lease for any residential Site rented or leased by the Owner must be in writing and an executed copy must be provided to the Board of Directors of the Association or its designated manager. All leases shall provide that the terms of the lease and the tenant’s occupancy of the leased premises are subject in all respects to the provisions of the Declaration, the Articles of Incorporation, Bylaws and rules and regulations of the Association. Leases must be for a period of at least thirty (30) days. Both the Owner’s and tenant’s name and address will be placed on the Association’s mailing list.
SECTION II – ARCHITECTURAL GUIDELINES FOR HOMEOWNERS
SECTION II – ARCHITECTURAL GUIDELINES FOR HOMEOWNERS

I. ARCHITECTURAL PURPOSE AND COMMITTEE

a. The Architectural Committee Guidelines ("Guidelines") have been prepared in accordance with Article 10 of the Master Declaration of Covenants, Conditions and Restrictions for the Meadows (the "Declarations"). The Guidelines were created to establish criteria to be evaluated by the AC for approval of any construction, installation or alteration of any "Improvement to Property," as herein defined, on any Privately or Publicly-Owned Site within the Master Association Area.

"Improvement to Property" shall mean and include, without limitation: (a) the construction, installation, erection or expansion of any building, structure or other Improvements, (as defined in the Declaration) including utility facilities; (b) the demolition or destruction, by voluntary action, of any building, structure or other Improvements; (c) the grading, excavation, filling or similar disturbance to the surface of the land including, without limitation, change of grade, change of ground level, change of drainage pattern or change of stream bed; (d) landscaping, planting, clearing or removal of trees, shrubs, grass or perennial plants; and (e) any change or alteration of any previously approved Improvement to Property, including any change of exterior appearance, finish material, color, or texture.

b. The Guidelines contained in this Handbook have been prepared to ensure that The Meadows planning and design philosophy is carried out as each portion of The Meadows community is built. The Guidelines are intended as an information source to builders, developers, architects and homeowners interested in The Meadows and as a design management mechanism to ensure all Improvements in the community take full advantage of the opportunities provided for in the master plan.

The underlying goal of the Guidelines is to allow variety within individual projects and homeowner individuality, while achieving visual continuity and a sense of order throughout the community, as well as enhancing the quality of life in The Meadows.

c. The Guidelines are binding on any person or entity which intends to construct, reconstruct or modify any permanent or temporary Improvements within The Meadows community or in any way alter a site.

The Guidelines are, in part, the criteria by which the AC reviews, approves or denies approval to individual projects.
The Guidelines are subject to change when the AC determines such change is in the best interest of the community.

The graphic illustrations in this document are intended to convey a concept and are not intended to portray specific plans for construction.

d. Covenants, Conditions and Restrictions, and Planned Development Master Plan

The Guidelines are in addition to the Declaration, which has been recorded to establish covenants for The Meadows Community Association. In the event of a conflict or inconsistency between these Guidelines and the Declaration, the Declaration will control. Unless otherwise set forth herein, defined terms used herein will have the same meaning as given to those terms in the Declaration.

The Town of Castle Rock has approved The Meadows Planned Community Master Plan and Planned Development Ordinance. Copies of these documents are available at the Town of Castle Rock. All references herein to any Town of Castle Rock ordinance or any other law is to that ordinances is currently in effect or as amended from time to time thereafter.

e. The Architectural Committee shall consist of at least five (5) members, all of whom shall be appointed by the Board of Directors. Members of the AC shall serve at the pleasure of the Board of Directors until resignation or removal by the Board. The vote of a majority of the members of the AC shall constitute the act of the AC.

The AC has issued these Guidelines as part of the criteria it will take into consideration in making a determination as to whether to grant an approval of any proposed improvement to the Property, which it deems in its reasonable discretion will not be detrimental to the appearance of the surrounding areas; will be in harmony with the surrounding areas; will not detract from the beauty, wholesomeness and attractiveness of the Master Association Area or the enjoyment thereof by residents and the upkeep and maintenance of which will not become a burden to the Association.

Use of Property and Improvements to Property must comply with applicable building codes and other governmental requirements and regulations. Approval by the AC will not constitute assurance that Improvements comply with applicable governmental requirements or regulations, nor does AC approval assure that a permit or approvals are not also required from applicable governmental bodies.
II. DESIGN REVIEW PROCEDURES FOR HOMEOWNERS

Administering the Guidelines successfully requires a fine balance between preserving The Meadows’ distinctive design quality and making a concerted effort not to over-regulate homeowners. In order to create and maintain the community standards within the Guidelines, the Association needs all homeowners to play an active role.

Before starting work on any external Improvements to your home or yard, you should first check the Guidelines to see if the Improvement you would like to make requires approval. If your Improvement requires approval or if you do not see your Improvement listed in the Guidelines, the following steps must be followed:

a. In Appendix A of this book you will find a Design Review Request (DRR). You also can access the DRR on the web at www.themeadowscommunityassociation.com and print it from your computer. Complete the form including specific designs, map/drawings, plot plan, and any other information that would help with a timely turnaround on the request for approval. If information is not complete on the form, or on the added sheets, the process may be slowed down.

b. Include clear photographs, drawings, manufacturer’s data, color samples, and any other information that shows what your proposed Improvement is and how that Improvement fits with your home and Property. Please keep in mind that some improvements require more detail than others, and the Architectural Committee reserves the right to request additional plans, specifications or other information before issuing any approvals or disapprovals for Improvements.

c. Submit your DRR along with all information and color samples by mail, fax or email to:

The Meadows Community Association Architectural Committee

c/o MSI,LLC

6892 S. Yosemite Court, Suite #2-101

Centennial, CO 80112

Fax: 720-974-4455

Once you have made a complete submittal to the Architectural Committee, it will review your request for approval of your proposed Improvement in accordance with the Declaration.

d. Except for Architectural Committee exemptions as described below, any site development, construction or reconstruction, remodeling or refinishing or alteration of any part of the exterior of any building or other improvements in the Meadows Community Association Area is
prohibited until an Owner first obtains approval from the Architectural Committee.

e. The Architectural Committee is entitled to avail itself of all remedies provided in the Declaration for Guideline violations. These include, but are not limited to, removal and repair of all noncompliant Improvements at the expense of the Owner.

f. All applications for alterations and/or Improvements to any Site must contain blueprints or plat plans when appropriate. All submittals are to contain documentation which completely describes the alteration and/or improvement, including dimensions, colors, and the description of materials to be used in detail.

g. Exemptions - The following activities do not require the approval of the Architectural Committee:

1. Modifications to the interior of the structure when those modifications do not materially affect the outside appearance of the structure.

2. Repairs to a structure in accordance with previously approved plans and specifications.

3. Seasonal and Holiday decorations if removed promptly (within 30 days of the end of the Season or within 30 days of the Holiday).

4. Removal of dead or diseased vegetation.

5. Placement of wireless communication antenna/dishes are referenced in Section II, III-z.

6. Satellite antennas to the extent not prohibited by the FCC Rule as defined in Section II, III-z of the Guidelines. (Wires, poles, equipment and other facilities for the reception of audio, visual or other electromagnetic signals or electricity, are to be kept and maintained underground or within an approved enclosed structure.)

7. Wireless (invisible) dog fencing.

8. Underground irrigation.

III. IMPROVEMENTS

a. Accessory Structures

Pergolas/gazebos are acceptable in the Master Association Area upon approval by the Architectural Committee. Pergolas/gazebos must be installed as an integral part of the residence and patio area, and be aesthetically pleasing when viewed from neighboring properties. They
must be located so as not to obstruct or impair the view of adjacent Property owners. Building permits are to be obtained from the Town of Castle Rock where applicable. Materials and colors are to be complementary to the house. All utilities must be located underground. Any lighting shall conform to the Guidelines as well as the illumination ordinance in Chapter 17.69 of the Municipal Code. (See Section II, III-m on Exterior Lighting.)

b. Additions and Expansions

Architectural Committee approval is required. The application must be accompanied by detailed plans, elevations and specifications showing both the existing home and proposed addition or expansion.

c. Address Numbers

Architectural Committee approval is not required if you are replacing existing numbers with numbers of the same size, location, and/or color. Architectural Committee approval is required to relocate or change existing numbers. All homes must have visible address numbers at least five (5) inches in height not to exceed six (6) inches in height.

Address numbers must be placed in a location on your home where they are clearly legible from the street. See approved address number locations at section # page#. Address numbers must be either black or a contrasting color compatible with the color scheme of your home as approved by the Architectural Committee.

Stand alone decorative house number signs are permitted with Committee approval.

Address numbers painted or located on curbs are not permitted.

d. Air Conditioning/Cooling Equipment

Architectural Committee approval is required to install heating, cooling, air conditioning and refrigeration equipment on any Property. Approval is contingent upon proper screening or concealment from view from the street. The screening or concealment of the item must be integrated architecturally with the design of the building or structure and cannot have the appearance of a separate piece or pieces of machinery; fixtures or equipment, must be constructed and positioned in such a manner as to be level, plumb in horizontal direction and structurally stable in accordance with sound engineering principles.
Ground mounted air-conditioning units or evaporative coolers must be concealed by a solid enclosure or sufficient landscaping so as not to be visible from the street.

Upon submission for approval of installation of evaporative coolers and window air conditioning units, the Architectural Committee will consider the location that best meets the use and performance of such devices. Location and screening is to be approved by the Architectural Committee prior to installation.

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**e.**

**THIS**

1. Architectural Committee approval is required for the installation of all overhangs and awnings. Colors and materials selected must be the same as or generally recognized as complementary to the exterior of the residence.

2. Awnings may only be installed on the rear of houses, except that awnings that are marketed for the purpose of reducing energy consumption may be installed on other portions of the house. All awnings will be subject to such reasonable aesthetic restrictions that govern their dimensions, placement or external appearance as the Architectural Committee may from time to time adopt.

3. Permanent sunshades and sunscreens may be installed on a deck or porch if approved in writing by the Architectural Committee.

4. Exterior roller type security shutters or sunshades for windows or doors may only be installed with prior written approval of the Architectural Committee and if it can be confirmed that they are marketed and installed for the purpose of reducing energy consumption.
f. Basketball Backboards

Architectural Committee approval is required for every type of basketball hoop and backboard combination, including those permanently installed on the Property and those that are portable. Freestanding, pole mounted backboards cannot be constructed in the front yard, whether permanent or sleeve-set. Structurally mounted backboards may be approved provided the backboard is painted to match the color of the house trim or roof. Rear or side yard pole mounted backboards may be approved based upon, but not limited to, the following considerations: Proximity of the goal to property lines and neighbor's living area, landscaping, lighting, and noise generated.

Architectural Committee approval is required for all portable basketball goals. These are defined as those commercially manufactured with large bases for counter-balance, wheels for mobility, and engineered for relative ease of removal.

1. Location must be adjacent to the edge of the driveway and a minimum of ten (10) feet from the street. Locating the portable basketball goal on streets, sidewalks or rights-of-way is prohibited.

2. Portable freestanding basketball goals may be conditionally approved if reasonably placed for play and when not in use, stored out of view from the street for safety and aesthetic purposes.

3. Portable basketball goals are considered personal items, rather than permanent improvements to the Property. They are to be moved with other personal belongings when Property owners change.

g. Clotheslines

Retractable and temporary sleeve set clotheslines are permitted in the back yard of a Property. Both styles must be removed from view at the end of the day of use.

h. Covers for Decks and Patios

Overhead screens, shade covers, patio/deck roofs, and other similar structures are to be constructed of materials and colors to match or complement the main roof and house and are to be aesthetically pleasing when viewed from neighboring properties. Freestanding patio covers may be permitted, as well as extensions of the roof, provided they are located so as not to obstruct or impair the view of adjacent properties.
i. Decks

Architectural Committee approval is required for the addition of and replacement of a deck. Decks must be installed as an integral part of the residence and patio area, and be aesthetically pleasing when viewed from neighboring properties. They must be located so as not to obstruct or impair the view of adjacent property owners.

1. Decks must be made of wood, composite lumber or other natural material similar to or harmonious with the material of the residence; alternative materials are considered on a case-by-case basis.

2. Railings shall be wood, composite lumber or other natural material, wrought iron (with simple lines), powder coated metal (painted to match the house color) and remain open to view.

3. If stained, it is suggested the Owner consider approved fence stains (refer to Fences, Section II, III-o).

4. If painted, the color must be similar to the base or trim colors of the residence.

5. Construction cannot occur over easements or within setback requirements, without approval from the Town of Castle Rock and appropriate utility companies. The deck must be set back at least five (5) feet from the Property line to avoid noise interference to neighbors.

j. Dog Runs

Architectural Committee approval is required for the installation of a dog run. Considerations include, but are not limited to, location in rear or side yard and abutting the home, proximity to neighbor's residence, screening from view, and type of cover, if utilized.
The use of galvanized chain link fencing material may be acceptable only in a yard entirely enclosed with six (6) foot privacy fence. However, if open rail fencing is used on any portion of the Property, chain link fence is not acceptable. In such cases, only approved fences as identified in the Guidelines may be used (refer to Approved Fence Examples – Appendix B). Dog kennels or permanently enclosed areas specifically designed for the housing and breeding of one or more dogs are not allowed.

![Diagram of property line with dog run located on the rear of home](image1)

**THIS**

![Diagram of property line with dog run not located on the rear of home](image2)

**NOT THIS**

k. Doors, Exterior

Architectural Committee approval is required for the addition of screen/storm doors or other type doors to a home or an accessory building. The screen/storm door must be a complementary color to that of the house and existing door. The screen/storm door for the front of the house must be a full view model.

l. Driveways/Sidewalk Extensions

Extension, expansion or resurfacing of driveways or sidewalks requires Architectural Committee approval. No driveway expansion is allowed to promote the parking or storage of any vehicle off the driveway on any front, rear or side yard. All driveways are to be constructed of concrete or brick pavers. Construction cannot occur over easements or within set back requirements, without written approval from the Town of Castle Rock and appropriate utility companies.

m. Exterior Lighting

1. Exterior residential lighting must be understated to reduce light pollution, light trespass, glare, and other forms of obtrusive light. Indirect low voltage lighting systems may be used only to identify pedestrian walkways and/or entrances to residences, or as
incorporated within a landscape plan, and are limited to twenty (20) watt bulbs. The light is to be downcast or when used to highlight landscaping elements, designed so as to reflect the light away from the vision of passing motorists.

2. Exterior lighting cannot be installed where its direct source produces excessive glare to neighboring properties. Fixtures adjacent to entryways and garage doors should be constructed with "cut-off" shields, utilized solely for the purpose of highlighting the entryways and are limited to sixty (60) watt bulbs.

3. Acceptable lamp types are compact fluorescent and incandescent. The use of other than white exterior lights, lights that blink, flash, move, revolve, flicker, vary in intensity and chase lighting is prohibited, except for bug lighting and color lighting used as temporary holiday decoration. Exterior spotlights, laser source luminaries, searchlights, speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) cannot be located on any Residential Site. Energy efficient outdoor lighting devices are encouraged.

4. All holiday lighting or decorations must be removed within thirty (30) days of the occurrence of the holiday.

5. Lighting on Residential Sites shall conform to these Guidelines as well as the Town of Castle Rock Illumination regulations located in Chapter 17.69 of the Municipal Code.

n. Exterior Surfaces/Paint

1. Architectural Committee approval is required for all exterior painting, including repainting of a house the same color combination that it currently is painted. The base house paint is limited to an exterior flat or satin finish shade, in light shades
(such as earth tones). The trim color is to be coordinated with the base color as well as with brick and roof tones and may be flat or satin finish. A second accent color may be used in limited areas; for example, fascia faces at roofline, shutters and entry doors. Please specify where the colors are going to be applied to the house. See below diagram illustrating the allowable exterior paint scheme for the MCA.

2. Submittals for all painting approval must include manufacturer's paint chips for each color to be used, with paint name and code number. If submittals do not include paint chips and specifications on where the accent color(s) is to be applied, the submittal will be returned to the homeowner for more information.

3. No two homes adjacent to or directly across the street from one another may have the same or similar base house paint color, with the exception of Soaring Eagle Estates, Filing 6, where no two homes adjacent to each side of a house may have the same or similar base house paint color.

4. Overhead garage doors are to be painted the base house paint color.

5. Architectural Committee approval is required for all exterior wall and siding materials. Acceptable exterior wall materials include: redwood siding, cedar siding, and other types of wood siding, painted masonite, stucco, brick, stone or appropriate composite materials. Exposed cinderblock is not allowed.

6. Siding materials must be continued down to within six (6) inches of finished grade on front elevation to eliminate large areas of exposed foundations.

7. Horizontal, vertical and diagonal patterns are acceptable siding patterns. Incorporating more than one material on exterior walls is desired, but special care is to be taken so materials do not detract from the overall design and form of the building.

8. Materials chosen must be appropriate for the scale of the building, compatible with its location and consistent with the character and image of the development.

9. Exterior brick or stone facing may not be painted or treated with any other cover, but must remain in the original condition.
10. Stucco may be painted the base color of the house and/or tinted with Architectural Committee approval.

The Meadows Community Association supports a 3-paint color system:
- Base Color = Body of home including garage door
- Trim Color = Trim around doors and windows, fascia
- Accent Color = Entry door, shutters, fascia accent

Vinyl siding will be considered on a case-by-case basis by the Architectural Committee.

O. Fences and Walls

1. Approved fence prototypes and specifications have been developed for use in the Master Association Area.

2. All fencing built around the perimeter of a project area, fronting onto a right-of-way (R.O.W.), an open space or drainage area must be consistent with the fence prototypes adopted by the Architectural Committee. Open rail fences are to be built along community open space edges. Where used, the six (6) foot high privacy fence must include a landscaping scheme, which softens the solid appearance of fence. [NOTE: Filing Six (6) (Soaring Eagle) lot line fencing must be an open-rail style.]

3. All parcel interior fences such as lot line fences between residences, patio enclosures, trash receptacle screens, and dog runs visible from adjacent public or private property must be of a type of material, stain and finish compatible with the fence prototypes as determined by the Architectural Committee. Fences must be stained with an acceptable wood stain either
included in the list of pre-approved stains as published by the Architectural Committee or approved by the Architectural Committee following submittal by Owner prior to use. Fences MAY NOT be painted. All fences shall be stained one consistent color. See Appendix B – Fence Design Specifications

4. The use of galvanized chain link fencing material is allowed only in a yard entirely enclosed with six (6) foot privacy fence and provided it will not be visible from the street. If open rail fencing is used on any portion of the Property, chain link fencing is not allowed.

5. Privacy fences are not to exceed six (6) feet in height and are to be stepped or sloped to accommodate grade change and when abutting a smaller fence. Steps are to be equal in length.

6. In order to ensure design continuity along streetscapes, fences along Meadows Boulevard and neighborhood collector streets are to be reviewed and approved by the Architectural Committee.

7. Corner lot or perimeter fencing adjacent to sidewalks or streets are required to be setback a minimum of three (3) feet from the inside edge of the sidewalk or street.

8. Two (2) fences or more cannot be erected side-by-side on any Site or adjacent Site.

9. A fence cannot be constructed or placed within the front yard setback or erected beyond the perpendicular line drawn from a house in the front elevation.

10. Barbed wire and electrical fencing of any kind are not permitted on residential zoned properties.

11. Walls/retaining walls shall not exceed four (4) feet in height at any point along the wall and shall be aesthetically pleasing when viewed from neighboring properties. Walls/retaining walls may consist of landscape timbers, Windsor blocks, decorative stone/brick or boulders constructed in a safe and attractive manner.

12. Walls or fences must be contained within the Property lines of the Owner constructing such walls or fences, shall not encroach on neighboring properties and shall be properly kept and maintained in a clean, safe, attractive, sightly condition and appearance and in good repair.
13. Mesh or wire additions to split rail or other fences must be installed on the interior side of the fence (installing Owner’s side). (See Appendix B – Fence Design Specifications.)

p. Flags and Flagpoles

The United States flag may be displayed in a manner consistent with the Federal Flag Code, Pub.L. 94-344; 90 stat. 810, 4 U.S.C. secs. 4 to 10, and State of Colorado flag may also be displayed but neither is to exceed fifteen (15) square feet in size. Flagpoles are limited to a height of 20 feet.

In addition to the above, Owners or occupants may display a service flag denoting the service of the Owner or occupant or a member of the occupant’s immediate family in the active or reserve military service of the United States during a time of war or armed conflict on the inside of a window or door of the residence. Any such service flag may be no more than nine inches by sixteen inches.

Except as set forth above, the location and lighting of all flags and flagpoles and the types and sizes of flags flown are subject to prior approval of the Architectural Committee.

q. Graphics and Signage

1. All signage, including, but not limited to, political signs, must conform to the Town of Castle Rock Sign Code Ordinance, applicable statutes and regulations and this Section II, III-q.

2. Exterior signs or advertisements of any kind may be placed, allowed or maintained on any Property with prior approval and authorization by the Architectural Committee.

3. All trade signs, including but not limited to, landscaping, painting, and roofing may only be displayed while work is in progress and must be removed upon completion of the job.

4. Temporary signs advertising property for sale or lease which are no more than four (4) feet in height and no more than two (2) feet by three (3) feet in dimension, may be installed on a Site without Architectural Committee approval, provided there is no more than one (1) sign per Site. Subdivision perimeter or cul-de-sac lots that have rear yard exposure to subdivision streets may have a second sign in the rear yard. If the sign is to be attached to the rear yard fence, prior Architectural Committee approval is required.

5. No signs, for any purpose, may be installed on or attached to utility, telephone, and light poles or placed on any state, county,
or town property or right-of-way. No signs may be placed on Association property, including Association fences, without prior written approval of the Architectural Committee.

6. No political sign may be displayed on an Owner's Property more than forty-five days before the day of an election and no later than seven days after an election day.

r. Hot Tubs/Spas/Gazebos

Prior written approval of the Architectural Committee must be obtained for the installation of saunas, hot tubs and spa and gazebo enclosures. The review criteria include the type of installation and materials, height and proximity to neighbors' yards. The location must be an integral part of the deck or patio area and/or the rear yard landscaping. Installation must be done in such a way as to minimize visibility to adjacent property owners as well as to promote the safety of individuals and animals, while not creating an unreasonable level of noise. All utilities to these features must be located underground.

![Diagram of hot tub installation examples](image-url)
s. Landscaping

All landscape plans are to be submitted in detail and in advance to the Architectural Committee for review and approval. If an Owner fails to comply with this section, or any other of the Guidelines or a ruling of the Board of Directors, the Association has the right to remedy the noncompliance, and levy a Reimbursement Assessment to recover the costs and expenses incurred in connection therewith as more fully described in the Declaration.

1. The objective of landscaping is to screen, accent, soften and improve the visual character of the Master Association Area as well as being a functional part of one’s lifestyle.

2. All completed dwelling units must have front and side (corner lot) yards landscaped and trees planted at the time that the certificate of occupancy (C.O.) is issued by the Town of Castle Rock. The Owner shall install the rear and side yard landscaping within six (6) months of the recordation of the deed of conveyance of the Site to the Owner. However, if the C.O. is issued during the winter months (November through April), when it may not be possible to landscape the yard, then landscaping should be completed no later than June 1st following issuance of the C.O. Prior to landscaping, all yards must be maintained in a neat, weed free and dust-free condition. In all cases, the Owner is to maintain and control erosion by using temporary erosion control measures such as by installation of straw bales or rip-rap, silt-screen or other measures to eliminate the flow of dirt or sand from one lot to another.

3. Shrubs and at least one (1) tree are required in all front yards [NOTE: Filings Five and Six (Soaring Eagle) require two (2) trees.]

4. Ground cover (other than plants or grasses) may be mulches, decomposed granite, decorative rock, or other natural material over weed barrier fabric to provide a neat, dust-free and weed free appearance.

5. Trees, shrubs or plants cannot overhang or otherwise encroach upon any sidewalk or other pedestrian access or bikeway from ground level to a height of eight (8) feet.

6. Landscaping should incorporate xeriscape techniques and materials to minimize water use, while continuing to provide for an attractive Site appearance. Except as otherwise limited by the Town of Castle Rock Landscape Regulations, no more than sixty percent (60%) of the total Site landscape area shall include
irrigated turf. The Architectural Committee will place no additional burdens or requirements on Owners who seek approval for proposed xeriscape plans than those that currently exist in the Declaration for any other proposed landscaping plans (see Section II, III-ff).

7. All trees, shrubs and ground covers shall be drought tolerant, water conserving plant materials. Refer to Appendix H for the recommended plant list for use within the Master Association Area.

8. All Sites are required to be maintained in a neat, weed free, debris free and attractive condition. Minimum requirements include replacement of dead or dying plant materials, watering (appropriate to plant development needs, seasonal precipitation conditions and any watering restrictions imposed by the water provider for the Master Association Area), and general clean up. In the event that the water provider for the Master Association Area imposes watering restrictions, Owners shall be provided with a reasonable and practical opportunity to reseed and revive turf grass prior to requiring it be replaced with new sod. The time that the Architectural Committee provides for reseeding or reviving turf grass shall not begin running until after the water restrictions are lifted by the water provider for the Master Association Area.

9. Subject to the irrigation permit requirements of the Town of Castle Rock, underground manual or automatic irrigation systems are encouraged to maximize landscape quality and to conserve water. It is recommended that Owners install moisture/rain-sensing devices for automatic control systems. Such systems shall contain an automatic programmable timer with at least an every-3-day setting capability.

Mailboxes

1. Mailboxes may be placed upon any Site with the prior approval of the Architectural Committee. When approved, mailbox support structures for individual single-family units are to be installed by the Owner or the builder in accordance with details below.

2. The Architectural Committee will consider for approval support structures that differ from the specified designs on a case-by-case basis with the understanding that the appearance would not be offensive or detract from the overall aesthetics of the community.

3. All materials for the support structure are to be cedar with a natural cedar finish, with the exception of Filing 9 (Deer Track).
All structures for mailboxes must remain exactly the same as the original structures installed by the Developer of Filing 9, uniform both in the support structure and the mailboxes themselves, without exception.

4. Mailboxes must be either black or white, metal and of similar size and shape as the box that is mounted opposite side of the same support structure.

5. Address numbers on mailboxes ensure emergency care providers can see the address at a quick glance and it is recommended that each mailbox have the address numbers on the side of the mailbox. Address numbers must be in black or white, the opposite of the mailbox color so they stand out, and should be 2 inches in height for easy visibility. Numbers are commercially available in both black and white with opposite colored backgrounds.

6. Location for dual mailbox at lot line between houses will be on the property line between houses, next to the front yard sidewalk on the inside of the sidewalk.

7. Homeowners are responsible for maintaining their mailboxes and structures in good repair at all times. (See Appendix C.)
Mailbox Specifications for FILING 9 ONLY

* 4" x 4" 11 gauge steel coated paint
* 20 gauge steel mailbox, finish, color – taupe, personalized with street name and number on visible side with ivory lettering
* Mailbox dimensions are 11" high x 8 1/4" wide x 21 1/2" long.
* Mailbox should be installed 38" to 42" from final grade to bottom of mailbox and should not interfere with the sidewalk or street.

Please refer to www.themeadowscommunityassociation.com for suggested vendor information for the replacement, refurbishment and maintenance of these mailboxes. Font & size per vendor specifications.

u. Outdoor Kitchens

Architectural Committee approval is required. Permanently installed outdoor cooking areas are permitted within the Master Association Area. They are to comply with the Town of Castle Rock Building Code and be aesthetically pleasing and integrated with the house or landscape or both. The addition of an outdoor cooking area must be submitted for approval to the Architectural Committee.

v. Play and Sports Equipment

Architectural Committee approval is required for installation of play or sports equipment. Consideration must be given to safety and proximity of location to adjacent properties (such as reasonable setback from property lines where applicable – for example, trampoline, swing sets, fort, etc.) so as not to create an unreasonable noise disturbance and
minimize visibility to adjacent properties. Play equipment and items used for front yard play are to be stored out of view when not in use.

Tennis courts or sport courts may be installed with prior written approval of the Architectural Committee. Courts are allowed provided their setting, visual appearance, lighting, noise generation, construction, and landscaping does not detract from the enjoyment of neighboring properties. In all cases, neighboring property owner’s consent will be requested.

w. Playground/Set Equipment

1. Committee approval is required if equipment is more than seven (7) feet in height, or has a footprint of more than 100 square feet.
   a. Height restriction of eight (8) feet at its highest point. This height is not to include canvas cover structure.

2. Canvas covers shall be of a “neutral” color, off white, beige or light brown, if canvas is greater than 64 sq. ft. (8’ x 8’).
   a. Canvas may be any color if less than 64 sq. ft.

3. Setbacks are to be a minimum of 2 feet from the side and rear walls of the home.

4. Play equipment may not be attached to a deck or main structure.

5. Homeowner shall submit written comments regarding the proposed equipment from all adjacent neighbors for review by the Architectural Committee.
   a. Neighbor input shall include a statement acknowledging the proposed equipment, its height, material and color.
   b. Neighbors’ name, address and lot number must be included.
   c. The following must be taken into consideration
      i. visual “screening”, and whether a lot is adjacent to open space.
      ii. Other play equipment is to be stored out of view when not in use, particularly in the “front” yard.

x. Playhouses

1. Committee approval is required if equipment is more than 36 square feet and/or over six (6) feet high.

2. Only one playhouse per lot is permitted regardless of size.
   a. A playhouse will be considered to be an accessory structure (shed) if it is more than 36 square feet and/or over six (6) feet in height from highest peak to ground.

3. No tree houses or building structures of any kind may be built or attached to any tree.
y. Pools/Fountains/Water Features

Architectural Committee approval is required for all pools, fountains and water features. It is recommended that pool, fountains or water features be placed on a separate tap, or that the elements have an individual private flow meter that will assist with leak detection. All utilities to these elements must be located underground. Aboveground pools are discouraged. (Refer to Hot Tubs and Spas, Exterior, Section II, III-r.)

z. Retaining Walls

Retaining walls may be used instead of, or in combination with, manufactured slopes to create terraces. Retaining walls, when constructed, are to be built with materials that are harmonious with the adjacent structures and/or indigenous materials of the Site. Exposed cut or fill slopes must be restored so that the finished product blends smoothly with the surrounding terrain and architecture. Retaining walls shall not exceed four (4) feet in height without Architectural Committee approval, a structural engineering report, and a permit from the Town of Castle Rock.

aa. Roof Replacement/Design

1. Roof replacement requires Architectural Committee approval. Allowable roof designs are: gable shed, hip and gambrel. Flat roofs are discouraged, but when used are required to have dual functions (such as roof decks). Minimum allowable roof slope is 4:12. Attention is to be paid to overall building mass.

2. Roofing must be of Class “A” materials including: wood shake composite shingle, asphalt shingle, or concrete tile. In general, roofing is to be darker in color and hue than exterior walls. The Owner may use Class “C” materials if replacing less than 50 percent (50%) of the roof to allow for the matching of the existing materials.

3. Roof patterns and colors shall be harmonious and compatible in appearance with adjacent properties, as they become an important part of the scenery.

4. The Architectural Committee must approve any kind of solar energy device prior to installation. See Section II, z below.

bb. Satellite Dishes and Signal Receivers

To the extent not prohibited by the Rule promulgated by the FCC pursuant to the Telecommunications Act of 1996 (Section 207) (“FCC
Rule”), wires, poles, antennas and other facilities for the reception of audio, visual or other electromagnetic signals or electricity, are to be kept and maintained underground or within an approved enclosed structure.

1. DBS and MMDS antennas/dishes, which are one (1) meter or less in diameter and which are for the personal use of the Owner, may be installed. All other antennas/dishes not covered by the FCC Rule are prohibited.

2. All antennas/dishes are to be installed with emphasis on safety and on being as unobtrusive as possible to the community. To the extent reception of an acceptable quality signal is not precluded or costs unreasonably increased, antennas/dishes are to be screened from view from the street to the maximum extent possible.

3. To the extent it does not prevent or unreasonably delay installation, Architectural Committee approval is preferred in the selection of an appropriate site. If more than one location on the Property allows for adequate reception, the safest and least visible site is to be selected.

4. To the extent not prohibited by the FCC Rule, Owners are encouraged to consider the following guidelines in their site selection and installation:

   – Location of the unit must not jeopardize the safety of the Owner, maintenance personnel, other residents or cause damage to adjacent properties.

   – Where possible, placement is to be in the backyard or side yard behind and below fence lines.

   – Any location selected should be screened from view by integrating the antenna/dish into existing landscaping to shield the antenna/dish from street view.

   – Any mast and wiring is to be painted to match the color of the house to which they are installed.
- Owners are responsible for all costs associated with the antenna/dish, including, but not limited to, costs to install (or replace), repair, maintain, relocate or remove the antenna/dish.

cc. Solar Devices

The Architectural Committee must approve any kind of solar energy device prior to installation. All solar devices are to be installed with an emphasis on safety and on being as unobtrusive as possible to the community. A complete design including plans, elevations and specifications must be submitted for review. All installations must comply with applicable building codes and other governmental regulations and must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.

Roof-mounted solar panels and equipment must match the color of the roof material. Panels must be mounted parallel to the roof plane and be placed so as to cause minimum visual impact on surrounding residences unless to do so will have the effect of substantially interfering with the use of the device or significantly increasing the cost of the device. Unless the panels would be otherwise inoperable due to shade, panels should be placed on the rear roof of a house. Panels should be centered laterally on the highest roof area and located near the ridgeline. Panels should be far enough from the ridgeline so that they do not protrude above the house outline when viewed from adjacent properties. Panels should be of the same size and shape and placed together to avoid gaps between individual panels. The collection surface should be parallel to the roof (flat against) and as close as mounting hardware permits. Pipes, wires, and mounting hardware must be unobtrusive and blend in with the surrounding surfaces. Tracker-type systems are allowed only when not visible from neighboring property.
Equipment removal requires restoration of the installation location to its original condition. Owners shall be responsible for all costs relating to restoration.

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

dd. Storage Sheds

Prior written approval of the Architectural Committee must be obtained to install a storage shed. Criteria include, but are not limited to, lot size, grade and slope of yard, square footage of the home, and proposed location of the shed. Sheds are to be located in the side yard or adjacent to the rear of the home whenever possible (see below diagram of allowed location. Maximum shed size is 8x10x8.5 feet in height, including skids, foundation or concrete slab. No more that one (1) shed per Property is permitted. Materials and color are to match the base and trim color of the home and the roof of the shed shall match or be complementary to the roof of the house.
The shed must be screened by fencing or vegetation such that no more than 50 percent (50%) of the shed is visible from ground level from the street. Any utilities to the shed must be underground, and the shed cannot unreasonably obstruct adjacent neighbors’ views. Temporary structures used for storage are not permitted on the Property (for example, a tent or shack).

**THIS**

A playhouse will be considered to be an accessory structure (shed) if it is more than 36 square feet and/or over six (6) feet in height from highest peak to ground (see Playhouses, Section II-17).

**NOT THIS**

ee. Windows

1. AC approval is required prior to application of the following:
   - Replacement windows
   - Window tinting or sun screening material
   - Glass product other than clear glass

2. Application of window tinting materials may be acceptable provided they do not adversely alter the appearance of the Property. Highly reflective and/or dark tinting materials are considered too commercial for residential application; any light neutral materials will be considered for approval.

3. Windows are to be detailed to highlight and/or blend into the architecture of the buildings with either wood or vinyl frames or metal powder coated. Possible details include trim, frames, pop-outs and shutters.
4. Exterior mounted security roll type shutters may be allowed, but only if the Owner can show that they are marketed for the purpose of reducing energy consumption. Reasonable aesthetic restrictions will require that the color of the device match the color of the body or trim of the house, as well as restrictions on the dimensions and placement of the device. All requests for approval will be considered on a case-by-case review by the Architectural Committee.

5. All front elevation windows shall contain “window mullions” unless otherwise approved by the Architectural Committee.

ff. Window Treatments

Architectural Committee approval is required for all internal or external windows tinting or highlighting.

Application of window tinting materials may be acceptable provided they do not adversely alter the appearance of the Property. Highly reflective and/or dark tinting materials are considered too commercial for residential application; only light neutral materials will be considered for approval.

gg. Wind Turbines

Architectural Committee approval is required. Wind turbines and similar devices that meet the standards established in rules promulgated by the Public Utilities Commission pursuant to CRS #40-3-124 are permitted. Upon submission of request for approval of installation, the Architectural Committee may impose reasonable restrictions on the device based upon bona fide safety requirements for the protection of persons and property and reasonable noise restrictions. The Architectural Committee may also impose reasonable aesthetic restrictions on the dimensions, placement or external appearance of such device as long as the restrictions do not significantly increase the cost of the device or significantly decrease its performance or efficiency.

All installations of wind turbines, directionals and other wind driven devices must comply with all applicable building and zoning codes and other governmental regulations and must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.

hh. Xeriscape Landscape

XERISCAPE™ is an overall water-conserving landscaping and gardening concept that produces beautiful, water efficient, water sustainable landscapes that are in harmony with our dry, arid climate.
Examples of Xeriscape often include limited bluegrass lawns, irrigated separately from trees and shrubs, and include a wide variety of plants grouped by water needs. The term Xeriscape was coined in 1981 by a team of landscape architects, contractors, horticulturists, and irrigation specialists. Xeriscape is a combination of the word “landscape” and the Greek word “xeros,” which means dry. The Xeriscape concept is based on seven principles of gardening: planning and design, limit turf areas, selecting and zoning plants appropriately, improving the soil, using mulch, irrigating efficiently and maintaining the landscape.

It is important to note that Xeriscape is NOT ZEROSCAPE. It does not mean removing all turf and installing rock/bark/hardscape. As with all landscape plan submittals, when submitting requests for Xeric designed landscapes, be specific in the request on design, placement, and especially the type of plants to be installed. (See Appendix H for the recommended plant list.)

Specific criteria that all landscapes must meet include, but are not limited to, the following:

1. All landscapes, including xeriscape, will be reviewed by the Architectural Committee. All landscape plan submittals must include a top down plan view with plants drawn to their mature sizes. Mature sizes in Castle Rock are 75% of the mature sizes listed for Denver, Colorado. See the Town of Castle Rock plant species list for correct sizing.

2. All newly installed landscapes must have soil amendments which comply with the Town of Castle Rock Landscape Regulations and Principles ("Landscape Regulations"). Minimum Town soil improvements are 3 cubic yards of organic matter per 1,000 square feet of landscape area. This organic matter should be rototilled into a depth of 4 to 6 inches.

3. Irrigated turf areas are limited by residential lot sizes as more fully described in the Landscape Regulations as they may be amended from time to time. Please refer to the Landscape Regulations for the maximum irrigated turf areas permitted by the Town of Castle Rock. Areas devoted to the cultivation of native and/or drought tolerant/resistant grasses are exempt from installation square footage limitations.

4. Artificial turf is not allowed in front yard and back yard landscapes or front yard and back yard xeriscapes.

5. Plants placed on the same irrigation valve and located next to each other in the landscape should have the same water requirements. For example, plants requiring low water amounts should not be watered with plants requiring high water amounts. Plants requiring
high water amounts should be planted near down spouts and in lower areas in the yard that collect water.

6. Irrigation type must be appropriate for the plant type. Shrubs, perennials and trees should be drip irrigated, while turf should be irrigated using spray and rotor heads. (There are exceptions to these rules such as trees planted in the middle of the yard and watered with the turf grass and also some narrow areas of turf grass which would be more efficiently irrigated by subsurface drip irrigation).

7. Irrigation must not result in water waste as defined by the Landscape Regulations. The definition of waste water includes but is not limited to water being sprayed onto hard surfaces or running off onto sidewalks or into gutters.

8. Irrigation controllers should be set to water turf grass areas in compliance with the Town of Castle Rock Water Use Management program. Controllers should be programmable and battery back-ups and have rain sensors attached.

9. All Owners are directed to the Landscape Regulations for the policies and procedures, design criteria and construction methods and materials in the Town of Castle Rock. The Landscape Regulations should be reviewed and complied with in the course of landscaping. Approval by the Architectural Committee does not constitute assurance that landscape improvements comply with the Code or the Landscape Regulations of the Town of Castle Rock, nor does approval assure that a permit or approvals are not also required from applicable governmental bodies.
SECTION III – ARCHITECTURAL GUIDELINES FOR BUILDERS
SECTION III – ARCHITECTURAL GUIDELINES FOR BUILDERS

I. MINIMUM BUILDING SETBACKS

<table>
<thead>
<tr>
<th>Type of Building</th>
<th>Front Yard</th>
<th>Side Yard</th>
<th>Rear Yard</th>
<th>Garage Frontage</th>
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<tbody>
<tr>
<td>Single Family</td>
<td>20 feet</td>
<td>5 feet</td>
<td>20 feet</td>
<td>22 feet</td>
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<td>Duplex</td>
<td>20 feet</td>
<td>5 feet</td>
<td>20 feet</td>
<td>22 feet</td>
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<tr>
<td>Multi Family</td>
<td>25 feet</td>
<td>7 feet</td>
<td>25 feet</td>
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</table>

NOTE: Setbacks vary depending on Filing. Homeowner should check on the Town of Castle Rock building code to determine the building setback for their individual Filing. In order to encourage a unique and interesting streetscape appearance, an attempt is to be made to provide variable front setbacks of a minimum of three (3) feet along residential streets.

II. PARKING

The following are minimum requirements for off-street parking in residential areas:

<table>
<thead>
<tr>
<th>Type</th>
<th>Required Parking Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>4 spaces with two covered</td>
</tr>
<tr>
<td>Low Multi-Family</td>
<td>2 spaces</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>1.5 spaces</td>
</tr>
</tbody>
</table>

a. Off-street parking must be designed not to impair pedestrian flow along sidewalks, residential streets, or within developments.

b. Units, which are so narrow that the garage becomes the visual focal point of the building, are discouraged.

c. Multi-family developments with off-street parking are required to provide a minimum 15-foot landscape buffer along adjacent property lines and from all public streets and parks.

d. Planted islands are required to alleviate visual impact of continuous parking.

III. STREET ORIENTATION

a. Where feasible, curves are to be used in residential streets to create interesting street scenes, encourage reduced speeds and to provide a variety of views. Where possible, a neighborhood feeling is to be created by the use of cul-de-sacs, loop streets or other street patterns, which create a sense of identity and clustering.
b. Cul-de-sacs are encouraged so as to provide residential streets without through traffic. Cul-de-sacs are to be designed so drivers can see from the main road that the cul-de-sac is a dead-end.

c. Subdivisions are to be designed to minimize the number of lots, which have double frontage onto a residential backing collector or connecting street. (See Appendix G.)

IV. BUILDING FORM AND ORIENTATION

a. Building orientation and design is to maximize energy efficiency. Both passive and active systems are encouraged.

b. When a multi-family project is made up of more than one building, the individual buildings are to be designed as a building cluster with the buildings arranged to create useable exterior spaces and character.

c. Builders are required to provide a minimum of two (2) elevations for each house plan when repetitive plans are proposed. The elevations are to provide a variety in architectural design through use of variable rooflines, window treatments, architectural details and building materials.

d. The same house plans with the same or similar elevations cannot be placed on adjacent lots, or in Filing Six (6) within two (2) lots of each other, or directly across the street from one another.

e. The following height restrictions apply:

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</tr>
</thead>
<tbody>
<tr>
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<td>35 feet</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>40 feet</td>
</tr>
</tbody>
</table>

f. Kit homes, modular homes, manufactured homes or geodome homes are not permitted in any part of the Master Association Area.

V. ROOF DESIGN

a. Allowable roof designs are: gable, shed, hip and gambrel. Flat roofs are discouraged, but when used are required to have dual functions (such as roof decks). Minimum allowable roof slope is 4:12. Attention is to be paid to overall building massing.

b. Allowable roofing must be of Class “A” materials including: wood shake composite shingle, asphalt shingle, or concrete tile. In general, roofing is to be darker in color and hue than exterior walls. The homeowner may use Class “C” materials if replacing less than 50 percent (50%) of the roof to allow for the matching of the existing materials.
c. Roof patterns and colors shall be harmonious and compatible in appearance with adjacent properties, as they become an important part of the scenery.

d. Overhead screens, shade covers, patio/deck roofs, and other similar structures are to be constructed of materials and colors to match or complement the main roof and house. They are to be aesthetically pleasing to neighboring properties. Freestanding patio covers may be permitted, as well as extensions of the roof, provided they are located so as not to obstruct or impair the view of adjacent property owners.

VI. EXTERIOR SURFACES

a. Siding materials must be continued down to within six (6) inches of finished grade on front elevation to eliminate large areas of exposed foundations.

b. Acceptable exterior wall materials include: redwood siding, cedar siding, and other types of wood siding, painted masonite, stucco, brick and stone. Exposed cinderblock is not allowed. Horizontal, vertical and diagonal patterns are acceptable siding patterns. Incorporating more than one material on exterior walls is desired, but special care is to be taken so materials do not detract from the buildings overall design and form.

c. Materials chosen must be appropriate for the scale of the building, compatible with its location and consistent with the character and image of the development.

d. Architectural Committee approval is required for all exterior painting. The base house paint color is limited to a light flat or satin finish shade (such as earth tones). The trim color is to be coordinated with the base color as well as with brick and roof tones and may be flat or satin finish. A second accent color may be used in limited areas; for example, fascia faces at rooftop, shutters and entry doors.

Overhead garage doors are to be painted the base color. Submittals for repainting approval must include manufacturer's paint chips with name and code number. No two homes adjacent to or directly across the street from one another may have the same or similar base color.

e. Windows are to be detailed to highlight and/or blend into the architecture of the buildings with either wood or vinyl frames. All front elevation windows shall contain "window mullions." Possible details include trim, frames, pop-outs, and shutters. Exterior mounted security roll type shutters or security bars are not allowed, except for use over window wells.
f. Chimney designs require enclosure of flumes in a masonry or wood housing proportional to roof design. Exposed metal flue cannot exceed one (1) foot size (6) inches height above the attached structure. Attention must be placed on the design of chimneys so they blend with the architecture of the building.

g. Radios, stereos, televisions, broadcast or loudspeaker units, amplifier and other similar devices of any kind cannot be permanently installed on the exterior of the house. No person shall make, or cause to make any noise disturbance that may be offensive to neighboring properties and must conform to the Town's Municipal Code, Section 9.16.

h. Architectural Committee approval is required for the addition of screen/storm doors or other type doors to a home or an accessory building. The screen/storm door must be a complementary color to that of the house and existing door.

VII. PERMITTED USE

a. Homeowner may keep a reasonable number of dogs, cats, or other domestic animals as bona fide household pets in accordance with the Town's Municipal Code, Section 6.02.140. No animals, livestock, birds, poultry, or insects of any kind may be raised, bred, kept or boarded in or on any residential site. Homeowners are held responsible for dog waste on private or public properties, and may be subject to fines.

b. Any residential site rented or leased by the owner must be in writing and an executed copy provided to The Meadows Association Board of Directors or designated manager. All leases are to provide that the tenant is subject in all respects to the provisions of the Master Declaration of Covenants, Conditions and Restrictions. Leases must be for a period of at least thirty (30) days. Both the homeowner’s and tenant’s name and addresses will be placed on the Master Association’s mailing list.

c. No activity can be conducted on or improvement made on any property within the Master Association Area, which is or might be unsafe or hazardous to any person or property. It is unlawful for any person to fire or discharge within the Master Association Area a firearm of any description, which may be used for the explosion of cartridges, or any air gun, gas-operated gun or spring weapon, or any instrument or bow made for the purpose of throwing or projecting missiles of any kind by any means whatsoever.
VIII. DEBRIS AND TRASH

a. Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, or debris of any kind cannot be kept, stored or allowed to accumulate on any part of the Master Association's Area. The exception is within an enclosed container appropriately screened from view, which may be placed outside at proper times for garbage/trash pick up.

b. Refuge, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap or debris of any kind may be put out for collection only on the day of collection. Violation of this rule shall subject the violating member to such fines as established by the Association in accordance with the Declaration.
SECTION III – ARCHITECTURAL GUIDELINES FOR BUILDERS
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I. MINIMUM BUILDING SETBACKS

<table>
<thead>
<tr>
<th>Type of Building</th>
<th>Front Yard</th>
<th>Side Yard</th>
<th>Rear Yard</th>
<th>Garage Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>20 feet</td>
<td>5 feet</td>
<td>20 feet</td>
<td>22 feet</td>
</tr>
<tr>
<td>Duplex</td>
<td>20 feet</td>
<td>5 feet</td>
<td>20 feet</td>
<td>22 feet</td>
</tr>
<tr>
<td>Multi Family</td>
<td>25 feet</td>
<td>7 feet</td>
<td>25 feet</td>
<td>N/A</td>
</tr>
</tbody>
</table>

NOTE: Setbacks vary depending on Filing. Homeowner should check on the Town of Castle Rock building code to determine the building setback for their individual Filing. In order to encourage a unique and interesting streetscape appearance, an attempt is to be made to provide variable front setbacks of a minimum of three (3) feet along residential streets.

II. PARKING

The following are minimum requirements for off-street parking in residential areas:

<table>
<thead>
<tr>
<th>Type</th>
<th>Required Parking Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>4 spaces with two covered</td>
</tr>
<tr>
<td>Low Multi-Family</td>
<td>2 spaces</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>1.5 spaces</td>
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a. Off-street parking must be designed not to impair pedestrian flow along sidewalks, residential streets, or within developments.

b. Units, which are so narrow that the garage becomes the visual focal point of the building, are discouraged.

c. Multi-family developments with off-street parking are required to provide a minimum 15-foot landscape buffer along adjacent property lines and from all public streets and parks.

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Design Review Request (DRR)

Homeowner
Name: ____________________________ E-mail: ________________________
Address: ____________________________ Home Phone: ________________________
City: __________________ State: _______ Zip: __________

My Request involves the following type of improvement:

☐ Painting  ☐ Deck/Patio Slab  ☐ Roofing  ☐ Drive/Walk Addition
☐ Landscaping  ☐ Patio Cover  ☐ Room Addition  ☐ Basketball Backboard
☐ Fencing  ☐ Other

Please refer to your Homeowner Association Covenants, Rules and Regulations, and Architectural Guidelines before submitting proposals. Submit (2) copies of full plat diagram (8.5x11 or larger), drawings, paint samples (base & trim), and descriptions necessary to adequately describe the proposed improvements. Photographs, manufacturer’s brochures and specifications sheets may also be required when applicable. Although drawings and specifications are not required to be professionally prepared, they must be adequate enough to completely describe the proposed improvement and be drawn reasonably to scale. One application must accompany each proposed improvement.

Homeowner Association Covenants, Rules and Regulations, and Architectural Guidelines can be found at:
http://www.themeadowscommunityassociation.com/

Describe improvements (attach additional documents as needed):

Planned completion date:

To comply with the Covenants, Conditions and Restrictions (CC&R), complete and submit the DRR form.

This application and the drawing(s) are retained by the Committee for its records. Non-returnable samples are required for all exterior colors requested to be used in paint (even if repainting the previous color), or in stains for fences or decks. Stain samples and paint chips for each color used remain in the Association’s files.

The Committee has 30 days from receipt of all materials required by the Committee to act upon your request.

If the requested change is approved, the owner agrees to maintain the improvements. If, in the view of the Committee, the improvement is not being maintained, the Committee has the right to remove or complete the improvements with the homeowner bearing all costs.

Homeowners are welcome to attend the Architectural Committee (AC) meetings; especially if they have an Design Review Request scheduled for review. The AC meets at 6:30 PM on the second Tuesday of the month at the Grange located in the Meadows. Please call for scheduling.

I understand that I must receive written approval of the Association in order to proceed with any exterior alteration or addition to Property within the Meadows (Refer to Article 10 of the Declaration of Covenants, Conditions and Restrictions). I understand that Association approval does not constitute approval of the local building department and that I may be required to obtain a building permit. I understand that my improvements must be complete per specifications or approval is withdrawn. I agree to complete improvements promptly after receiving approval.

Date: ____________ Homeowner
Signature(s): ____________________________
APPENDIX B. FENCE DESIGN SPECIFICATIONS

General
A. The following are included under this section:
   1. Wood posts, rails and boards.
   2. Hardware including nails, wire mesh, and glue.

Materials and Workmanship
A. Protect work at all time from damage.
B. Fencing shall be constructed using Western Red Cedar. All timber shall comply with WWP rules for grading Western lumber.
C. All work shall be erected plumb, level, and true and in accordance with the details. All wood members shall be neat and true. Carpenter shall in all cases arrange for his work to be properly laid out to receive other work in connection with the same project.
D. Lumber: Recognized official grade and trademark of the association under whose rules and lumber is graded shall be required on each piece of lumber. Moisture content should not be over 19% dimension lumber-as per the association's rules for moisture content.

Decorative Pegs
A. Oak or pine closet pole pattern 10-234-or similar.

Nails
A. Use sizes and types best suited for purposes, in accordance with Federal Specification FF-N 105. In general, three (3) penny galvanized ringshank or larger nails shall be used for nailing through one (1) inch thick lumber and for toe nailing 1 ½ inch thick lumber. Sixteen (16) penny galvanized ringshank or larger nail shall be used when nailing through 1 ½ inch thick lumber.

Wire Mesh
A. Use 14 gauge galvanized 2x4 inch pattern.

Glue
A. Use Liquid Nails brand glue or approved equivalent.

Finish
A. Fences must be stained with an acceptable wood stain either included in a list published by the Architectural Committee; pre-approved stains as published by the Architectural Committee; or, approved by the Architectural Committee following submittal by homeowner prior to use. Fences MAY NOT be painted. The use of Behr 5016 “Taupe or Beachwood” or Behr “Cedar Natural Tone 501” on wing fences is pre-approved. Equivalent stain colors require prior AC
approval. Painting of fences or installations of murals of any kind on fences are not permitted. Staining of fences shall be of one consistent color.

B. Open Rail Fences are preferred to remain in their natural color. However sealing with a clear non-pigmented sealer (not “natural” sealer) is allowed. Alternatively, Behr Semi Transparent Redwood Stain, Formula #DP-330 is allowed. Equivalent stain colors require prior AC approval. Open Rail fences MAY NOT be painted.

Installation
A. Delivery and Storage: Deliver and store materials off ground in a neat manner and cover with plastic until ready for installation.
B. Framing: Closely fit and accurately set members to required lines and levels and rigidly secure in place. Nail sizes and spacing shall be sufficient to develop maximum strength of connection without splitting members. Plumb out butt joint all rails at post centerline on open rail fence.
C. Finish: All wood surfaces shall be finished.
D. Decorative Pegs: Secure decorative pegs with glue.

Samples
A. Contractor shall provide sample section of each fence type. Landscape Architect shall approve samples prior to installation of any fencing.
3'-6" OPEN RAIL FENCE

6" x 6" CEDAR OR REDWOOD POST
W/ 30 DEGREE PYRAMID TOP
2" x 8" CEDAR OR REDWOOD TOP RAIL
DECORATIVE PEGS
2" x 6" CEDAR OR REDWOOD RAILS
2" x 4" GALV. WIRE MESH, REAR YARDS ONLY

ELEVATION

STREET/OPEN SPACE
DEVELOPMENT PARCEL

1" OAK PEG (TYP)
1 1/2" DEEP x 1/2" EXPOSED
2x8 RAIL
1x8 FASCIA
2x6 RAIL
1x6 FASCIA
2" x 4" 14 GA. GALV. WIRE
2x6 RAIL
1x6 FASCIA
FINISH GRADE
CONC. FOOTING
COMPACT SUB-GRADE

SECTION
PARCEL INTERIOR 5' OPEN RAIL FENCE

FOR USE WHERE PROPERTY ABUTS OPEN SPACE OR WHERE ARC GUIDELINES REQUIRE

6"x6" CEDAR OR REDWOOD POST
W/30 DEGREE PYRAMID TOP

2"x8" CEDAR OR REDWOOD TOP RAIL

DECORATIVE PEGS
2"x6" CEDAR OR REDWOOD RAILS

2"x4" GALV. WIRE MESH, REAR YARDS ONLY

8'-0" O.C. MAX.

ELEVATION

2"x4" 14 GA. GALV. WIRE
1" OAK PEG (TYP)
1 1/2" DEEP x 1/2" EXPOSED

FINISH GRADE
CONC. FOOTING
COMPACT SUB-GRADE

SECTION

2'-6" MN.
PARCEL INTERIOR 3'- 6" OPEN RAIL

ELEVATION

6"x6" CEDAR OR REDWOOD POST W/ 30 DEGREE PYRAMID TOP
2"x8" CEDAR OR REDWOOD TOP RAIL

DECORATIVE PEGS
2"x6" CEDAR OR REDWOOD RAILS
2"x4" GALV. WIRE MESH, REAR YARDS ONLY

8'-0" O.C. MAX.

SECTION

1" OAK PEG (TYP)
1 1/2" DEEP x 1/2" EXPOSED

2x8 RAIL
1x8 FASCIA

2x6 RAIL
1x6 FASCIA

2"x4" 14 GA. GALV. WIRE

1x6 FASCIA
2x6 RAIL
FINISH GRADE
CONC. FOOTING
COMPACT SUB-GRADE

3'-6" MIN.
C. MAILBOX SPECIFICATIONS

TYPICAL MEADOWS COMMUNITY ASSOCIATION SINGLE MAILBOX

2 - 2x6 CEDAR
2 10" LONG
3/8" DIA. BOLTS

4"x6" CEDAR POSTS IN CONCRETE, 4" SIDE FACING STREET

GRADE/SIDEWALK

ALL WOOD MATERIALS TO BE CEDAR, POST TO BE MOUNTED DIRECTLY BEHIND SIDEWALK
TYPICAL DUAL MAILBOX

2x6's FLAT MAIL BOXES MOUNT HERE

TOP VIEW

TOP OF 2x6's 4x6 POST

2-2x6 CEDAR

2 10" LONG 3/8 DIA. BOLTS

4x6 CEDAR POST SET IN CONCRETE, 4" SIDE FACING SIDEWALK

GRADE/SIDEWALK

ALL WOOD TO BE CEDAR POST TO BE MOUNTED DIRECTLY BEHIND SIDEWALK

FRONT/STREET VIEW
MAILBOX LOCATION

HOUSE, EXISTING OR PROPOSED

COMMON PROPERTY LINE

COMMON FRONT PROPERTY LINE

LOCATION OF DUAL MAILBOX @ COMMON PROP. LINE BETWEEN LOTS

SINGLE MAILBOX LOCATION ON LOT AT OWNER'S DISCRETION

SIDEWALK

CURB LINE

STREET

PLAN VIEW
D. MAPS BY FILING

MEADOWS AREA MAP
Filings #1, #2, #5, #6, #7, #8 and #9

Legend
---
Filing Boundaries

Map not to scale
E. SLOPE SECTION

SLOPE BLENDING/TRANSITION ZONE TO BE 1/2 SLOPE LENGTH UP TO A MAXIMUM OF 30°

1/2 SLOPE LENGTH

SLOPE LENGTH

E. SLOPE SECTION
UTILITY BOX LOCATION PLAN

6' TALL PROJECT FENCE

FACILITIES TO BE SCREENED (JUNCTION, TRANSFORMER BOX, DUMPSTERS, ETC.)

SOLID GATES, CANE BOLTS & SUPPORT ROLLERS AS REQD.

R.O.W.

UTILITY EASEMENT

CURB LINE

AS REQUIRED

AS REQUIRED
G. RESIDENTIAL SETBACK VARIATIONS

3’ MINIMUM SETBACK VARIATION (adjacent lots)
20’ BUILDING SETBACK
22’ GARAGE SETBACK (keeps vehicles off sidewalks)
H. RECOMMENDED PLANT LIST

**Trees**

Evergreen
- Austrian Pine (*Pinus nigra*)
- Black Hills Spruce (*Picea densata*)
- Bristlecone Pine (*Pinus aristata*)
- Colorado Spruce (*Picea pungens*)
- Douglas Fir (*Pseudotsuga menziesii*)
- Juniper One-seed (*Juniperus monosperma*)
- Limber Pine (*Pinus flexilis*)
- Norway Spruce (*Picea abies*)
- Pinon Pine (*Pinus edulis*)
- Ponderosa Pine (*Pinus ponderosa*)
- Red Cedar (*Juniperus virginiana*)
- Rocky Mountain Juniper (*Juniperus scopulorum*)
- Scotch Pine (*Pinus sylvestris*)
- Southwestern White Pine (*Pinus strobus*)
- White Fir (*Abies concolor*)
- White Spruce (*Picea glauca*)

Deciduous
- American Linden (*Tilia americana*)
- Amur Maple (*Acer ginnala*)
- Autumn Purple Ash (*Fraxinus americana*)
- Bigtooth Aspen (*Populus grandidentata*)
- Bur Oak (*Quercus macrocarpa*)
- Dolga Crabapple (*Malus dolgo*)
- Downy Hawthorn (*Crataegus mollis*)
- Golden Rain Tree (*Koelreuteria paniculata*)
- Green Ash (*Fraxinus pennsylvanica*)
- Hackberry (*Celtis occidentalis*)
- Japanese Tree Lilac (*Syringa amurensis japonica*)
- Lanceleaf Cottonwood (*Populus acuminata*)
- Littleleaf Linden (*Tilia cordata*)
- Narrowleaf Cottonwood (*Populus angustifolia*)
- Newport Plum (*Prunus cerasifera Newport*)
- Northern Red Oak (*Quercus rubra*)
- Norway Maple (*Acer platanoides*)
- Pin Oak (*Quercus palustris*)
- Plains Cottonwood (*Populus sargentii*)
- Quaking Aspen (*Populus tremuloides*)
- Radiant Crabapple (*Malus radian*)
- Siouxland Cottonwood (*Populus deltoides siouxland*)
  - Swamp Oak (*Quercus bicolor*)
  - Thornless Honeylocust (*Gleditsia triacanthus inermis*)
- Western Catalpa (*Catalpa speciosa*)

** Shrubs**

Evergreen
- Andorra Juniper (*Juniperus horizontalis plumosa*)
- Armstrong Juniper (*Juniperus chinensis Armstrong*)
- Buffalo Juniper (*Juniperus virgata*)
- Mugo Pine (*Pinus mugo mughus*)
- Pfitzer Juniper (*Juniperus chinensis pfitzeriana*)
- Rocky Mountain Juniper (*Juniperus scopulorum*)
- Scandia Juniper (*Juniperus sabina Scandia*)
- Tamarix Juniper (*Juniperus sabina tamariscifolia*)

Deciduous
- Alpine Currant (*Ribes alpinum*)
- American Plum (*Prunus americana*)
- Artic Dwarf Willow (*Salix purpurea nana*)
- Austrian Copper Rose (*Rosa foetida bicolor*)
- Barberry (*Berberis thunbergii*)
- Black Chokecherry (*Aronia melanocarpa*)
- Blue Mist Spirea (*Caryopteris incana azure*)
- Bridal Wreath (*Spiraea vanhouttei*)
- Buckthorn (common) (*Rhamnus cathartica*)
- Burningbush Wintercreeper (*Euonymus spp.*)
- Cliffrose (*Cowania mexicana*)
- Chokecherry (*Aronia melanocarpa*)
- Chokecherry (*Prunus virginiana demissa*)
- Cistena Plum (*Prunus cistena*)
- Currant (*Ribes spp.*)
- Cutleaf Sumac (*Rhus typhina laciniata*)
- Dwarf Burning Bush (*Euonymus alatus compacta*)
- Elderberry (*Sambucus canadensis*)
- False Spirea (*Sorbaria sorbifolia*)
- Hawthorn (*Crataegus spp.*)
- Honeysuckle (*Lonicera korolkowii Zabel*)
- Honeysuckle (*Lonicera spp.*)
- Lilac (*Syringa vulgaris purpurea*)
Mockorange (Philadelpfhus coronarius)
Mountain Mahogany (Cercocarpus ledifolius)
Mountain Ninebark (Physocarpus monogynus)
Deciduous Shrubs continued

New Mexico Olive (Forestiera neomexicana)
Oakleaf Sumac (Rhus typhina lacinata)
Potentilla (Potentilla fruticosa)
Quince (Chaenomeles japonica)
Redtwig Dogwood (Cornus stolonifera)
Rose (Rosa spp.)
Sandcherry (Prunus besseyi)
Scrub Oak (Quercus gambelii)
Serviceberry (Amelanchier alnifoia)
Siberian Peashrub (Caragana aborescens)
Silver Buffaloberry (Shepherdia argentea)
Snowberry (Symphoricarpos albus)
Tallhedge Buckthorn (Rhamnus frangula columnaris)
Thimbleberry (Rubus parviflorus)
Variegated Dogwood (Cornus elegantissima)
Viburnum (Viburnum spp.)
Western Mountain Ash (Sorbus sambusifolia)

**VINES**

Bittersweet (Celastris)
Boston Ivy (Parthenocissus tricuspidata)
Clematis (Clematis spp.)
Englemann Ivy (Parthenocissus quinquefolia)
Grape (Vitis spp.)
Raspberry / Blackberry (Rubus spp.)
Silver Lace Vine (Polygonum auberti)
Trumpet Vine (Campsis radicans)
Wisteria (Wisteria sinensis)

**GROUND COVERS**

Ajuga (Ajuga reptans)
Border Jewel (Polygonum spp.)
Creeping Oregon Grape Holly (Mahania repens)
Creeping Phlox (Phlox subulata)
Creeping Potentilla (Potentilla verna)
Creeping Veronica (Veronica repens)
Dragon’s Blood or Stonecrop (Sedum spp.)
Dwarf Baby’s Breath (Gypsophila repens)
Germander (Teucrium chamaedrys)
Hall’s Honeysuckle (Lonicera japonica Halliana)
Iceplant (Delosperma cooperi)
Japanese Fleece Flower (Polygonum reynoutria)
Lamium (Moculatum lamium)
Leadwort (Ceratostigma plumbaginoides)
Moneywort (Lysimachia nummularia)
Paschandra, Japanese Spurge (Pachysandra terminalis)
Pussytoes (Antennaria rosea)
Rock Cress (Aubrieta deltoidea Purple Gem)
Sedum (Sedum spp.)
Snow-in-Summer (Cerastium tomentosum)
Soapwort (Saponaria ocyoides)
Strawberry (Fragaria)
Sweet Woodruff (Asperula odorata)
Thyme (Thymus spp.)
Verbena (Canadensis)
Vinca (Vinca sp.)
Wintercreeping (Euonymus fortunel Coloratus)

**PROHIBITED PLANT LIST**

These are plants which can grow in the Castle Rock area, but due to inappropriate environmental or visual characteristics are prohibited from use in The Meadows:

Box Elder (Acer negundo)
Mulberry (Morus alba)
Russian Olive (Eleagnus angustifolia)
Siberian Elm (Ulmus pumila)
Silver Maple (Acer saccharinum)