

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
SECOND CREEK RANCH METROPOLITAN DISTRICT**

**A RESOLUTION PROVIDING FOR  
THE ADOPTION OF AMENDED DESIGN STANDARDS**

At a regular meeting of the Board of Directors of the Second Creek Ranch Metropolitan District, Adams County, Colorado, held at 1:00 P.M., on Tuesday, December 5, 2023, at The Farmhouse at The Reserve, Mustang Way Event Center, 4875 N. Rome Street, Aurora, Colorado; via online meeting at <https://us02web.zoom.us/j/89163878283?pwd=ZFJVUXFzNzAyT0Y3NFRpWE50WVNZZz09> and via telephone at Dial In: 1-253-215-8782, Meeting ID: 891 6387 8283, Passcode: 944218, at which a quorum was present, the following resolution was adopted:

**WHEREAS**, the Second Creek Ranch Metropolitan District (the “District”) is identified as the “Operating District” charged with certain enforcement and collection abilities in that certain Master Declaration of Covenants, Conditions and Restrictions for Green Valley Ranch Aurora recorded at Reception No. 2019000108380 in the records of Adams County on December 10, 2019, as the same may be amended from time to time (the “Master Covenants”), that certain Supplemental Declaration of Covenants, Conditions, and Restrictions recorded at Reception No. 2019000108432 in the records of Adams County on December 11, 2019, that certain Supplemental Declaration of Covenants, Conditions, and Restrictions for Green Valley Ranch American Dream (Filing No. 63) recorded at Reception No. 2020000038264 in the records of Adams County on April 27, 2020, that certain Supplemental Declaration of Covenants, Conditions, and Restrictions for Green Valley Ranch Aurora Active Adult (Filing No. 1 and Amendment No. 1) recorded at Reception No. 2020000098818 in the records of Adams County on September 30, 2020, that certain Supplemental Declaration of Covenants, Conditions, and Restrictions for Green Valley Ranch Aurora Bungalows (Filing No. 1) recorded at Reception No. 2020000127310 in the records of Adams County on December 8, 2020, that certain Supplemental Declaration of Covenants, Conditions, and Restrictions for Green Valley Ranch Aurora Active Adult (Filing No. 5) recorded at Reception No. 2022000014081 in the records of Adams County on February 15, 2022, as the same may be amended from time to time (collectively, the “Supplemental Covenants”) (the Master Covenants and the Supplemental Covenants are hereby collectively referred to herein as the “Covenants”); and

**WHEREAS**, pursuant to Section 32-1-1004(8), C.R.S., the board of a metropolitan district has the power to furnish covenant enforcement and design review services provided that the declaration, rules and regulations, or any similar document containing the covenants to be enforced for the area within the metropolitan district name the metropolitan district as the enforcement or design review entity; and

**WHEREAS**, Article 8 of the Covenants specifically authorizes the District to establish and to provide for policies, procedures, regulations and rules, including Design Standards, to enforce the Master Covenants within Green Valley Ranch Aurora, as well as the authority, power and right of enforcement, including the levy of fines and the ability to pursue other remedies for non-compliance; and

**WHEREAS**, on July 15, 2020, the District, Central Adams Water and Sanitation District, Green Valley Ranch East Metropolitan District No. 6, Green Valley Ranch East Metropolitan District No. 7 and Green Valley Ranch East Metropolitan District No. 8 (collectively, the “IGA Districts”), entered into an Intergovernmental Agreement Concerning District Operations and Funding (the “Operations and Funding IGA”), pursuant to which the District is obligated to provide, operate, and maintain the services and facilities within the IGA Districts by way of an allocation of funds from fees collected within such districts; and

**WHEREAS**, pursuant to Section 32-1-1001(1)(m), C.R.S., the District is permitted to adopt, amend, and enforce rules and regulations; and

**WHEREAS**, on March 25, 2020, the Green Valley Ranch East Design Standards for Single-Family Detached Homes were adopted by the District (the “Design Standards”); and

**WHEREAS**, on December 1, 2020, the District adopted amended Design Standards; and

**WHEREAS**, on December 7, 2021, the District adopted further amended Design Standards; and

**WHEREAS**, based on recent changes in legislation the District desires to adopt, via this Resolution, further updates to the Design Standards.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SECOND CREEK RANCH METROPOLITAN DISTRICT THAT:**

1. Adoption by the Board. The Board of Directors of the District hereby adopts the Green Valley Ranch Aurora Design Standards for Single-Family Detached Homes attached hereto as **Exhibit A** (the “Revised Design Standards”), which are incorporated herein by this reference.

2. Superseding Effect. The Revised Design Standards supersede in full any other policies on the same subject matter.

3. Binding Effect. The Revised Design Standards are effective as of the date of this resolution and shall hereinafter be binding upon the property encumbered by the Covenants.

**[Remainder of page intentionally left blank.]**

Whereupon, a motion was made and seconded, and upon a majority vote, this resolution was approved by the Board.

**ADOPTED AND APPROVED THIS 5<sup>th</sup> DAY OF DECEMBER 2023.**

**SECOND CREEK RANCH  
METROPOLITAN DISTRICT**

DocuSigned by:  
*Brandon Wyszynski*  
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Brandon Wyszynski, President

ATTEST:

DocuSigned by:  
*Chris Carlton*  
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Chris Carlton, Secretary/Treasurer

## **EXHIBIT A**

### Revised Design Standards



# Green Valley Ranch Aurora Design Standards for Single-Family Detached Homes

Revised:  
December 2023

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**Introduction and Purpose**

The goal of the Green Valley Ranch Aurora Design Standards for Single-Family Detached Homes (“Design Standards”) is to provide general design criteria and guidance for new and future homeowners for future enhancement of a home and visual compatibility to the house’s particular architectural style.

The Green Valley Ranch Aurora Design Review Committee (“DRC”) has jurisdiction over design and aesthetic aspects of the Covered Property. Covered Property is defined as all real property covered by the Master Declaration of Covenants, Conditions and Restrictions for Green Valley Ranch Aurora recorded in the records of the Adams County Clerk and Recorder at Reception Number 2019000108380 on December 10, 2019, and as may be amended from time to time (“Master Covenants”) which includes all residential sites/lots (“Residential Site”). The DRC is a committee established and appointed by the Second Creek Ranch Metropolitan District; the Operating District as defined in the Master Covenants (the “District”).

The DRC must approve all plans for any alteration of the exterior of the Residential Site or the Improvement(s) as defined in the Master Covenants, including architectural or landscape modifications *before* the modifications are made. The DRC also has the right to review modifications as they are constructed and give final approval of completed modifications.

**Administration of Design Standards**

It is the responsibility of the DRC to ensure that all proposed Improvements meet or exceed the requirements of these Design Standards and to promote the highest quality design for the neighborhood. Specific duties and powers of the DRC are defined in the Master Covenants.

- Approval of Improvements by the DRC is for aesthetic purposes only. It is the homeowner’s responsibility to see that all federal, state, and local ordinances and codes are followed. Permits may be required by a county, town, or another governmental agency.
- The DRC will be responsible for all front, side and rear yard landscape reviews and final approvals and will use these Design Standards as their tool for reviews.
- The reviews will be done in a timely manner and the Community Manager will be in direct contact with each homebuyer. The homebuyer may elect to submit their front and/or rear yard design plan prior to the house closing to expedite the process. This will assist the homeowners to complete their landscaping in the time frame as outlined in the Submittal Review Schedule section.

Variances

Approval of any proposed plans is at the sole discretion of the DRC. The DRC may grant variances from any of the provisions of these Design Standards when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations create undue hardship for the property owner. Should the DRC approve an Improvement which is a variance from compliance with the provisions of the Master Covenants, it does not constitute waiver of the Master Covenants for any other similar Improvement.

Revisions to Design Standards

The District and/or the DRC reserves the right to revise these Design Standards from time to time as changing conditions and/or priorities dictate.

Effect of Governmental and Other Regulations

The Design Standards are a supplement to all applicable government Codes and Regulations. The Design Standards do not supersede or modify any existing applicable City of Aurora Codes or Regulations. Any requests for variances to the laws, regulations, or standards adopted by the City of Aurora shall be submitted to the appropriate municipal agency according to established procedures following review and approval by the DRC. In the event of conflict or discrepancy, or for subjects not addressed herein, or as part of the Master Covenants, the municipal regulations and codes take precedence, and the most restrictive standards shall apply.

Provided that DRC acts in good faith, neither the DRC nor any representative thereof shall be liable to any applicant or any other person for any damage, loss or prejudice suffered or claimed on account of the review of plans, specifications or materials. The review and delivery of a form of approval or disapproval is not to be considered an opinion as to whether or not the plans are defective or whether the construction methods or performance of the work proposed therein is defective, or whether the facts therein are correct or meet the City of Aurora building codes.

Design Standards Enforcement Policy

It benefits all homeowners in Green Valley Ranch Aurora to follow the established Design Standards to promote the common good and enjoyment of the homeowners' investments, protect property values and maintain a pleasant living environment. Pursuant to the Governing Documents as defined in the Master Covenants and Section 32-1-1001 (1)(j), C.R.S., failure to adhere to the rules and regulations as outlined in the Governing Documents may result in monetary penalties, or suspension of any services provided by the District. Furthermore, the homeowner may also be held responsible for costs incurred by the District to resolve the issue such as, but not limited to, legal expenses, additional review fees and inspection expenses. By statute and legal documents, unpaid penalties are a first lien on the property in question and may be foreclosed through judicial proceedings.

## Design Review Procedures

### GENERAL CONDITIONS

The following general conditions should be adhered to as follows:

- DRC approval does not constitute waiver of any requirements required by applicable governmental agencies for the subject Improvement or modification.
- DRC approval of plans does not constitute acceptance or responsibility of any technical, engineering, structural or drainage specifications. The function of the DRC is to review submittals as to aesthetics. All technical engineering, structural, or drainage matters are the responsibility of the homeowner.
- Approved plans are not to be considered authorization to change the original drainage plan as installed by the builder and approved by the applicable governmental agency.
- Access for equipment used in construction must be through your Residential Site only. Access over District Property requires written authorization from the DRC.
- If proposed Improvements require access over District Property for the purposes of transporting labor or materials, written permission for such access shall be required from the DRC. Any such requests must be filed with the DRC prior to the commencement of construction.
- Streets may not be obstructed with objects and building materials that are hazardous to pedestrians, vehicles, etc. Items such as, but not limited to, sand, rock and building materials, may not be stored on streets, sidewalks or District Property.
- Building permits from any applicable county, city or government agency may be required for certain Improvements.
- Any damage to District Property will be replaced or repaired by a District subcontractor. All applicable charges for restoration will be charged back to the homeowner by the District and are due and payable within thirty (30) days from notification.
- Approval of plans is not authorization to proceed with Improvements on any property other than the Residential Site owned by the homeowner.
- Homeowner may also need to acquire approval from the applicable utility company, county and/or city for permission to encroach within an easement which will access Homeowner's Residential Site.
- Any photos required by the DRC will not be returned to the homeowner.
- No homeowner shall alter any landscaping, and/or otherwise change any District Property.
- All work must be performed in a manner consistent with the original construction standards of the home, and with the design and appearance of the community. All work considered being of an unsightly finished nature, or of lesser quality than the prevailing community standards, shall be reworked to an acceptable appearance at homeowners' expense.
- If written approval of the DRC is not obtained for any exterior change to a Residential Site, construction shall constitute a violation of the Master Covenants, and the unauthorized Improvement may have to be modified or removed at the homeowner's expense.

### DESIGN REVIEW COMMITTEE PROCESS

The intent of the design review process as described below is to ensure that residential neighborhoods developed within Green Valley Ranch Aurora contribute to the character and quality envisioned for the community.

In order to ensure a consistent, high quality and integrated design throughout all phases of the project, the DRC will review and approve the proposed plans prior to submission to the City of Aurora Building Department. A design review process has been established to review architecture and landscape design for conformance to the Design Standards. The DRC reviews the *Design Review Request Form* and the drawings for completeness and consistency with these Design Standards.

Submittal Review Schedule

- All submittals must be received by the  
Second Creek Ranch Metropolitan District  
c/o  
Westwind Management  
27 Inverness Drive East  
Englewood CO 80112  
Attn: Green Valley Ranch Aurora Design Review Committee
- Submittals to, and approvals by, the DRC shall occur prior to installation and should be done before ordering materials and start of demolition or construction.
- The homeowner must submit landscape plans to the DRC within 90 days after closing on the purchase of the home.
- Any submittals not complete (as to required forms, copies, information) will not be accepted and will be returned to the homeowner.
- After a submittal is accepted as complete and meets all requirements, the DRC's approval or disapproval shall be given within a timeframe not to exceed thirty (30) business days after submittal acceptance. Approval may be given with conditions. If the DRC has not approved the submittal in writing within 30 days of receipt, then it shall be deemed denied, except in the case of applications for renewable energy devices which are deemed approved if not denied by the DRC within sixty (60) days.
- Once a homeowner or builder receives approval from the DRC, construction may commence, and timely completion of the approved Improvements is required.
  - Architectural Improvements must be completed within 12 months.
  - Landscape Improvements must be installed within 120 days of approval unless the home is first occupied between October 1 and March 31, where completion may be delayed until June 30.
- Construction must proceed consistent with the approved plan. All deviations must be submitted for review and approved by the DRC prior to commencement of work on those deviations.
- Upon completion of the approved Improvement(s), a *Notice of Completion* must be forwarded to the DRC.
- The DRC has 60 days after the Notice of Completion is submitted to inspect the Improvement(s).

Approvals and re-submittals

All submittals reviewed by the DRC to be stamped as follows:

- APPROVED: Plans meet all DRC requirements
- APPROVED SUBJECT TO THE FOLLOWING: Plans meet all or most of DRC requirements, but may contain some minor items in need of clarification or correction. Plans will also be stamped APPROVAL SUBJECT TO THE FOLLOWING if the DRC wants to inform the applicant of certain conditions that may affect other plan submittals or construction improvements.
- Plans may also contain significant deviations or deficiencies from DRC requirements and must be corrected or clarified before DRC will grant approval. All resubmittals to DRC must be a complete plan set and must address each comment and any

change to the plans in writing and on the plans. Partial resubmittals of corrected sheets only will not be accepted. This type of review may be noted as an APPROVED SUBJECT TO THE FOLLOWING or as DENIED.

- DENIED: Plans contain items that are not allowable under these Design Standards or need substantial revision and should be resubmitted. Notes regarding the reason for the denial will be provided.

**CONSTRUCTION SHOULD NOT BEGIN ON ANY IMPROVEMENTS UNTIL ALL SUBMITTALS FOR THAT TYPE OF IMPROVEMENT HAVE BEEN APPROVED.**

Any change to the plans after DRC approval including those not specifically requested by the DRC, must be re-submitted for approval with the changes noted. Upon receipt of submittal comments, the applicant may contact DRC to schedule a meeting to review and address such comments in further detail. The DRC will make periodic in-progress inspections of construction to ensure compliance with the approved construction documents, plans and Design Standards. On house construction, the builder will provide the DRC with a written *Notice of Construction* at least seven (7) calendar days prior to the start of construction.

Field Changes

Should any changes of color, material or exterior elevation be necessary, it will be the responsibility of the builder or homeowner to contact a DRC representative to explain the nature of the change and get a determination if an official DRC Review with drawings will be required. At that point in time, direction can be given as to the next step in the process regarding such necessary field changes.

SUBMITTAL REQUIREMENTS

Architecture/Building Changes

Each submittal must include the following:

- Green Valley Ranch Aurora Design Review Application - 1 copy
- Plans and specifications, including color scheme and samples (if applicable) - 1 copy
- The minimum size requirement for a plan submittal is 8 ½ inches x 11 inches.
- The plan must be drawn to scale indicated on plan.
- Provide owner's name, address, and builder on each plan.
- Indicate the location of the bottom of any slope and the top of any slope, if applicable for architectural Improvements.
- Accurately show the footprint of your Residential Site, including lot lines, existing fences and/or walls, and existing utilities for both architectural and landscape improvements. This information may be available from the builder or from local City planning agencies.

- For hardscape improvements show proposed new and existing: paving, wall, fences, pools, patio covers, drainage, and structures accurately described as to material, length, height, and angles.
- Indicate the nature, kind, shape, dimensions, materials, color, finish and location for all proposed Improvements.
- Provide a description of the materials to be used, including the proposed color scheme for all proposed Improvements. Attach samples.
- Grading plans (if applicable for architectural and landscape Improvements), which show where the established drainage pattern may be altered by the proposed Improvements. Indicate locations of drainage devices and curb cores. Alterations to any drainage pattern requires Engineering Drainage Certificate, which will be the responsibility of the homeowner.
- Any other information as requested by the DRC.

Landscape Plan (Initial Design or Amendment) – Front, Side or Rear Yards

Each submittal must include the following:

- Green Valley Ranch Aurora Design Application - 1 copy
- Plans and specifications, including color scheme and samples (if applicable) - 1 copy
- The minimum size requirement for a plan submittal is 8 ½ inches x 11 inches.
- The plan must be drawn to scale indicated on plan.
- Provide owner's name, address, and builder on each plan.
- Indicate the location of the bottom of any slope and the top of any slope, if applicable for both architectural and landscape Improvements.
- Accurately show the footprint of your Residential Site, including lot lines, existing fences and/or walls, and existing utilities for both architectural and landscape improvements. This information may be available from the Builder or from local city or county planning agencies.
- For hardscape improvements show proposed new and existing: paving, wall, fences, pools, patio covers, drainage, and structures accurately described as to material, length, height, and angles.
- Indicate the nature, kind, shape, dimensions, materials, color, finish and location for all proposed Improvements.
- Provide a description of the materials to be used, including the proposed color scheme for all proposed Improvements. Attach samples.
- Grading plans (if applicable for architectural and landscape Improvements), which show where the established drainage pattern may be altered by the proposed Improvements. Indicate locations of drainage devices and curb cores. Alterations to any drainage pattern requires Engineering Drainage Certificate, which will be provided by the homeowner.
- Landscape irrigation description with notes on types of irrigation.
- Location of all landscape trees, shrubs and turf areas.
- A list of the plant material that you are proposing to use for landscape submittals. This must include trees, shrubs, vines, ground covers, sizes of material and locations.

## Architectural Standards

The following architectural standards should be adhered to as follows:

- Submittal to the DRC for review/approval of architectural alterations, modifications and additions is required, and shall be done before ordering materials and start of demolition or construction.
- The architectural integrity of the home's style shall be maintained in all aspects.
- The existing architectural design details (i.e., doors, windows, cornices, roof, fascia, etc.) shall be maintained in any proposed alteration, modification, or addition.
- Color and material palette changes shall be consistent with the range of palettes for the subject home's architectural style and location.
- Color samples of all paint, stain, veneers, wall materials, stone, etc. are required to be submitted to the DRC
- Existing building setbacks from the street shall not be reduced.
- Minimum rear yard building setbacks shall not be reduced.
- Where a single-story element is modified, the addition must provide a replacement single story element.
- Where an exterior wall offset is modified, the addition must provide a replacement wall offset.
- Existing room forms and roof articulation shall be emulated in a proposed addition or expansion.
- Existing variation in building height shall be emulated in any proposed alterations to the roof and roof lines, within the maximum permitted building height.
- Modifications to diverters/gutters/down spouts must be submitted to the DRC for review and approval. Such Improvements shall be colored to match adjacent surfaces to which they are attached or consist of a material that matches the architectural style of the home and shall be tied to the yard drain system.
- Timely construction of DRC approved Improvements is required. Architectural Improvements must be completed within 12 months.

### DECKS, BALCONIES AND COVERED PATIOS

The design of elevated decks, balconies and covered patios including colors and materials should be consistent with the main structure. All vertical elements (railings, supports and columns, fascia and overhead structures) should be finished consistent with the exterior architectural style. Columns and/or supports are encouraged to appear substantial and proportionate to the building mass of the home.

Refer to the City of Aurora's regulations regarding encroachments into rear and side setbacks for landings, decks, stairs and balconies. Typically, unroofed structures are allowed to encroach more so than roofed projections.

## Residential Landscape Standards

### CHARACTER

The Green Valley Ranch Aurora community is designed to be complementary to the high plains and mountains of Colorado. The landscape in common areas throughout the community emphasizes drought-tolerant and native plant species. Homeowners and builders are encouraged to continue this style of design and use of plant materials in the yards around the homes.

Water Efficiency / Xeric Landscape Principles

Landscape improvements are strongly encouraged to be designed with water efficiency as a major goal. The following design treatments should be kept in mind when designing a water efficient landscape:

- Appropriate turf selection
- Use of mulch to maintain soil moisture
- Zoning of plant materials according to their light and water needs
- Improvement of the soil with organic matter
- Efficient irrigation systems
- Proper maintenance and irrigation schedules
- Recirculation of water for decorative water features

GENERAL LANDSCAPELandscape Materials

- Plant material for your landscape shall be selected from the approved plant palette located in the appendix.
- Trees, Shrubs, Ornamental Grasses and Perennials must be healthy and of good quality when planted. They must meet the minimum size requirements noted below.
- Rock: No two or more types that are high contrasting colors of rock shall be used. White rock is not permitted. Recommended varieties include mountain granite, local river rock and Colorado rose. No lava rock is allowed.
- Boulders: Must be native to Colorado and must be approved by the DRC.
- Mulch: Wood mulch color shall be natural with pieces no larger than 3 inches. Shredded cedar mulch, rubber mulch or black composite organic mulch are all allowed. High contrasting mulches will be prohibited.
- Edging: Edging is limited to heavy (wide gauge) steel, concrete, brick or stone on a foundation.
- Rock mulch must use fabric weed barrier and edging. Wood mulch areas are not required to use fabric weed barrier.
- Turf is not to be planted immediately adjacent to or within five (5) feet of the foundation. A bed of rock mulch must be provided between the house and any turf areas.
- Artificial plants and grasses are prohibited as a means of complying with the landscape requirements (except that artificial turf grass is allowed in rear yards) and are not allowed in front yards.
- Artificial turf shall be of a type known as cut pile infill and shall be manufactured from polypropylene, polyethylene, or a blend of polypropylene and polyethylene fibers stitched onto a polypropylene or polyurethane mesh or hole-punched backing.
- Vegetable gardens are allowed.

Minimum Plant Sizes

- Canopy Trees – 2.5-inch caliper at time of installation.
- Ornamental Tree - 2-inch caliper and a minimum of six (6) feet in height at time of installation.
- Evergreen Trees – 6-feet height at time of installation.
- All trees must be staked or guyed using metal T-post or wood lodge pole stakes. Guy wires must be maintained by the homeowner to keep all newly planted trees set plumb. Posts and stakes can be removed after 2 years from installation.

- Shrubs- 5-gallon container.
- Perennials or Ornamental Grasses – 1-gallon container.
- Please see attached approved planting material lists for recommended plant material.

Maintenance

Landscaped areas shall be kept in a well-maintained, safe, clean, and attractive condition at all times. This includes:

- Landscaped areas shall be kept free of trash, litter, weeds, and other such materials or plants not part of the landscape.
- All live plant material shall be maintained in a healthy and growing condition and must be replaced with live plant material of similar variety and size.
- The owner or tenants shall provide all regular and normal maintenance of landscaping including weeding, irrigation, fertilization, pruning and mowing.

Other Standards

- A permanent automated irrigating system must be installed for all front, side and corner lots, but no piping or sprinkler heads shall be within five (5) feet of foundation walls or slabs. Side yard landscaping and irrigation shall also be installed where the side yard faces a public right-of-way or public space in accordance with the City of Aurora's irrigation ordinance.
- Hardscape elements such as concrete, brick, stone, etc. on front and side or rear yards must match or compliment the exterior colors and materials of the home.
- Existing street tree irrigation and trees must not be modified and shall be maintained as installed.
- Modifications to builder installed front or side yard landscaping shall be submitted to the DRC for approval.

FRONT YARD LANDSCAPE (DOES NOT INCLUDE TREELAWN, SEE PAGE 12 FOR SEPARATE TREE LAWN REQUIREMENTS)

- Front and side yard landscaping of corner lots is required and must be installed prior to occupancy or by the next June 30<sup>th</sup> following occupancy if occupancy occurs between October 1 and March 31.
- Paving - 4' wide minimum entry walkways. Curved or angled walkways are encouraged to provide planting areas between porches and walkways.

Quantities Front Yard Turf

- A minimum of 50% of the front yard area, excluding driveways, shall be landscaped with live plant materials. This may include a combination of natural turf, trees, shrubs, perennials, and ground covers. 100% of the ground must be landscaped with either live plant material, rock mulch, wood mulch, hardscape, etc.
- Natural turf lawns may not exceed 40% or 1,000 square feet, whichever is less and must be contiguous, of the non-paved area of the front yard.
- Water-wise option: 0% turf is allowed.

Quantities Front Yard Trees

- 1 shade tree minimum of 2.5-inch caliper or 1 ornamental tree minimum of 2-inch caliper or 1 evergreen tree minimum of 6 feet in height at time of installation

Quantities Front Yard Shrubs

- Minimum number of shrubs = (front yard landscaped area in square feet minus turf area in square feet) x 0.025. At least 30% of the shrub count can be ornamental grasses or perennials. When 9 or more shrubs are required, at least 3 plant species

must be included to provide seasonal and visual interest.

#### Quantities Front Yard Rock and Inorganic Mulches

- If Water-wise option is used, up to 50% of the area may be rock and/or inorganic mulch
- If xeric or non-turf option is used, up to 40% of landscape area can be provided as pavers such as brick or natural stone

#### Front Yard Water-wise Features

- When Water-wise option is used, one of the following features shall be incorporated:
  - 1) Wall 1 – 2.5 feet high made of decorative stone, stucco or CMU
  - 2) Fence
  - 3) Earth berm less than or equal to 2.5 feet tall with slopes not to exceed 1:4 rise: run
  - 4) Natural boulders greater than or equal to 2 feet x 2 feet x 2 feet

#### Side Yards

- Side yards with no public view: No plant material required; 100% mulch coverage required
- Side yards with public view: Front yard standards apply + 1 tree per 25 linear feet

#### Rear Yards

- No live plant material minimum; No more than 45% turf. 100% rear yard coverage required (applicable combination of turf, hardscape, mulch, planter beds, ground cover, etc.)
- Artificial turf is allowed in rear yards.

#### TREE LAWNS

- The tree lawn, which is defined as the space between the curb and the sidewalk, is a key element to the overall neighborhood street scene. Street tree species have been selected for their ability to reinforce the neighborhood theme and compliment the architectural scale of the neighborhood. Trees will be planted by the builder in the neighborhood areas at a frequency to ensure a visible street program. This may result in more than one tree per Residential Site.
- Tree lawns are part of the street right-of-way but are to be maintained by the adjacent owner, therefore all homes are required to maintain the tree lawn that fronts their property. Feeding, maintaining, and irrigating the trees and landscaping in the tree lawn is the homeowner's responsibility.
- The homeowner may not remove or relocate the trees in the tree lawns.
- If any tree in a tree lawn requires replacement, the homeowner must replace the street tree in the same location with a tree of the same variety unless otherwise approved by the DRC.
- Existing street tree irrigation must be maintained as installed.
- One (1) deciduous or ornamental street tree shall be planted for every 40 linear feet of street frontage, with a minimum of 2 trees for lots that have a width of 60 feet or greater.
- Corner lots shall have an additional two (2) trees planted on the side tree lawn.
- Live groundcover is required, this may include grass, perennials and/or shrubs. The 50% of live material requirement for front yards applies in the tree lawn.
- Tree lawns covered with only gravel are prohibited.

## Specific Site Improvements

### ADDRESS SIGN

- All homes must have a house number visible from the street and all house number(s) replacing the original number(s) do not need DRC approval as long as they do not exceed six (6) inches in height and the entire area of the sign shall not exceed 1 square foot. Acceptable materials shall include, but are not limited to, wood, ceramic tile, and metal.

### ARTIFICIAL PLANTINGS

- No artificial trees, shrubs, plants, or other materials not derived from natural vegetation shall be used to fulfill the minimum coverage of live plant material noted above.

### BASKETBALL HOOPS AND BACKBOARDS

- No permanent basketball goals, hoops, backboards or nets shall be installed in the front yard of a Residential Site. Permanent basketball goals, hoops, backboards or nets may be installed in the rear or side yard of a Residential Site without DRC approval if they are at least 5' from any fencing and do not make use of neon color tones. Permanent basketball backboards may not exceed 10' in height.
- Free-standing and portable basketball goals, hoops, backboards or nets MUST be stored away from view when not in use. Storing portable backboards in front yards, side yards, wing fences or on driveways is not permitted.

### DECKS

- Unroofed decks may project into a required setback, please refer to the City of Aurora development code for the limits and requirements. Submittals for review should include dimensions, material descriptions and drawings showing the extents, heights and materials of the proposed deck.
- The design of elevated decks, balconies and covered patios including colors and materials should be consistent with the main structure. All vertical elements (railings, supports and columns, fascia and overhead structures) should be finished consistent with the exterior architectural style. Columns and/or supports are encouraged to appear substantial and proportionate to the building mass of the home.

### DRAINAGE

- DRC approval of plans does not constitute acceptance or responsibility of any technical, engineering, structural or drainage specifications. The function of the DRC is to review submittals as to aesthetics. All technical engineering, structural, or drainage matters are the responsibility of the homeowner.
- Approved plans are not to be considered authorization to change the original drainage plan as installed by the builder and approved by the applicable governmental agency.
- For hardscape improvements show proposed new and existing: paving, wall, fences, pools, patio covers, drainage, and structures accurately described as to material, length, height, and angles.
- Grading plans (if applicable for architectural and landscape Improvements), which show where the Established Drainage Pattern may be altered by the proposed Improvements. Indicate locations of drainage devices and curb cores. Alterations to any drainage pattern requires an Engineering Drainage Certificate, which will be the responsibility of the homeowner.

### DRAINS

- Area and planter drains must be installed for adequate drainage to permit the plants to survive and minimize the ponding of water. There shall be no interference with the established drainage patterns over any Residential Site, or common area, without approval by the DRC. The landscape irrigation system should be designed to prevent excessive saturation of soils. Planters created by walkways next to a Residential Site should connect to a collector line which positively drains to the street.

### EXTERIOR LIGHTING

- Exterior lighting must be of low illumination level. Dark sky lighting principles should be utilized. Exterior solar low illumination lighting is pre-approved and does not need DRC approval. All other exterior lighting must have DRC approval.
- The dark sky principle is a way of using lighting (or the lack of lighting) to eliminate pockets of dark and light. Contrasting pockets of dark and light causes users' eyes to adjust more slowly as they pass in and out of these areas. The goal of dark sky lighting is to see the thing being lit (the house/porch) and not the light itself. The human eye automatically focuses on the brightest light source in range and adjusts to that accordingly. When you eliminate glare and create an environment with relatively even light levels, the human eye can see very clearly in much less light than you would imagine.

### EXTERIOR PAINTING

- The Residential Site home exterior may be repainted without DRC approval so long as it is painted to match the existing approved paint colors of the home. Any change that deviates from the approved color of the home must receive written approval of the DRC.

### EXTERIOR SHUTTERS

- DRC approval is not required to replace exterior shutters if the new shutters match existing shutters, as installed by the builder, in style and color.

### EXTERIOR STAIRS

- The location, material, and color of new exterior stairs shall be compatible with the existing home. Stair supports must be designed as integral parts of the house. Prefabricated metal stairs may be permitted if they are compatible with the architecture of the home. The addition of any exterior stair system must have DRC approval.

### FENCES

- Fences must be located within or on the property lines and maintained by the property owner.
- Fences of chain link, poultry wire, aluminum, sheet metal, plastic, fiberglass, reeds, straw, bamboo, rope and other similar temporary or commercial materials are not permitted.
- No double fences shall be allowed along the same property line.
- Community perimeter fencing bordering District Property shall not be replaced with any other type of fencing other than what was installed by the builder or the District.
- Fences adjacent to sidewalks are required to be at least 18 inches from the edge of the walk.
- Wire fencing shall be installed on the homeowner's yard side of the cross-buck fencing (inside the cross-buck wood fence).
- Fencing on the street side and at the front of the side yard of corner lots should be installed by the builder at time of front yard landscaping.
  - Corner lot fencing should be six (6) foot height tan vinyl privacy fence unless shown otherwise on the fencing plan and/or adjacent to a landscape or open space area. In that case, it shall be the 54 inches open rail tan vinyl fencing.

- Fencing between lots is “interior rear yard fencing” as noted in the following notes and as shown in the Appendix.
- Interior rear yard fencing shall be six (6) foot height tan vinyl privacy fence.
- Lots with open rail fencing shall provide a transition panel from the six-foot privacy fence to the four-foot open rail fence.

See Appendix for additional detail on fencing types.

#### FLAG POLES

- The installation of flag poles shall be submitted to DRC for review. Flagpoles must be no higher than 20 feet from the ground when affixed to the ground, and flagpoles are limited to not more than 2 total flagpoles per residence. Flags may be displayed on an approved flagpole, in a window, on a balcony adjoining the residence, or door of the home.

#### GARDEN ART – FRONT YARD

- Must be submitted to the DRC for approval if the front yard garden art exceeds 2' in height. Photo required for submittal.

#### GARDEN WINDOW

- Must be submitted to the DRC for review and approval. This is considered an architectural Improvement.

#### GROUND & GARDEN LEVEL DECKS

- Must be submitted to the DRC for review and approval.

#### HEIGHTS – MAXIMUM

- The maximum building heights of all Improvements shall be consistent with the City of Aurora regulations.

#### HOLIDAY LIGHTING

- Placement and display of winter holiday lighting is permitted without DRC approval from November 15<sup>th</sup> through January 31<sup>st</sup> only. Holiday lighting must be removed by January 31<sup>st</sup>. All other lighting associated with other holidays must be removed within 2 weeks of the holiday (i.e. Halloween).

#### IRRIGATION

- All front, side and corner lots shall install, operate and maintain an automatic irrigation system for all landscaped areas.

#### LAMP POSTS

- Must be submitted to the DRC for review and approval.

#### PATIOS

- Paved patios may project into setbacks, provide that no structures are placed upon them within that setback.

#### PET ENCLOSURES

- Pet enclosures (i.e., dog runs) must be submitted to the DRC for review for all Residential Sites. Standard type dog houses are allowed and do not need DRC approval as long as they do not exceed 4 feet in height and are screened from adjacent homes and the street.
- Pet Enclosures should not be any higher than adjacent fencing. 4 feet when adjacent to

open rail fencing, or 6 feet when adjacent to interior or perimeter fencing.

- Chain link enclosures are not allowed.
- Wire mesh may be attached to existing open rail fencing to enclose small pets using the following criteria:
  - Wire fencing shall not exceed the height of the top horizontal rail of open rail fencing. Wire fencing may extend below the bottom horizontal rail to ground level or shall terminate at the bottom of the bottom horizontal rail of open rail fencing.
  - Wire fencing shall be attached to the open rail fencing rails using secure fasteners located no more than 12 inches on center and fasteners shall be of a material coated to prevent rust and staining of vinyl.
  - Wire fencing shall be installed on the homeowner yard side of the open rail fencing.
  - The wire fencing type should be 14 Gauge Galvanized Welded Wire Fence with 2 inches x 4 inches openings available through many manufacturers.

#### PLAY EQUIPMENT

- No permanent playground equipment, trampolines or trampoline fences, or similar sport equipment shall be installed in the front yard of a Residential Site. Permanent playground equipment, trampolines or trampoline fences or similar sport equipment may be installed in the rear or side yard of a Residential Site without DRC approval if they are at least 5' from any property line and do not make use of neon color tones. Playground equipment may not exceed 10' in height.

#### POOLS AND SPAS

- Above-ground pools are not allowed.
- Spas and similar water features such as hot tubs are permitted in rear yards (or side yards if they are wide enough) without DRC approval if they are at least 5' from any fencing, are toned in color to compliment the exterior of the home or are screened with landscaping. A spa or other similar water feature must not damage existing walls or fences. All equipment shall be completely screened from view from publicly visible areas, and all reasonable efforts to minimize noise must be undertaken by the homeowner.
- Swimming pools must be submitted to the DRC for review and approval.
- Privacy structures and fencing for pools and spas require DRC approval for all Residential Sites. Privacy structures and fencing should complement the exterior style and color of the home and/or existing fencing.

#### RAMPS- HANDICAP

- Ramps may potentially encroach into setbacks. The design and placement shall be reviewed by the DRC and the City of Aurora to ensure that the ramp has minimal visual impact on abutting properties.
- The width of the ramp shall not exceed 48 inches.

#### SATELLITE DISHES/ANTENNAE

- All satellite dishes, MMDS antenna (an antenna designed to receive (wireless cable) programming services via multichannel), multipoint distribution services, and DBS antenna (an antenna designed to receive direct broadcast satellite service) must be one (1) meter (39 inches) in diameter or less are permitted and do not require DRC approval.
- Antenna larger than one (1) meter (39 inches), except TVBS antenna (an antenna designed to receive over-the-air television broadcast signals) are generally prohibited and must be submitted to the DRC to be reviewed and approved on a case by case basis.

SCREEN/STORM DOORS

- Screen doors on the front door entrances shall be a neutral color or painted to match the color of the home and the style must conform to the architectural character of the home. Screen doors do not need DRC approval if these criteria are met.

SOLAR ENERGY SYSTEMS

- Each homeowner may install a solar energy system which serves his/her Residential Site so long as (a) the design and location of the solar energy system meets the requirements of all applicable governmental ordinances and (b) said design and location receive the prior written approval of the DRC in accordance with the following restrictions, provided that these restrictions do not significantly increase the cost of the solar energy system by more than ten percent (10%) or significantly decrease the performance or efficiency of the solar energy system by more than ten percent (10%):
  - Energy systems must be integrated into the roof design, to respond to the roof slope, and designed to minimize the profile of the collector.
  - Frames must be colored to compliment the roof.
  - Natural aluminum frames are prohibited.
  - Support for solar equipment shall be located in a manner which minimizes visual and noise impact.

STORAGE SHEDS / UTILITY BUILDINGS – CUSTOM OVER 120 SQUARE FEET

- Custom storage sheds, utility buildings, gazebos, playhouses, etc., must be submitted to the DRC for approval and must adhere to the following:
  - Be constructed within the rear yard only.
  - Not occupy more than 50 percent of the total rear yard.
  - Not exceed 450 square feet or 50 percent of the gross floor area of the principal building, whichever is greater.
  - Not to exceed 12 feet in height.
  - Be set back from each side property line a minimum of 5 feet
  - Be set back from each rear property line a minimum of 3 feet from each alley or 5 feet from each rear property line.
  - Must not encroach over an easement on or near a property line, unless the homeowner has obtained authorization for such encroachment from the easement holder.
  - Be constructed as a permanent Improvement on a concrete foundation.
  - Must have exterior design, colors, roof pitch and building materials similar to the principal building.
  - Must not be clad in unpainted, or galvanized metal, or T-1-11, or materials of similar appearance, plywood, or materials of similar appearance and durability.
  - Plant material must be used to soften the look of the structure, be planted within 30 days, and continuously maintained thereafter.
  - Must secure City of Aurora Building Permit and follow all City of Aurora Building Codes
  - Be constructed out of materials that match the home, including roofing, siding and trim.
  - Be designed to maintain the architectural style and character of the home.

STORAGE SHEDS / UTILITY BUILDINGS – PREFABRICATED OR CUSTOM 120 SQUARE FEET OR LESS

- All prefabricated storage sheds and/or utility buildings shall be in a neutral color that coordinates with the home or community fencing
- May be placed within the required side and rear setbacks but must be set back a minimum of 3 feet from all property lines.
- Pre-Fabricated storage sheds and/or utility buildings (i.e., Tuff Shed, Rubbermaid, similar type structures) over 4' in height must be submitted to the DRC for approval and adhere to the

following:

- Be set on a concrete or gravel foundation.
- Plant material must be used to soften the look of the structure, be planted within 30 days, and continuously maintained thereafter.

#### TRASH/RECYCLE CANS

- Must be stored in the garage or screened from view of street, common areas and adjacent neighboring properties, behind the fence. Trash and Recycling cans are permitted to be on the street the day before and the day of pickup. All cans must be removed on the day of pickup and stored as designated above.

#### UNSIGHTLY ITEMS

- All construction materials and fencing, weeds, rubbish, debris, or unsightly materials or objects of any kind shall be regularly removed from the Residential Sites and shall not be allowed to accumulate thereon. All clotheslines, trash containers, wood piles, storage areas, machinery, and equipment shall be prohibited upon any Residential Site unless obscured from view of adjoining streets, other Residential Sites, sidewalks, homes, or District Property.

#### WALLS

- All walls require DRC approval.
- Decorative or utility walls (retaining, seat, etcetera) shall be located at least 3 feet – 5 feet from the property line to allow for a landscape buffer.
- Walls shall be no more than 30 inches high.
- Walls shall be no more than 30 feet in length.
- Wall materials (stone, brick, stucco, and split face block, etcetera) should be selected to match the exterior color palette of the home and color image samples must be submitted for approval.

#### WINDOW AWNINGS

- Awnings must be submitted to the DRC for approval. Awnings must be compatible with the color and design of the existing home. They must be simple in design and color. The size, location, and form must be in scale with the window. Awnings must be properly maintained to the satisfaction of the DRC and may not be kept when frayed, spilt, torn, or faded. Temporary sunshades attached to the outer wall of the house, patio cover, or gazebo such as rolls of bamboo, fiberglass or reed are not permitted.

#### WINDOW COVERINGS

- Only curtains, drapes, shutters, or blinds may be installed as permanent window covers. No aluminum foil, paint, bedroom sheets, newspaper or similar coverings deemed to be inappropriate for a window covering shall be applied to the windows or doors of any home. Homeowners may use temporary paper shades to cover windows after the close pending the installation of drapes, curtains, shutters or other appropriate interior window coverings for 60 days after closing. Window coverings do not need DRC approval.

Conditions not defined: Any condition or material not defined within these Design Standards shall become a matter of judgment on the part of the DRC.

## Community Standards

### TENANT GUIDELINES

- The Homeowner shall have the responsibility to acquaint their tenants and guests with the District Governing Documents.
- For the purpose of these community Design Standards, a tenant shall be defined as anyone in possession of all or part of a homeowner's home in exchange for any sort of consideration.
- The homeowner will, at all times, be responsible for his or her tenant's compliance with all the provisions of the District Governing Documents. Penalties and other actions to correct violations will be assessed against the homeowner even though the violation was committed by tenant.
- The homeowner is solely responsible for payment of any and all assessments, fines and penalties.
- Disturbances and disorderly conduct by tenants can result in a fine or legal action against the homeowner. Preserving the community and maintaining harmony among homeowners is the ultimate goals of the District. If a tenant is violating these goals, the homeowner is required to take the necessary measures to correct the situation.

### VEHICLE REPAIR

- No homeowner shall conduct major repairs to any vehicle upon their Residential Site unless performed in a closed garage.

### COMMERCIAL VEHICLES

A commercial vehicle is defined as any vehicle which is intended or used for commercial use. Any commercial vehicle weighing in excess of 7 tons (14,000 lbs.) Gross Vehicle Weight (G.V.W.) is not permitted within the community.

This includes, but is not limited to, panel vans, pickup trucks, box trucks, tow trucks, semi-trucks, semi tractors, semi-trailers, dump trucks, tractors, construction vehicles such as a lift-bucket, backhoe, street grader, front-end loader, or other similar vehicles or trailers, or any vehicle exceeding 8 feet in height, 8 feet 6 inches in width, or 24 feet in length.

Any commercial vehicle weighing 7 tons or less G.V.W. will be permitted only upon the vehicle being registered with the Community Manager, PROVIDED THE VEHICLE MEETS THE FOLLOWING CONDITIONS:

- The vehicle must always be in good repair and visually presentable. This means the vehicle must be painted uniformly of primary color with a clear coat, the body work must be in good condition, rust free, with no body damage or cracked windows.
- The vehicle, when parked in the community, must be parked in the respective homeowner's driveway.
- The vehicle may not have externally stored flammable or explosive liquids, fuels or gases.
- Registration with the Community Manager will include the homeowner's name, address, phone number, license plate number, and a picture of the respective vehicle.

Any commercial vehicle weighing 7 tons or less G.V.W. which is not registered with the District, and/or not meeting the conditions stated above will be fully subject to the violation penalties.

## Sign Standards

### DISTRICT OWNED PROPERTY

- The DRC has determined the following regarding temporary signage on District Property.
  - Only one (1) sign (in total) per corner on major streets (a major street is defined as any street outside of the development). At a four-way intersection, there are four corners where only four (4) signs may be placed.
  - Signs may not remain on District Property overnight.
  - No illumination, animation, flashing, blinking, fluctuation, riders or flags are permitted.
  - Signs not complying with these Design Standards may be summarily removed by the District.
  - Signs are to be no larger than 3 feet x 4 feet.

### ALL OTHER COVERED PROPERTY

- The DRC has determined the following regarding temporary signage on Covered Property not owned by the District:
  - Signs may not remain on Covered Property for more than thirty (30) consecutive days.
  - No illumination, animation, flashing, blinking, fluctuation, riders, or flags are permitted.
  - Signs shall be maintained in a clean, orderly, and sightly condition.
  - Signs are to be no larger than 3 feet x 4 feet.

## **Green Valley Ranch Aurora**

### **Appendix List**

Addendum #1 – Fencing Clarification

Addendum #2 – Approved Plant List

Addendum #3 – Prohibited Plant List

Addendum #4 – Design Review Application

**Green Valley Ranch Aurora**  
Design Standards for  
Single-Family Detached Homes

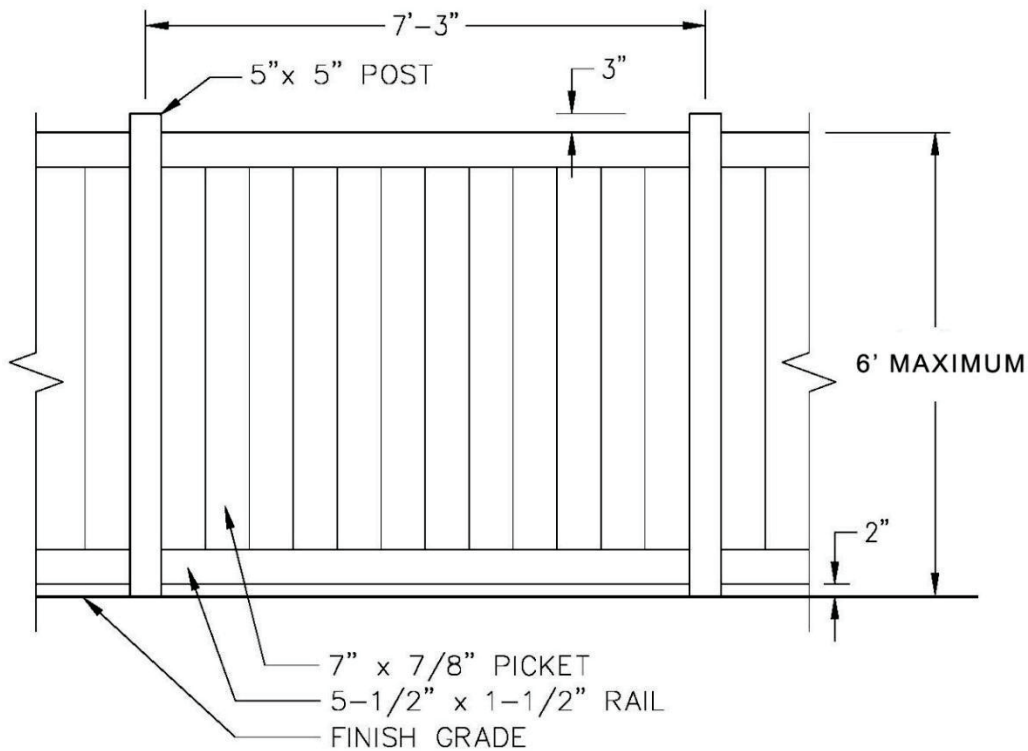
**Addendum #1 - Fencing Clarification**

**June 26, 2020**

The approved fencing details include the detail previously included (Interior rear yard fencing) and additional details for the community Perimeter Fencing and Open Rail fencing.

**INTERIOR REAR YARD FENCING DETAIL:**

NOTE: TO BE PLACED BETWEEN INDIVIDUAL LOTS. LOCATE FENCE ON SHARED RESIDENTIAL PROPERTY LINE.

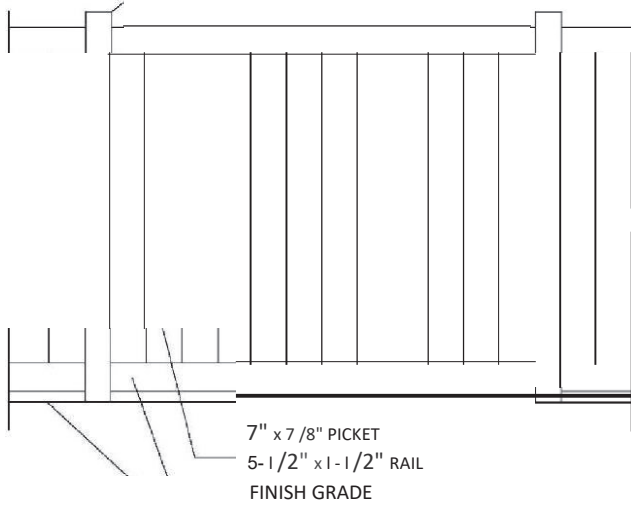


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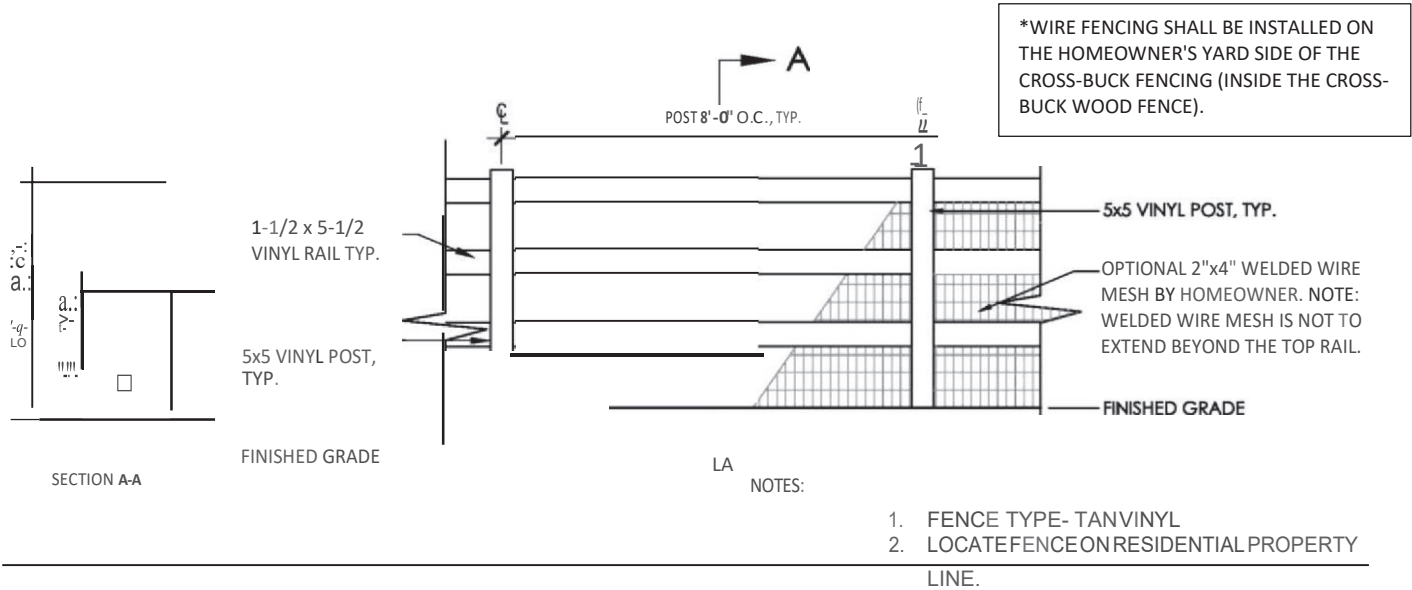
1. FENCE TYPE: VINYL
2. FENCE COLOR: TAN

**METRO DISTRICT COMMUNITY PERIMETER FENCING DETAIL:**

NOTE: TO BE PLACED BETWEEN INDIVIDUAL DEVELOPMENT PARCELS. LOCATE FENCE  
 OUTSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.  
 FENCE TYPE - BROWN WOOD COMPOSITE 5"x 5" POST



**OPEN RAIL FENCING DETAIL:**



## Green Valley Ranch Aurora

Design Standards for  
Single-Family Detached Homes

### Addendum #2 - Recommended and Approved Plant List

#### Xeriscape Plant List Trees and Evergreens

Amur Maple	<i>Southwestern White Pine</i>
Bigtooth Maple	<i>Scotch Pine</i>
<u>Tatarian Maple</u>	
Ohio Buckeye	Cherries/Plums/Chockcherries
Red Buckeye	Pear (ornamental)
Horsechestnut	<i>Aristocrat Pear</i>
Serviceberry	<i>Chanticleer Pear</i>
<i>Saskatoon Serviceberry</i>	<i>Stone Hill Pear</i>
<i>Regent Serviceberry</i>	<i>Fauriei Pear</i>
<i>Autumn Brilliance Serviceberry</i>	<i>Korean Sun Pear</i>
<i>Shadblow Serviceberry</i>	<i>Ussurian Pear</i>
Western Catalpa	<i>Prairie Gem pear</i>
Hackberry	Oak
Redbud	<i>White Oak</i>
Hawthorn	<i>Swamp White Oak</i>
<i>Russian Hawthorn</i>	<i>Gambel Oak</i>
<i>Arnold's Hawthorn</i>	<i>Shingle/Laurel Oak</i>
<i>Cockspur Hawthorn</i>	<i>Bur Oak</i>
<i>Thornless Cockspur Hawthorn</i>	<i>Chestnut Oak</i>
<i>River Hawthorn</i>	<i>English Oak</i>
<i>Downy Hawthorn</i>	<i>Columnar English Oak</i>
<i>Washington Hawthorn</i>	<i>Wavy Leaf Oak</i>
<i>Fleshy Hawthorn</i>	Black Locust
<i>Winter King Hawthorn</i>	Japanese Pagoda Tree
<i>Imperial Honeylocust</i>	Peking Lilac
<i>Shademaster Honeylocust</i>	Japanese Tree Lilac
<i>Skyline Honeylocust</i>	Elm
<i>Sunburst Honeylocust</i>	<i>Frontier Elm</i>
Kentucky Coffeetree	<i>George Washington Elm</i>
Black Walnut	<i>Triumph Elm</i>
Juniper (all types)	
Goldenrain Tree	
Apple and Crabapple (all types)	
Amur Corktree	
Pine	
<i>Bristlecone pine</i>	
<i>Pinyon Pine</i>	
<i>Limber Pine</i>	
<i>Austrian Pine</i>	
<i>Ponderosa Pine</i>	

Shrubs

Amur Maple	<i>Ground Cotoneaster</i>	Buckthorn
<i>Bailey Compacy Amur Maple</i>	<i>Hedge Cotoneaster</i>	<i>Fern-leaf Buckthorn</i>
<i>Compact Amur Maple</i>	Cliffrose	<i>Columnar Buckthorn</i>
<i>Emerald Elf Amur Maple</i>	Broom	<i>Smith Buckthorn</i>
<i>Flame Amur Maple</i>	<i>Moonlight Broom</i>	Sumac
Tatarian Maple	<i>Spanish Gold Broom</i>	<i>Fragrant Sumac</i>
Leadplant	Daphne	<i>Gro-Low Sumac</i>
Serviceberry	Euonymus	<i>Smooth Sumac</i>
<i>Saskatoon Serviceberry</i>	Apache Plume	<i>Rocky Mountain Sumac</i>
<i>Regent Serviceberry</i>	New Mexican Privet	<i>Threeleaf Sumac</i>
<i>Autumn Brilliance Serviceberry</i>	Sea Buckthorn	<i>Staghorn Sumac</i>
<i>Shadblow Serviceberry</i>	Rock Spirea	<i>Cutleaf Sumac</i>
Chokeberry	Juniper	Gooseberry/Currant
Sage	Beautybush	<i>Alpine Currant</i>
<i>Silver Sagebrush</i>	Privet	<i>Green Mound Currant</i>
<i>Tall Western Sagebrush</i>	<i>Regal Privet</i>	<i>Golden Currant</i>
Four-wing Saltbrush	<i>Cheyenne Privet</i>	<i>Wax Currant</i>
Barberry	<i>Upright Privet</i>	<i>Red Lake Currant</i>
<i>Mentor Barberry</i>	<i>Lodense Privet</i>	<i>Pixwell Currant</i>
<i>Red Leaf Barberry</i>	Honeysuckle	Shrub Roses
<i>Bagatelle Barberry</i>	<i>Honeyrose Honeysuckle</i>	New Mexico Locust
<i>Crimson Pygmy Barberry</i>	<i>Blue Velvet Honeysuckle</i>	Beneden Thimbleberry
<i>Rose Glow Barberry</i>	<i>Lilac-flowering dwarf Honeysuckle</i>	Buffaloberry
Butterfly Bush	<i>Arnold Red Honeysuckle</i>	Spirea
Peashrub	<i>Clavey's Dwarf Honeysuckle</i>	Snowberry
<i>Siberian Peashrub</i>	<i>Miniglobe Honeysuckle</i>	<i>White Snowberry</i>
<i>Fern-leaf Siberian Peashrub</i>	Creeping Grape Holly	<i>Hancock Coralberry</i>
<i>Globe Peashrub</i>	Russian-Sage	<i>Magic Berry Coralberry</i>
<i>Maximowicz Peashrub</i>	Mockorange	<i>White Hedge Snowberry</i>
Blue Mist Spirea	<i>Lewis Mockorange</i>	<i>Western Snowberry</i>
Mountain-Lilac	<i>Littleleaf Mockorange</i>	<i>Red Coralberry</i>
Winterfat	Ninebark	<i>Mountain Snowberry</i>
Mountain Mahogany	<i>Mountain Ninebark</i>	Lilac
Little-flowered Mountain Mahogany	<i>Ninebark</i>	<i>Early Lilac</i>
Littleleaf Mountain Mahogany	Mugo pine	<i>Late Lilac</i>
Curl-leaf Mountain Mahogany	Potentilla	<i>Common &amp; French Lilac</i>
Common Mountain Mahogany	Cherries/Plums/Chokecherries	Viburnum
Fernbush	<i>Western Sand Cherry</i>	<i>Wayfaringtree</i>
Rabbitbrush	<i>Ground Cherry</i>	<i>Mohican Viburnum</i>
Cotoneaster	<i>Nanking Cherry</i>	<i>Nannyberry</i>
<i>Peking Cotoneaster</i>	<i>Native Chokecherry</i>	<i>Alleghany Leatherleaf Viburnum</i>
<i>Cranberry Cotoneaster</i>	Gambel Oak	Yucca
<i>Tom Thumb Cotoneaster</i>		
<i>Coral Beauty Cotoneaster</i>		
<i>Spreading Cotoneaster</i>		
<i>Rock Cotoneaster</i>		

Perennials

Aster	Globe Thistle	Purple Coneflower
Ballon Flower	Golden Paper Flower	Purple-leaved Wintercreeper
Barren Strawberry	Goldenrod	Pussytoes
Basket-of-gold	Hardy Baby's Breath	Red Hot Poker
Bearded Iris	Hardy Bachelor Button	Red Pincushion
Beardtongue/Penstemon	Hardy Four-O-Clock	Rock Cress
Beautiful Mint	Hardy Gazania	Rose Campion
Bellflower	Hardy Granium	Rose Mallow
Blackberry Lily	Hen and Chicks	Russian Sage
Black-eyed Susan	Himalayan Border Jewel	Sage
Bladderpod	Hollyhock	Sandwort
Blanketflower	Hummingbird Trumpet	Sea Holly
Blue Flax	Hyssop	Sea Pinks
Blue Star	Ice Plant	Sedum/Stonecrop
Bogloss	Jacob's Ladder	Self Heal
Bugleweed	Jerusalem Sage	Shasta Daisy
Butterfly Weed	Jupiter's Beard	Siberian Forget-Me-Not
California Fuschia	Kinnikinnick	Silver Sage
Candytuft	Lady's Mantle	Snakeweed
Catmint	Lady's Mantle	Sneezeweed/Helen's flower
Chamomile	Lamb's Ear	Snow Daisy
Chocolate Flower	Lavender	Snow-In-Summer
Cinquefoil/Potentilla	Lavender Cotton	Soapwort
Columbine	Leadwort/Plumbago	Speedwell/Veronica
Coral Bells	Lemon Rosemary	Spiderwort
Corsican Violet	Lena Broom	St. John's Wort
Creeping Grape Holly	Lenten Rose	Starflower
Creeping Phlox	Lungwort	Statice
Creeping Thyme	Maltese Cross	Sulphur Flower
Cushion Spurge	Mountain Gold	Sun Daisy
Daisy Fleabane	Mt. Atlas Daisy	Sun Rose
Daylily	Myrtle/Periwinkle/Vinca	Sundrops
Dead Nettle	Native Lavender Bee Balm	Sweet Wodruff
Delphinium	Oregano/Marjoram	Tickseed
Edelweiss	Ornamental Onion	Tree Mallow
Emerald Queen Manzanita	Painted Daisy	Twinspur 'Coral Canyon'
English Ivy	Partridge Feather	Verbena
Evening Primrose	Pasque Flower	West Texas Mist Flower
False Indigo	Peony	Whirling Butterflies
False Sunflower	Pigsqueak	Windflower
Fireweed	Pincushion	Yarrow
Foxglove	Pinks	Yellow Archangel
Fringed Sage	Plaintain Lily	
Garden Mum	Poppies	
Garden Sage	Poppy Mallow	
Gayfeather	Prairie Coneflower	
Geum	Prince's Plume	

<u>Vines</u>	<u>Ornamental Grasses</u>	<u>Ground Covers</u>
Bittersweet	Big Bluestem	Blue Woolly Speedwell
Clematis	Blue Fescue	Hardy Ice Plant
Honeysuckle Vine	Blue Gramma Grass	Hens and Chicks
Silver Lace Vine	Blue Oat Grass	Himalayan Fleecflower
Trumpet Vine	Buffalo grass	Lavender Cotton
Virginia Creeper	Crested Wheatgrass	Paper Flower
	Feather Reed Grass	Pink Pussytoes
	Feather/Needle Grass	Showy Stonecrop
	Fountain Grass	Snow-in-Summer
	Hairgrass	Wooly Thyme
	Hardy Plume Grass	
	Indian Grass	
	Indian Ricegrass	
	Japanese Blood Grass	
	Little Bluestem	
	Maiden Hair Grass	
	Northern Sea Oats	
	Prairie Cordgrass	
	Prairie Dropseed	
	Purple Fountain Grass	
	Ribbon Grass	
	Sideoats Gramma Grass	
	Switch Grass	
	Tall Fescue	
	Western Wheatgrass	

## Recommended "No-Water" Plant List - Z-rated Plants

<u>Shrubs</u>	<u>Perennials</u>
Amelanchier alnifolia 'Regent' Arctostaphylos uva ursi Arctostaphylos x coloradoensis Arctostaphylos x coloradoensis 'Chieftain'/'Coloradoensis' Cercocarpus montanus Chamaebatiaria millefolium Chilopsis linearis Ephedra equisetina/viridis Ericameria nauseosa ssp. nauseosa var. glabrata/speciosa/nauseosa Fallugia paradoxa Genista lydia Hesperaloe parviflora Mahonia fremontii Mahonia repens Prunus besseyi 'Pawnee Buttes' Redleaf Rose (Rosa glauca, Rosa rubrifolia) Rhus aromatica 'Grow Low' Yucca baccata/filamentosa	Agastache cana 'Sinning' Agastache rupestris Amsonia jonesii Antennaria parvifolia Anthemis marschalliana Argenome Great plant, but may be Artemisia cana Artemisia filifolia Artemisia ludoviciana Baptisia australis Calyophus serrulatus 'Prairie Lode' considered weedy Delosperma dyeri 'Psdold' Echium amoenum Eriogonum jamesii/umbellatum Eriogonum wrightii var. wrightii Iris x germanica Kniphofia caulescens Lavandula angustiflora Lavandula angustifolia Liatris spicata Marrubium rotundifolium Nepeta 'Psfike' Oenothera caespitosa Penstemon rostriflorus Penstemon strictus Penstemon x mexicali 'Psmyers' Pulsatilla vulgaris Ratibida columnifera Rhatibida columnifera Salvia pachyphylla Sedum 'Blue Spruce' Sedum lanceolatum Sedum rupestre 'Angelina' Sedum sediforme Veronica lewanensis Veronica liwanensis

Grass

Schizacharium scoparium

### Green Valley Ranch Aurora

Design Standards for  
Single-Family Detached Homes

### Addendum #3 - Prohibited Plant List

Russian Olive	All Elaeagnus Angustifolia species and cultivars
Aspen	All Populus Tremuloides species and cultivars
Cottonwood	All species
Tamarisk	All species
Ash	Fraxinus species
Plants listed as an invasive species by CO State University Extension Service are prohibited	
Plants listed on the CO Noxious Weed List	
Siberian Elm	Ulmus pumia
Tree of Heaven	Ailanthus species

**Green Valley Ranch Aurora**  
Design Standards for  
Single-Family Detached Homes

**Addendum #4 – Design Review Application**