



RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS

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I INTRODUCTION

1.1 Basis for Guidelines

These Residential Improvement Guidelines and Site Restrictions (“Guidelines”) are intended to assist homeowners living in the Wheatlands Community in implementing landscaping and other home improvements to their property. The Amendment in its Entirety and Restrictions of Wheatlands Master (the “Declaration”) requires prior approval from the Board of Directors of the Wheatland Metropolitan District (“District”) before the construction, installation, erection, or alteration of any structure, attachment to any structure, or landscaping of any lot in Wheatlands shall be made. For instance, any change to existing landscaping, new landscaping, or change to the final grade of property; the construction or installation of any accessory building, patio, deck, pool, or hot tub; the demolition or removal of any building or other improvement, any change of exterior appearance of any building or other improvement, including changing paint colors, must be submitted for prior approval. In order to assist homeowners, the Board of Directors of the District desires to establish certain pre-approved designs for several types of improvements and to exempt certain improvements from the requirement for approval. This booklet contains the guidelines established by the Board of Directors with respect to property within the District.

1.2 Contents of Guidelines

In addition to the introductory material, these Guidelines contain (A) a summary of procedures for obtaining approval from the Committee; (B) a listing of specific types of improvements that homeowners might wish to make with specific information as to each of these types of improvements; and (C) some helpful landscaping ideas and information.

1.3 Architectural Review Committee or Representative

The Architectural Review Committee (the “Committee”) consists of a committee or representative appointed by the Board of Directors of the District to review requests for approval of architectural or site changes.

1.4 Committee or Representative Address and Phone

The address of the Committee or Representative will be same as the address of the Management Company.

For all general questions and concerns regarding the Community and maintenance, please contact the YMCA at (720) 870-2221.

For all covenant related questions or concern, please contact AMI at (303) 351-5411 or wheatlands@amihoa.com.

For all DRC related questions or concerns, please contact AMI at (303) 351-5411 or wheatlands@amihoa.com.

1.5 Effect of Declaration

The Declaration is a document governing property within Wheatlands. Each homeowner should review and become familiar with the Declaration. Nothing in these Guidelines supersedes or

alters the provisions or requirements of the Declaration and, if there is any conflict or inconsistency, the Declaration will control.

1.6 Effect of Governmental and Other Regulations

Use of property and any improvements must comply with applicable building codes and other governmental requirements and regulations. For general information about the City of Aurora requirements, homeowners may write or call the City of Aurora Building Department at: 15151 E. Alameda Parkway, Aurora, Colorado 80012, (303) 739-7420, www.auroragov.org.

Approval by the Committee will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies.

1.7 Interference with Utilities

In making improvements to property, homeowners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved, and homeowners will be responsible for any damage to any utility lines. All underground utility lines and easements can be located by contacting:

**Utility Notification Center of Colorado
1-800-922-1987**

1.8 Goal of Guidelines

Compliance with these Guidelines and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of Wheatlands. It is important that improvements to property be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the Committee and neighbors will go far in creating an optimum environment, which will benefit all homeowners. By following these Guidelines and obtaining prior written approval for improvements to property from the Committee, homeowners will be protecting their financial investment and will help insure that improvements to property are compatible with the standards established for Wheatlands. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the Board of Director's interpretation shall be final and binding.

1.9 Enforcement of Declaration and Design Guidelines

The Board of Directors shall have primary responsibility for the enforcement of the architectural requirements of the Declaration and these Guidelines. The Board, its agents, and the Committee, will investigate written complaints concerning violations of the requirements/prohibitions of the Declaration or these Guidelines, if such complaints are signed and dated by the person making the complaint. The Board, its agents, and the Committee, shall use all reasonable means to maintain the anonymity of complainants. The District shall be allowed access to the property of the person filing the complaint for purposes of verification of the complaint. If a violation is found as a result of a complaint or through its own inspections, the District shall notify the owner whose property is in violation in writing, requesting that appropriate action be taken to achieve compliance. If such owner does not bring his property into compliance with the Declaration and these Guidelines within ten (10) days, or the time specified by the notice, the violation will be

referred to the District for enforcement action. The District shall take enforcement action, including assessing fines, fees, and penalties, in accordance with the District's compliance and fee policy then in effect.

Accommodation for Individuals with Disabilities: The Committee may approve changes to the application of these Guidelines on a case-by-case basis to accommodate an individual or individuals with disabilities.

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II PROCEDURES FOR COMMITTEE APPROVAL

2.1 General

As indicated in the listing of specific types of improvements, there are some cases in which advance written approval of the Committee is not required if the guidelines with respect to that specific type of improvement are followed. In a few cases, as indicated in the listing, a specific type of improvement is not permitted under any circumstances. In all other cases, including improvements not included in the listing, advance, or prior written approval by the Committee is required before an improvement to property is commenced.

2.2 Drawings or Plans

Homeowners are required to submit, to the Committee, a Design Review Request Form and complete plans and specifications (said plans and specification to show exterior design, height, materials, color, location of the structure or addition to the structure, plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information, as may be required) prior to commencement of work on any improvement to property. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect, or draftsman, and a simple drawing with dimensions and description will be sufficient. In the case of major improvements, such as room additions, structural changes or accessory building construction, detailed plans and specifications, prepared by a licensed architect, may be required. Whether done by the homeowner, or professionally, the following guidelines should be followed in preparing drawings of plans:

A. The drawing or plan should be done to scale and shall depict the property lines of your lot and the outside boundary lines of the home as located on the lot. If you have a copy of an improvement survey of your lot obtained when you purchased it, this survey would be an excellent base from which to start.

B. Existing improvements, in addition to your home, should be shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, walks, decks, trees, shrubs, fences, etc. The proposed improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed improvement, including the materials to be used and the colors. For Example: Redwood deck, ten feet by twelve feet (10' x 12') with two inch by four inch (2" x 4") decking and natural stain.

C. The plan or drawing and other materials should show the name of the homeowner, the address of the home, the lot, block and filing number, e-mail and a telephone number, where the homeowner can be reached.

D. The proposed improvements must take into consideration the easements, building location restrictions, and sight distance limitations at intersections.

E. Homeowners should be aware that many improvements require a permit from the City of Aurora Building Department. The Board of Directors reserves the right to require a copy of such permit as a condition of its approval.

F. In some instances, elevation drawings of the proposed improvement will be required. The elevation drawings should indicate materials.

G. Photographs of existing conditions, and of proposed materials and colors, are encouraged to be included, and are helpful to convey the intended design, but should not be used solely to describe the proposed changes.

2.3 Submission of Drawings and Plans

One copy of the drawing or plans (minimum acceptable size 8.5" x 11") must be submitted to the Committee along with a completed Design Review Request Form. Color photographs, brochures, paint swatches, etc. will help expedite the approval process. Specific dimensions and locations are required.

The review fees as set forth on the Architectural Design Review Submittal Fees Sheet (available on the District website or from the entity listed in Section 1.4) shall be submitted with the Design Review Request Form. In addition, any costs incurred by the Committee for review of submittals, shall be borne by the owner and shall be payable prior to final approval. Any reasonable engineering consultant fees or other fees incurred by the Committee and/or District in reviewing any submission will be assessed to the owner requesting approval of the submission.

2.4 Action by Committee

The Committee will meet as required to review plans submitted for approval. The Committee may require submission of additional information or material, and the request will be deemed denied until all required information and materials have been submitted. The Committee will act upon all requests within thirty (30) days after the complete submission of plans, specifications, and other materials and information, as requested by the Committee. All approvals or disapprovals of the Committee will be reduced to writing. A stamped or printed notation by the Committee shall be deemed a sufficient writing. If, for any reason, the Committee fails to decide any request within such thirty (30) day period, then the request for approval shall be deemed to have been denied.

2.5 Completion of Work

After approval by the Committee, a proposed improvement should be completed as promptly and diligently as possible in accordance with the approved plans, drawings, and descriptions, and in conformity with any conditions and requirements of the approval. Under this provision, the work must be completed, in any event, within twelve (12) months (except landscaping, which shall be completed as stated in these Guidelines).

2.6 Notice of Completion

Upon completion of any work as specified in these Guidelines, Owners are required to submit a Notice of Completion form and/or pictures to the Committee.

2.7 Inspection of Work

The Committee or its duly authorized representative shall have the right to inspect any improvement at any reasonable time during installation. Once completed, the committee will have up to ninety (90) days from the date of the submittal of the "Notice of Completion," to approve the completion or schedule an onsite inspection.

2.8 Rights of Appeal

A majority vote of the Board of Directors is required to approve a design review request unless the Board of Directors has appointed a Committee or representative to act for it, in which case the decision of such Committee or representative shall control. A homeowner may appeal to the Board of Directors of the District in the event of adverse action by the Committee or District representative, provided such appeals are submitted in writing within ten (10) days after the applicant received notice of such adverse action.

2.9 Reserved

2.10 Conflict of Provisions

The foregoing Guidelines and procedures are supplementary to all of the terms and provisions of the Declaration, the Final Development Plan, the Final Plat, and the terms of each of the foregoing shall remain in full force and effect. In the event of any actual or apparent conflict between these Guidelines and the Declaration, the Final Development Plan or the Final Plat, the Declaration, the Final Development Plan, or the Final Plat, as applicable, shall prevail.

2.11 Amendment

These Guidelines may at any time, from time to time, be added to, deleted from, repealed, amended, and modified, reenacted, or otherwise changed by the Board of Directors of the District, in its sole discretion.

2.12 Questions

If you have any questions about the foregoing procedures, feel free to call the District's representative at the phone number and address listed in the introductory part of these Guidelines.

Remainder of page intentionally left blank.

III SPECIFIC TYPES OF IMPROVEMENTS/GUIDELINES

3.1 General

The following is a listing, in alphabetical order, of a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each. Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted to the Committee and written approval of the Committee obtained before the improvements are made. In some cases, where it is specifically so noted, a homeowner may proceed with the improvements, without advance approval, if the homeowner follows the stated guideline. In some cases, where specifically stated, some types of improvements are prohibited. Committee review and approval is required on any external items that might not be listed below.

3.2 Accessory Buildings

Approval is required. Approval will be based upon, but not limited to, the following criteria:

A. Storage sheds and/or accessory buildings must be aesthetically compatible and consistent with the style and character of the home and other homes in the same general area of the Community. Storage sheds and/or any accessory buildings shall not be more than eight feet by ten feet (8' x 10'), and shall not be more than eight feet (8') high at the peak. The roof pitch must be complementary to the existing roof on the home, unless otherwise approved by the Committee.

B. Siding, roofing, and trim materials must match those on the home, unless otherwise approved by the Committee. Resin sheds may be approved by the Committee if they match the color of the home or can be painted to match the color of the home. They must be maintained and kept in a sightly manner.

C. Smaller lots may not have a suitable location for a storage shed. In any case, no more than one (1) storage shed and one (1) playhouse shall be permitted per property.

D. The Committee, in reviewing and approving or denying an application for approval of a storage shed or accessory building, shall take into consideration lot size, square footage of the home, the existing grading, fence locations, landscape screenings, etc.

E. Any utilities serving the storage shed or accessory building shall be underground.

A playhouse or play structure shall not be considered an accessory building.

Playhouses do not require approval if less than twenty-four square feet (24²) and less than six feet (6') in height from highest peak to the ground.

3.3 Additions and Expansions

Approval is required. Additions or expansions must be constructed of wood, masonite, glass, brick, stone, or other material, as used in construction of the exterior of the home. The design must be the same or generally recognized as a complimentary architectural style and meet all design guidelines as may be applicable. Colors must be the same as that of the residence. Patios may not be more than twenty-five percent (25%) of the entire rear lot of the home unless otherwise approved by the Committee.

3.4 Address Numbers

Approval is required to replace, alter or relocate existing address numbers, unless the address numbers are replaced using the same style and type of number currently on the residence.

3.5 Advertising

All trade signs, which include, but are 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. See Signs, Section 3.73.

3.6 Air Conditioning Equipment

Approval is required for all air conditioning equipment including evaporative coolers (swamp coolers) and attic ventilators installed after the initial construction. Approval is not required for replacement of existing air conditioning equipment with like equipment; otherwise approval is required. No heating, air conditioning, air movement (e.g. swamp coolers) or refrigeration equipment shall be placed or installed on rooftops, or extended from windows. Ground mounted or exterior wall air conditioning equipment installed in the side yard must be installed in a manner so as to minimize visibility from the street and minimize any noise to adjacent property owners.

3.7 Antennae/Satellite Dishes

3.7.1 General

"Permitted Antennas" are defined as (a) an antenna which is less than one meter in diameter and is used to receive direct broadcast satellite service, including direct-to-home satellite services, or is used to receive or transmit fixed wireless signals via satellite; (b) an antenna which is less than one (1) meter in diameter and is used to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instruction television fixed services, and local multipoint distribution services, or is used to receive or transmit fixed wireless signals other than via satellite; (c) an antenna which is designed to receive broadcast television broadcast signals; or (d) other antennas which are expressly permitted under applicable federal statutes or regulations. In the event a Permitted Antenna is no longer expressly permitted under applicable federal statutes or regulations, such antenna will no longer be a Permitted Antenna for purposes of this Section. Installation of Permitted Antennas shall not require the approval of the Committee.

3.7.2 Location

1. All Permitted Antennas shall be installed with emphasis on being as unobtrusive as possible to the community. To the extent that reception is not substantially degraded or costs unreasonably increased, all Permitted Antennas shall be screened from view from any street and nearby lots to the maximum extent possible, and placement shall be made in the following order of preference.

- a. Inside the structure of the house, not visible from the street;
- b. "Rear" yard or "side" yard, behind and below the fence line;

- c. "Rear" yard or "side" yard, mounted on the house, in the least visible location below roofline;
 - d. "Side" yard in front of wing fence, screened by and integrated into landscaping;
 - e. Back rooftop; or
 - f. "Front" yard screened by and integrated into landscaping.
- 2. If more than one (1) location on the property allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above shall be used, and the least visible site shall be selected.
 - 3. Permitted Antennas shall not encroach upon common areas or any other Owner's property.

3.7.3 Installation

- 1. All installations must comply with all applicable building codes and other governmental regulations and must be secured so they do not jeopardize the safety of residents or cause damage to adjacent properties. Any installation must strictly comply with FCC guidelines.
- 2. All Permitted Antennas shall be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal.
- 3. Owners are responsible for all costs associated with the Permitted Antenna, including but not limited to, costs to install, replace, repair, maintain, relocate, or remove the unit.
- 4. All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Permitted Antennas, masts, and any visible wiring, may be required to be painted to match the color of the structure to which they are attached. The owner should check with the installer/vendor for the appropriate type of paint.
- 5. All other antennas, not addressed above, are prohibited.

3.8 Awnings

Approval is required. Awnings should be an integral part of the house or patio design. The color shall be complimentary to the exterior of the residence.

See Overhangs/Awnings – Cloth or Canvas, Section 3.49.

3.9 Balconies

See Decks, Section 3.20.

3.10 Barbecue/Gas Grills

All barbecue grills, smokers, etc. must be stored in the rear yard or within an enclosed structure, not visible from the front of the home.

3.11 Basketball Backboards

No basketball backboards shall be attached to the garage. Only portable basketball backboards shall be allowed and do not require approval if the following guidelines are met:

A. Portable units cannot be placed in the public right of ways, streets, sidewalks, or street lawns.

B. Location must be at least half of the length of the driveway away from the street.

C. Portable basketball backboards may not be permanently located in side yards or back yards.

D. Portable basketball backboards must be anchored with sand or water inside of the base of the portable basketball backboard unit and may not be anchored using sandbags or other weights on top of the base of the portable basketball backboard unit.

E. Portable basketball backboards may be left out when not in use only if the backboard, hoop, and net are in good repair. Portable basketball backboards that are not in good repair, including the hoop and net, must be stored out of sight when not in use and may not be left out for more than twenty-four (24) hours.

3.12 Birdbaths

Placement in "front" or "side" yard is not allowed. See Statues or Fountains, Section 3.78.

3.13 Birdhouses and Bird Feeders

Approval is not required if installed in the rear yard and the size is limited to one foot by two feet (1' x 2'). No more than three (3) of each of a birdhouse or birdfeeder shall be installed on any lot. A birdhouse or bird feeder, which is mounted on a pole, may not exceed five feet (5') in height.

3.14 Boats

See Motor Vehicles/Recreation Vehicles, Section 3.47.

3.15 Carports

Will not be permitted.

3.16 Clothes Lines and Hangers

Clotheslines may only be placed in the rear yard. Fixed clotheslines and hangers are not permitted. Temporary drying structures will be permitted so long as such structures are used solely in the rear yard of a lot and are immediately removed from sight after each use. Retractable clotheslines with permanent fixtures require approval.

3.17 Cloth or Canvas Overhangs

See Overhangs/Awnings – Cloth or Canvas, Section 3.49.

3.18 Commercial and/or Oversized Vehicles

It is understood that some residents of the District will drive company vehicles as a condition of their employment. It is neither the desire nor the intent of the District to prohibit any resident from being able to pursue the occupation of their choice. It is the desire and intent of the District to provide Guidelines and rules that will promote a sense of community within Wheatlands.

An “Oversized Vehicle” is defined as a vehicle that cannot be parked within the garage. The definition of “Commercial Vehicle” is somewhat subjective, but tends to include the following: truck size in excess of one (1) ton, and/or with commercial lettering on the side, and/or work materials/equipment/tools exposed in back, and any vehicle falling within the definition of “Commercial Vehicle” as defined in C.R.S. 42-4-235 (1), as amended from time to time.

The parking of Commercial Vehicles as defined above will be prohibited at Wheatlands with the exception of parking within a completely enclosed garage with the following exceptions for vehicles not greater than one (1) ton:

A. Residents will be allowed to park those commercial vehicles with “work materials” exposed, as long as the exposed work materials are removed during regular non-work hours (all times other than 7:00 a.m. – 6:00 p.m., Monday through Friday, and nationally recognized holidays).

B. Oversized vehicles must have Committee approval to be parked in the driveway. Such approval will be based upon, but not limited to, no more than one (1) vehicle, effect on curb appeal, effect on safety, and effect on street traffic.

1. Emergency service vehicles which meet the following criteria:

a. The vehicle has a gross vehicle weight rating of ten thousand pounds (10,000#) or less;

b. The unit owner is a bona fide member of a volunteer fire department or is employed by an emergency service provider (as defined by Colorado Revised Statutes);

c. The vehicle bears an official emblem or other visible designation of the emergency service provider; and

d. Parking of the vehicle can be accomplished without obstructing emergency access or interfering with the reasonable needs of other unit owners to streets and driveways.

3.19 Compost

Approval is required. Container must not be immediately visible to adjacent properties and odor must be controlled. Underground composting is not allowed.

3.20 Decks

Approval is required. The deck must be constructed of redwood or composite type decking products and approved by the Committee. The appropriate City of Aurora permits are also required. The decking material must be either redwood in color or of a color that matches one of the exterior paint colors or the masonry on the home. The deck should be located so as not to obstruct or greatly diminish the view or create an unreasonable level of noise for adjacent property owners.

All deck columns shall be integrated into the architectural style/character of the home. Covered decks shall be compatible with the architectural style of the home through roof form integration, column design, and railing details. Supporting posts and columns associated with all covered decks or those more than thirty inch (30") above grade shall be a minimum eight inches by eight inches (8" x 8") unless grouped two (2) or more four inch by four inch (4"x4") posts or enhanced with a masonry base. When possible, matching the column style present on the front of the home is preferred.

Decking that is less than thirty inches (30") above grade of the lot, may utilize a lattice skirting provided the skirting is made of redwood minimum one-half inch ($\frac{1}{2}$ ") thick boards and stained or painted to match the remaining portions of the deck. Decks may not be more than twenty-five percent (25%) of the entire rear lot of the home unless otherwise approved by the Committee. Construction shall not occur over easements or beyond the side plane of the home and must be set back a minimum of ten feet (10') from the rear property line. No decks with abutting rear lot lines shall be within thirty feet (30') of each other at any point (Refer to the City of Aurora code). Construction of decks over a sloped area is discouraged.

Homeowners are reminded, that as with redwood, some types of maintenance free decking products may also require periodic maintenance for proper care and to retain the product's aesthetic conformity, including but not limited to, fading, warping, etc. Decks may be finished with clear semi-transparent sealer, stained to match a Cedar tone, an oil-based wood finish, or a similar product that matches. The deck may also be painted to match the body or trim color of the home.

3.21 Dog Houses

Approval is required. Dog houses are restricted to ten square feet (10²') and must be located in a fenced back yard or dog run. Dog houses must be installed at ground level, and must not be visible above the fence. Dog houses must also match the colors and materials of the exterior of home. Limit of one (1) doghouse per home/lot. See Fences, Section 3.28.

3.22 Dog Runs

Approval is required. Dog runs must be located in the rear or side yard, abutting the home and substantially screened from view by planting fast-growing or mature trees or shrubs. Dog runs will be limited to two hundred square feet (200²'), unless a variance is granted by the Committee. Dog run fences should be left natural in color and sealed to prevent weathering. In some cases, written consent from adjacent neighbors may be requested. Dog runs must be made of wood; please refer to the fence details in Schedules 1, 2, and 3 for approved heights, stains, and designs. Covers (ex: tarps, sheets, blankets, etc.) on dog runs are not allowed.

3.23 Doors

Approval is not required for an already existing main entrance door to a home or an accessory building if the material matches or is similar to existing doors on the house and if the color is generally accepted as a complimentary color to that of existing doors on the house. Complementary colors would be the body, trim, or accent colors of the house.

A. Storm Doors. Approval is not required for storm doors as long as the door is complimentary with the color scheme of the home. Homeowners wishing to utilize a different color must first obtain approval.

B. Security Doors and Windows. All security or security-type doors and windows must be approved prior to installation.

3.24 Drainage

The Declaration requires that there be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern as engineered and constructed by the homebuilder prior (or in some cases, immediately following) conveyance of title from the home builder to the individual homeowner. When installing your landscaping, it is very important to insure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against the house foundation, walkways, sidewalks, and driveways into the street. The Committee may require a report from a drainage engineer as part of landscaping or improvement plan approval. Landscaping and all drainage from downspouts off the house should conform to the established drainage pattern. Sump pump drainage should be vented a reasonable distance from the property line, on the owner's property, to allow for absorption. Adverse effects to adjacent properties, including District lands, sidewalks and streets, will not be tolerated.

3.25 Driveways

Approval is required for any changes or alterations to driveways; this includes construction of a pull-off area to the side of the driveway and/or concrete driveway extensions. Only clear sealant may be used on the driveway (no colors) and owners will be required to maintain the driveways against oil spills, spauling/peeling/etc.

3.26 Evaporative Coolers

Approval is required. No rooftop or window mount installations are allowed. See Air Conditioning Equipment, Section 3.6.

3.27 Exterior Lighting

See Lights and Lighting, Section 3.44.

3.28 Fences

3.28.1 General Statement

1. Fences constructed by the Developer or Builder along or abutting property lines, arterial streets, collector streets, and local streets, may not be removed, replaced, painted a different color or altered, including, adding a gate, without approval of the Committee.
2. If any such fences constructed by the Developer or Builder which are located upon a homeowner's property are damaged or destroyed, the homeowner shall repair or recondition the same at the homeowner's expense.
3. Some fences may be located upon property owned by the Wheatlands Metropolitan District and, if so, the approval of the District shall also be obtained before any such fence is removed, replaced, painted, or altered.
4. Nothing shall be attached or affixed to any fence maintained by Wheatlands Metropolitan District, nor shall any modifications be made thereto by an Owner, including but not limited to, aluminum fencing along Powhatan Road. Notwithstanding the foregoing, pet fencing (fourteen (14) gauge, two inch by four inch (2" x 4") galvanized steel, welded wire mesh) may be attached, not to exceed three feet (3') in height, to such District-maintained fences, with the approval of the Committee.

3.28.2 Theme Fencing: (fencing that has been installed by the Developer or Builder along or abutting property lines on residential streets, parks, green belts, or non-urban areas):

1. Arterial Fencing (along major roadways): No change in this fencing is permitted without approval of the District and the Committee.
2. Non-Arterial Fencing: Open fence that is adjacent to or abuts open space shall not be changed.

3.28.3 Fence Designs.

1. All "rear" or "side" yard fences along property lines require approval of the committee.
2. Fences (not previously installed by a Builder or Developer) that will be located in the "rear" or "side" yard along property lines are required to be constructed in accordance with the specifications shown in Schedule 1.
3. The Fencing Plan included in Schedule 1 identifies certain areas along open space or roadways where a certain type of fence is required to be installed (either a two (2)-rail fence, a three (3)-rail fence or an aluminum fence, as indicated). All such fences are herein referred to as "Perimeter Fences." Perimeter Fences are required to be constructed in accordance with the specifications shown in Schedule 2. If the required Perimeter Fence was not installed at the time of the construction of the home on the adjacent Lot by the Developer or the Builder, or has not yet otherwise been installed by the Owner of the adjacent Lot, the Owner of the adjacent Lot shall, no later than June 9, 2019, install the same in accordance with the applicable specifications in Schedule 12, and with the prior written approval of the Committee.

4. All fences other than Perimeter Fences (i.e., fences between lots and wing fences, referred to herein as "Non-Perimeter Fences") are required to be constructed in accordance with the specifications set forth in Schedule 3.
5. Vinyl fencing will not be approved under any circumstances.
6. Double fencing, which is defined as two (2) fences, of any property lines is not permitted.
7. Lattice may not be affixed to any fence. See Lattice, Section 3.43.
8. No gates may be installed on any Perimeter Fence.
9. Any additional fencing of any kind (not listed) shall require Committee approval.

3.28.4 Maintenance/Staining.

Per Article 3, Section 3.5.5 of the Declaration, any fences constructed on a Lot shall be maintained by the Owners of such Lot, including but not limited to the perimeter fence along Wheatlands Parkway. Regular physical and aesthetic maintenance of fencing is required. All Perimeter Fences must be painted using the paint color identified in Schedule 2. All other fences (those fences between lots and wing fences) must be stained using one of the approved stain colors shown on Schedule 2 and 3 attached hereto, or be sealed with a clear waterproof sealant. Owners will still be required to submit any painting or staining request to the Committee. Additional Fence Requirements.

1. Fence sections which front or abut any public or private street, another front yard, common walkway, greenbelt, park or non-urban area, must be constructed so that the side of the fence which is generally accepted as being the most "finished" side or rail-side, fronts or abuts public or private streets, common walkways, etc. The most effective method of accomplishing this is to construct the entire fence with the "finished" side out.
2. The Committee will require a transitional section of fencing, as applicable, where a fence adjoins a fence of any lesser height, for symmetry and aesthetics. Please refer to the fence details in Schedule 13.
3. No electric fences are permitted (other than pet containment fencing installed below grade), and all wire installed (permitted only on the inside of the fence) must comply with the specifications in Schedule 12.
4. It is important to remember that certain drainage patterns may exist along, or under, proposed fence locations. When constructing a fence, be sure to provide for adequate space between the fence and the ground to accommodate these drainage patterns.
5. When making a submittal for fencing, include the style and height of the fence, color of stain, and all other descriptive details, as well as an elevation drawing with dimensions of the fence and a plot plan with the location of the fence clearly marked.
6. Approval by the Committee shall not be deemed to constitute compliance with the requirements of any local building codes, development regulation, or other applicable laws, and it shall be the responsibility of the Owner to comply therewith; nor does approval

assure that a permit or approvals are not also required from applicable governmental bodies. For general information regarding building permits, contact the City of Aurora.

3.28.5 Prior Approved Fencing.

To the extent that fencing has been previously approved by the Committee based on a prior version of these Guidelines, such fencing will be required to be compliant with this section and Schedules 1 through 3, as applicable, at such time as the fence is replaced.

3.29 Fire Pits

Approval is required for all permanent or built-in structures. Approval is not required for portable units.

3.30 Firewood Storage

Approval is not required for storage of one (1) cord or less of wood. All firewood must be located in the “side” or “rear” yard, must be neatly stacked, and must not be located so as to block established drainage patterns. All other wood must be stored in an approved enclosure, or “screened” from view.

3.31 Flags/Flagpoles

For purposes of this Rule, the following definitions apply: (i) a “Flag” is a piece of cloth or similar material, typically rectangular, oblong, or square, attachable by one edge to a pole or rope, with a distinctive design, and (ii) “Commercial” means pertaining to the exchange or buying and selling of commodities and/or intending to make a profit.

All Flags shall be professionally manufactured and lettered. No handwritten Flags are allowed. All Flags must be maintained in good condition, free from fading, fraying, and may not be torn or ripped. No Commercial Flags are permitted.

Owners or residents may install a Flag within their Lot boundaries. No more than a total of 2 Flag(s) may be installed within their Lot boundaries. Flag size cannot exceed five feet (5') in length and three feet (3') in width. Flags may only be displayed within the boundaries of an Owner's Lot. No Flags may be placed on District property without the written consent of the District.

Approval is required for any freestanding flagpole. Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence. Flag size cannot exceed five feet (5') in length and three feet (3') in width.

Flags may not be illuminated without prior written approval of the Committee. Any request for lighting must detail the type and location of lighting. Lighting shall be placed so as not to disturb owners of neighboring lots.

3.32 Garage Sales

Approval is not required. No garage, patio, porch, or lawn sale shall be held on any residential site/lot except that the owner of any such residential site may conduct such a sale for up to three

(3) consecutive days not more than twice in any calendar year if (a) the items sold are only his own furniture and furnishings, not acquired for purposes of resale; (b) such sale is held at such time and in such manner as not to unreasonably disturb any other resident of the area; and (c) such sale is held in full compliance with the requirements of all applicable laws.

3.33 Garbage Containers and Storage Areas

See Trash Containers, Enclosures and Pickup, Section 3.85.

3.34 Gardens - Flower or Vegetable

Approval is not required for flower or vegetable gardens that do not exceed one hundred (100^{2'}) total square feet. All flower gardens must be weeded, cared for, and maintained. Vegetable gardens shall be located in the rear or side yard.

3.35 Gazebos

Approval is required. A gazebo must be an integral part of the rear yard landscape plan and must be similar in material and design to the residence. The color must be generally accepted as a complementary color to the exterior of the residence. Refer to the City of Aurora for any additional requirements or permits that may be needed.

3.36 Grading and Grade Changes

See Drainage, Section 3.24.

3.37 Greenhouses

Approval is required. Generally, greenhouses will be discouraged due to the extensive maintenance required. Approval will be based upon, but not limited to, general aesthetics, quality, and permanence of materials used. Adequate screening will be required.

3.38 Hanging of Clothes

See Clothes Lines and Hangers, Section 3.16.

3.39 Hot Tubs and Jacuzzis

Approval is required. Must be an integral part of the deck or patio area and of the rear yard landscaping. Must be installed in such a way that it is not immediately visible to adjacent property owners and that it does not create an unreasonable level of noise for adjacent property owners. In some instances, additional plant material around the hot tub may be required for screening. Non-vegetative screening materials should match or complement the house or deck structure. Prefabricated hot tub enclosures will be evaluated on a case-by-case basis, and may require additional plant material screening.

3.40 Irrigation Systems

Underground automatic irrigation systems will not require approval by the Committee but will require approval through the City of Aurora. All homes must have an underground automatic irrigation system installed with the landscape. All irrigation systems should be designed by a landscape architect, designer, or irrigation specialist to ensure water management and plant

growth. The irrigation system must be designed so that water does not cross property lines and so the irrigation system is in complete compliance with the individual home's soil report recommendations, specifically with regard to the no-irrigation zone at the edge of the home's building foundation. All irrigation systems shall comply with the City of Aurora Irrigation Ordinance and Zoning Code. For recommended irrigation system treatment, See Irrigation, Section 4.09.

3.41 Kennels

Breeding or maintaining animals for a commercial purpose is prohibited. Also see Dog Runs, Section 3.22.

3.42 Landscaping

Approval is required. All homeowners must comply with applicable landscaping requirements of the City of Aurora. Landscaping plans must be in accordance with the specifications shown in Schedule 5, and the approval of such plans shall be obtained prior to the installation of landscaping. The plot plan of the residence and yard must be provided at a measurable scale. All organic materials (plants, shrubs, trees, etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail.

It should be noted that the area between the sidewalk and curb of the street, also known as the "Street/Tree Lawn Area," is within the street right-of-way. However, it is the responsibility of the adjacent homeowner to maintain the Street/Tree Lawn Area. When making any improvements or changes to the Street/Tree Lawn Area, homeowners must obtain the approval of the Committee. However, it is the responsibility of the homeowner to ensure that the plans also conform to any requirements of the City of Aurora. Approval by the Committee will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies, including the City of Aurora.

The lot landscaping should be designed to create a coherent environment which complements the overall community. Plant material should relate to the scale and character used in the community landscape areas and to the lot improvements. Particular attention should be paid to the functional aspects of planting design. Consideration should be given to the use of plants for screening, space definition, erosion control, glare reduction, dust control, and aesthetics. The use of drought tolerant plants is highly encouraged.

Landscaping must consist of trees, shrubs, ornamental grasses, ground covers, annual and perennial flowers, turf grasses, mulches, and automatic irrigation.

In the case of shade or ornamental trees (deciduous), plantings may not be installed closer than six feet (6') from the property line. Any exceptions will need to be submitted for Committee review and possible approval.

In the case of evergreen trees (conifer), plantings may not be installed closer than ten feet (10') from the property line. Any exceptions will need to be submitted for Committee review and possible approval.

A. See the plant palette in Schedule 6 for recommended plants. Thorny plants shall not be located within twenty feet (20') of sidewalks or walkways.

- B. Planting beds must be separated from turf by edging.
- C. Artificial Turf is not allowed in front yards.
- D. All landscaping shall include automatic irrigation.

3.42.1 Landscape Installation Schedule

1. Landscaping of all yards shall be installed within ninety (90) days after closing on the property if the closing occurs during the growing season (April 1 to October 1 of the same year), or within ninety (90) days during the next growing season if the property closes outside of this cycle. Extensions may be granted by the Committee upon receipt of a request by an owner (specifications will need to be provided as to why an extension is being requested).

- 2. The owner shall install and thereafter maintain landscaping on the residential lot/site, including the Street/Tree Lawn Area.

3.42.2 Landscape Maintenance

Each Owner shall maintain all landscaping on such owner's lot in a neat and attractive condition, including periodic and horticulturally correct pruning, removal of weeds and debris, and replacement of landscaping. This applies to the front, back, and side yards as well as the street/tree lawn area.

3.43 Latticework

Approval is required for any type of trellis or latticework. Adequate framing is required. Considerations will include, but may not be limited to, height, color, and material. Lattice may not be installed on any fence.

3.44 Lights and Lighting

A. Approval is not required for replacing existing lighting, including coach lights, with the same or similar lighting and style as originally installed.

B. Approval is required to modify or add exterior lighting.

C. Approval is required to install motion detector spotlights, spotlights, floodlights, or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.).

D. Considerations will include, but may not be limited to, the visibility, style, and location of the fixture.

E. Exterior lighting for security and/or other uses must be directed at the ground and house, whereby the light cone stays within the property boundaries and the light source does not cause glare to other properties (bullet type light fixtures are recommended).

F. Ground lighting along walks must be maintained in a working and slightly manner. Low-voltage or solar powered ground lighting fixtures which are typically affixed by stakes or similar posts are to be maintained in good aesthetic repair, be functional, not be a tripping or other physical hazard along pedestrian pathways, and remain generally plumb in their presentation.

G. The addition of a front yard light post will be allowed with approval, please refer to Schedule 3 4 for additional guidelines.

H. For string lighting: (a) strings of lights must only be installed on the deck, patio, or pergola in the rear of the home (b) may be illuminated only starting at dusk and must be turned off by 10:00 p.m. unless attended and (c) the Committee may use its discretion to determine if the proposed string lighting will adversely impact adjoining neighbors

I. Approval is required to install permanent decorative lighting, such as Jelly Fish Lighting. The color settings may only be used during a holiday timeframe, otherwise, the lights need to be set to dim soft yellow or white light. Total exterior lighting must not exceed 800 lumens.

Holiday lighting and decorations do not require approval. It is required that they not be installed more than forty-five (45) days prior to the holiday. They shall be removed within thirty (30) days following the holiday. Winter holiday lighting may remain until the end of the Denver Stock Show if this date goes beyond the thirty (30) days.

3.45 Mailboxes

Mail is delivered to group mailboxes. Installation of individual mailboxes on lots is prohibited. The District is responsible for maintenance of the group mailboxes and the pads upon which the group mailboxes are installed.

3.46 Maintenance of Property

No property within the District shall be permitted to fall into disrepair, including but not limited to, missing shingles, failure to maintain landscaping, worn and/or falling fencing, and other damage to any privately owned site. All property, including improvements and landscaping thereon, shall be kept and maintained by the owners thereof in a clean, safe, attractive, and in good condition. No trash, litter, junk, boxes, containers, bottles, cans, furniture, implements, or machinery shall be permitted to remain upon any lot except as necessary during the period of construction. Lawns must be watered and maintained. Houses must be painted and repaired.

3.47 Motor Vehicles/Recreational Vehicles

All types of "Recreational Vehicles," including but not limited to trucks, trailers, mobile homes, detached camper units, boats, utility and boat trailers, snowmobiles, race cars, watercraft or house trailers, are prohibited from parking anywhere within the District unless they fit entirely within an enclosed garage, except for the "temporary expedient of unloading, delivery, or emergency." Three (3) overnights (i.e., seventy-two (72) hours) during a seven (7) day period for loading and unloading is allowed. Parking of a recreational vehicle for a period of time in excess of seventy-two (72) hours in a seven (7) day period is prohibited, except as may be approved in writing by the Committee.

Periodic movement of the vehicle for purposes of circumventing this standard shall not qualify the vehicle for exception from this standard. Any "Recreational Vehicle," including but not limited to trucks, trailers, mobile homes, detached camper units, utility and boat trailers, snowmobiles, race cars, watercraft or house trailers, shall not be parked, kept, stored, or maintained on or adjacent to any open space area within the District, except while temporarily engaged in loading or unloading of trucks or RVs not to exceed more than one (1) consecutive day. Vehicles in violation

hereof shall be subject to ticketing and/or towing at owner's expense, as provided herein or by applicable law.

The purpose of the seventy-two (72) hours is to load and unload, not to provide storage/parking for the unit. Recreational Vehicles must be stored/parked in the garage, off site, or as otherwise approved in writing by the Committee.

Vehicles shall not be parked on landscaped (i.e., rock, sod, mulch, plants, etc.) areas. Inoperable vehicles ("legally" and/or "mechanically") are not permitted to remain within the District so as to be visible.

INOPERATIVE, UNUSED, UNREGISTERED, OR ABANDONED VEHICLES: No inoperative, unused, unregistered, or abandoned vehicle shall be stored, parked, maintained, or kept upon any Lot, except within an enclosed garage on the Lot. "Inoperative, abandoned, or unused vehicle" shall mean any automobile, truck, motorcycle, or motorbike which has not been driven under its own propulsion or for a period of two (2) weeks or longer. The foregoing restriction shall not include otherwise permitted vehicles parked by owners while on vacation or during a period of illness. Inoperative, abandoned, unregistered, or unused vehicles shall be subject to ticketing and/or towing at owner's expense, as provided herein or by applicable law.

All major vehicle repairs including, but not limited to, body or engine work, overhauling or similar automotive repair work, are prohibited within the District. Only minor repair work requiring no more than two (2) hours is permitted. Minor repairs including checking and/or adding automotive fluids, changing a flat tire, jump-starting a vehicle, changing a windshield wiper, and changing a headlight are permissible. There shall be no draining of fluids and no use of heavy tools. Debris from repairs must be immediately picked up and properly disposed of. In all cases, no automotive maintenance or repair work shall be conducted or carried on so as to become an annoyance, nuisance, eyesore, or hazard, or which in any way causes damage to the common areas.

3.48 Ornaments /Art - Landscape/Yard

A. Approval is not required if installed in "rear" yard and of a height less than three feet (3').

B. Any improvements greater than three feet (3') in height to be installed in a "rear" yard require approval.

C. Approval is not required for no more than three (3) small (less than twelve inches (12") in height) "front" yard ornaments if ornament(s) is/are at ground level and color and design integrate into landscape. See Statues or Fountains, Section 3.78.

3.49 Overhangs/Awnings - Cloth or Canvas

Approval is required. An overhang should be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. A swatch of material to be used must be provided with the review submittal. See also, Patio Covers, Section 3.51.

3.50 Painting

Approval is not required if color and/or color combinations are identical to the original manufacturer color established on the home. Any changes to the color scheme must be submitted for approval and must conform to the general scheme of the community.

If you choose to use a different color on your home, you must choose from the approved schemes listed on the Wheatlands website <https://www.wheatlandsmetro.org/covenants/house-painting/>. You need to submit the Design Review Request Form with pictures of your color samples, with pictures of the next two (2) houses on either side of your home and the home directly across the street and a picture of your home, clearly labeled, showing the location of where each color will be painted. See example on the Wheatlands website. Outlining the garage door panels in a contrasting color or in a checkerboard design is not permitted. Most homes have multiple-tone paint schemes (e.g., body color, trim color and accent color for shutters and doors). New colors submitted should preserve this multiple-tone scheme. For example, if the trim was a different color than the doors and shutters originally, it should also be different in the submitted colors. Color selections should be submitted to the Committee in the form of picture of the color selection with the name and color number clearly visible. Please indicate which colors are for trim, body, and accent (doors and shutters) color. In general, after approval, only those areas that are painted may be repainted and only those areas that are stained may be re-stained; unpainted and unstained areas (such as brick or stone) shall remain unpainted and unstained.

3.51 Parking

Commercial vehicles are not permitted to park in residential driveways in Wheatlands, except temporarily to provide services, with the exception of vehicles that a resident has as a condition of employment with emergency services. The “emergency service vehicle” must meet the following criteria: that it is equal to or less than 10,000 lbs., that their job requires it, and that it is for the Fire Department, Law Enforcement, Police, or Ambulance.

3.52 Patio Covers

Approval is required. Patio covers must be constructed of material consistent with the home and be similar or generally recognized as complementary in color to the colors on the house. Freestanding patio covers may be permitted as well as extensions of the roof.

3.53 Patios-Enclosed

See Additions and Expansions, Section 3.3.

3.54 Patios-Open

Approval is required. Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. In some instances, additional plant material, around the patio, may be required for screening or integration into the landscape design. The patio and materials must be similar or generally accepted as a complementary color and design to the residence. Patios may not be more than twenty-five percent (25%) of the entire rear lot of the home unless otherwise approved by the Committee. Also see Decks, Section 3.20.

3.55 Paving Approval is required, regardless of whether for walks, driveways, patio areas, or other purposes, and regardless of whether concrete, asphalt, brick, flagstones, stepping stones, pre-cast

patterned, or exposed aggregate concrete pavers are used as the paving material. Also see Driveways, Section 3.25.

3.56 Pipes

Exterior pipes, conduits and equipment require Committee approval. Adequate “screening” may be required. See Utility Equipment, Section 3.88.

3.57 Play Structures and Sports Equipment

Approval is required. Consideration will be given to adjacent properties (a min. five-foot (5') setback from the property line, is required for trampolines, swing sets, fort structures, etc.) so as not to create an undue disturbance. In some instances, additional plant material, around the equipment, may be required for screening. Wood structures should be constructed of pressure-treated or other weather-resistant materials. All play equipment must be maintained in a good and sightly manner. The use of multi-rainbow colored cloth/canvas tarps is discouraged. Height may not exceed twelve feet (12').

3.58 Playhouses

Approval is not required if a structure is less than twenty-four square feet (24²) and less than six feet (6') high, from highest point to the ground. Otherwise, approval is required. See Accessory Buildings, Section 3.2.

3.59 Poles

See Flags/Flagpoles, Section 3.31 and Utility Equipment, Section 3.88.

3.60 Ponds and Water Features

Approval is required. Considerations by the Committee will include, but not be limited to, the following criteria:

- A. Must be integrated into landscape scheme;
- B. Setback shall be a minimum of five feet (5') from all property lines;
- C. Must not affect existing drainage on the lot or off the property;
- D. Must be maintained at all times; and
- E. The maximum height of all fountain/pool elements and their spray is not allowed to be higher than four feet (4') from the ground plane.

3.61 Pools

Approval is required. Pools must be placed in the rear yard and be an integral part of the deck or patio area. They should be located in such a way that they are not immediately visible to adjacent property owners (i.e. screened with plant material). Above ground pools are prohibited. One (1) wading pool, if less than eighteen inches (18") high and eight feet (8') in diameter, per property, is permitted on a temporary basis without prior approval, if placed in the “rear” yard. Also see Hot Tubs and Jacuzzis, Section 3.39.

3.62 Radio Antennae

See Antennae/Satellite Dishes, Section 3.7.

3.63 Radon Mitigation Systems

Approval is required. Equipment must be painted a color similar or generally accepted as complimentary to the exterior of the house. All equipment shall be installed so as to minimize its visibility.

3.64 Rainwater Collection

Rainwater collection for use in lawn irrigation or part of a landscaping feature shall use barrels (or similar containers) holding no more than 65 gallons each and must be approved by the Committee. Rainwater shall be collected either by use of a downspout or rooftop. No more than four (4) rain barrels are allowed per residence. Rain barrels must be located in the rear or side of the residence. Rain barrels must be mosquito resistant. Rain barrels must be complementary to the residence exterior design, and decorative versions such as those pictured in the Schedule 8 are examples of rain barrels that are likely to be approved by the Committee.

3.65 Roofing Materials

All buildings constructed on a lot should be roofed with the same or greater quality and type as originally used by the builder. Other materials require prior approval. Repairs to an existing roof with the same building material that exist on the home do not require prior approval.

3.66 Rooftop Equipment

Approval is required. Equipment must be painted a color similar or generally accepted as complimentary to the roofing material of the house. All rooftop equipment shall be installed so as to minimize its visibility. Also see 3.75 Solar Energy Devices.

3.67 Satellite Dishes

See Antennae/Satellite Dishes, Section 3.7.

3.68 Saunas

See Accessory Buildings, Section 3.2.

3.69 Screen Doors

See Doors, Section 3.23.

3.70 Seasonal Decorations

Approval is not required if installed on a lot provided that one is keeping with the community standards and that the decorations are installed not more than forty-five (45) days prior to the holiday and removed within thirty (30) days of after the holiday. See Lights and Lighting, Section 3.44.

3.71 Sewage Disposal Systems/Septic Systems (Individual)

Will not be permitted.

3.72 Sheds

Approval is required. See Accessory Buildings, Section 3.2.

3.73 Shutters - Exterior

Approval is required. Shutters should be appropriate for the architectural style of the home and be of the appropriate proportion to the windows they frame. The shutters should be the same as the “accent” color of the home (typically the same as the front door or other accent details).

3.74 Siding

Approval is required. Vinyl siding will not be allowed.

3.75 Signs

For purposes of this rule, a “Sign” is a display, such as a lettered board, for public view. “Commercial” pertains to the exchange or buying and selling of commodities and/or intending to make a profit.

Signs may not exceed 3 x 4 feet. No more than a total of 3 signs may be displayed on a Lot. All Signs shall be professionally manufactured and lettered. No handwritten Signs shall be allowed. All Signs must be maintained in good condition, free from fading, fraying, and may not be torn or ripped.

Signs may only be displayed within the boundaries of an Owner’s Lot, and may not be displayed on District property without the written consent of the District.

No Signs bearing Commercial messages may be displayed other than one (1) “For Sale” or “For Rent” sign within the Lot boundaries and a temporary trade sign pertaining to, but not limited to, contractors, landscapers, painters, and roofers, which may only be displayed while work is in progress, or not to exceed two (2) months, whichever is less. This signage must meet the above specifications.

No lighted sign will be permitted unless utilized by the Developer and/or a Builder. Please also refer to the City of Aurora’s Sign Code for any signs not covered as part of this section.

3.76 Skylights

Approval is required. Bubble type skylights will be prohibited.

3.77 Solar Energy Devices

Approval is required. Excluding landscape lighting, in order to review aesthetic conditions, Photovoltaic (PV) Solar panels must lay flat on the roof, meet all applicable safety, building codes, and electrical requirements. This includes solar panels for thermal systems (solar water heaters). The committee is allowed to request changes as long as they don’t significantly increase the cost or decrease the efficiency of the proposed device and panels. Please also see Colorado Law

C.R.S. 38-30-168, which governs the District's review and the homeowner's installation of such devices.

3.78 Spas

See Hot Tubs and Jacuzzis, Section 3.39.

3.79 Sprinkler Systems

See Irrigation Systems, Section 3.40 and Irrigation, Section 4.9.

3.80 Statues or Fountains

Approval is not required if they are installed in the rear yard and are at a height not greater than four feet (4'), including any pedestal. If the statue or fountain is proposed for the front yard, approval is required, and the statue or fountain location should be located close to the main entrance of the house. See Birdbaths, Section 3.12 and Ornaments/Art – Landscape/Yard, Section 3.48.

3.81 Storage Sheds

See Sheds, Section 3.70 and Accessory Buildings, Section 3.2.

3.82 Sunshades

See Overhangs/Awnings – Cloth or Canvas, Section 3.49 and Patio Covers, Section 3.51.

3.83 Swamp Coolers

See Air Conditioning Equipment, Section 3.6, Evaporative Coolers, Section 3.26, and Rooftop Equipment, Section 3.64.

3.84 Swing Sets

See Play Structures and Sports Equipment, Section 3.56.

3.85 Television Antennae

See Antennae/Satellite Dishes, Section 3.7.

3.86 Temporary Structures

The Declaration states that no structure of a temporary character, including, but not limited to, a house trailer, tent, shack, storage shed, or outbuilding shall be placed or erected upon any lot. However, during the actual construction, alteration, repair, or remodeling of a structure or other improvements, necessary temporary structures for storage of materials or waste may be erected and maintained by the person doing such work. The work of constructing, altering, or remodeling any structure or other Improvements shall be diligently pursued from the commencement thereof until the completion.

3.87 Trash Containers, Enclosures, and Pick Up

Approval is required for any trash or garbage enclosure. Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse, or debris of any kind may not be kept, stored, or allowed to accumulate on any lot except in sanitary containers or approved enclosures. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner. All garbage or trash cans or receptacles shall be stored out of site (except that a container for such materials may be placed outside at such times as may be necessary to permit garbage or trash pickup.) Trash containers may be placed on the street for pickup after 5:00 p.m. on the evening prior to the day that such trash is to be picked up. Trash containers must be removed from the street properly stored by 9:00 p.m. of the day of pickup.

3.88 Tree Houses

Will not be permitted.

3.89 Street/Tree Lawn Area

All residence's landscape maintenance responsibility extends from the rear yard to the back of the concrete curbing at the street, even though the area between the walk and curb (the Street/Tree Lawn Area) is within the street right-of-way. Therefore, homeowners are responsible for the maintenance of the Street/Tree Lawn Area. Any alterations or modifications of plant material installed by the Builder or Developer in the Street/Tree Lawn Area or otherwise must be approved by the Committee and be in conformance with these Guidelines.

3.90 Utility Equipment

Installation of utilities or utility equipment requires approval. Under the Declaration, pipes, wires, poles, and utility facilities, must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure.

3.91 Vanes

See Weather Vanes and Directionals, Section 3.93.

3.92 Vents

See Rooftop Equipment, Section 3.64.

3.93 Walls

See Fences, Section 3.28.

3.94 Walls-Retaining

Approval is required. Front yard retaining walls shall not exceed thirty inches (30") in height. In the side yard, retaining walls up to thirty inches (30") high, with a planted slope above the wall, may be constructed with approval of the adjoining lot owner, if appropriate, and approval of the Committee. In no event shall rear yard retaining walls exceed four feet (4') in height unless installed by the Builder or Developer. All retaining walls shall comply with applicable City of Aurora requirements and not significantly alter the drainage patterns on the lot or adjacent properties

(including District or public areas). Retaining walls shall be constructed with split face modular concrete facing units and installed per manufacturer instructions. See Retaining Walls, Section 4.5.

3.95 Weather Vanes and Directionals

Approval is required.

3.96 Wind Electric Generators

Windmills and any other type of fixture, which fall under the criteria of a wind generator, or is used to generate power etc., must meet the requirement of the C.R.S. 40-2-124 and any regulations of the Colorado Public Utilities Commission. Committee approval is required.

3.97 Windows Replacement

Approval is required. Considerations will include, but may not be limited to, size, color, existing and proposed window style, and style of home.

3.98 Windows: Tinting, Security Bars, Well Covers, etc.

Approval is not required for window well covers that are manufactured with metal or plexiglass. All others will require Committee approval.

Approval is required for any visible window tinting. Highly reflective and/or dark tinting is considered too commercial for residential applications and is not permitted.

Security bars require approval and may not be approved on second story windows and other windows visible to the street.

3.99 Work Involving District Property

Generally, driving vehicles including wheelbarrows across District property is not permitted. However, when circumstances warrant, the Board of Directors will consider requests provided that prior approval is obtained and the homeowner advances funds as may be reasonably required by the Board of Directors to repair any damage. The actual restoration of the District property will be done by the District.

3.100 Xeriscape

Approval is required. If xeriscape is to be installed in the front yard area, the landscaping in the Street/Tree Lawn Area shall be similar and compatible with the xeriscape landscape in the front yard, subject to approval by the Committee and any City of Aurora regulations. Using drought tolerant plantings and other water conservation methods of landscaping is encouraged; however, the design must be approved. A landscape that contains less than forty-five (45%) sod in the "front" and/or "rear" yards, or "side" yards wider than fifteen feet (15') shall be considered xeriscape. See Schedule 4 5 for additional information.

Zeroscape – Landscapes consisting of natural or manmade materials such as rock that do not include turf grasses, shrubs, perennials, annuals, and groundcovers. Zeroscape is a prohibited

landscape that does not comply with Aurora City Code (see Section 146-1431 Living Material Requirements).

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IV LANDSCAPING

4.1 General

The purpose of this section of the Guidelines is to help you prepare an appropriate landscaping plan for your home site. Careful landscape planning and design of your site will greatly enhance the ultimate appearance of the community. Also see Section III Specific Types of Improvements – Guidelines and Schedules 5 and 6 for more landscape guidelines.

4.2 Slopes

In some cases, there may be relatively steep slopes on an owner's property. It is important to note that if slopes are not landscaped severe erosion and silting may occur. Therefore, it is recommended that the homeowner install landscape on slopes as soon as possible after moving in. Terracing, or surfacing with stone or other free draining materials can lessen erosion of slopes. Loose aggregate or wood chips are not recommended on slopes unless measures are taken to prevent erosion or displacement by wind and/or water. Slopes can also be planted with ground covers or shrubs to prevent erosion. Select plants appropriate to drainage conditions. Rock gardens are another technique to help prevent slope erosion and create a landscape amenity. Slopes given proper design treatment can become an attractive, interesting part of the landscape.

4.3 Soils/Drainage/Grading

Your home may be constructed on "expansive soils." The prime characteristic of expansive soils is that they swell when water is introduced. The soil, in essence, acts as a sponge. When this expansion takes place, extreme pressures are exerted on foundations and other man-made structures, which are placed in the ground. The result can be severe structural damage to your home.

It is our intent to remind you that a potential hazard exists when proper drainage is not maintained and/or when water is introduced to these "expansive soils" adjacent to your foundation. When installing your landscaping, it is very important to insure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against the house foundation, walkways, sidewalks, and driveways into the street. The irrigation system and landscape must be designed so that it is in complete compliance with the individual home's soil report recommendations, specifically with regard to the no-irrigation zone at the edge of the home's building foundation.

Residents should investigate the existing drainage conditions and preserve and accommodate the drainage situation, which exists on their particular site at the time they purchased their home from the builder or other previous homeowner. See guidelines under "Drainage" in the listings of specific types of improvements. Minor drainage modifications may be made to your lot provided you do not alter the engineered drainage pattern of the lot existing at the time the lot was conveyed to you from the builder or the previous homeowner. Grading can be used to create berms, slopes and swales which can define space, screen undesirable views, noise and high winds. Berm slopes may not exceed four feet (4') of horizontal distance to one foot (1') of rise or vertical height (four to one (4 - 1 slopes) in order to permit greater ease of mowing and general maintenance.

4.4 Soil Preparation

Soil conditions may vary throughout the community. Individual soil testing is suggested for each lot to determine the exact nature of the soil and the desired level of amendment needed such as mulch, sand, and fertilizer to optimize plant growth. Local nurseries may offer assistance in determining the proper quantity and type of soil amendment.

4.5 Retaining Walls

New or old creosote treated timber railroad ties are prohibited. Retaining walls may be used to accommodate or create abrupt changes in grade. Such walls should be properly anchored to withstand overturning forces. Stone walls should be made thicker at the bottom than at the top to achieve stability. To avoid destructive freeze-thaw action, all retaining walls should incorporate weep holes into the wall design to permit water trapped behind them to be released. Walls should not be located so as to alter the existing drainage patterns, and should provide for adequate drainage over or through (by means of weep holes) the wall structure. In no event shall rear yard retaining walls exceed four feet (4') in height unless installed by the Builder or Developer. All retaining walls shall comply with applicable City of Aurora requirements and not significantly alter the drainage patterns on the lot or adjacent properties (including District or public areas).

4.6 Climate

Typical climatic conditions of this area include low precipitation, low average humidity, variable winds, harsh sun and a fairly wide temperature range. Consider plant material with these conditions in mind.

4.7 Screening Views and Directing Winds

Plant materials can frame pleasant vistas such as views of the mountains. Less desirable views of adjacent land (e.g. highways) can be screened with dense coniferous plantings, earth mounds, fences, or walls. High velocity winds can be effectively directed by dense planting.

4.8 Rockscapes

Boulders and cobbles present an attractive alternative landscape element if used sensitively within the overall landscape composition. Large expanses of rock mulch without substantial shrub or groundcover plantings are unacceptable. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be prohibited, including the use of black granite, white marble, and lava rock.

4.9 Irrigation

The semi-arid climate makes watering necessary. Watering must occur per the City of Aurora's permanent conservation measures. One of the most common tendencies is to over-saturate your lot; water must not run off landscaping per City of Aurora requirements. We urge each homeowner to conserve water and as a result minimize problems on their own lots as well as on adjacent property owner's lots caused by over-watering. A lawn permit should be obtained for new lawn areas, which will allow proper watering for establishment. An automatic, underground irrigation system is required for every lot per the City of Aurora. Irrigation must be designed per the City of Aurora Irrigation Ordinance. An irrigation permit must be obtained from the City of Aurora prior to installation of a new system or modification of an existing system.

4.10 Paved Areas

Paving may be used to define areas of intense activity and circulation patterns, such as patios, walks, and steps. Materials that can be used to create attractive patterns and textures are brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete paver or poured concrete. It is suggested that paving materials be earth tone colors when possible. Sufficient slope should be maintained in all paved areas to insure proper drainage.

4.11 Shade

Shade trees should be placed where they can shade the home or outdoor activity areas. Avoid shading a solar collector, or inhibiting the effectiveness of passive solar design measures both on your property as well as neighboring properties. For example, broad-leaved deciduous trees screen out the intense summer sun, but allow winter warmth to penetrate. Also, trees and shrubs should not be planted within existing drainage swales so as to block designated drainage patterns.

4.12 Landscape Materials

Deciduous trees such as oaks and evergreen trees such as Austrian pines provide summer shade or can be used as a windbreak. Evergreens provide good backdrops for displaying ornamental trees and contrasting flowers as well as providing a visual screen.

Shrubs such as junipers may be used as specimens or in masses. Shrubs can also be used in combination with trees as windbreaks or to add color and texture to the landscape. Low growing, spreading shrubs may be used as groundcover treatment and present an attractive method of reducing water consumption.

Ornamental trees such as flowering crabapples provide accent, color, and additional interest to the residential landscape and may be a more appropriate scale for small areas of a lot than large deciduous trees.

Groundcovers may play an important role in consolidating the surface of fine-grained soils to prevent erosion and sedimentation. They may be useful in place of a lawn, especially where they will also require less water than turf grass.

Vines may be used as a groundcover or as a shading element over a trellis or as a screen when planted adjacent to a fence. Please be aware of the damage some vines can do to the siding of a home and consider a free-standing structure for all vines adjacent to the home.

Garden flowers may be used as elements of seasonal color. Perennials and annuals should be considered.

Vegetable gardens may be integrated with planting beds.

4.13 Mulches

Mulches modify the extremes of soil temperature and improve soil by producing humus, and reducing evaporation loss. Mulches are typically used in shrub and groundcover beds and may consist of a variety of organic materials such as ground bark, wood chips, or pole peelings. Natural wood mulch has environmental advantages to plant material and its use is strongly encouraged. Stone or gravel mulch is also acceptable, however those with harsh, unnatural or high contrast colors shall be prohibited, including the use of black granite, white marble and lava rock.

4.14 Landscape Maintenance

Good consistent maintenance is essential for healthy plant materials. The following are some suggested maintenance considerations and ways of minimizing maintenance problems:

- A. Plant with regard to climate. Consider ultimate size, shape, and growth rate of species.
- B. Locate plants and irrigation heads out of the way of pedestrian-bicycle traffic and car bumpers.
- C. Provide simple guying systems for trees for a minimum of one (1) year and wrap trees most susceptible to sun scald with burlap or paper during fall or winter months until they are greater than four inches (4") caliper.
- D. Make provisions for efficient irrigation; drain and service sprinkler systems on a regular basis and conduct operational checks on a weekly basis to insure proper performance of the system.
- E. Provide good soil mixes with sufficient organic material.
- F. Use mulch to hold soil moisture and to help prevent weeds and soil compaction.
- G. Provide required fertilization, weed and pest controls etc., as required for optimum plant growth.
- H. Prune woody plants when needed. Never prune more than one-third (1/3) of foliage.
- I. Space groves of trees or single trees to allow for efficient mowing.
- J. Locate plants with similar water, sun and space requirements together.
- K. Understand the mature height and width of plant material and locate them appropriately from fences, patios, decks and the house to accommodate growth.

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SCHEDULE 1

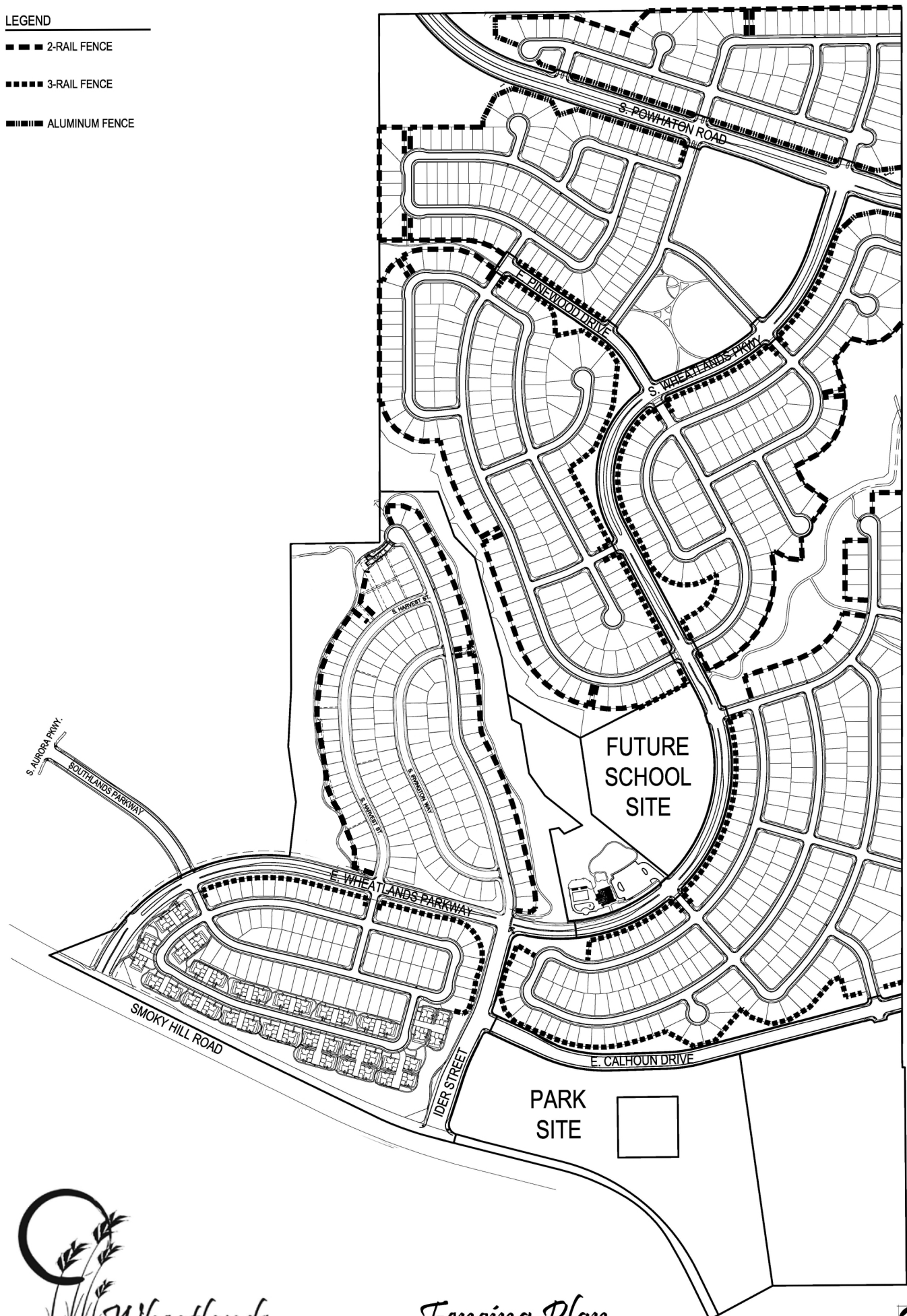
FENCE PLAN

LEGEND

■ ■ ■ ■ ■ 2-RAIL FENCE

■ ■ ■ ■ ■ 3-RAIL FENCE

■ ■ ■ ■ ■ ALUMINUM FENCE



Fencing Plan

NOT TO SCALE



NORTH

SCHEDULE 2

PERIMETER FENCE GUIDELINES

South Harvest Street - Two Rail Fencing Guidelines

1. Post shall be 6x6 rough sawn cedar with 1.5" chamfered top.



Incorrect



Correct

2. Rails shall meet in center of post with no gap. If adjacent rails meet at a different angle, rails must be cut accordingly.

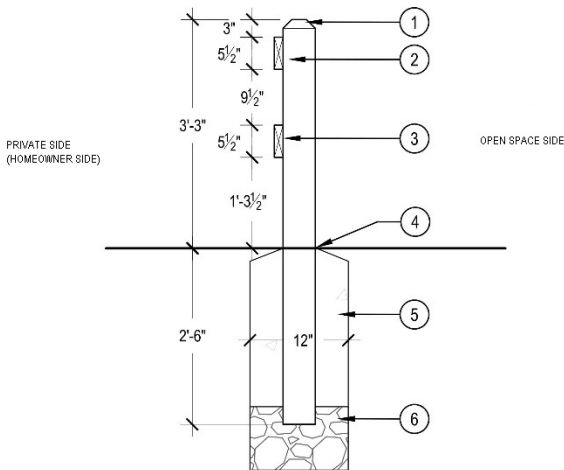


Incorrect



Correct

3. Rails shall be constructed with 2"x6" rough sawn cedar per the following detail. Rails shall be fastened with nails to private side of post.



- ① 6"x6" ROUGH SAWN CEDAR POST WITH 1.5" CHAMFER AT TOP
- ② 2"x6" ROUGH SAWN CEDAR RAIL
- ③ NAIL FASTEN RAILS TO POSTS ALONG PRIVATE SIDE OF FENCE, SEE NOTE 2
- ④ FINISHED GRADE
- ⑤ 12" DIAMETER POURED CONCRETE FOOTING, TAPER AT GRADE
- ⑥ 3/4" ANGULAR ROCK - 4" DEPTH, MIN.

NOTES:

1. ALL WOOD TO BE ROUGH SAWN CEDAR.
2. RAILS SHALL MEET AT CENTER OF POST, WITH NO GAP. IF ADJACENT RAILS MEET AT A DIFFERENT ANGLE, RAILS MUST BE CUT ACCORDINGLY.
3. RAIL AND POST DIMENSIONS PER DETAIL.
4. RAILS OF ABUTTING PROPERTIES SHALL BE CONNECTED BY A SINGLE POST AT PROPERTY LINE.
5. POSTS SHALL BE SPACED AT 8' TYPICAL, STARTING AT SOUTH PROPERTY LINE. SPACING OF LAST POST TO MEET NORTH PROPERTY LINE. RAIL LENGTHS TO BE CUT ACCORDINGLY TO MEET FINAL POST SPACING.

2-RAIL FENCE - S. HARVEST STREET HOMES

SCALE: NTS

4. Rails shall be connected by only one post a property line and rails shall adjoin with no gaps.



Incorrect

5. Posts shall be spaced at 8' on center, typical, starting at the south property line. Last post shall be spaced to meet the north property line. Rail lengths shall be cut accordingly to meet final post spacing.

6. Homeowner has the option to provide or not provide wire mesh with fence. In all instances where provided, 14 gauge, 2" x 4", galvanized steel, welded wire mesh, shall be specified. All wire mesh shall be installed between post and rails. Wire mesh shall to finished grade or below. No wire mesh shall extend vertically beyond the tops of rails or laterally beyond ends of terminal posts.



Correct

Wheatlands Metro District - Two Rail Fencing Guidelines

1. Post shall be 6x6 rough sawn cedar with 1.5" chamfered top



Incorrect



Correct

2. Posts to be mortise jointed at all rail locations. Posts to be routed fully through, centered on post. If rails meet at a different angle, rails must be cut accordingly.

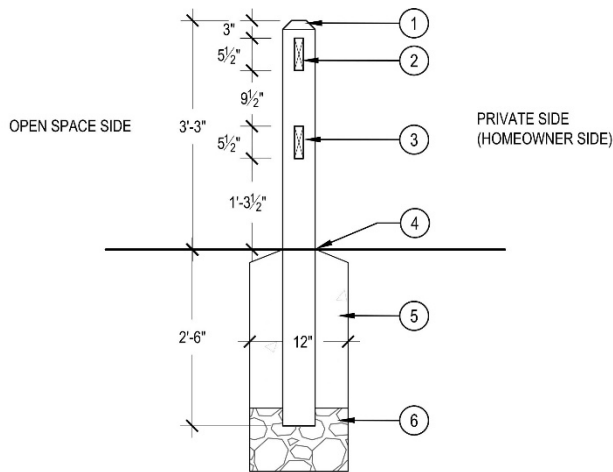


Incorrect



Correct

3. Rails shall be constructed with 2"x6" rough sawn cedar per the following detail. Rails shall be fastened into mortise jointing.



- ① 6"x6" ROUGH SAWN CEDAR POST WITH 1.5" CHAMFER AT TOP
- ② 2"x6" ROUGH SAWN CEDAR RAIL
- ③ MORTISE JOINT AT RAIL/POST CONNECTION, SEE NOTE 6
- ④ FINISHED GRADE
- ⑤ 12" DIAMETER POURED CONCRETE FOOTING, TAPER AT GRADE
- ⑥ 3/4" ANGULAR ROCK - 4" DEPTH, MIN.

NOTES:

1. ALL WOOD TO BE ROUGH SAWN CEDAR.
2. RAILS SHALL MEET AT CENTER OF POST, WITH NO GAP. IF ADJACENT RAILS MEET AT A DIFFERENT ANGLE, RAILS MUST BE CUT ACCORDINGLY.
3. RAIL AND POST DIMENSIONS PER DETAIL.
4. RAILS OF ABUTTING PROPERTIES SHALL BE CONNECTED BY A SINGLE POST AT PROPERTY LINE.
5. POSTS SHALL BE SPACED AT 8' TYPICAL, STARTING AT SOUTH PROPERTY LINE. SPACING OF LAST POST TO MEET NORTH PROPERTY LINE. RAIL LENGTHS TO BE CUT ACCORDINGLY TO MEET FINAL POST SPACING.
6. POSTS TO BE MORTISE JOINTED AT ALL RAIL LOCATIONS. POST SHALL BE ROUTED FULLY THROUGH.

2-RAIL FENCE - WHEATLANDS METRO DISTRICT

SCALE: NTS

4. Rails shall be connected by only one post a property line and rails shall adjoin with no gaps.



Incorrect

5. Posts shall be spaced at 8' on center, typical, starting at the south property line. Last post shall be spaced to meet the north property line. Rail lengths shall be cut accordingly to meet final post spacing.
6. Homeowner has the option to provide or not provide wire mesh with fence. In all instances where provided, 14 gauge, 2" x 4", galvanized steel, welded wire mesh, shall be specified. All wire mesh shall be tacked to homeowner side of rails. Wire mesh shall to finished grade or below. No wire mesh shall extend vertically beyond the tops of rails or laterally beyond ends of terminal posts.

Wheatlands Metro District - Three Rail Fencing Guidelines

1. Post shall be 6x6 rough sawn cedar with 1.5" chamfered top



Incorrect



Correct

2. Posts to be mortise jointed at all rail locations. Posts to be routed fully through, centered on post. If rails meet at a different angle, rails must be cut accordingly.

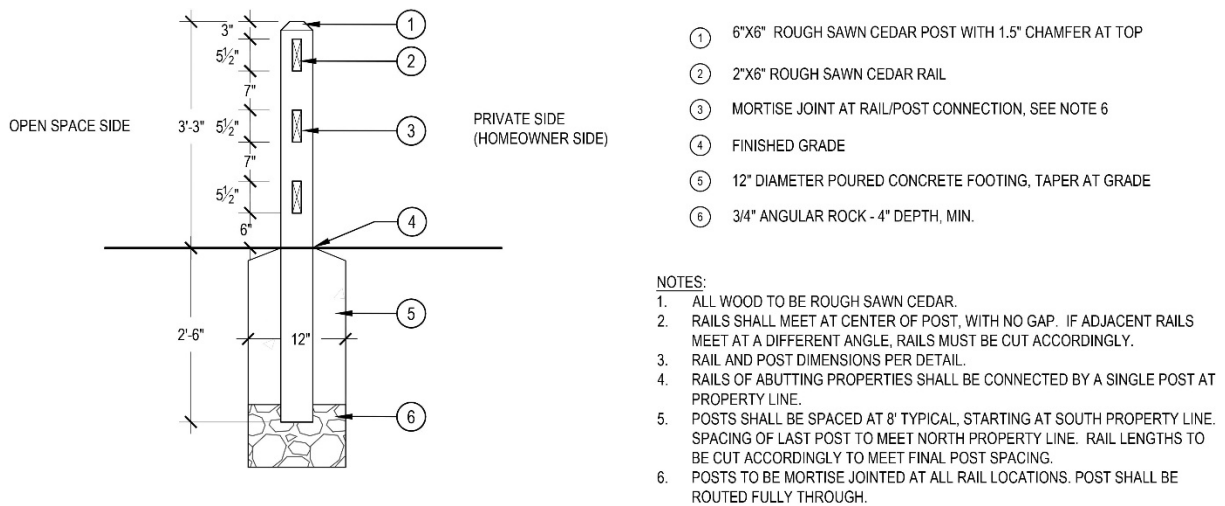


Incorrect



Correct

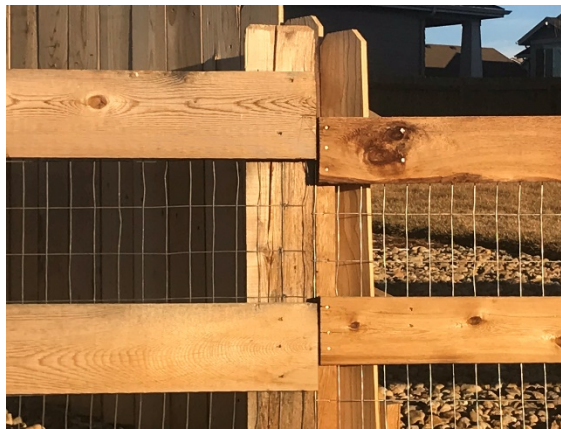
3. Rails shall be constructed with 2"x6" rough sawn cedar per the following detail. Rails shall be fastened into mortise jointing



3-RAIL FENCE - WHEATLANDS METRO DISTRICT

SCALE: NTS

4. Rails shall be connected by only one post a property line and rails shall adjoin with no gaps.



Incorrect

5. Posts shall be spaced at 8' on center, typical, starting at the south property line. Last post shall be spaced to meet the north property line. Rail lengths shall be cut accordingly to meet final post spacing.
6. Homeowner has the option to provide or not provide wire mesh with fence. In all instances where provided, 14 gauge, 2" x 4", galvanized steel, welded wire mesh, shall be specified. All wire mesh shall be tacked to homeowner side of rails. Wire mesh shall to finished grade or below. No wire mesh shall extend vertically beyond the tops of rails or laterally beyond ends of terminal posts.

APPROVED PERIMETER FENCE PAINT

SHERWIN-WILLIAMS 7410 02/07/15
303-840-3322 Order# 0224204

INTERIOR ARCHITECTURAL
COLOR TO GO LATEX
SATIN IFC 8012NP

2061 NIGHTINGALE

SHER-COLOR FORMULA

CCE*COLORANT	02	32	64	128
W1-White	-	35	1	1
N1-Raw Umber	-	33	1	1
R4-New Red	-	3	1	1
Y1-Yellow	-	6	1	1

QUART
A91T00354

ULTRADEEP
650462336

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0224204-001

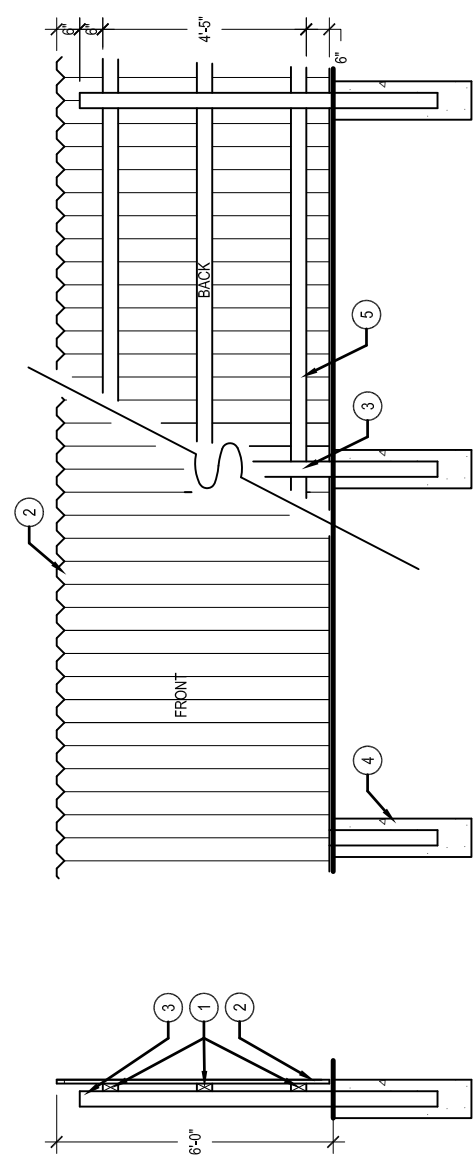
228

Note: The above-referenced paint should be purchased in an exterior paint.

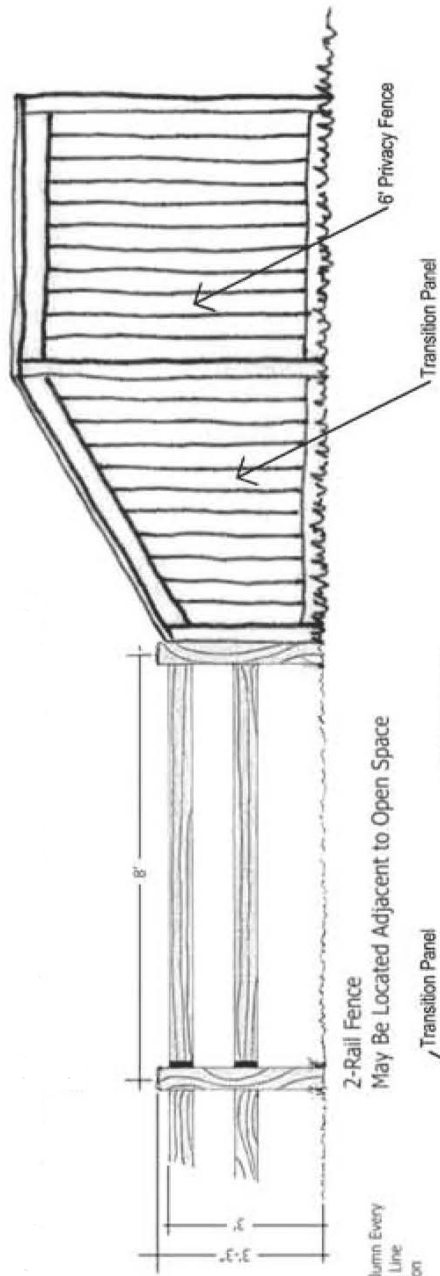
SCHEDULE 3

NON-PERIMETER FENCE GUIDELINES

- ① 2"x4" CEDAR RAILS ON BACK OF FENCE (TOP, MIDDLE, & BOTTOM)
- ② 1"x6" CEDAR PICKETS WITH 'DOG EAR TOPS'
- ③ 4"x4" CEDAR POSTS ON BACK OF FENCE 8' O.C.
- ④ CONC. FOOTING 10" MIN. DIAMETER 36" DEPTH
- ⑤ STEP FENCE IN PANEL SECTIONS WITH NO MORE THAN 4" BETWEEN BOTTOM RAIL AND FINISHED GRADE



6' Privacy Fence



2' X 2' Column Every
Other Lot Line
Intersection

Transition Panel

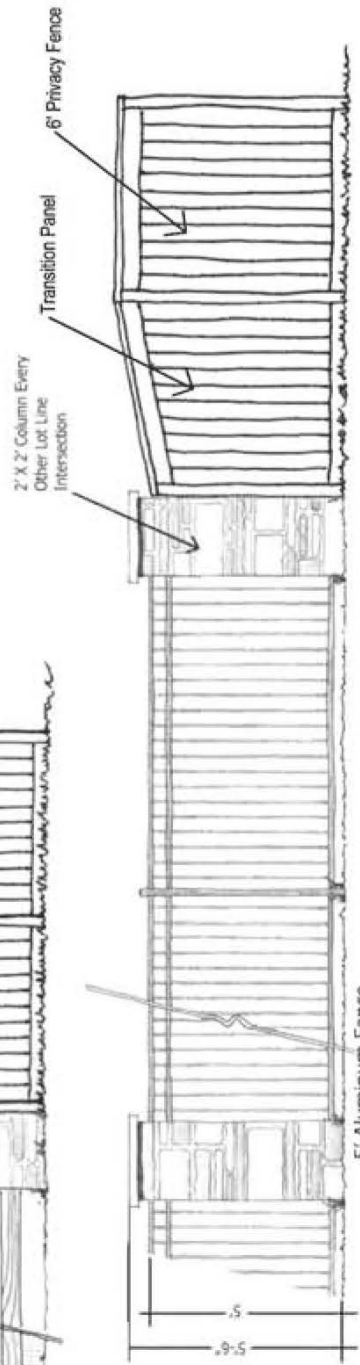
6' Privacy Fence

Optional Pet Mesh by others
for 3-rail and 2-rail fence.

3-Rail Fence
Located Adjacent to Wheatlands Parkway

3'-6"

4'



APPROVED NON-PERIMETER FENCE STAINS

SEMI-TRANSPARENT FENCE STAINS

The following list of semi-transparent stains has been approved for the fences within the Wheatland's Community. Any other stains will need to be sent in for DCC approval and will be reviewed on a case-by-case basis.

OLYMPIC



Desert Sand

Desert Sand



Caramel

Caramel



716 Cedar Naturaltone*

Cedar Naturaltone



718 Fir/Pine Naturaltone

Fir/Pine Naturaltone



717 Redwood Naturaltone*

Redwood Naturaltone



727 Cinnamon

Cinnamon



700 Sierra
Sierra

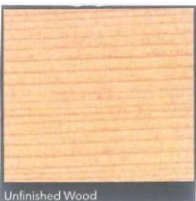


728 Rosewood
Rosewood



704 Redwood
Redwood

BEHR PREMIUM – Pre-mixed Colors



Unfinished Wood

Unfinished Wood



Natural 500/400

Natural



Cedar Naturaltone 501/401

Cedar Naturaltone



Redwood 502/402

Redwood

SCHEDULE 4

FRONT YARD LIGHT POST GUIDELINES

- Prior written approval is required for exterior lighting.
- Exterior lights must be conservative in design and be as small in size as is reasonably practical.
- Exterior lighting should be directed toward the ground and be of low voltage to minimize glare onto neighboring properties and the street.
- Soft, outdoor pedestrian-oriented lighting should be used of wooden standards with dark colored lighting fixtures so as to be less obtrusive.
- The light post should match or complement the architecture of the home in design, size, color, and finish along with any existing light fixtures.
- Light posts shall be located at an appropriate distance from the right-of-way and property line to minimize glare onto neighboring properties and the street and should be integrated into the natural or architectural features of the site.
- Light or lamp posts shall not be erected higher than 6' feet from ground level, unless approved by the Committee.
- All lighting should not be intrusive to neighboring properties and must meet all City of Aurora requirements.

SCHEDULE 5

LANDSCAPE DETAIL

To maintain the integrity and aesthetics of the Wheatlands' community, the following landscape standards have been adopted. The lot landscaping should be designed to create a coherent environment which complements the overall community. Plant material should relate to the scale and character used in the community landscape areas and to the lot improvements. Particular attention should be paid to the functional aspects of planting design. Consideration should be given to the use of plants for screening, space definition, erosion control, glare reduction, dust control, and aesthetics.

The use of drought tolerant plants is highly encouraged. Refer to the City of Aurora Landscape Ordinance and Landscape Manual for further information, specifically Tables 14.3A and 14.3B.

PLANT MATERIAL & LOCATION

Landscaping shall consist of trees, shrubs, ground covers, annual and perennial flowers, turf grasses, mulches, and automatic irrigation. In the case of shade or ornamental trees (deciduous), plantings may not be installed closer than six feet (6') from the property line. In the case of evergreen trees (conifer), plantings may not be installed closer than ten feet (10') from the property line. Select a variety of plant species including deciduous and evergreen trees and shrubs.

All plant material shall be installed and maintained in the following minimum sizes:

- Deciduous trees - 2.5" caliper, 6' height minimum

- Ornamental trees - 2" caliper, 6' height minimum

- Evergreen trees - 6' height minimum

- Shrubs - 5 gallon container (Ornamental grasses (1 gallon) may be substituted for shrubs at a ratio of 3:1)

- Mulch – 1 cubic yard per 80 sq. feet and at a 4" depth

- Rock or Stone Mulch – 3/4" minimum to cobble size, minimum 3" depth

- Groundcover (excluding mulch), annuals, and perennials - no restrictions

*Thorny plants shall not be located within twenty feet (20') of sidewalks or walkways.

*Planting beds must be separated from turf by edging.

See the attached plant palette for recommended plant material.

STANDARD OPTION –

FRONT YARD

The area from the back of the sidewalk to the front of the building and side yard wing walls, along with the Street/Tree Lawn Area, is defined as the front yard. Homeowners will be required to choose plant material from the approved plant palette. Additional appurtenances, landscape elements, and decorative entry features, may be allowed and will be reviewed on a case by case basis. The landscaping in the Street/Tree Lawn Area should be compatible with the rest of the landscaping in the front yard area.

Suggested Turf Coverage: (Artificial Turf is not allowed)

Small (<6,000 sq. ft.) – 40% to 50%

Standard (6,000-8,999 sq. ft.) – 30% to 40%

Large (9,000-14,999 sq. ft.) 25% to 40%

Estate/Custom (15,000 sq. ft. and greater) – 25% to 40%

Plant material required in the FRONT YARD based on lot size:

Small (<6,000 sq. ft.) – 8 Shrubs, 2 Deciduous Trees

Standard (6,000-8,999 sq. ft.) – 16 Shrubs, 2 Deciduous Trees, 1 Evergreen Tree or 1 Ornamental Tree

Large (9,000-14,999 sq. ft.) – 26 Shrubs, 2 Deciduous Trees, 1 Evergreen Tree or 2 Ornamental Trees

Estate/Custom (15,000 sq. ft. and greater) – 36 Shrubs, 4 Deciduous Trees, 2 Evergreen Trees, 2 Ornamental Trees

For the Street/Tree Lawn Area, trees are required at a ratio of 1 tree per 40 lineal feet.

See the plant palette in Schedule 6 for suggested plants.

SIDE YARD

The side yard is the portion of the lot between the building, side property line, rear of building and behind the front fence wing walls.

Internal Side Yards – May be covered in rock, no plant material is required but mulches are needed for stability.

External Side Yards - On corner lots exposed to public view, they shall be landscaped with shrubs and trees at the rate of one (1) tree and ten (10) shrubs per forty (40) linear feet of side yard.

REAR YARD

The rear yard is that portion of the lot between the rear property line and the rear of the building.

In rear yards there shall be at least 50% bed coverage in any rock/mulch areas that exist from the back corners of the home out to the back yard fence and/or property line. Bed coverage can be a mix of trees/shrubs/ornamental grasses/perennials/etc. Owners can decide what type of bed coverage they want to install.

Natural turf shall be limited to no more than 45% of the area to be landscaped.

Artificial turf is allowed in the rear yard.

IRRIGATION

All landscaping shall include automatic irrigation.

XERIC OPTION

Xeriscaping means using native and adaptive plants that can grow and sustain themselves in dry natural conditions such as those in Colorado. Xeriscapes should need little to no water other than what is naturally occurring and tolerate heat and drought conditions. The following xeriscape standards set guidelines for homeowners that decide to xeriscape in the Wheatlands Metropolitan District (MD).

The advantages of xeriscaping include

- Substantial cost savings on water bills
- Conservation of diminishing water resources
- Prevention of pollution from environmentally harmful run-off
- Reduced yard maintenance requirements
- Pride in knowing that you are protecting our fragile environment and limited resources
- Aesthetic beauty and increased homeowner options for plant material

Definitions:

Drip line – The outside edge of a tree's branch structure.

Mulch/non-living groundcover – Nonliving plant materials that are applied to plant beds, the base of trees, and shrubs. Mulches include organic materials such as wood chips and shredded bark, and inert organic materials such as decomposed granite, crushed rock, river rock, and cobble. Organic and inorganic mulches should be applied at a uniform depth of three inches (3") inches minimum.

Plant bed – An area prepared for the planting of plant materials. All areas that are not considered to be borders, edging, concrete, asphalt, artificial streambeds, and natural stone or man-made pavers shall be considered to be plant beds. All plant beds shall be mulched with organic and/or inorganic mulches.

Plant materials – All living plant species consisting of trees, shrubs, annuals, perennials, vines, groundcovers, ornamental and turf grasses that will thrive in the city's climate.

Square footage value – A value in square feet assigned to evergreen trees, deciduous and evergreen shrubs, perennials, annuals, and groundcover for the purpose of calculating plant material quantities.

Existing Tree cover - The area surrounding an existing deciduous or evergreen tree located within the drip line.

Xeriscape – A landscaping method that utilizes individual site conditions to maximize efficient water usage.

Zeroscape – Landscapes consisting of natural or manmade materials such as rock that are not landscaped with turf grasses, shrubs, perennials, annuals, and groundcovers. Zeroscape is prohibited.

GENERAL GUIDELINES

1. Ground Cover: Yard areas can contain organic materials such as wood chips and shredded bark, and inert organic materials such as decomposed granite, crushed rock, river rock, and cobble. Organic and inorganic mulches should be applied at a uniform depth of three inches (3") minimum to prevent weed growth.

Large areas may not be composed of a single material, i.e. bare mulch/rock is not allowed unless interspersed with plants. Concrete surfaces should be limited to driveways and sidewalks only. Additionally, loose rock placed in the tree lawn and if used in the front lawn must not wash out onto the public sidewalk or street. This may be prevented by ensuring rock level is lower than the curb.

2. Plant Bed Borders: Planted areas must be bordered to define beds. The areas that are not in delineated planted beds may be a drought tolerant ground cover such as some ivy varieties, a drought tolerant turf grass, or may be a flagstone or crushed stone courtyard. There must be borders in the yard that create visually appealing spacial relationships.

Metal edging may be used as long as it is properly staked in place, and set with the top edge not more than two inches (2") above grade. Metal edging should be covered in a safety strip and replaced if it shows any signs of rusting, or if sharp edges are exposed at any point. Plastic-based edging must be high quality, staked appropriately, set with the top edge not more than two inches (2") above grade, and monitored frequently to ensure that it is in good condition.

3. Street/Tree Lawn: Residents may convert Street/Tree Lawn from turf grasses to xeric materials and plants, since these areas are difficult to water without street runoff. The landscaping in the Street/Tree Lawn should be compatible with the rest of the landscaping in the front yard area.
4. Decorative Objects: Hardscapes can include large boulders or other natural materials that are used as a part of the xeric landscape design. The Committee prefers to see natural colored rock and masonry. No boulders or large rocks exceeding twelve inches (12") in height may be used in the Street/Tree Lawn.
5. Plant List: All plants must be chosen from the approved xeriscape plant list established by the City of Aurora, Colorado. It is suggested that owners also cross reference the plant palette in Schedule 6.
6. Zeroscape: Zeroscaping is prohibited.

FRONT YARD

The area from the back of the sidewalk to the front of the building and side yard wing walls, along with the Street/Tree Lawn Area, is defined as the front yard. Homeowners will be required to choose plant material from the approved plant palette. Additional appurtenances, landscape elements, and decorative entry features may be allowed and will be reviewed on a case by case basis. The landscaping in the Street/Tree Lawn Area should be compatible with the rest of the landscaping in the front yard area. The xeric option will also require review by the City of Aurora, planning department. Approval by the Committee will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies, including the City of Aurora.

Turf Requirement: No turf is required.

Rock and inorganic mulches are limited to not more than 50% of the area to be landscaped. 50% of all rock and other mulch areas shall be covered with living plant material.

All plant materials shall comply with the requirements set forth in the Plant Material & Location section above.

Brick pavers, asphalt pavers, and natural stone limited to not more than 40% of the landscaped area.

Features: One of the following features shall be incorporated:

Wall – 1 to 2.5 feet high decorative natural stone, stucco or approved CMU.

Fence – in accordance with the fence requirements of Wheatlands.

Berms – low earth berm two and one-half feet (2.5') tall max.; slopes not to exceed one foot (1') rise for each four feet (4') of run.

Natural Boulders – 3 at two feet by three feet (2' x 3') minimum.

All front yards shall include one (1) shade tree and either one (1) ornamental tree or one (1) evergreen tree. For the Street/Tree Lawn Area, trees are required at a ratio of one (1) tree per forty (40) lineal feet. Shrubs must be a five (5) gallon container, minimum. Fabric may be omitted under annuals, perennials and groundcovers. Use a variety of shrubs and plant materials to provide visual interest during all seasons.

SIDE YARD

The side yard is the portion of the lot between the building, side property line, rear of building and behind the front fence wing walls.

Internal Side Yards – May be covered in rock, no plant material is required but mulches are needed for stability.

External Side Yards - On corner lots exposed to public view, they shall be landscaped by combining visible side and front yard areas and applying front yard standards.

REAR YARD

The rear yard is that portion of the lot between the rear property line and the rear of the building.

In rear yards there shall be 50% bed coverage in any rock/mulch areas that exist from the back corners of the home out to the back yard fence and/or property line. Bed coverage can be a mix of trees/shrubs/ornamental grasses/perennials/etc. Owners can decide what type of bed coverage they want to install.

Natural turf shall be limited to no more than 45% of the area to be landscaped.

Artificial turf is allowed in the rear yard.

IRRIGATION

All landscaping shall include automatic irrigation.

ARTIFICIAL TURF

Artificial turf requires approval. Artificial turf is defined as a man-made substitute for organic turf, lawn or sod which effectively simulates the appearance of a well-maintained lawn and meets the quality, material and installation standards contained herein. Approval will be based on, but not limited to, the appearance from neighboring properties, the placement of appropriate screening and vegetation, and the overall landscape plan. Artificial/synthetic turf is not permitted in the front yard of the Lot. A sample of the material and drainage plan is required as part of the landscape plan submitted for approval.

Artificial turf must meet the following standards:

- **Materials:** Artificial turf must be of a type known as cut pile infill and shall be made of polypropylene, polyethylene, or a blend of polypropylene and polyethylene fibers stitched onto a polypropylene meshed or hole-punched backing. Hole-punched backing must have holes spaced in a uniform grid pattern with spacing not to exceed four inches by six inches (4" x 6") on center.
- **Installation:** Artificial turf must be installed a minimum of two feet (2') off of all property lines and shall be installed over compacted and porous road base material and shall be anchored at all edges and seams. Seams shall be glued and not sewn. An infill medium consisting of ground rubber or other approved mixture shall be brushed into the fibers to insure that the fibers remain in an upright position and to provide ballast that will help hold the turf in place.
- **Slope Restriction:** The installation of artificial turf on slopes greater than 6.6% must be approved by the City of Aurora, pursuant to the City's Artificial Turf Standards.

Wheatlands - 50% Bed Coverage Calculations

"X" = total square footage of rock and wood mulch area (Example 2,200 sf.)

"X" times 50% = "Y" (2,200 times 50% = 1,100)

"Y" minus 100 sf. for each evergreen tree located in the shrub bed area = "Z"
(2 evergreen trees, 1,100 minus 200 = 900)

"Z" divided by 16 sf = the total number of shrubs needed to meet the 50% bed coverage requirement.
(900 divided by 16 = 56 shrubs required)

Shrubs = 5 gal containers minimum

Three 1 gal ornamental or perennial containers = 1 shrub

SCHEDULE 6

PLANT PALETTE

Approved Plant List. For your convenience, the following list of shrubs, trees, flowers and grasses is provided below. Note that **Aspen and Russian Olive Trees are not permitted** as both trees are invasive, and Aspen are prone to disease. **Honey Locust Trees are not recommended** as they fail to thrive in this location. **Linden Trees are not recommended** except in very large Lots because of their extreme size at maturity.

Below is a list of plants and trees that are recommended by the Inspiration Metropolitan District. The list of recommended trees comes from the collaborative efforts in 2023 of the following Green Industry Professionals representing: American Society of Landscape Architects; Colorado Nursery and Greenhouse Association; Colorado Tree Coalition; International Society of Arboriculture; Colorado State University Extension; Denver Botanic Gardens; Colorado State Forest Service and Colorado Arborists and Lawn Care Professionals. To modify your landscaping, you must still receive written approval for your plans.

Trees

Evergreen/Pine

- Arizona Cypress/ Hesperocyparis
- Austrian Pine / Pinus Nigra
- Bristlecone(foxtail) Pine/ Pinus aristate
- Black Hills 'Densata', 'Wiskey Blue Hills'
- Bosnian Pine/ Pinus heldreichii
- Colorado Spruce /Picea Pungens
- Colorado Blue Spruce / Picea pungens
- Mugo 'Tannenbaum'/Pinus Mugo
- Pinyon Pine / Pinus Edulis
- Ponderosa Pine / Pinus Ponderosa
- Rocky Mountain Douglas fir/ Pseudotsuga
- Southwestern White Pine/ Pinus
- Vanderwolf's Pyramid Pine / Pinus Flexilis

Maple

- Autumn Blaze Maple / Acer Freeman ii
- Bigtooth Maple/ Acer grandidentatum
- Boxelder 'Sensation Maple/ Acer
- Ginnala Maple / Acer Ginnala
- Tatarian/ Acer tataricum
- Tatarian HOT WINGS®/ Acer tataricum

Oak

- Bur Oak, Urban Pinnacle Oak/ Quercus
- CRIMSON SPIRE®, STREETSPIRE®/
- Gambel Oak / Quercus Gambelii

Crabapple

- CORALBURST® Crabapple/ Molus
- Indian Magic Craabapple/ Molus
- Radiant Crabapple/Molus
- Red Barron Crabapple/Molus
- ROYAL RAINDROPS® Crabapple/Molus
- Sargent Crabapple/ Molus
- Sargent Tina Crabapple/ Molus
- Spring Snow' Crabapple/Molus
- Thunderchild Crabapple/ Molus

Poplar

- Lanceleaf Poplar/ Populus x acuminata
- Plains 'Jeronimus' Poplar/ Populus

Fruiting

- Apricot-Chinese or Moongold/ Prunus
- Callery Pear / Pyrus Calleryana
- Callery – ‘Aristocrat’, CHANTICLEER®
- Cherry – ‘Montmorency’, ‘North Star’/
- Cornelian Cherry, ‘Golden Glory’
- European Birdcherry Ornamental/ Prunus

Hawthorn

- Cockspur var. inermis Hawthorn/
- Downy Hawthorn / Crataegus Mollis
- Green – ‘Winter King’ Hawthorn/

Juniper

- Chinese – ‘Spartan’, ‘Spearment’, ‘Hetzi
- One – Seed Juniper/ Juniperus

Flowering

- Eastern Redbud/ Cercis canadensis
- Northern/ Western, HEARTLAND

Miscellaneous

- Goldenraintree Chinese Lantern Tree/
- Common Horse chestnut/ Aesculus
- David, GREENSTONE®, CHOICECITY®

- Hackberry / Celtis Occidentalis
- Red Delicious, Sweet Sixteen, Zestar
- HoneyCrisp, McIntosh,
- Plum – Mount Royal, Santa Rosa,
- Saskatoon Serviceberry/ Amelanchier
- Shadblow Serviceberry/ Amelanchier

- SnowRussian Hawthorn / Crataegus
- Washington Hawthorn/ Crataegus

- Rocky Mountain Juniper/ Juniperus
- Eastern Red Cedar Juniper / Juniperus

- Peking Lilac – ‘Summer Charm,
- Western Catalpa / Catalpa Speciosa

- Kentucky Coffeetree / Gymnocladus
- Thinleaf Mountain Alder/ Alnus incana

Bushes/Shrubs

- American Plum / Prunus Americana
- Anise Hyssop / Agastache Foeniculum
- Bar Harbor Creeping Juniper / Juniperus
- Bgambellue Chip Juniper / Juniperus
- Blue Mist Spirea / Caryopteris x
- Bluestem Willow / Salix Irrorate
- Boulder Raspberry / Rubus Deliciosus
- Broadmoor Juniper / Juniperus Sabina
- Buffalo Juniper / Juniperus Sabina
- Bush Beardtongue / Keckiella Breviflora
- Butterfly Bush / Buddleia
- Canada Red Chokeberry / Aronia
- Chamisa / Ericameria Nauseosa
- Compact American Cranberry / Viburnum
- Creeping Barberry / Mahonia Repens
- Curl-leaf Mountain Mahogany /
- Dwarf Blue Rabbitbrush / Ericameria
- Dwarf Mountain Pine / Pinus Mugo
- Fragrant Sumac / Rhus Aromatica
- Golden Currant / Ribes

- Aureum
- Golden Sedum / Sedum Rupestre
- Hughes Juniper / Juniperus Horizontalis
- Lydia Broom / Genista Lydia
- Leadplant / Amorpha Canescens
- Mat Rock Spirea / Petrophytum
- Mohican Viburnum/ Viburnum
- Ninebark / Physocarpus Opulifolius
- Pineleaf Penstemon / Penstemon
- Purple Ice Plant / Delosperma Cooperi
- Red Snowberry / Symphoricarpos
- Red Twig Dogwood / Cornus Sericea
- Russet Buffaloberry / Shepherdia
- Saskatoon Serviceberry / Amelanchier
- Shadblow Serviceberry/Amelanchier
- Tam Juniper / Juniperus Sabina
- Three-leaf Sumac / Rhus Trilobata
- Wayfarer / Viburnum Lantana
- Whitestem Gooseberry / Ribes Inerme

Grasses

- Big Bluestem / Andropogon Gerrardii
- Blonde Ambition Blue Grama / Bouteloua
- Blue Oat Grass / Helictotrichon
- Buffalo Grass / Bouteloua Dactyloides
- English Lavender / Lavandula
- Feather Reed / Calamagrostis Acutiflora
- Fountain Grass / Pennisetum Setaceum
- Hameln Fountain Grass / Pennisetum
- Alopecuroides Indiangrass / Sorghastrum
- Little Bluestem / Schizachyrium
- Maiden Silvergrass / Miscanthus Sinensis
- Prairie Cordgrass / Spartina Pectinata
- Prairie Dropseed / Sporobolus
- Switch Grass / Panicum Virgatum
- Tall Fescue / Festuca

Perennials

- Anise Hyssop / Agastache Foeniculum
- Autumn Joy Sedum / Hylotelephium
- Bee Balm / Monarda
- Blanket Flower / Gaillardia
- Colorado Beardtongue / Penstemon
- Faassen's Catnip / Nepeta x Faassenii
- Ice Plant / Aizoaceae
- Lydia Broom / Genista Lydia
- May Night Meadow Sage / Salvia x
- Moonbeam Coreopsis / Coreopsis
- Paprika Common Yarrow / Achillea
- Pasque Flower / Pulsatilla Vulgaris
- Pikes Peak Purple Penstemon /
- Pincushion Flower / Scabiosa
- Purple Cornflower / Echinacea purpurea
- Rabbitbrush / Chrysothamnus
- Red Yucca / Hesperaloe Parviflora
- Russian Sage / Perovskia Atriplicifolia
- Shasta Daisy / Leucanthemum x
- Shrubby Cinquefoil / Potentilla Fruticosa
- Tall Blue Lettuce / Lactuca Biennis
- Tall Western Grounseel / Senecio
- Turkish Speedwell / Veronica Liwanensis
- Walkers Low Catmint / Nepeta Recemosa
- Woolly Thyme/Thymus lanuginosus

Woolly Thyme / Thymus Lanuginosus

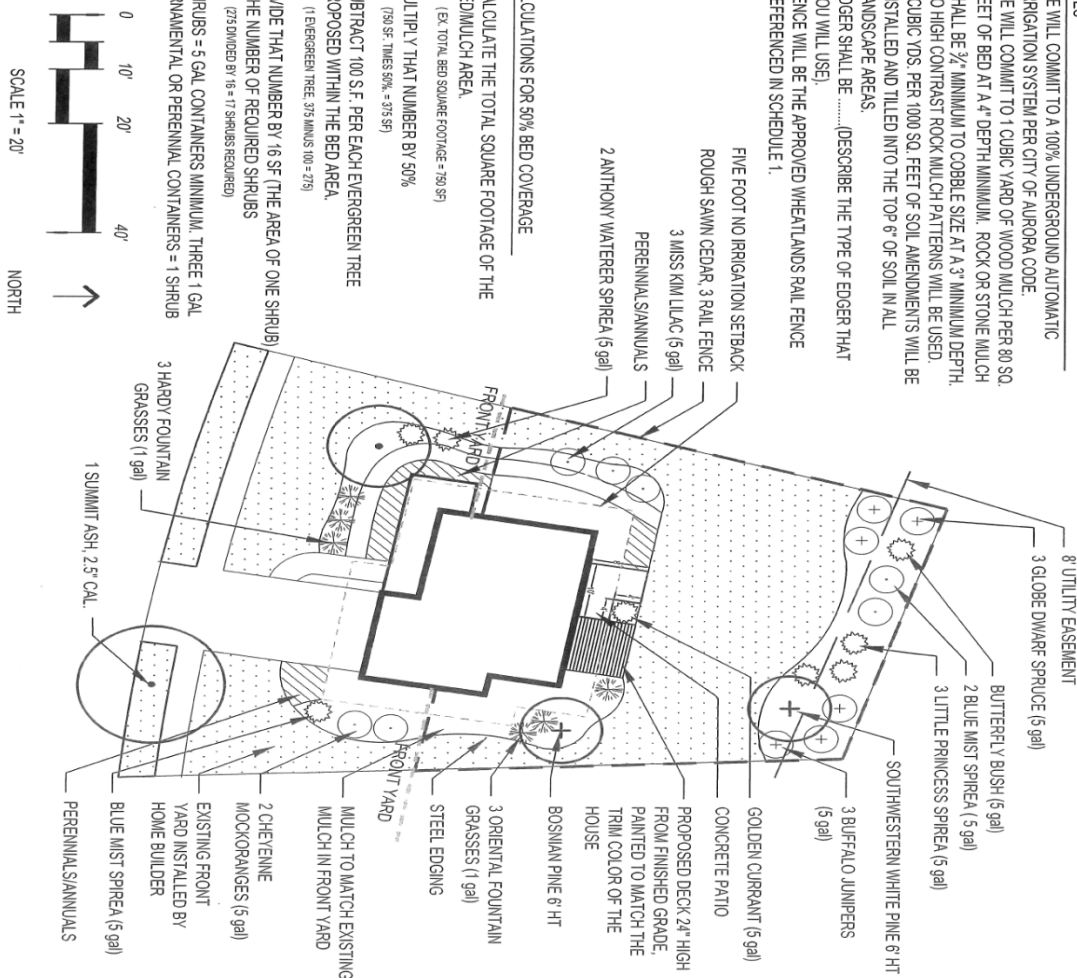
SAMPLE LANDSCAPE PLAN

NOTES

- 1) WE WILL COMMIT TO A 100% UNDERGROUND AUTOMATIC IRRIGATION SYSTEM PER CITY OF AUBORA CODE.
- 2) WE WILL COMMIT TO 1 CUBIC YARD OF WOOD MULCH PER 80 FEET OF BED AT 4" DEPTH MINIMUM. ROCK OR STONE MULCH SHALL BE 3/4" MINIMUM TO COBBLE SIZE AT A 3" MINIMUM DEPTH.
- 3) NO CONTRAST ROCK MULCH PATTERNS WILL BE USED.
- 3) 3 CUBIC YDS. PER 1000 SQ. FEET OF SOIL AMENDMENTS WILL BE INSTALLED AND TILLED INTO THE TOP 6" OF SOIL IN ALL LANDSCAPE AREAS.
- 3) EDGER SHALL BE(DESCRIBE THE TYPE OF EDGER THAT YOU WILL USE).
- 4) FENCE WILL BE THE APPROVED WHEATLANDS RAIL FENCE REFERENCED IN SCHEDULE 1.

CALCULATIONS FOR 50% BED COVERAGE

- 1) CALCULATE THE TOTAL SQUARE FOOTAGE OF THE BED/MULCH AREA.
(E.G. TOTAL BED SQUARE FOOTAGE = 750 SF)
- 2) MULTIPLY THAT NUMBER BY 50%
(750 SF TIMES 50% = 375 SF)
- 3) SUBTRACT 100 S.F. PER EACH EVERGREEN TREE PROPOSED WITHIN THE BED AREA.
(1 EVERGREEN TREE, 375 MINUS 100 = 275)
- 4) DIVIDE THAT NUMBER BY .16 SF (THE AREA OF ONE SHRUB) = THE NUMBER OF REQUIRED SHRUBS
(275 DIVIDED BY .16 = 17 SHRUBS REQUIRED)
- 5) SHRUBS = 5 GAL. CONTAINERS MINIMUM, THREE 1 GAL. ORNAMENTAL OR PERENNIAL CONTAINERS = 1 SHRUB



WHEATLANDS SAMPLE LANDSCAPE PLAN

SCHEDULE 8

RAINWATER COLLECTION BARRELS

