

***ST. VRAIN RANCH
PROPERTY OWNERS ASSOCIATION
P.O. Box 810
Firestone, CO 80520
303-485-0232 Office/Design Review***

**DESIGN GUIDELINES AND
RULES AND REGULATIONS**

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ST. VRAIN RANCH PROPERTY OWNERS' ASSOCIATION DESIGN GUIDELINES AND RULES AND REGULATIONS

I DESIGN GUIDELINES

1. INTRODUCTION

1.1 Purpose and Intent

The following Design Guidelines (“DG”) have been prepared to ensure that the goals and vision are realized for properties in the Planned Community known as St. Vrain Ranch.

All property owners or their tenants are required to obtain written approval using the Design Review Request form from the Design Review Committee (“DRC”) which is the Property Owners Association Board, prior to commencement of the construction of any exterior changes, improvements, alterations or modifications to a single-family dwelling unit and/or lot. Failure to obtain written approval prior to commencement of construction of such improvements will result in assessment of fines in the amount of \$500 per occurrence, and any costs of collections. (See Section 6.9, 8.2, and 8.3 of the Master Declarations (“MD”) and DG Section 8.)

The purpose of these DG is to provide specific design criteria for the subsequent improvement or modification of properties and for the development and subsequent improvement or modification of landscapes within the community. The DG are designed to establish and maintain a quality community appearance, assure compatibility, direct character, and form, and enhance value.

The DG also allows individual identity yet complement an overall community theme. While DG ensures that each property relates to the overall community image, they do not inhibit innovative design. They provide clear direction and specific criteria for evolving an overall sense of community.

All development within St. Vrain Ranch is to abide by the applicable criteria. Established by these DG in addition to the development standards established by the Town of Firestone.

1.2 Community Concept and Character

The community design concept for St. Vrain Ranch provides for residential homes and other properties to be linked by public roadways and pedestrian walks.

1.3 Relationship of the Design Guidelines to Other Regulations

The DG are not intended to supersede applicable federal, Colorado, or Firestone codes or ordinances or development plans applicable to the Community. In case of conflict or discrepancy, or for subjects not addressed in the DG, the most stringent interpretation of governing agencies, codes and/or regulations shall take precedence. The DG are issued by the Design Review Committee (“DRC”).

The DG are to be used by owners when modifying or upgrading properties or landscaping on individual properties within St. Vrain Ranch.

The DG will also be used by the St. Vrain Ranch Design Review Committee (“DRC”) in reviewing proposals to determine their relative conformance to the overall design objectives and criteria.

The DG are intended to cover each site-specific or lot-specific issue, and community issues such as edge treatments and relationships to adjacent land uses. The DG are to be used in conjunction with the recorded Declaration.

1.4 How to Use the Design Guidelines

The DG are organized into major elements such as Site Planning and Design, Architectural Design and Landscape Design and procedural sections such as Submittal Requirements and Owner Construction Period Regulations. Each element is introduced with a description of intent followed by specific items within each element.

There are no established “number” of design criteria that must be met in each proposal. The relationship between design variables is dynamic and each combination of elements is perceived differently. The DG identify those elements that should be considered and define performance characteristics the elements should have - but there is no “standard formula” for an “appropriate” design solution. In all instances, the DRC will consider the interrelationship of the design variables, and the specific criteria.

The Association has incorporated a Xeriscape and Landscaping standards resource as an addition to these Design Guidelines. These standards are based on several governing documents and requirements, including the St. Vrain Ranch Design Guidelines (DG), the Master Declaration (MD), the Town of Firestone Development Code (FDC), applicable State of Colorado House Bills and Senate Bills, and Colorado Revised Statutes & Title 38. All the following requirements are subject to revision and updates based on changes from the Town or State laws.

2. SITE PLANNING AND DESIGN

2.1 Site Standards/Setbacks

Minimum setbacks for all Properties have been or may be established by the Town of Firestone. The siting of the Improvements proposed for a property should be responsive to any and all of the following site features:

Existing Grades
Draining Patterns
Topography
View Corridors
Sun Exposure
Vegetation
Adjacent Home Sites and Their View Corridors

The proposed Improvements should be sited to take advantage of existing views and microclimatic conditions while respecting existing terrain, vegetation, and adjacent land uses.

2.2 Accessory Structures/Accessory Use/Equipment

Chicken hen facilities and chicken hen coops are prohibited.

Accessory structures, i.e., “storage sheds”, are not allowed on any property without specific approval of the DRC. Builders and owners are encouraged to provide storage space in garages; provided, however, such storage may not interfere with the primary use of garages. Any accessory structure must be architecturally compatible with the residence or improvements.

Accessory structures, i.e., “storage sheds”, should be constructed with like siding and roofing materials and colors, and should be painted the same color as the single-family dwelling unit. For brick houses, use the color of the trim.

Accessory buildings should be placed in a manner which will not interfere with view corridors along the St. Vrain Trail and the other common areas, or those of adjacent properties.

Accessory structures must conform to the height limitations set forth in the Master Declaration and should not exceed the fence line, without specific approval of the DRC (Section 6.11 MD).

Size of storage shed – Firestone Ordinance 1029: One story detached accessory structures do not require a permit provided the floor area does not exceed 200 square feet per International Residential Code R105.2 work exempt from permit.

Construction of a detached accessory dwelling unit for the use of occupancy is prohibited in St. Vrain Ranch community. No existing sheds or accessory structures may be occupied or converted to living areas.

Accessory Structure Setback requirement - The setback requirement for sheds to the property line is (5') five feet and must not be set over or in any easements. No accessory structure shall occur within a front or side setback on the lot.

Play equipment does not require approval unless it is permanently installed. Play equipment may not be installed or hung on a tree/landscaping. Play equipment including portable basketball goals must not impede or obstruct use of streets or sidewalks by blocking access.

2.3 Concrete Driveways and Parking Areas

Concrete driveways and parking areas may only be expanded with the prior written approval of the DRC. Driveways and parking areas composed, lined, or covered by gravel, stone, crushed rock or similar material are not permitted (See Sections 6.11 (a), (b), (d), and (e) of the Master Declaration).

2.4 Animal Runs

Chicken/fowl runs are prohibited.

Dog runs will be allowed if they can be reasonably isolated and screened from adjacent properties. Dog runs may not exceed height limits and should not be visible above fence line. Dog runs on property with two rail fences must be specifically approved by the DRC. Dog runs should be placed in the landscape plan in a manner which takes into consideration adjacent home sites. All dog runs must be approved as a part of the landscape plan. Local ordinances regarding noise, odors, and other nuisances will be in effect (See Sections 6.4, 6.12, and 6.18 of the Master Declaration). Kennels are not allowed for commercial purposes.

3. ARCHITECTURAL DESIGN

3.1 Purpose and Intent

The architectural character of the properties in St. Vrain Ranch is intended to reflect regional character with a variety of interesting and compatible relationships of form texture and style. Additionally, economic factors, environment concerns, and construction practices prevalent in the industry are important influences. These DG are intended to promote a high level of design quality, assure compatibility between residential products within the Community, and guide character and form. Together, these key components comprise an essential part of the St. Vrain Ranch image.

The architectural theme for St. Vrain Ranch has been established by the Declarant and is best characterized by a commitment to regional design styles that demonstrate form elements with shadow-lines, building materials with strong textures, and exterior colors complimentary to the natural environment.

There is no single “correct” architectural style for properties in St. Vrain Ranch, yet all design elements are expected to relate clearly to the established design theme.

This identification and compatibility with the established architectural theme is expected to be achieved at all levels of design identification, including individual dwellings, “streetscapes”, and the total community.

3.2 Exterior Painting - Colors

The color of paint or other surface covering of all exterior surfaces must be approved by the DRC prior to installation, including if painting the same color.

The color of exterior materials should generally be subdued to blend with the colors of the natural landscape. Generally muted color tones are recommended, although occasionally accent colors used judiciously and with restraint may be allowed. Use of highly chromatic or “bright” colors is to be avoided. An accent color must be used for the trim and an additional color may be used for the front door.

Painting or changing the color of existing masonry, brick or stone **is not** allowed.

3.3 Materials

Exterior surfaces should be natural and such other materials that blend and are compatible with the community and the landscape. The use of each material shall be a truthful and appropriate expression of the characteristics of that particular material. Use of brick, wood, stucco and stone is preferred. Exposed concrete blocks, painted concrete, multi-colored masonry, mirrored glass, metal siding, prefabricated metal buildings, simulated brick, unnatural brick tones, and silver finish aluminum doors and windows shall not be acceptable. Replacement Doors and Window material shall be the same quality or better, unless otherwise approved by the DRC in its sole discretion. Any addition to the existing permanent structures (decks, balconies, patios, etc.) should consist of materials used in the majority of the construction of the single-family dwelling unit. Architectural “add-ons”, appliques or obviously simulated materials shall not be acceptable.

3.4 Roofs

All roofs and replacement of roofs shall be of a material, color and texture approved by the DRC. Replacement material shall be the same quality or better, unless otherwise approved by the DRC in its sole discretion, and the shingle shall match the original texture and color. The general appearance of the dwelling is an important consideration.

3.5 Building Projections - Massing of Components

All projects including, but not limited to, chimney flues, vents, gutters, downspouts, porches, railings and exterior stairways, shall match the color of the surface from which they project or shall be of an approved color. Vents are to be painted to blend with the roofing.

3.6 Garages

Garage doors shall be painted to match the dwelling. The predominant color, trim color or accent color of the dwelling may be used with approval of the Design Review Committee. Decorative garage doors require the approval of the Design Review Committee.

3.7 Satellite Dishes/Solar Panels/Antennas

All antennas/dishes not covered by the FCC Rule are prohibited.

Large satellite dishes will be prohibited in favor of the smaller (18”) varieties unless otherwise approved by the DRC.

Solar panels are subject to prior written approval by permit from the Town of Firestone. Property owner must provide a copy of the Solar installation permit with request to the DRC for approval.

Solar panel placement can be free standing or roof mounted. Roof panels are required to be laid flat on the same plane as the roof. Solar panels are not allowed to be built on stilts.

Solar panels are required to have pest/critter guard around the perimeter of the installed panels and should be included with the review submittal.

Antenna installation must conform to the following requirements and are subject to approval from the DRC prior to installation.

Antennas can only be placed in the rear of a home and must not be visible from the street or sidewalks in front of the home.

- No antenna can be higher than 35 feet above ground.
- Towers, both self-supporting and guyed, are not allowed.
- Telescoping monopoles are allowed and if guyed the guy attachments must remain within the confines of the property owner’s property.
- Monopoles used for antenna support cannot exceed 4 inches in diameter.
- Antennas may be attached to a home.
- All antenna supporting structures, excluding the house, must be painted one of the following colors, flat black, dark grey or olive drab#41 or equivalent.
- The only antenna allowed in the front yard of a residence is a disguised flagpole antenna and if placed in the front yard cannot exceed 28 feet above the ground level.
- Antennas and supporting structures cannot be placed so they would present any physical danger to adjoining properties.

Town of Firestone standards:

If the antenna is ground mounted, then the height cannot be greater than its distance from the closest property line.

In addition, the following standards apply:

Such structures shall be architecturally compatible with the surrounding area; Height or size of the proposed alternative tower structure should be minimized as much as practically possible;

WCFs shall be sited in a manner that evaluates the proximity of the facility to residential structures and residential district boundaries;

If it is wall or roof mounted, then the following applies:

Such facilities shall be architecturally compatible with respect to attachments, and colored to match the building or structure to which they are attached;

The maximum protrusion of such facilities from the building or structure face to which they are attached shall be six (6) feet;

Wall-mounted WCFs shall not extend above the roofline unless mounted to a penthouse;
and

Roof-mounted WCFs shall be approved only where an applicant demonstrates a wall mounted WCF is inadequate to provide service and evaluated for approval based upon the following criteria:

Roof-mounted whip antennas shall extend no more than twelve (12) feet above the parapet of any flat roof or ridge of a sloped roof or penthouse to which they are attached;

Roof-mounted panel antennas shall extend no more than seven (7) feet above the parapet of a flat roof or ridge of a sloped roof to which they are mounted; and

Other roof-mounted transmission equipment shall extend no more than seven (7) feet above any parapet of a flat roof upon which they may be placed and shall not be permitted on a sloped roof.

3.8 Building Codes

All structures will conform to all applicable building codes and ordinances. Approval by the DRC does not constitute or imply compliance with such codes and ordinances.

4. LANDSCAPE DESIGN

4.1 Purpose and Intent

The Landscape Design criteria are intended to supplement the Site Planning and Architecture Design criteria to integrate structures into the community. Additionally, landscaping should have compatibility with adjacent properties, the project's streetscape, and ultimately transition into perimeter landscaping. The DRC reserves the right to require landscape components as part of the architectural approval, if in the opinion of the DRC, the architectural design needs specific assistance to meet the intent of the design guidelines.

4.2 Timing and Components

Front yard landscaping of single-family lots is provided by the builder as part of the initial construction. However, fencing and landscaping, including rear and side yard landscaping and fencing is the obligation of the owner.

The DRC requires complete landscaping plans for the rear and side yard landscaping with confirmation of the intent to carry out acceptable landscape construction practices. At the time of, or when possible following construction of the residential structure on a property, but not later than one (1) year following the closing or first occupancy of a property, whichever occurs first. In the event this landscaping has not been completed within one (1) year following the closing or first occupancy of a property, whichever occurs first, landscaping requirements as set forth in the Declaration shall be enforced. Reference Section 4.6 for yard requirements.

Property owners, their builders, or other representatives are required to reduce the disruption to the community during the excavation and grading process. Consideration of snow storage and eventual runoff must be considered during the project construction process. Existing and natural draining corridors should be used to reduce the impact on adjacent properties (See Section 6.9 MD).

4.3 Fencing

Fencing at St. Vrain Ranch is subject to review and approval by the DRC. Owners are required to install and maintain side lot line and rear lot line fencing. Fencing is required to provide a sense of security, provide confinement for family activity, yet avoid complete physical and visual enclosure

Fences are considered architectural extensions of a property. Fencing is prohibited in front yards (Section 4.2 DG and Section 6.9 & 8.7 MD).

Fencing color for the community is **Tan** and the style is **Whitney**. Original Community fencing provided from Custom Fence & Supply, Longmont CO 303-651-5700.

Community and Trail Fencing - No attachments can be placed on fences or hung from the Trailside fence except for temporary holiday decorations. Holiday decorations must be removed by the end of the holiday season. Any other attachment (i.e. "Beware of Dog") to the fence is subject to review and approval by the DRC prior to the attachment.

Fencing Details SVR Final Development Plan

SVR FDP Documents require:

- Privacy fencing required north of Sage Ave.
- Custom properties must have 2-Rail fencing at rear of property
- Semi-custom properties south of Sage Ave. must have 2-rail fencing at rear of property
- All community perimeter fencing must be 2-rail fencing

Fencing Requirements other than listed above:

Filing I – Privacy other than listed above

Filing I Exceptions:

1. Filing I Block 3, Lot 8 site limit fencing per FDP
2. Filing I Block 5, Lot 1 site limit fencing per FDP

Filing II – Privacy other than listed above

Filing III – Privacy other than listed above

Filing III Exceptions:

1. Filing III Block 6, Lots 1 and 2 require 2-rail rear only -Custom Properties

Filing IV – Privacy other than listed above

Filing IV Exceptions:

1. Block 1 rear property 2-rail required

Filing V - Privacy other than listed above

Filing V Exceptions:

1. Filing V Block 1 rear property 2-rail required
2. Filing V Block 2 rear property privacy- side and wing fence 2-rail

Filing VI – All 2-rail fencing

Filing VI Exceptions:

1. Filing VI, Block 2 – rear property privacy – side and wing fence 2-rail

4.4 Site Lines Drainage and Grading

All structures and landscape elements shall be placed on the property so that the existing topography shall be disturbed as little as possible. All plant materials will be maintained by owner in a condition as least as good as or better than the condition at the time of installation.

Shrubs, bushes, and trees must be trimmed and not be allowed to cross property lines or intrude on public right of way (trails, sidewalks, common areas, or through fences) including utility boxes or fire hydrants.

All landscaping shall be trimmed to allow full use of driveway. Over hanging trees/shrubs will be trimmed to a minimum of 10 foot above the sidewalk and 14 foot above the street, except those hiding a "Stop Ahead, Stop and/or Yield" signs which may require necessary trimming, so signs are visible.

Finish grading should be such as to prevent ponding or washing of water on the site and on adjacent property while providing for a rolling lawn area. Drainage shall be away from structures. Newly-grade areas shall be protected against erosion. Location of top-soil stockpiles, barrow pits on site, and excess material disposal areas are subject to DRC approval. Owners are encouraged to utilize soils engineers and landscape professionals to help ensure proper drainage is maintained (Section 6.9 MD).

4.5 Plant Materials

Front Yard plant materials require (1) One tree (2") inch caliper and (3) three 5-gallon size bushes, according to the original landscaping plan approved by the DRC for the property.

If replacing tree, tree size shall be (1 ½") inch caliper for deciduous trees, (1 ½") inch caliper for ornamental, and (8) feet in height for evergreen trees as listed in Firestone Development Code 16.6.4 F.

Other plant materials (flowers, bushes, grasses, shrubs etc.) need to be of a 1 quart size or larger. Planting seeds for these types of plants are prohibited during initial installation due to the duration to get to plant maturity size.

4.6 Yard Requirements

Yard areas should be designed and installed to ensure proper drainage is maintained. Changes to existing grading, drainage, or other structural landscape elements which affect proper drainage are prohibited.

Live plant materials shall be selected that are equally suitable for local soil and water conditions and would provide a high level of visual benefits. Plants shall not be invasive, noxious, or prohibited by the American Nursery and Landscape Association.

Front Yard requires (75%) seventy-five percent live plant material and no more than (25%) twenty-five percent hardscape.

Front Yard requires a minimum of (75%) seventy-five percent of the gross front yard area, excluding driveways, landscaped with live plant material. Up to (80%) eighty percent of the live plant material can be “water-wise plants”.

Rear/Back & Side Yard requires installed landscaping (50%) fifty percent of the combined (side and rear) yards are to be landscaped with live plant material.

Rear/Back & Side Yard remaining (50%) materials may be a mix of hardscape consisting of combination mix of (25%) rock, crushed rock, steppingstones or concrete and (25%) a mixture mulch, any organic material such as leaves, bark, wood chips, straw or compost.

Compliance with the live plant material requirements shall be determined using each plant’s projected mature size at (3) three years after installation.

Irrigation is required to all landscape areas and shall provide an adequate and complete-coverage automatic water-efficient irrigation system as listed in (Firestone Development Code 16.6.4.E.1.)

The Association may regulate the type, number, and placement of drought-tolerant plantings and hardscapes that may be installed on a unit owner's property, on a limited common element, or on other property for which the unit owner is responsible.

4.7 Yards and Non-Vegetative/Artificial Turf Grass

Maintenance - All landscaping in yards shall be maintained by the property owner in a condition at least as good as or better than the condition at the time of installation. All yards and lawns grass shall be maintained in weed free condition and shall be at a length not to exceed 6 inches except for gardens, ornamental grasses, bushes and shrubs. Failure to maintain landscaping as required shall result in fines and required submission of Design Review Requests, as set forth herein below.

Watering Requirements - As required by CRS §38-33.3-302(k)(II), yards shall be watered and maintained in accordance with current Colorado State and Town of Firestone drought restrictions in effect, which can be found on the St. Vrain Ranch Property Association’s website or the Town of Firestone website. The Association may require that the homeowner provides proof that they are watering the landscape in a manner which is consistent with the maximum watering permitted by the restrictions or guidelines in effect at the time. “Proof” may include photos, videos, and/or copies of water bills from the Town’s AquaHawk water usage monitoring data files for the last month from the homeowner. Property owners can download AquaHawk: Water Usage Monitoring <https://firestone.aquahawk.us/login>

Failure to maintain front or rear yard landscaping, OR Failure to adequately water yard - whether in front or back, may lead the property owner to being fined, in accordance with the fine schedule set forth below. Allowing any portion of the front or back yards or both to die or materially deteriorate constitutes a violation and shall result in the maximum fine of \$500 being imposed. Property owner will be required to submit a written Design Review Request for the restoration of the dead yard or landscaping, as provided by CRS §38-33.3-209.5(b)(III)(A and B).

Plant Quality and Size - The property owner shall not use live plant material that exhibits evidence of insect, pest or disease, and shall appropriately treat all damaged plants, and/or shall remove and replace any and all dead plant material with living plant materials. Compliance with the live plant material requirements shall be determined using each plant's projected mature size at (3) three years after installation.

Nonvegetative/Artificial turf grass - As provided by CRS §38-33.3-106.5(i)(I)(A), use of non-vegetative turf-grass commonly known as artificial turf-grass or synthetic turf-grass is permitted in the back/rear yard only, subject to the obtaining a permit and approval by the Town of Firestone. Property owner must provide a copy of the approved permit to the DRC as part of the review process. DRC will review the aesthetics of the Request, consisting of the type, number, and placement of artificial turf-grass. In considering the property owner's Design Review Request, the Design Review Committee shall also consider whether the property owner's proposed plan incorporates "water-wise landscaping", as defined in CRS §37-60-135(l). Artificial turf-grass shall be limited to the back/rear yard at a maximum of (75%). Live plant material shall be used on the remaining (25%) of rear yard with artificial turf-grass.

4.8 Hardscapes

Hardscapes include non-living hard surface elements in landscape architecture. It includes any constructed or built features made from durable materials like stone, concrete, brick, wood, metal or glass. Planting beds visible from an internal public right of way or private street may utilize hardscape.

Hardscape is limited to (25%) in front yards and (50%) on side and back/rear yards.

Rear/Back & Side Yard (50%) Hardscape materials may be a mix; consisting of a combination of (25%) rock, crushed rock, steppingstones or concrete and (25%) a mixture mulch, any organic material such as leaves, bark, wood chips, straw or compost.

Hardscape placement may be reviewed for safety, drainage, grading, maintenance, and visual compatibility.

All hardscapes should be placed over a weed barrier fabric and be kept in place with a steel, plastic or brick/rock edger. All edging should be installed to prevent damming of water near the foundation. Planting beds, woody mulch, and rock areas should be free of weeds and trash. The Association allows hardscapes as part of Xeriscape or Water-wise landscaping plans.

The Association may not unreasonably require the use of hardscape on more than (20%) of the landscaping area of a unit owner's property.

4.9 Gardens for Vegetable, Flower and Xeriscape-Waterwise Plants

Vegetable Gardens - Property Owners may plant vegetable gardens (vegetable garden means a plot of ground or an elevated soil bed in which pollinator plants, flowers, vegetables, herbs, fruits, leafy greens or other edible plants are cultivated) in the front, back, or side yards of their property.

Construction Vegetable Gardens

- Front Yard requirement - vegetable gardens must not be within 8 feet of the sidewalk
- No more than 10% of the front and side yard square footage may be used for vegetable gardens
- Structures to encourage vertical growing, including arbors, trellis, tree branch frames, fence sections and cages are only allowed during the growing season if they are functional, orderly, safe and attractive.
- Replacement of vegetables in an existing approved vegetable garden does not require DRC approval unless the garden is changed.
- Vertical structures used for growing must appear in good condition and contribute to the community garden's overall visual continuity.
- All vegetable gardens require a defined border using either plants or hardscapes.

Seasonal Shutdown Vegetable Gardens

A full shutdown of a vegetable garden means clearing out spent crops, pulling weeds, removing physical supports, and protecting the soil for winter. Most gardeners complete these steps in late autumn after the first hard frost to stop pests and diseases from hiding in plant debris through the cold months.

It is generally agreed that cleaning up and shut down individual beds provide flexibly as soon as they stop producing, rather than waiting for the entire yard to finish all at once.

Steps for a Full Garden Shutdown

- Clear plants and weeds: Pull out dead or dying annual vegetables and weeds. Throw away diseased plants instead of composting them.
- Store hardware: Take down tomato cages, stakes, and trellises. Clean off dirt and store items in a shed or garage.
- Drain water lines: Disconnect outdoor hoses, drain remaining water, and store nozzles or timers inside to prevent freeze damage.
- Protect the soil: Cover bare soil with a layer of mulch, straw, or leaves, or plant a cool-season cover crop to prevent winter erosion

Xeriscape – Waterwise Gardens

Xeriscape and Landscape Standards Reference Guide - Property owners may use the updated Xeriscape and Landscaping Standards which can be found on the Association website. The guide is intended to be used as a reference guide to help property owners understand the rules and requirements for adding Xeriscape, installing, changing or maintaining landscaping on their property.

Xeriscape-Waterwise Garden plans are encouraged with the Association. Waterwise designs, as used herein, are those approved in compliance with CRS §37-60-135(2)(1), which emphasize drought-tolerant and native plants, or be part of water conservation program operated by a local water provider and shall either consist of one of the pre-planned water-wise garden designs that are compliant with garden designs established by the Colorado State University Extension Plant Selection Organization's.

Downloadable Waterwise designs are located at (<https://plantselect.org/design/downloadable-designs>). Open the online free Landscape Designs to see the plants noted and size of the lot required, provide these dimensions with your Design Review submittal. The Association's website additionally lists updated information and brochures on water-wise plants and approved gardens.

Flower Garden

- All compliant flower gardens require a border using either plants or hardscapes.
- Flower gardens may not exceed 25% of the yard square footage.
- Replacement of annual flowers in an existing approved garden does not require DRC approval unless the flower bed will be changed.
- Plant materials must be live, not plastic or silk.
- All flower gardens must be weeded and carefully maintained.

Flower Garden Shutdown

A full shutdown of flower gardens involves clearing out spent annuals, managing perennials sustainably, and protecting soil health before winter. Rather than stripping beds bare immediately, modern sustainable guidelines (such as those from the Denver Botanic Gardens) recommend a delayed, eco-friendly approach to protect local wildlife and soil structure.

Maintenance for all Gardens

- No Composting piles/containers are allowed.
- Must be kept clear of weeds, spent plants, debris and trash.
- Bags of topsoil, compost or manure are not to be stored in the Front or Side yards.
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4.10 Lighting

No exterior lighting other than that provided by the builder shall be allowed on any Property except with the written approval of the DRC. Lighting must not create glare, over-illumination or spillover effects to adjacent properties or open space.

- Subdued exterior lighting may be allowed by the DRC for such purposes as illuminating entrances, decks, driveways, landscaping and parking areas, and other approved purposes such as seasonal decoration (See Section 6.12 MD).

- Holiday decorations do not require DRC approval and must be removed promptly after the holiday permitted between October 1 and January 31.
- Permeant installations of whole home, soffit, under-eave hardwired fixtures require DRC approval. Submittal of lighting plan required with photos of home denoting placement.

4.11 Landscape Components Not Allowed and Unacceptable Tree List

No artificial plants of any type are to be used in the landscape. Any area visible from a public right of way shall not have yard decorations such as plastic, fiberglass, concrete or iron animals, birds or human replicas, windmills, other agricultural equipment, wagon wheels, mechanical equipment incorporated into mailboxes or other unnatural landscape element (Section 6.9 MD).

Unacceptable Tree List

Many trees are not recommended because of brittle wood, susceptibility to insects and diseases, or their ability to spread into native ecosystems and out-compete native species, while others simply do not grow well in our climate.

The following is a list of tree species that are NOT recommended for the Front Range of Colorado:

Austree (Salix alba x matsudana)
 Aspen (Populus tremuloides)
 Silver maple (Acer saccharinum)
 Russian-olive (Elaeagnus angustifolia)
 Tree-of-Heaven (Ailanthus altissima)
 Tamarisk (Tamarix spp.)
 Willows (Salix spp.)
 White-Barked Birches (Betula spp.)
 Non-native hybrid poplars/cottonwoods (Populus spp.)
 Siberian elm (Ulmus pumila)
 Ash (Fraxinus)

The Tree of heaven (Ailanthus altissima) The tree of heaven is a rapidly growing deciduous tree native to China and Taiwan that has become an aggressive invasive species across North America and Europe.

Source: Recommended Trees for Colorado Front Range Communities Summary

5. DESIGN REVIEW AND APPROVAL PROCEDURE

5.1 Submission of Plans by Property Owners

Plans and specifications for landscaping, additions to properties or other improvements requiring the prior approval of the DRC will be submitted by property owners to the DRC as specified in the Declaration and according to the following submittal and review procedures. Plans, including the items outlined on the following page, are to be submitted to the DRC. The DRC shall conduct a review during

a meeting, provided that the plans are according to the requirements outlined on the following page. Should the plans be approved, the property owners may apply for the appropriate building permit(s), and when approved, begin construction. In case of disapproval, the resubmittal of plans shall follow the resubmittal procedure. If a review fee is required, plans will not be reviewed until the review fee is paid. Plan review fees may be paid at the time of submittal. The review fee schedule, if any, shall be determined by the DRC (See Section 6.9 of the Master Declaration).

Landscaping improvements, additions or changes require approval from the DRC prior to installation. Please include these items with your Design Review Form for submittal: Detailed drawings, hand drawing is permitted, dimensions of yard, materials list including location for materials, elevation and colors must be provided to review the project.

A member of the DRC will be available as needed and an appointment should be made at least one (1) week in advance by calling the management agent.

One (1) copy of the plans and specifications are to be submitted for approval.

Plans shall include:

- a. An approximate time schedule indicating starting and completion dates.
- b. If the plans are confusing or difficult to read or review, the DRC may require a site plan with designation of all elements (at no smaller than one inch (1") = thirty feet (30') showing building location, including accessory improvements.
- c. Complete front, rear and side yard landscaping plans, including areas to be irrigated and a description of landscaping materials to be used. Detailed drawings may be hand drawn, dimensions of yard, materials list including location for materials, elevation and colors must be submitted to the DRC for approval before initiating such changes and/or additions.
- d. Approval by the DRC shall be issued in writing or by digital approval.
- e. Construction of improvements shall not commence until all the above requirements are satisfied.
- f. Additional construction to a dwelling and/or changes after completion of an approved DR form require a new DR form to be submitted to the DRC for approval before initiating such changes and/or additions.

5.2 Resubmittal of Plans

In the case of disapproval of any submission, any resubmission of plans will follow the same procedure as an original submittal. In the event a decision by the DRC is felt to be unjust, a request may be submitted in writing to the DRC within seven (7) days of the date of notification of the decision for a waiver. This request shall contain the reasons why the decision is felt to be unjust and any other

explanatory material that would be helpful to the DRC in reviewing the situation. A meeting of all parties concerned may be arranged when warranted and the decision of the DRC at any such meeting or after reviewing this material will be final.

5.3 Accuracy of Plans

Any property owner submitting plans for approval to the DRC shall be responsible for the verification and accuracy of all Property dimensions, grade, elevations and the location of the key features of the natural terrain. Each property owner shall certify the accuracy of that before the DRC undertakes its review.

5.4 Work in Progress

The DRC may inspect all work in progress and give notice of non-compliance. Absence of such inspection and notification during the construction period does not constitute either approval of the DRC of work in progress or compliance with these DG or the Declaration.

If, during construction, changes occur to an improvement which causes it to be significantly different from the approved documents, a request for approval of these changes shall be submitted to the DRC by furnishing one copy in the following manner:

- a. A written statement giving the reason for such changes is desired.
- b. A complete description of the change, including drawings, specifications and any other descriptive material required by the DRC.
- c. The DRC may charge a fee for reviewing the changed plans as determined by the DRC.

If case of disapproval of the changes, resubmission of plans or request for a waiver shall be in accordance with paragraph 2 above.

5.5 Completed Work

- a. The proposed improvement to property should be accomplished as promptly and diligently as possible in accordance with the DRC approval, work must be completed within (1) year.
- b. Upon completion of any improvement for which approval was given by the DRC, notice of completion shall be given to the DRC.
- c. In addition to the applicable provisions of the Declaration, and within such reasonable time as the DRC may determine but never exceeding ten (10) days from receipt of such written notice of completion from the property owner or its duly authorized representative, the DRC may inspect the improvements. If it is found that such work was not done in strict compliance with the plan submitted or required to be submitted for its prior approval, it shall notify the property owner in writing of such non-compliance, specifying in reasonable detail the particulars on non-compliance, and shall require the property owner to remedy the same.

5.6 Covenant Variations and Waivers

The DRC may grant a waiver or variance of any provision herein upon petition in writing by an Property owner showing a personal hardship. The matter shall be considered in a reasonable time by the DRC. In its sole discretion, the DRC may request additional information from the Property owner or other affected parties, including the appearance of the Property owner before the Committee. Such relief granted a Property owner shall be appropriately documented in the files with the name of the person or persons representing the DRC granting the relief and the conditions of the relief. In addition, the DRC is hereby authorized to extend the time for the filing of lawsuits and liens, or to modify the procedures contained herein, as the DRC shall determine appropriately under the circumstances. DRC proceedings are closed proceedings, unless otherwise agreed in writing by the DRC and affected Property owner. DRC decisions are final and no right to an appeal exists to the Executive Board. However, the Executive Board expressly reserves the right in its sole discretion to review, alter, amend, revise or otherwise change any decision made by the DRC.

5.7 Non-liability of the DRC and Declarant

Neither the DRC, the Executive Board, the Association, nor the Declarant, or their respective successors or assigns, agents or authorized representatives, shall be liable for damages to anyone submitting plans. This exemption from liability shall be for any reason, including because of mistake in judgment, negligence or nonfeasance. Every property owner or other person who submits plans to the DRC for approval agrees, by submission of such plans and specifications, that he will not bring any action or suit against the DRC or Declarant to recover damages.

5.8 Enforcement

These DG may be enforced by the DRC or the Association as provided in the Declaration, Design Rules, or Association Policies, including the Enforcement Policy, or Alternate Dispute Resolution Policy, as set forth on the Association's website, as determined by the Board of Directors of SVRPOA

6. PROJECT CONSTRUCTION-MAINTENANCE PERIOD AND REGULATIONS

In the interest of all property owners, the following regulations shall be enforced during the project construction period of any improvements on an Owner's Property. These regulations shall be a part of the Design Review approvals for each property, and all Participating Builders, Contractors and Property Owners shall abide by these regulations.

6.1 Construction-Maintenance Hours

Project construction, including maintenance work on any structure or owners' property shall not commence before 7:00 a.m. or continue after 7:00 p.m.

6.2 Excavation

Excess excavation material may be required to be removed from the property. Excavation, except utility trenching, shall be on the property owner's site only.

6.3 Utilities

Contractors will use only the utilities provided on the site on which they are working. Accessing utilities from any other site without written permission of the owner of that site is trespassing and violators may be charged.

6.4 Debris and Trash Removal

Periodic clean-up of property project construction sites of owner's property is mandatory. All trash and debris shall be stored in a fenced or other appropriate trash disposal area and shall be removed from the trash disposal area on a periodic basis. All street(s) and open space shall be kept free of debris or soil from project construction on an owner's property.

6.4.1 Trash dumpsters/rollaway

The association requires property owners to submit in writing a request for approval to have a dumpster placed on the property owners' property. The Request must include the arrival and removal date; the dumpster must be removed by the completion date requested.

Dumpsters are required by the Town of Firestone to be placed in the driveway.

6.5 Vehicles and Parking

Vehicles shall not damage any improvements or public streets, or Owner's property, including damage from leaking or dripping fluid.

6.6 Restoration of Property

Upon completion of construction and projects, each owner shall clean the property site and repair all damaged property. Repairs shall include, but shall not be limited to, restoring grades, planting shrubs and trees as approved or required by the DRC, repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing.

In addition, the property owner shall be held financially responsible for the cost of site restoration/revegetation and refuse removal required on all adjacent properties because of trespass or negligence by their employees or subcontracted agents.

6.7 Noise and Odor

Reasonable efforts should be made to control noise and odor emitted from construction areas.

6.8 Timely Prosecution of Work After Approval; Assessment for Non-Compliance:

Property owner shall complete the approved Design Review project request and commence construction of the project or residential structure by the approved completion date or within one (1) year from date of property owner's approval of the Design Review form. Construction of the approved Design Review project or residential structure shall be completed within twelve (12) months after the date of DRC approval of the application, unless otherwise noted on the approved project Design Review form. The DRC is authorized, but under no obligation, to agree to reasonable modifications and extensions of the requirements of this paragraph. The remedies in this paragraph are in addition to any other remedies provided in the Declaration or these Design Guidelines, or under the statutes and laws of the State of Colorado. This section does not apply to members with violations requiring changes to yards or landscaping for violation compliance.

7. AMENDMENTS

The DRC shall have the right to amend and modify these DG at any time in its sole discretion; provided, however, any additional requirements in connection with the construction of Improvements by Participating Builders or Participating Contractor should be subject to the prior approval of any affected Participating Builder, such approval not to be unreasonably withheld. Copies of all modifications or amendments may be provided to each property owner of record within thirty (30) days after their adoption, posted on the website or may be held by the DRC or the Association for distribution upon request.

II. RULES AND REGULATIONS

These Rules and Regulations have been adopted and implemented to protect the investment of the property owners and to enhance the values of the properties subject to regulation by the Association.

8. ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO PROPERTY

No alterations, additions or improvements may be made to a Owner's Property without the prior written consent of the DRC established by the Declaration. The DRC may adopt guidelines, which guidelines, as amended from time to time, shall be deemed incorporated within these Rules.

9. APPROVED BUILDERS/PARTICIPATING BUILDERS AND CONTRACTORS

No contractor or builder shall construct initial Improvements to a Property unless such contractor or builder shall have been first submitted to and approved in writing by the DRC.

10. PET RULES

- a) Leashes Pets must be restrained by a leash when outside a home. Pets, including dogs and cats, shall not be allowed to roam unrestrained in the Community or on any Common Elements.
- b) Clean Up Pet owners must pick up and police after their pets.
- c) Control Pets must be kept under control at all times.
- d) Noise Pet owners must use reasonable care to control nuisances and disturbances caused by pet, i.e. barking (Section 6.5 (e) of the Master Declaration).

11. PROPER USE OF COMMON ELEMENTS

Common Elements shall be used only for the purposes for which they were designed. No person shall commit waste on the Common Elements, interfere with their proper use by others, or commit any nuisances, vandalism, or damage on or to the Common elements.

12. COMPLIANCE WITH LAW

No immoral, improper, offensive or unlawful use may be made of a home or Property. Property owners shall comply with and conform to all applicable laws and regulations of the United States and of the State of Colorado, and with all local ordinances, rules and regulations. The violating Property owner shall hold the Association and other Property owners harmless from all fines, penalties, costs and prosecutions for any violation or noncompliance.

13. MODIFICATION, AMENDMENTS, REPEAL, RE-ENACTMENT

Notwithstanding anything to the contrary contained in these Rules and Regulations, the Association hereby reserves the right, at any time and from time-to-time hereafter, to modify, amend, repeal and/or re-enact these Rules and Regulations in accordance with the Declaration, By-Laws and applicable laws.

14. VIOLATION FINES OF THE ASSOCIATIONS COVENANTS, RULES, REGULATIONS

The offending member may request a hearing before the Board of Directors or an Independent Decision Maker, as provided in the Association's Enforcement Policy, before the imposition of the fine for the following:

14.1 Non-landscape Violations include unsightly structures, facilities, equipment, objects and conditions, storing trash bins or debris which are required to be enclosed within an approved structure, or behind the fence, failure to remove holiday decorations, not cleaning up after pet.

Non-Landscape Violation Fine: A first violation of any portion non-landscape violations shall result in a \$25 fine for 7 days' notice of the Boards intent to impose the fine every seven (7) days until paid, and to assess the fines to the property owners account after 30 day demand for compliance with the applicable Design Guideline and/or Rule, provided that the offending member may request a hearing before the Board of Directors or an Independent Decision Maker, as provided in the Association's Enforcement Policy.

14.2 Landscape Violations include but are not limited to keeping a neat, attractive, well-kept condition, including mowed yards, hedges, shrubs, and trees pruned and trimmed, adequate watering, replacement of dead, diseased or unsightly vegetation, and removal of weeds and debris.

Landscape Violation Fine: A first violation of any portion of landscape violation, shall result in a \$25 fine for 7 days' notice of the Boards intent to impose the fine every seven (7) days until paid, and to assess the fines to the property owners account after 30 day demand for compliance with the applicable Design Guideline and/or Rule, provided that the offending member may request a hearing before the Board of Directors or an Independent Decision Maker, as provided in the Association's Enforcement Policy.

14.3 Failure to Maintain Front or Rear Yard Landscaping, OR Failure to adequately water yard: Property owners shall maintain all front and rear yard landscaping in a healthy, living condition that is at least equal to the originally approved Design Review plan. Allowing any portion of the front yard, rear yard, or both yards to die or materially deteriorate constitutes a violation. Upon the Board's review of a Notice of Complaint alleging such violation, the Property owner will result in a \$500 fine and a mandatory 30-day demand to restore the property to full compliance with all applicable Design Guidelines and Rules.

14.4 Unauthorized Alterations, Additions, Improvements, or Changes: Property owners shall not begin, install, construct, or make any alteration, addition, improvement, or change to a property unless and until the Property owner has submitted a written Design Review Request and obtained the Design Review Committee's prior written approval. Any work commenced or performed without the required prior written approval constitutes a violation and will result in a \$500 fine.

14.5 Failure to Complete an Approved Design Review Request: Property owners must complete the approved Design Review project by the completion date or within one year of the approval date. Failure to complete the project within this mandatory deadline will result in a \$500 fine.

14.6 A violation shall be deemed continuing if the Property owner either (1) fails to cure the violation within the initial 30-day notice period or (2) fails to respond to the notice. Each continuing violation, including any violation with an indefinite commencement or termination date, shall subject the Property owner's account to an additional recurring fine not to exceed \$200 per month for every month, or portion thereof, that the violation remains uncorrected. The fine shall continue without interruption until the violation is fully cured and verified by the Association. The Board may also suspend the Property owner's membership privileges until full compliance is achieved.

15. VEHICLE-OTHER VIOLATION FINES

IMPROPER VEHICLE PARKING OR STORAGE:

Rules pertaining to inoperable vehicles, parking and storage of vehicles within the St. Vrain Ranch Property Owners Association are set forth in (Section 6.11 of the Master Declaration of St. Vrain Ranch.)

15.1 Parked Vehicles: No vehicles, regardless of operability, may be parked in landscaped areas (i.e. rock, sod, mulch, etc.)

15.2 Stored Vehicles: Storage of these types of vehicles is prohibited within the community unless storage is within a garage: no recreation vehicle, camper trailers, campers not on a truck, boat, mobile home, trailer of any type, tractor, heavy equipment, semi or other large vehicle.

Vehicles/RV Violation: The Association shall send written notice to the offending property owner pursuant to the provisions of CRS §38-33.3-209.5, specifying the specific violation. A first violation of any portion of Section 6.11 MD shall result in a \$25 fine Pursuant to CRS §38-33.3-209.5(1.7) (b)(II)(A) if the Association deems this to be a threat to public safety, it may notify the member to remove the vehicle, camper, trailer, boat, RV (or whatever large object) within 72 hours, or be fined every 3 days.

Lien Processing/Filing fee is \$125 per lien

Certified mail processing fee for violations/letters is \$25 per mailed letter

16. MISCELLANEOUS

- (a) Failure by the Association, the Board or any person to enforce any provision of these Rules and Regulations shall in no event be deemed to be a waiver of the right to do so thereafter.
- (b) The provisions of these Rules and Regulations shall be deemed to be independent and severable, and the invalidity of any one or more of the provisions hereof, or any portion thereof, by judgment or decree of any court of competent jurisdiction, shall in no way affect the validity or enforceability of the remaining provisions, which provisions shall remain in full force and effect.
- (c) Unless the context provides or requires to the contrary, the use of the singular herein shall include the plural, the use of the plural shall include the singular, and the use of any gender shall include all genders.
- (d) The captions to the sections are inserted herein only as a matter of convenience and for references and are in no way to be construed so as to define, limit or otherwise describe the scope of these policies and procedures or the intent of any provision hereof.

17. ADOPTION

The foregoing Design Guidelines are adopted by the Design Review Committee of

St. Vrain Ranch this 7th day of October, 2026

 10/7/26
Dennis Reid, President

IN WITNESS WHEREOF, the undersigned, as Secretary of the Association, St. Vrain Ranch Property Owners Association certifies the foregoing Rules and Regulations were adopted by the Executive Board on the 7TH day of October, 2026

 10/7/26
Sam Sears, Secretary/Treasurer