

**AMENDED AND RESTATED
RESIDENTIAL IMPROVEMENT
GUIDELINES
AND SITE RESTRICTIONS FOR

PARKDALE**

As of May 15, 2024

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1 INTRODUCTION

1.1 Basis for Guidelines

These Residential Improvement Guidelines and Site Restrictions for Parkdale (the “Guidelines”) are intended to assist Owners living in the Parkdale community (the “Community”) in implementing landscaping and other Improvements to their property. The Declaration of Covenants, Conditions and Restrictions of Parkdale (the “Declaration”) requires prior approval from the Architectural Review Committee (the “ARC”) before the construction, erection, placement, alteration, planting, application, installation or modification of any Improvement upon any Unit shall be made. In order to assist Owners, the Board of Directors (the “Board”) of Parkdale Community Authority (the “Authority”) 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 with respect to property subject to the Declaration.

1.2 Definitions

All capitalized words and phrases used in these Guidelines shall have the meaning provided in the Declaration unless otherwise defined herein.

1.3 Contents of Guidelines

In addition to the introductory material, these Guidelines contain (A) a summary of procedures for obtaining approval from the ARC (see Section 2); and (B) a listing of specific types of improvements that Owners might wish to make with specific information as to each of these types of improvements (see Section 3).

1.4 Architectural Review Committee or Representative

The ARC consists of persons, representatives or a committee appointed to review requests for approval of architectural or site changes.

1.5 ARC Contact Information

The contact information of the ARC, persons, committee or representative authorized to administer the architectural review process is:

COMPANY NAME	OFFICE	ELECTRONIC CONTACT INFORMATION
Advance HOA Management, Inc. P.O. Box 370390 Denver, CO 80237	(303) 482-2213	https://parkdalemetrodistrict.com/

1.6 Effect of the Declaration

The Declaration governs the Property within the Community. Each Owner 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.

1.7 Effect of Governmental and Other Regulations

Use of property within the Community and any Improvements must comply with any applicable building codes and other governmental requirements and regulations. Owners are encouraged to contact the Town of Erie and/or Boulder County for further information and requirements for Improvements they wish to make.

APPROVAL BY THE ARC DOES 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.

1.8 Interference with Utilities

In making Improvements to property, Owners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Owners should not construct any Improvements over such easements without the consent of the utility involved, and Owners 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**

1.9 Goal of Guidelines

Compliance with these Guidelines and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of the Community. It is the responsibility of the ARC to ensure that all proposed Improvements meet or exceed the requirements of these Guidelines and to promote the highest quality design for the neighborhood. 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 ARC and neighbors will go far in creating an optimum environment, which will benefit all Owners. By following these Guidelines and obtaining prior written approval for Improvements to property from the ARC, Owners will be protecting their financial investment and will help ensure that Improvements to property are compatible with standards established for the Community. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the ARC's interpretation shall be final and binding.

2 PROCEDURES FOR ARC APPROVAL

2.1 General

As indicated in Section 3 of these Guidelines, there are some cases in which advance written approval of the ARC is not required if the Guidelines with respect to that specific type of Improvement are followed. In a few cases, as indicated in Section 3, a specific type of Improvement is not permitted under any circumstances. In all other cases, including Improvements not included in Section 3, advance, or prior written approval by the ARC is required before an Improvement to property is commenced.

2.2 Drawings or Plans

Owners are required to submit to the ARC a completed Architectural Review Request Form (“ARR”), which forms are available from the person or entity listed in Section 1.5, and complete plans and specifications (said plans and specifications to show exterior design, all dimensioning, materials, color(s), location of the Improvement, 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 Owner, or professionally, the following guidelines should be followed in preparing drawings or plans:

- A.** The drawing or plan should be done to scale and shall depict the property lines of your Unit and the outside boundary lines of the home as located on the Unit. If you have a copy of an improvement survey of your Unit 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 (10) feet by twelve (12) feet with two inch by four inch (2”x4”) decking and natural stain.
- C.** The plan or drawing and other materials should include the name of the Owner, the address of the home, and the e-mail address and telephone number where the Owner can be reached.
- D.** The proposed Improvements must take into consideration the easements, building location restrictions and sight distance limitations at intersections.

- E. Owners should be aware that many Improvements require a permit from the Town of Erie and/or Boulder County or other governmental entities. The ARC 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

Drawings or plans (minimum acceptable size 8.5" x 11") must be submitted to the ARC along with a completed ARR. Color photographs, brochures, paint swatches, etc. will help expedite the approval process. Specific dimensions and locations are required.

2.4 Action by ARC

The ARC will meet as required to review plans submitted for approval. The ARC 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 ARC will act upon all requests in writing within forty-five (45) days after the complete submission of plans, specifications, and other materials and information as requested by the ARC. If the ARC fails to review and approve in writing (which may be with conditions and/or requirements) or disapprove, a request for architectural approval within forty-five (45) days after the complete submission of the plans, specifications, materials and other information with respect thereto, such request is deemed approved by the ARC.

2.5 Revisions and Additions to Approved Plans

Any revisions and/or additions to approved plans made by the Owner or as required by any governmental agency, must be re-submitted for approval by the ARC. The revised plans must follow the requirements as outlined above.

2.6 Completion of Work

After approval (which may be with conditions and/or requirements) of any proposed Improvement by the ARC, the proposed Improvement shall be completed and constructed as promptly and diligently as possible, and in complete conformity with all conditions and requirements of the approval. Failure to complete the proposed Improvement within one (1) year from the date of the approval (the "Completion Deadline"), or to complete the Improvement in complete conformance with the conditions and requirements of the approval, shall constitute noncompliance; provided, however, that the ARC may grant extensions of time to individual Owners for completion of any proposed Improvements,

either (a) at the time of initial approval of such Improvements, or (b) upon the request of any Owner, provided such request is delivered to the ARC in writing and the Owner is diligently prosecuting completion of the subject Improvements or other good cause exists at the time such request is made.

2.7 Inspection of Work

The Authority, the Board, the ARC, or any of their duly authorized representatives, shall have the right to inspect any Improvement at any time, including prior to or after completion, in order to determine whether or not the proposed Improvement is being completed or has been completed in compliance with the approval granted pursuant to this Section.

2.8 Notice of Non-Compliance

If, as a result of inspections or otherwise, the ARC or the Board determines that any Improvement has been done without obtaining all required approvals (which may be with conditions and/or requirements), or was not done in substantial compliance with the approval that was granted, or has not been completed by the Completion Deadline, subject to any extensions of time granted pursuant to Section 2.6 hereof, then the ARC shall notify the Authority of the non-compliance, and the Authority shall then notify the applicant in writing of the non-compliance (the “Notice of Non-Compliance”). The Notice of Non-Compliance shall specify the particulars of the non-compliance.

2.9 Correction of Non-Compliance

If the ARC or the Board determines that a non-compliance exists, the Owner shall remedy or remove the same from the Unit within not more than forty-five (45) days from the date of receipt of the Notice of Non-Compliance. If such Owner does not comply within such period, the Authority may, at its option, record a notice of non-compliance against the Unit on which the non-compliance exists, may impose fines, penalties and interest, may remove the non-complying Improvement after any notice and hearing as may be required by the Declaration, or may otherwise remedy the non-compliance, and the Owner of the Unit shall reimburse the Authority, upon demand, for all costs and expenses, as well as anticipated costs and expenses, with respect thereto.

2.10 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.

2.11 Questions

If you have any questions about the foregoing procedures, feel free to call the ARC at the phone number and address listed in the Section 1.5 of these Guidelines.

3 SPECIFIC TYPES OF IMPROVEMENTS / SITE RESTRICTIONS

3.1 General

The following is a listing, in alphabetical order, of a wide variety of specific types of Improvements which Owners 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 ARC and written approval of the ARC obtained before the Improvements are made. In some cases, where it is specifically so noted, an Owner may proceed with the Improvements without advance approval if the Owner follows the stated guideline. In some cases, where specifically stated, some types of Improvements are prohibited. ARC review and approval is required on any external items not be listed below.

3.1.1 Variances

Approval of any proposed plans by the granting of a variance from compliance with any of the provisions of these Guidelines is at the sole discretion of the ARC when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require.

3.1.3 Waivers; No Precedent

The approval or consent of the ARC to any application for approval shall not be deemed to constitute a waiver of any right to withhold or deny approval or consent as to any application or other matters whatsoever, as to which approval or consent may subsequently or additionally be required. Nor shall any such approval or consent be deemed to constitute a precedent in any other matter.

3.1.4 Liability

The ARC and the members thereof shall not be liable in damages to any person submitting requests for approval or to any approval, or failure to approve or disapprove in regard to any matter within its jurisdiction. The ARC shall not bear any responsibility for ensuring structural integrity or soundness of approved construction or modifications, or for ensuring compliance with building codes and other governmental requirements. The ARC will not make any investigation into title, ownership, easements, rights-of-way, or other rights appurtenant to property with respect to architectural requests and shall not be liable for any disputes relating to the same.

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, materials, color(s) 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 ten (10) feet by ten (10) feet, and shall not be more than eleven (11) feet high at the peak. The roof pitch must be complementary to the existing roof on the home, unless otherwise approved by the ARC. Such storage sheds and/or accessory buildings must be permanent in nature and must be screened from view of adjacent Units and common areas.

- B.** Siding, roofing, and trim materials must match those on the home, unless otherwise approved by the ARC. Metal, plastic, PVC and other materials not consistent with original construction by the Declarant or the Builder are not permitted. TREX and engineered composite wood type products consistent with original Declarant or Builder construction are permitted.
- C.** The ARC, 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.
- D.** Any utilities serving the storage shed or accessory building shall be underground.
- E.** Playhouses, play structures and gazebos shall not be considered accessory buildings.
- F.** Avoiding the placement of accessory buildings over the top of existing easements and in compliance with setbacks required of the home must be observed when placing storage sheds, accessory buildings, gazebos and playhouses. A copy of the home's plot plan filed with the location of the proposed accessory building is required with the ARR.

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.

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, color and type of number currently on the residence.

3.5 Air Conditioning Equipment

Approval is required for all air conditioning equipment including evaporative coolers (swamp coolers) and attic ventilators installed after the initial construction.

Notwithstanding, approval is not required for replacement of existing air conditioning equipment with like equipment located in the same location as the equipment being replaced.

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 must be adequately screened from view from adjacent Units, and any such 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.

3.6 Antennae/Satellite Dishes

3.6.1 General Provisions

"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 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 ARC.

A. 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 Units to the maximum extent possible, and placement shall be made in the following order of preference:

- (1) Inside the structure of the house, not visible from the street
- (2) Rear yard or side yard, behind and below the fence line
- (3) Rear yard or side yard, mounted on the house, in the least visible location below roofline
- (4) Side yard in front of wing fence, screened by and integrated into landscaping
- (5) Back rooftop
- (6) Front yard screened by and integrated into landscaping

- B. If more than one (1) location on the Unit 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.
- C. Permitted Antennas shall not encroach upon common areas or any other Owner's property.

3.6.2 Installation of Antennae/Satellite Dishes

- A. 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.
- B. All Permitted Antennas shall be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal.
- C. 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 Permitted Antenna.
- D. 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.
- E. All other antennas, not addressed above, are prohibited.

3.7 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 Section 3.39, Overhangs/Sunshades/Awnings – Cloth or Canvas.

3.8 Backyard Sport Pads.

Approval is required. Backyard, concrete pads for "sport" type courts must be approved by the ARC. The ARC will consider backyard sport courts based on pad size, Unit size, color(s) selected and proximity to other Units. Sport equipment installed or stored on or around the pad must be maintained at all times in a neat and clean manner.

3.9 Balconies

See Section 3.17, Decks.

3.10 Barbecue/Gas Grills

Approval is not required for portable barbecue grills, smokers, etc. 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. Approval is required for any permanent, built-in barbecue grills, smokers, outdoor kitchens or similar improvements. Owners are responsible for ensuring that any permanent, built-in barbecue grills, smoker, outdoor kitchens or similar improvements meet any setback or other requirements imposed by the Town of Erie/Lafayette or other any fire department or authority having jurisdiction.

3.11 Basketball Backboards

Approval is not required, subject to the following limitations. No basketball backboards shall be attached to the garage. Only portable basketball backboards shall be allowed if the following guidelines are met:

- A. Portable units cannot be placed in the public rights of way, streets, sidewalks or street lawns.
- B. Location must be in the driveway, at least half of the length of the driveway away from the street, or in the side or rear yard.
- C. 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 24 hours.
- D. Permanent garage or pole mounted basketball hoops are not permitted.

3.12 Birdbaths

Approval is not required, subject to the following limitations. Placement in front or side yard is not allowed. Birdbaths are only permitted in the rear yard.

See Section 3.66, Statues or Fountains.

3.13 Birdhouses and Bird Feeders

Approval is not required, subject to the following limitations. If installed in the rear yard and the size is limited to one foot by two feet, no approval is required. No more than three of each of a birdhouse or bird feeder shall be installed on any Unit. Birdhouses or bird feeders may be mounted on a pole, provided the pole shall not exceed five (5) feet in height.

3.14 Carports

Approval will not be granted.

3.15 Clothes Lines and Hangers

Approval is not required, subject to the following limitations. 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.

3.16 Cloth or Canvas Overhangs

See Section 3.39, Overhangs/Sunshades/Awnings – Cloth or Canvas.

3.17 Decks

Approval is required. The deck must be harmonious (in configuration, detail, material and color) with the architecture of the house. Modifications or additions to Declarant or Builder installed decks must incorporate the same materials, colors and detailing as the Declarant's or Builder's or approved existing deck. TREX or similar engineered composite wood type products are the preferred material for construction. Plastic, PVC or similar materials are prohibited.

The deck should be located so as not to create an unreasonable level of noise for adjacent Units.

Changes in grade or drainage pattern must not adversely affect adjoining properties and shall comply with drainage change requirements of the Declaration.

Patios and ground-level decks, combined, may not be more than fifty percent (50%) of the entire rear and side yard areas of the Unit unless otherwise approved by the ARC.

Upper-level decks shall be attached directly to the house. Only ground level decks may be approved as freestanding decks. Decks shall not extend beyond the Unit boundaries onto any common area. Depending on the location and orientation of the Unit, decks should not project beyond the side walls of the house. The side walls of the house are defined as the major (structural) side walls and do not include bay windows, chimney enclosures, porches or other such projections. In certain situations, stairs and some portions of the deck may extend up to 4' beyond the side walls.

A solid trim board shall be provided on any open side of the deck to conceal the joists and cut ends of the decking. Underdeck screening should be compatible with the architecture of the house and deck. Any lattice must be properly framed and recessed.

Railings and other features such as privacy screens for attached housing must match the design of the deck.

3.18 Dog Houses

Approval is required. Dog houses are restricted to ten (10) square feet 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 the home. Limit of one dog house per Unit.

3.19 Dog Runs

Approval is required. Dog runs must be located in the rear or side yard, abutting the home and substantially screened from view of the street and the ground level of adjacent Units by planting fast-growing or mature trees or shrubs. Dog runs will be limited to two hundred (200) square feet, unless a variance is granted by the ARC. Dog run fences should be left natural in color and sealed to prevent weathering. Dog runs must be made of wood. Please refer to the fence details in **Exhibit A** for approved heights, stains and designs. Covers (ex: tarps, sheets, blankets, etc.) on dog runs are not allowed.

3.20 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 complementary color to that of existing doors on the house. Complementary colors would be the body, trim or accent colors of the house or white (for storm/screen doors).

A. Storm Doors. Approval is not required for storm doors as long as the door is complimentary with the color scheme of the home. Owners 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.

3.21 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 which exists at the time final grading of a Unit by the Declarant or a Builder is completed. When installing your landscaping, it is very important to ensure 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 ARC 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 discharged a reasonable distance from the adjacent property line(s) (in no case closer than five (5') feet), on the Owner's property, to allow for absorption. Adverse effects to adjacent properties, including Authority lands, sidewalks and streets, will not be tolerated.

3.22 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, spalling/peeling/etc.

3.23 Evaporative Coolers

Approval is required. No rooftop or window mount installations are allowed.

See Section 3.5, Air Conditioning Equipment.

3.24 Exterior Lighting

See Section 3.37, Lights and Lighting.

3.25 Fences

3.25.1 General Statement

Fences constructed by the Declarant or a Builder along or abutting property lines, arterial streets, collector streets, and local streets may not be removed, replaced, painted a different color or altered without approval of the ARC.

- A. If any such fences constructed by the Declarant or a Builder which are located upon an Owner's property are damaged or destroyed, the Owner shall repair or recondition the same at the Owner's expense.
- B. Some fences may be located upon property owned by the Authority and, if so, the approval of the Authority shall also be obtained before any such fence is removed, replaced, painted or altered.
- C. No gates will be permitted to be installed in any Declarant or Builder-installed perimeter fencing along or abutting property lines, arterial streets, collector streets or local streets.

3.25.2 Theme Fencing

Theme Fencing is fencing that has been installed by the Declarant or a Builder along or abutting property lines on residential streets, parks, green belts, or non-

urban areas. No gates will be permitted to be installed in any Theme Fencing or perimeter fencing locations.

- A. Arterial/Perimeter Theme Fencing (along major roadways): No change in this fencing is permitted without approval of the ARC.
- B. Non-Arterial Theme Fencing: Open fence that is adjacent to or abuts open space shall not be changed.

3.25.3 Fence Designs

Approval is required for rear or side yard fences along property lines and such fences shall comply with the applicable fence specifications in **Exhibit A**, and the following.

- A. Double fencing of property lines is not permitted.
- B. Side yard “wing-fencing”, adjacent to the home and the side yard property line, must be placed behind the front face of the home a minimum of ten (10’) feet and a maximum of twenty (20’) feet along the side yard.
- C. Walk-through gates located in the side yard wing-fence locations may not exceed a maximum width of four and one-half (4-1/2’) feet and must be constructed of the same materials as the adjacent fence. No more than one side yard wing-fence gate is allowed.
- D. No double-gates are allowed.

3.25.4 Maintenance/Staining

All fences constructed on a Unit shall be maintained, repaired and replaced by the Owner of such Unit. Regular physical and aesthetic maintenance of fencing is required. All fences must be sealed with a clear waterproof sealant in accordance with the requirements in **Exhibit A**.

3.25.5 Additional Fence Requirements

- A. No electric fences are permitted (other than pet containment fencing installed below grade).
- B. 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.
- C. When making a submittal for fencing, include the desired finish of clear sealant

or stain in accordance with Section 3.25.4 above, and all other descriptive details, as well as a plot plan with the location of the fence clearly marked.

- D. Owners should be aware that easements containing underground utility lines may exist within or on their Unit's property lines and as such, cannot be removed or relocated. Any fence installation will need to accommodate such underground utility line locations.

3.25.6 Prior Approved Fencing

To the extent that fencing has been previously approved by the ARC based on a prior version of these Guidelines, such fencing will be required to be compliant with this section and **Exhibit A** at such time as the fence is replaced, or whenever any repair is required or made to more than twenty five percent (25%) of the existing fencing material.

3.25.7 Pet Fencing

Pet fencing may include any invisible fence on or within the perimeter boundary of an Owner's site per the above fencing standards.

See Section 3.18, Dog Houses and Section 3.19, Dog Runs.

3.26 Fire Pits

Approval is required for all permanent or built-in structures. Owners are responsible for ensuring that any permanent or built-in structures meet any setback or other requirements imposed by the Town of Erie/Lafayette or other any fire department or authority having jurisdiction. Approval is not required for portable units.

3.27 Firewood Storage

All firewood must be located in the side or rear yard, must be neatly stacked, shall not be visible from any street or the ground level of any other Unit, and must not be located so as to block established drainage patterns.

3.28 Flags/Flagpoles

Approval is required for any freestanding flagpole.

Approval is not required for flagpoles mounted to the front of the residence provided that the flagpole does not exceed the height of the roofline of the residence. Flag size cannot exceed five (5) feet in length and three (3) feet in width. Flags may not be illuminated without prior written approval of the ARC. Any request for lighting must detail the type and location of lighting. Lighting shall be placed so as not to disturb Owners of neighboring Units.

3.29 Gardens – Flower or Vegetable

Approval is not required for flower or vegetable gardens that do not exceed one hundred (100) total square feet. All flower gardens must be weeded, cared for and maintained.

3.30 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.

3.31 Grading and Grade Changes

See Section 3.21, Drainage.

3.32 Greenhouses

Approval is required. Generally, greenhouses are 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.

3.33 Hanging of Clothes

See Section 3.15, Clothes Lines and Hangers.

3.34 Hot Tubs and Jacuzzis

Approval is required. Hot tubs and Jacuzzis must be an integral part of the deck or patio area and of the rear yard landscaping, and 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.

3.35 Kennels

Approval will not be granted. Breeding or maintaining animals for a commercial purpose is prohibited.

Also see Section 3.19, Dog Runs.

3.36 Landscaping

If not installed by the Developer or Builder, the first Owner of a Unit other than the Developer or Builder shall install the landscaping on a Unit within one (1) year of the date of conveyance of the Unit from the Developer or Builder to the first Owner.

Approval is required. 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.

Using drought tolerant plantings and other water conservation methods of landscaping is encouraged; however, the design must be approved. Xeriscape uses much less water than typical suburban residential landscape, but it does not mean that large areas of river rock or mulch will be allowed in place of green, growing plant material. Up to 80% of the landscaped area of a Unit may consist of drought-tolerant plantings.

Artificial turf may be installed in the rear yard of a Unit only, with the prior approval of the ARC. The color must be similar to the turf grass in the geographical area, preferably a blended, multi-color monofilament fiber, with a blade height of at least 1½" (or ½" for a putting green). Installation must include a weed barrier and a properly prepared and leveled aggregate base for drainage. Proper infill, which is not toxic to humans or pets, for residential application must be used. A weed suppressor must be used under seams, and the seams properly secured. While artificial turf is not a living material, artificial turf installed in the rear yard may be counted in the calculation of living plant material required to be installed.

Significant structural elements related to landscaping, such as retaining walls, paved areas, steps, etc., must be submitted for review and approval. Changes in grade or drainage pattern must not adversely affect adjoining properties and shall comply with drainage change requirements of the Declaration.

Plant materials should be appropriate in character, habitat, species, size (both installed and mature), number and arrangement for their purpose and surroundings.

Mulch material shall be selected recognizing that high winds may be present. Mulches that "knit" together and hold to the ground should be used. Owners are responsible for removal of any mulch material that blows into other Owners' property or the common areas of the Authority.

Stone used as accent elements, ground cover or paving material should be chosen so that its color, size and installation complement the architecture of the house, the natural environment and associated plan materials. Monolithic paving of yards or covering yards with decorative stones as a primary design element is prohibited.

See Exhibit A attached hereto for the current landscape requirements or minimums. All new landscape installations and Improvements must meet these requirements.

3.37 Lights and Lighting

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

Otherwise, approval is required to modify or add exterior lighting.

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

- A. Considerations will include, but may not be limited to, the visibility, style and location of the fixture.
- B. 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).
- C. The use of flood lights is prohibited unless specifically activated by a security monitoring system.
- D. Ground lighting along walks must be maintained in a working and sightly 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 vertical in their presentation.
- E. The addition of a front yard light post will be allowed with approval and pursuant to the following:
 - (1) Exterior lights must be conservative in design and be as small in size as is reasonably practical.
 - (2) Exterior lighting should be directed toward the ground and be of low voltage to minimize glare onto neighboring properties and the street.
 - (3) Soft, outdoor pedestrian-oriented lighting should be used with dark colored lighting fixtures so as to be less obtrusive.
 - (4) The light post should match or complement the architecture of the home in design, size, color, and finish along with any existing light fixtures.
 - (5) 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.
 - (6) Light or lamp posts shall not be erected higher than 6' feet from ground level, unless approved by the ARC.
 - (7) All lighting should not be intrusive to neighboring properties.

Holiday lighting and decorations do not require approval. It is required that they not be

installed more than thirty (30) days prior to the holiday. They shall be removed within thirty (30) days following the holiday.

As used herein, “Jellyfish Lights” shall refer to those certain rope-like LED lights installed on a home and intended to be of a more permanent nature (meaning installed and in place for any period longer than 60 days), regardless of the name brand of the lights intended to be so installed. The installation of any Jellyfish Lights requires ARC approval, and must meet the following criteria:

- Jellyfish Lights may only be installed on the outer portion of the exterior soffits of the home, behind the fascia or trim so that the light is directed downward and so that the light source is not directly visible from neighboring homes, common areas, or streets.
- The colors displayed are not limited, but only one color may be displayed (meaning the colors may not rotate or change, except during the time holiday lighting is permitted) and Jellyfish Lights shall not be flashing (except during the time holiday lighting is permitted). Jellyfish Lights may only be illuminated from dusk until 11:00 p.m.
- The light cone from any Jellyfish Lights must stay on the property on which they are installed and shall not cause unreasonable glare to neighboring properties.

3.38 Ornaments/Art - Landscape/Yard

Approval is not required for yard ornaments which are installed in the rear yard and which are of a height less than three (3) feet.

Up to three (3) small (less than 12 inches in height) front yard ornaments may be installed in the front yard without approval, as long as the ornament is installed at ground level and the color and design integrate into the landscape.

Approval is required for any other yard ornaments.

See Section 3.66, Statues or Fountains.

3.39 Overhangs/Sunshades/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 Section 3.41, Patio Covers.

3.40 Painting

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

- A. You will need to submit the ARR with your color samples, with a general description of the colors of the next four (4) houses on either side of your home (or photos showing the colors of the next four (4) houses on either side of your home).
- B. The ARC will not approve submittals without a description or photos of neighbors' paint colors.
- C. Outlining the garage door panels in a contrasting color or in a checker board design is not permitted.
- D. 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.
- E. Color selections should be submitted to the ARC in the form of manufacturer's paint chips. Please indicate which color chips are for trim, body and accent (doors and shutters) color.
- F. 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.

3.41 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.

3.42 Patios - Enclosed

See Section 3.3, Additions and Expansions.

3.43 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 and decks, combined, may not be more than fifty percent (50%) of the entire rear and side yard areas of the Unit unless otherwise approved by the ARC.

See Section 3.17, Decks.

3.44 Paving

Approval is required, regardless of whether for walks, driveways, patio areas or other purposes, and regardless of whether concrete, brick, flagstones, stepping stones, pre-cast patterned, or exposed aggregate concrete pavers are used as the paving material. Asphalt paving within the limits of the Units is not permitted.

See Section 3.11, Driveways.

3.45 Pipes

Approval is required for all exterior pipes, conduits and equipment. Adequate screening may also be required.

3.46 Play Structures and Sports Equipment

Approval is required. Consideration will be given to adjacent properties (a minimum five (5) foot setback from the property line, is required for trampolines, swing sets (swings as extended during use), 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 must 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-colored cloth/canvas tarps will not be approved. Height of any play structure or sports equipment may not exceed twelve (12) feet.

3.47 Playhouses

Approval is not required if a structure is less than twenty four (24) square feet and less than six (6) feet high, from highest point to the ground.

Approval is required for structures greater than twenty four (24) square feet and/or greater than six (6) feet high, from the highest point to the ground.

See Section 3.2, Accessory Buildings.

3.48 Poles

See Section 3.28, Flags/Flagpoles.

3.49 Ponds and Water Features

Approval is required. Considerations by the ARC 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 (5) feet from all property lines.
- C. Must not affect existing drainage on or off the Unit.
- D. Must be maintained at all times.
- E. The maximum height of all fountain/pool elements and their spray is not allowed to be higher than four (4) feet from the ground plane.

3.50 Pools

Above ground pools and temporary pools are prohibited. Notwithstanding, one (1) wading pool, if less than eighteen (18) inches high and eight (8) feet in diameter, per Unit, is permitted on a temporary basis without prior approval, if placed in the rear yard.

See Section 3.34, Hot Tubs and Jacuzzis.

3.51 Radio Antennae

See Section 3.6, Antennae/Satellite Dishes.

3.52 Radon Mitigation Systems

Approval is not required as long as the equipment is painted in the same colors as utilized on the exterior of the house and is installed so as to minimize its visibility.

3.53 Roofing Materials

Approval is required for all roofing materials other than those originally used by the Builder. All buildings constructed on a Unit should be roofed with the same or greater quality and type of roofing material as originally used by the Builder.

Approval is not required for repairs to an existing roof with the same building material that exist on the building.

3.54 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.

See Section 3.64, Solar Energy Devices.

3.55 Satellite Dishes

See Section 3.6, Antennae/Satellite Dishes.

3.56 Saunas

See Section 3.2, Accessory Buildings.

3.57 Screen Doors

See Section 3.20, Doors.

3.58 Seasonal Decorations

Approval is not required if installed on a Unit within thirty (30) days of a holiday, provided that an Owner is keeping with the Community standards, and provided that the decorations are removed within thirty (30) days of the holiday.

See Section 3.37, Lights and Lighting.

3.59 Security Devices.

Approval is not required. Security devices, including cameras and alarms, must be selected, located and installed so as to be an integral part of the house and not distract from the home's architecture and appearance. Cameras and housing sirens, speaker boxes, conduits and related exterior elements should be unobtrusive and inconspicuous. Such devices should be located where not readily visible and should be a color that blends with or matches the surface to which it is attached.

3.60 Sheds

See Section 3.2, Accessory Buildings.

3.61 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. Shutters should be the same color as the "accent" color of the home (typically the same as the front door or other

accent details).

3.62 Siding

Approval is required. Vinyl siding will not be allowed.

3.63 Signs

Except as provided herein, no more than one sign per twenty (20) feet of lineal lot frontage, and no more than forty-eight (48) inches by thirty-six (36) inches in size each, may be displayed on a property without prior approval. Signs may not be illuminated without the prior approval of the ARC. Any request for lighting must detail the type and location of the lighting, and any such lighting shall be placed so as not to disturb owners or occupants of neighboring homes.

Notwithstanding the above, Commercial Signs may be displayed on a property in accordance with the following. "Commercial Signs" are defined as signs that carry a message making or intended to make a profit, or advertising for the same purpose. The following Commercial Signs may be displayed:

- A.** One for sale or for rent sign per Lot may be placed on a Lot during the marketing period of that Lot. Such sign must be removed upon sale or rent of the Lot.
- B.** If work is actively being done on a property by a contractor engaged by the owner of the property, one Commercial Sign of the contractor doing such work may be displayed on that Lot during for the lesser of the time work is being performed or 60 days.

3.64 Solar Energy Devices

Approval is not required as long as the following criteria are met.

- A.** All such devise must be integrated into the existing design of the home.
- B.** The solar energy device is located on the roof of the residence located on the Unit, entirely within a fenced area of the Unit, or entirely within a fenced patio located on the Unit.
- C.** If the solar energy device is located in the fenced area of the Unit or patio, no portion of the solar energy device may extend above the fence line.
- D.** If the solar energy device is mounted on the roof of the residence located on the Unit, then:
 - (1) The solar energy device may not extend higher than or beyond the roofline;
 - (2) The solar energy device must conform to the slope of the roof and the top edge of the device must be parallel to the roofline; and

- (3) The frame, support brackets, visible piping or wiring associated with the solar energy device must be silver, bronze or black, and shall not be visible from the street or adjacent Units.

Please also see Colorado Law C.R.S. 38-30-168, which governs the review and the Owner's installation of such devices.

3.65 Spas

See Section 3.34, Hot Tubs and Jacuzzis.

3.66 Statues or Fountains

Approval is not required if statues or fountains are installed in the rear yard and are not greater than four (4) feet in height from the highest point, including any pedestal.

Approval is required if the statue or fountain is proposed for the front yard. Statue or fountain location in the front yard should be located close to the main entrance of the house.

See Section 3.12, Birdbaths and Section 3.38, Ornaments/Art – Landscape/Yard

3.67 Storage Sheds

See Section 3.60, Sheds and Section 3.2, Accessory Buildings.

3.68 Sunshades

See Section 3.39, Overhangs/Awnings – Cloth or Canvas and Section 3.41, Patio Covers.

3.69 Swamp Coolers

See Section 3.5, Air Conditioning Equipment, Section 3.23, Evaporative Coolers, and Section 3.54, Rooftop Equipment.

3.70 Swing Sets

See Section 3.46, Play Structures and Sports Equipment.

3.71 Television Antennae

See Section 3.6, Antennae/Satellite Dishes.

3.72 Tree Houses

Approval will not be granted. Tree houses are not permitted.

3.73 Vanes

See Section 3.77, Weather Vanes and Directionals.

3.74 Vents

See Section 3.54, Rooftop Equipment.

3.75 Walls

See Section 3.25, Fences and Section 3.76, Walls, Retaining.

3.76 Walls, Retaining

Approval is required. Front yard retaining walls shall not exceed thirty (30) inches in height. In the side yard, retaining walls up to thirty (30) inches high, with a planted slope above the wall, may be constructed. In no event shall rear yard retaining walls exceed four (4) feet in height unless installed by the Builder or the Declarant. Retaining walls shall not significantly alter the drainage patterns on the Unit or adjacent properties (including Authority or public areas). Retaining walls shall be constructed with boulders, stone, brick or split face modular concrete block facing units installed per manufacturer instructions.

New or old creosote treated timber railroad ties are prohibited.

3.77 Weather Vanes and Directionals

Approval is required.

3.78 Wind Electric Generators

Approval is required. In addition to ARC approval, windmills and any other type of fixture, which fall under the criteria of a wind generator, or are 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.

3.79 Windows Replacement

Approval is required except for replacement of existing windows with windows of the same size, type and exterior cladding and frame color. Considerations will include, but may not be limited to, size, color, existing and proposed window style and style of home.

3.80 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 ARC 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.

Approval is required for security bars and may not be approved on second story windows and other windows visible to the street.

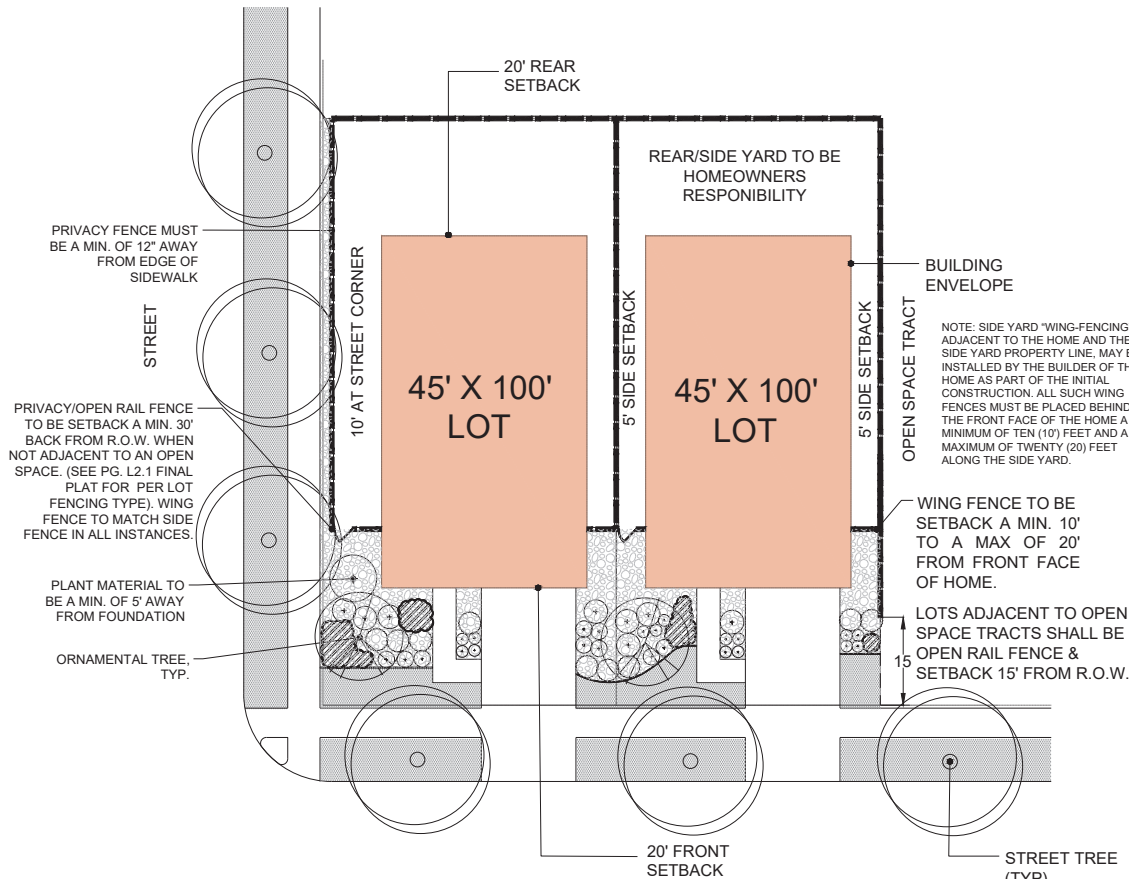
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EXHIBIT A
LANDSCAPING AND FENCE TYPICALS/REQUIREMENTS

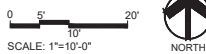
PARKDALE FILING NO.1 - LOT TYPICALS

TYPICAL LANDSCAPE PLAN NOTES

- THESE PLANS REFLECT LANDSCAPING THAT MEETS THE TOWN OF ERIE LANDSCAPE REQUIREMENTS AS SHOWN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAKING ADJUSTMENTS TO THESE PLANS TO ACCOMMODATE ANY VARIATIONS IN ARCHITECTURAL FOOTPRINT, SIDEWALK AND DRIVEWAY LOCATIONS, AC UNIT LOCATIONS, AND OTHER UTILITIES.
- TREES SHALL BE PLANTED AT LEAST 6' FROM ALL WATER AND SEWER LINES, AND AT LEAST 4' FROM SIDEWALKS.
- PER TOWN OF ERIE UDD 10-6-4 E.2. SINGLE-FAMILY AND DUPLEX DWELLING UNITS. IN ADDITION TO THE RIGHT-OF-WAY LANDSCAPING DESCRIBED IN SECTION 10-6-4 E.1, THE PROPERTY OWNER SHALL:
 - PROVIDE PERMANENT LANDSCAPING IN THE FRONT YARD OF EACH HOME. THERE SHALL BE A MINIMUM OF 75 PERCENT OF THE GROSS FRONT YARD AREA, EXCLUDING DRIVEWAYS, LANDSCAPED WITH LIVE PLANT MATERIALS. MATURE TREE AND SHRUB CANOPIES MAY COUNT TOWARD THE 75 PERCENT REQUIREMENT.
 - INSTALL LANDSCAPING WITHIN THE SIDE AND REAR YARD SUCH THAT 50 PERCENT OF THE COMBINED (SIDE AND REAR) YARDS IS LANDSCAPED WITH LIVE PLANT MATERIAL.
 - MAINTAIN THE LANDSCAPING WITHIN THE ADJACENT STREET RIGHT-OF-WAY.
- STREET TREES TO STAY OUT OF SIGHT TRIANGLES AND 35' BACK FROM STOP SIGNS

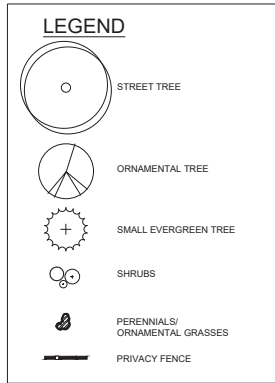
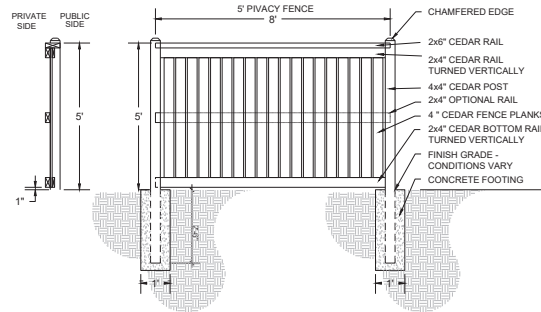


TYPICAL LANDSCAPE PLAN - 45' X 100' LOT



PRIVACY FENCE DETAIL

NOTE: FENCE TO HAVE A CLEAR STAIN FINISH FOR PROTECTION.



MATERIAL SCHEDULE

GROUND COVERS	COMMON NAME
SOD	SOD - RTF WATER SAVER SOD OR EQUAL
MULCH	COMMON NAME
G	ROCK MULCH, 3/4" - 1.5" DIA. 3/4" - 1.5" ANGULAR GRANITE. 4" DPTH.

LANDSCAPE REQUIREMENTS

- Right of Way**
- Street Trees 40' min OC (per Town of Erie standards)
- Front Yard**
- Tree per Lot 1 ornamental/evergreen tree required
 - Planting Requirement 75% Living Coverage
 - 2 - 4 types of perennials, ornamental grasses and/or groundcovers planted in groups of 3 - 7 minimum
 - 2 - 4 shrub types used in groups of similar plants
 - Plants must screen any exposed porch foundation
- Rear/Side Yard**
- Planting Requirement 50% Living Coverage
 - 1 - 2 types of perennials, ornamental grasses and/or groundcovers.
 - 1 - 2 types of shrubs



KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:



www.kteng.com
4300 S. W. 10th Ave. Suite 200
Mesa, AZ 85206
1.800.331.4252 - 480.945.4252

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.8181

REVISIONS:

NO.	DATE	BY	DESCRIPTION

SHEET INFO:

PARKDALE FILING NO. 1
LANDSCAPE PLANS
LOT TYPICALS

PROJECT NO.:

DRAWN BY: CGR
DESIGNED BY: CGR

SCALE:

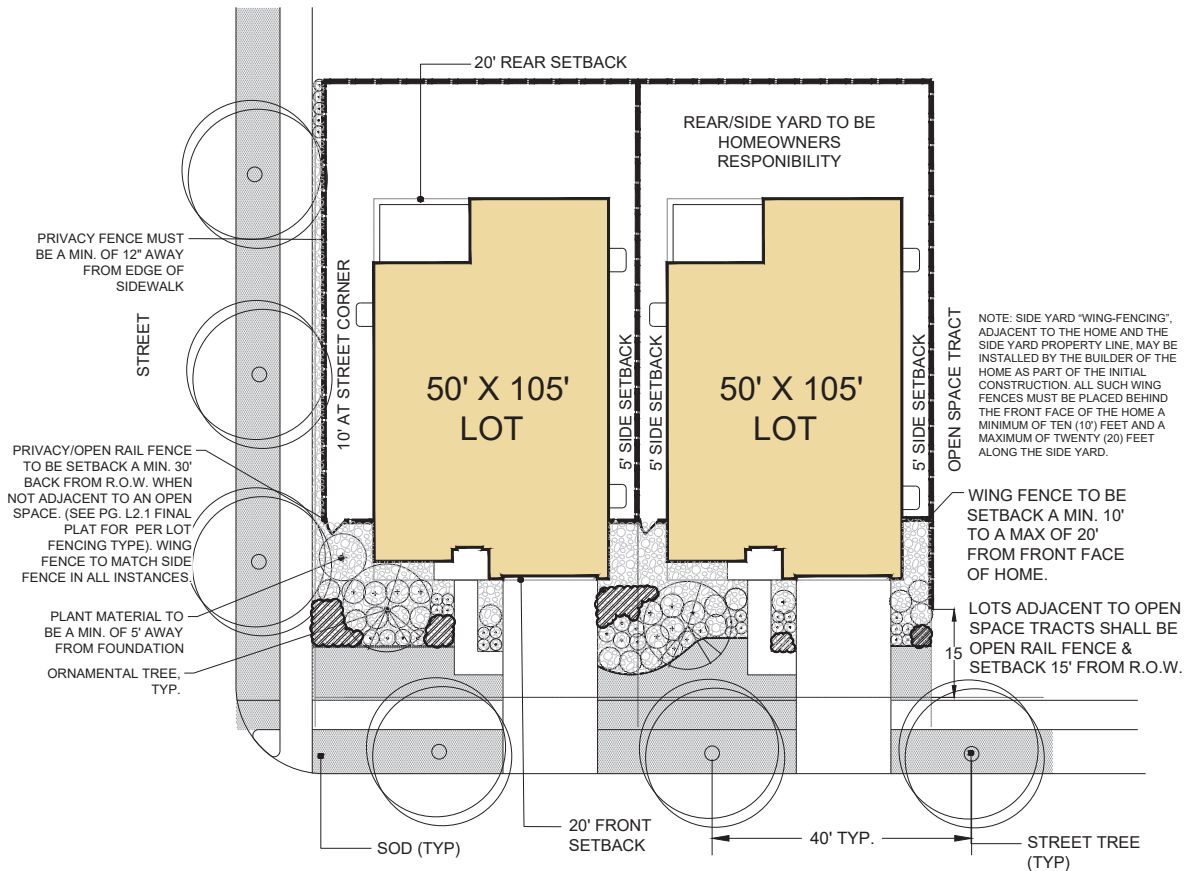
SUBMITTED ON: 3/7/2023

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OF 4

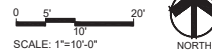
PARKDALE FILING NO.1 - LOT TYPICALS

TYPICAL LANDSCAPE PLAN NOTES

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- PER TOWN OF ERIE UDD 10-6-4 E.2. SINGLE-FAMILY AND DUPLEX DWELLING UNITS, IN ADDITION TO THE RIGHT-OF-WAY LANDSCAPING DESCRIBED IN SECTION 10-6-4 E.1, THE PROPERTY OWNER SHALL:
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 - INSTALL LANDSCAPING WITHIN THE SIDE AND REAR YARD SUCH THAT 50 PERCENT OF THE COMBINED (SIDE AND REAR) YARDS IS LANDSCAPED WITH LIVE PLANT MATERIAL.
 - MAINTAIN THE LANDSCAPING WITHIN THE ADJACENT STREET RIGHT-OF-WAY.
- STREET TREES TO STAY OUT OF SIGHT TRIANGLES AND 35' BACK FROM STOP SIGNS

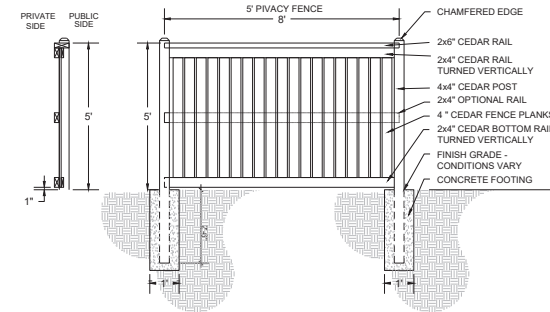


TYPICAL LANDSCAPE PLAN - 50'X100' LOT

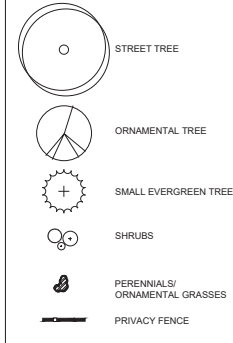


PRIVACY FENCE DETAIL

NOTE: FENCE TO HAVE A CLEAR STAIN FINISH FOR PROTECTION.



LEGEND



MATERIAL SCHEDULE

GROUND COVERS	COMMON NAME
SOD	SOD - RTF WATER SAVER SOD OR EQUAL
MULCH	COMMON NAME
G	ROCK MULCH, 3/4" - 1.5" DIA. 3/4"-1.5" ANGULAR GRANITE, 4" DPTH.

LANDSCAPE REQUIREMENTS

- Right of Way**
Street Trees 40' min OC
(per Town of Erie standards)
- Front Yard**
-Tree per Lot 1 ornamental/evergreen tree required
-Planting Requirement 75% Living Coverage
2 - 4 types of perennials, ornamental grasses and/or groundcovers planted in groups of 3 - 7 minimum
2 - 4 shrub types used in groups of similar plants
-Plants must screen any exposed porch foundation
- Rear/Side Yard**
-Planting Requirement 50% Living Coverage
1 - 2 types of perennials, ornamental grasses and/or groundcovers.
1 - 2 types of shrubs



KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

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people creating spaces
www.kteng.com
43 S. 18th Avenue, Suite 200
122 S.W. 1st Street, Denver, CO 80202
1.303.531.4655 / 1.303.531.4658

PREPARED FOR:

OEO, LLC
7153 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.8181

REVISIONS:

NO.	DATE	BY	DESCRIPTION

SHEET INFO:

PARKDALE FILING NO. 1
LANDSCAPE PLANS
LOT TYPICALS

PROJECT NO.:

DRAWN BY:

CGR

DESIGNED BY:

CGR

SCALE:

SUBMITTED ON:

3/7/2023

2
OF 4

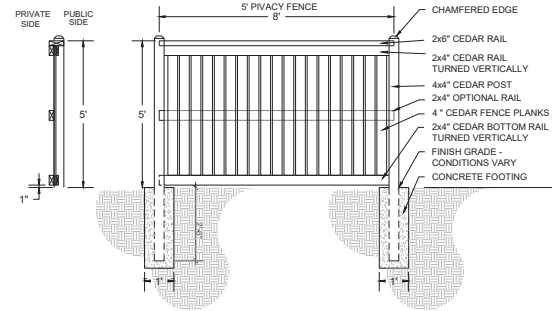
PARKDALE FILING NO.1 - LOT TYPICALS

TYPICAL LANDSCAPE PLAN NOTES

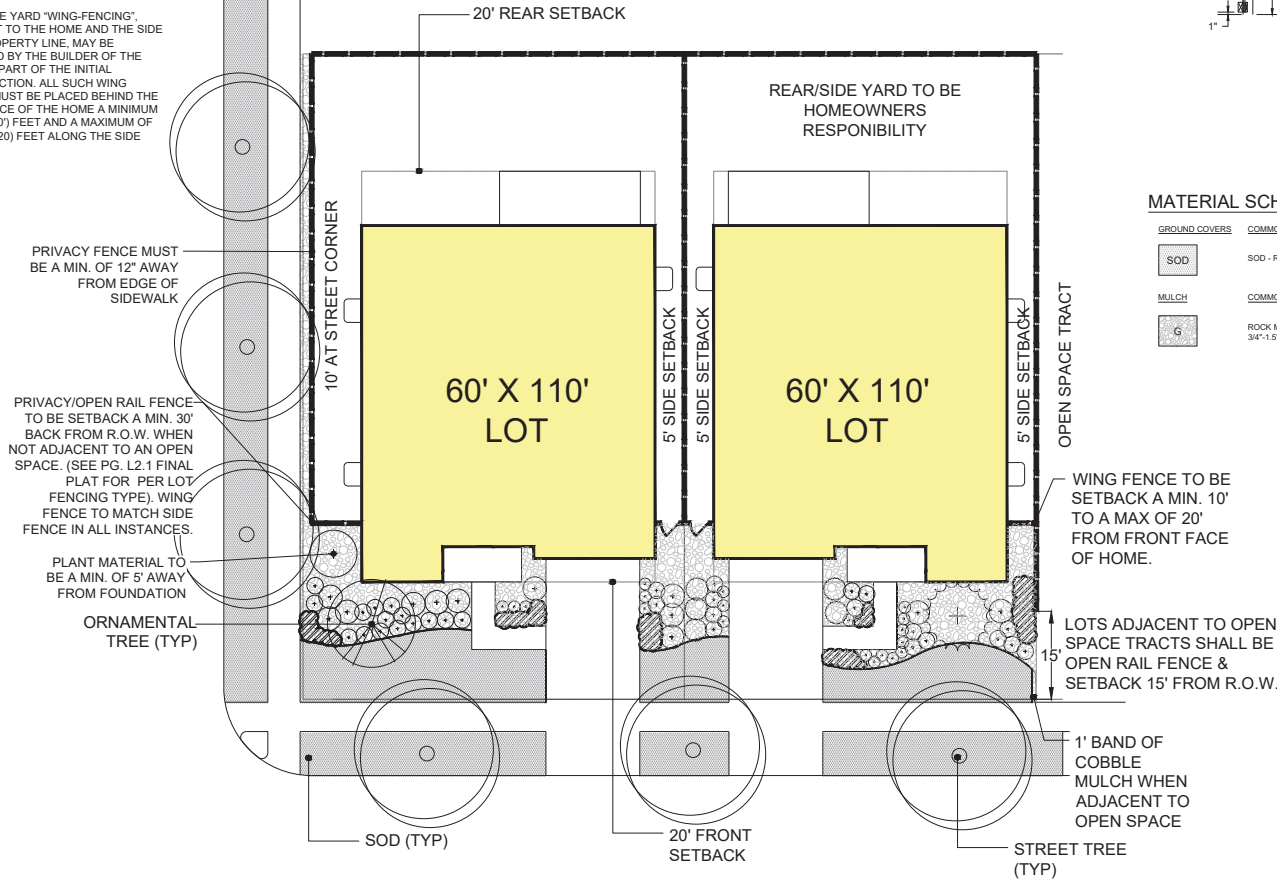
- THESE PLANS REFLECT LANDSCAPING THAT MEETS THE TOWN OF ERIE LANDSCAPE REQUIREMENTS AS SHOWN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAKING ADJUSTMENTS TO THESE PLANS TO ACCOMMODATE ANY VARIATIONS IN ARCHITECTURAL FOOTPRINT, SIDEWALK AND DRIVEWAY LOCATIONS, AC UNIT LOCATIONS, AND OTHER UTILITIES.
- TREES SHALL BE PLANTED AT LEAST 6' FROM ALL WATER AND SEWER LINES, AND AT LEAST 4' FROM SIDEWALKS.
- PER TOWN OF ERIE UDO 10-6-4 E.2: SINGLE-FAMILY AND DUPLEX DWELLING UNITS: IN ADDITION TO THE RIGHT-OF-WAY LANDSCAPING DESCRIBED IN SECTION 10-6-4 E.1, THE PROPERTY OWNER SHALL:
 - PROVIDE PERMANENT LANDSCAPING IN THE FRONT YARD OF EACH HOME. THERE SHALL BE A MINIMUM OF 75 PERCENT OF THE GROSS FRONT YARD AREA, EXCLUDING DRIVEWAYS, LANDSCAPED WITH LIVE PLANT MATERIALS. MATURE TREE AND SHRUB CANOPIES MAY COUNT TOWARD THE 75 PERCENT REQUIREMENT.
 - INSTALL LANDSCAPING WITHIN THE SIDE AND REAR YARD SUCH THAT 50 PERCENT OF THE COMBINED (SIDE AND REAR) YARDS IS LANDSCAPED WITH LIVE PLANT MATERIAL.
 - MAINTAIN THE LANDSCAPING WITHIN THE ADJACENT STREET RIGHT-OF-WAY.
- STREET TREES TO STAY OUT OF SIGHT TRIANGLES AND 35' BACK FROM STOP SIGNS

PRIVACY FENCE DETAIL

NOTE: FENCE TO HAVE A CLEAR STAIN FINISH FOR PROTECTION.



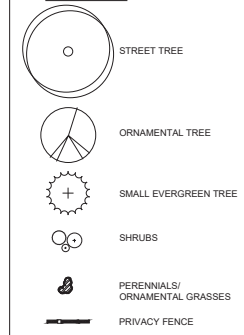
NOTE: SIDE YARD "WING-FENCING", ADJACENT TO THE HOME AND THE SIDE YARD PROPERTY LINE, MAY BE INSTALLED BY THE BUILDER OF THE HOME AS PART OF THE INITIAL CONSTRUCTION. ALL SUCH WING FENCES MUST BE PLACED BEHIND THE FRONT FACE OF THE HOME A MINIMUM OF TEN (10) FEET AND A MAXIMUM OF TWENTY (20) FEET ALONG THE SIDE YARD.



MATERIAL SCHEDULE

GROUND COVERS	COMMON NAME
SOD	SOD - RTF WATER SAVER SOD OR EQUAL
MULCH	COMMON NAME
G	ROCK MULCH, 3/4" - 1.5" DIA. 3/4"-1.5" ANGULAR GRANITE, 4" DPTH.

LEGEND



LANDSCAPE REQUIREMENTS

Right of Way

Street Trees 2 trees per lot.
(per Town of Erie standards)

Front Yard

- Tree per lot 1 ornamental/evergreen tree required
- Planting Requirement 75% Living Coverage
 - *2 - 4 types of perennials, ornamental grasses and/or groundcovers planted in groups of 3 - 7 minimum
 - *2 - 4 shrub types used in groups of similar plants
 - *Plants must screen any exposed porch foundation

Rear/Side Yard

- Planting Requirement 50% Living Coverage
 - *1 - 2 types of perennials, ornamental grasses and/or groundcovers.
 - *1 - 2 types of shrubs
 - *Plants must screen exposed porch foundation.

TYPICAL LANDSCAPE PLAN - 60'X110' LOT

SCALE: 1"=10'-0"



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KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING



www.kteng.com
430 S. 10th St. Suite 200
Arvada, CO 80002
P: 720.638.5190

PREPARED FOR:

OEO, LLC
7355 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.3911

REVISIONS:

NO.	DATE	BY	DESCRIPTION

SHEET INFO:

PARKDALE FILING NO. 1
LANDSCAPE PLANS
LOT TYPICALS

PROJECT NO:

DRAWN BY:

CGR

DESIGNED BY:

CGR

SCALE:

SUBMITTED ON:

3/7/2023

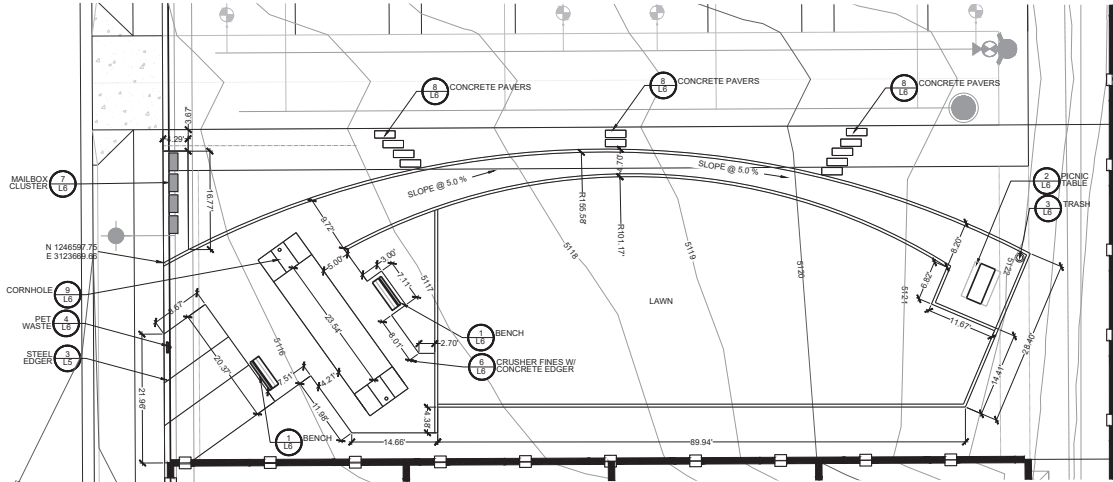
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OF 4

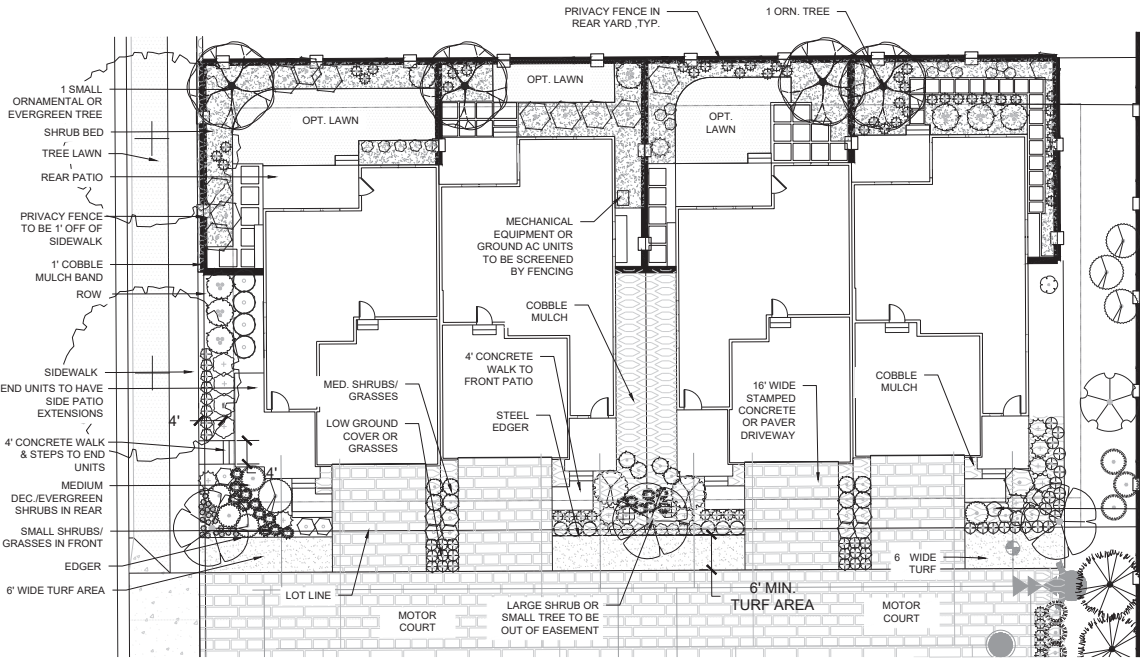
PARKDALE FILING NO.2 FINAL PLAT

LOCATED IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

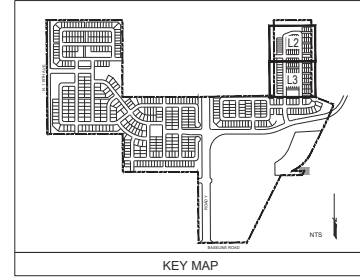
11.198 ACRES
FP-001003-2018



TRACT E - LAYOUT, GRADING, & MATERIALS PLAN



TYPICAL LOT LANDSCAPE PLAN



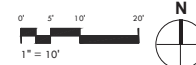
LAYOUT NOTES

- REFER TO CIVIL ENGINEER DRAWINGS DATA SETS FOR PROJECT BENCHMARK AND BASIS OF BEARING.
- SITE LAYOUT DATA INCLUDING COORDINATE POINTS ARE DERIVED FROM CIVIL ENGINEERING CONSULTANT. CONTACT CIVIL ENGINEER REGARDING ANY DISCREPANCIES OR CLARIFICATIONS REGARDING COORDINATE SYSTEMS, SURVEY MARKERS OR OTHER HORIZONTAL CONTROL DATA.
- UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO THE FOLLOWING: CENTERLINES, EDGE OF PAVING, CENTERS OF COLUMN/POSTS.
- ALL EDGES OF PAVEMENT ARE TO BE STRAIGHT OR OF CONSISTENT RADIUS, IN THE CASE OF CURVES, AS SHOWN HEREON; NO UNSPECIFIED TANGENTS OR KIRKS WILL BE APPROVED.
- ALL CONSTRUCTION LAYOUT STAKING IS TO BE PERFORMED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO, TO FACILITATE ACCURACY IN CONSTRUCTION STAKING. UPON WRITTEN REQUEST FROM CONTRACTOR, A CD CONTAINING THE ELECTRONIC DATA COMPRISING THESE SITE DEVELOPMENT DRAWINGS WILL BE FORWARDED FROM THE LANDSCAPE ARCHITECT TO THE LAND SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED TO PERFORM CONSTRUCTION LAYOUT STAKING.
- IN ORDER TO MAINTAIN THE INTEGRITY OF THE HORIZONTAL AND VERTICAL CONTROL FOR THE SITE, THE SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY.

LANDSCAPE GRADING NOTES

- SLOPES NOT TO EXCEED 4:1 MAX., 1% MIN.
- SATISFACTORY SOILS: ASTM D 2957 SOIL CLASSIFICATION GROUPS GV, GP, GM, SW, SP, AND SM, OR A COMBINATION OF THESE GROUP SYMBOLS, FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES (75 MM) IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
- STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMIXING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
- STRIP EXISTING SURFACES OF UNSUITABLE TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS.
- STOCKPILE TOPSOIL MATERIALS ON-SITE WITHOUT INTERMIXING WITH SUBSOIL.
- REMOVE EXISTING VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE BEFORE PLACING FILLS.
- FLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1:1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
- PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED CROSS-SECTIONS, ELEVATIONS AND GRADES WITH SATISFACTORY SOIL MATERIAL.
- UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
- PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
- CUT OUT SOFT SPOTS, FILL LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
- SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM ADJACENT STRUCTURES AND TO PREVENT PONDING. FINISH SURFACES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
A. AT LOCATIONS DESIGNATED FOR LAWN OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
B. AT DESIGNATED PAVEMENT LOCATIONS: PLUS OR MINUS 1/2 INCH (13 MM).
- GRADING ON SLOPES: INSTALL EROSION STABILIZATION FABRIC PER MANUFACTURERS RECOMMENDATIONS ON SLOPED SURFACES EQUAL TO OR GREATER THAN A RATIO OF 1 VERTICAL FOOT TO 3 HORIZONTAL FEET.
- CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING. PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
- REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
- WHERE SETTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACE GRADING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACE GRADING.
- TRANSPORT SURPLUS SATISFACTORY SOIL TO DESIGNATED STORAGE AREAS ON OWNERS PROPERTY. STOCKPILE OR SPREAD SOIL AS DIRECTED BY OWNER.

NOTE:
IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPE SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF. MADE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.



ENGINEERING

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12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING

people creating spaces

www.kt-engineering.com
43 S. W. 86th Avenue, Suite 102
133.531 AOS, 1.305.531 AOS

PREPARED FOR:
OEI, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9191

NO.	REVISION DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	10/04/18	BM
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PARKDALE FILING NO.2
FINAL PLAT
LANDSCAPE ENLARGEMENTS

PROJECT NO:
001003-2018

DRAWN BY:
BM

DESIGNED BY:
BM

SCALE:
1" = 10'

SUBMITTED ON:
10/04/18