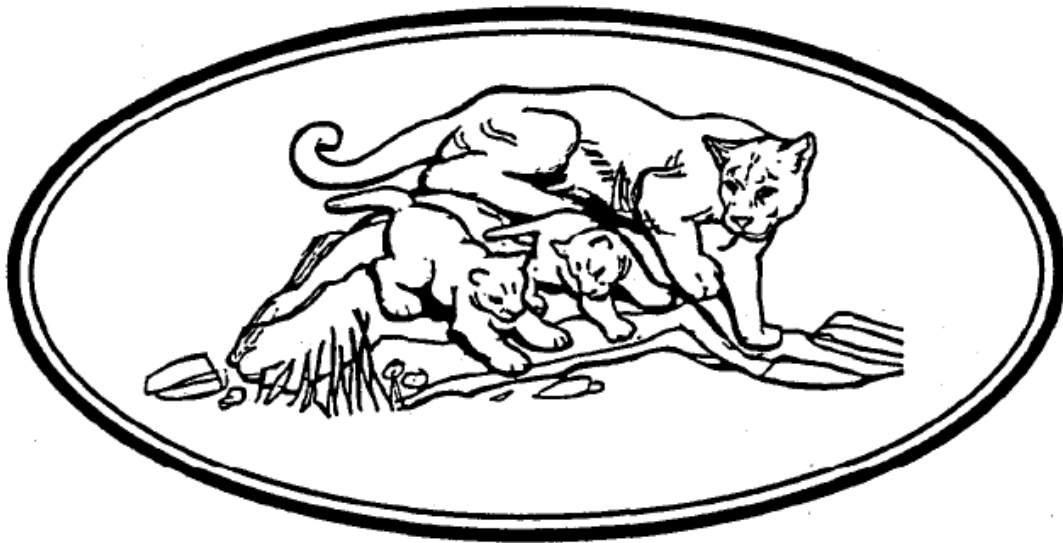


# *Wildcat Ridge*

## **Design Guidelines** (Revised May 2009)



**Wildcat Ridge Community Association, Inc.**  
C/O cobblestone Management, Inc.  
1425 East Goldsmith Drive  
Highlands Ranch, CO 80126

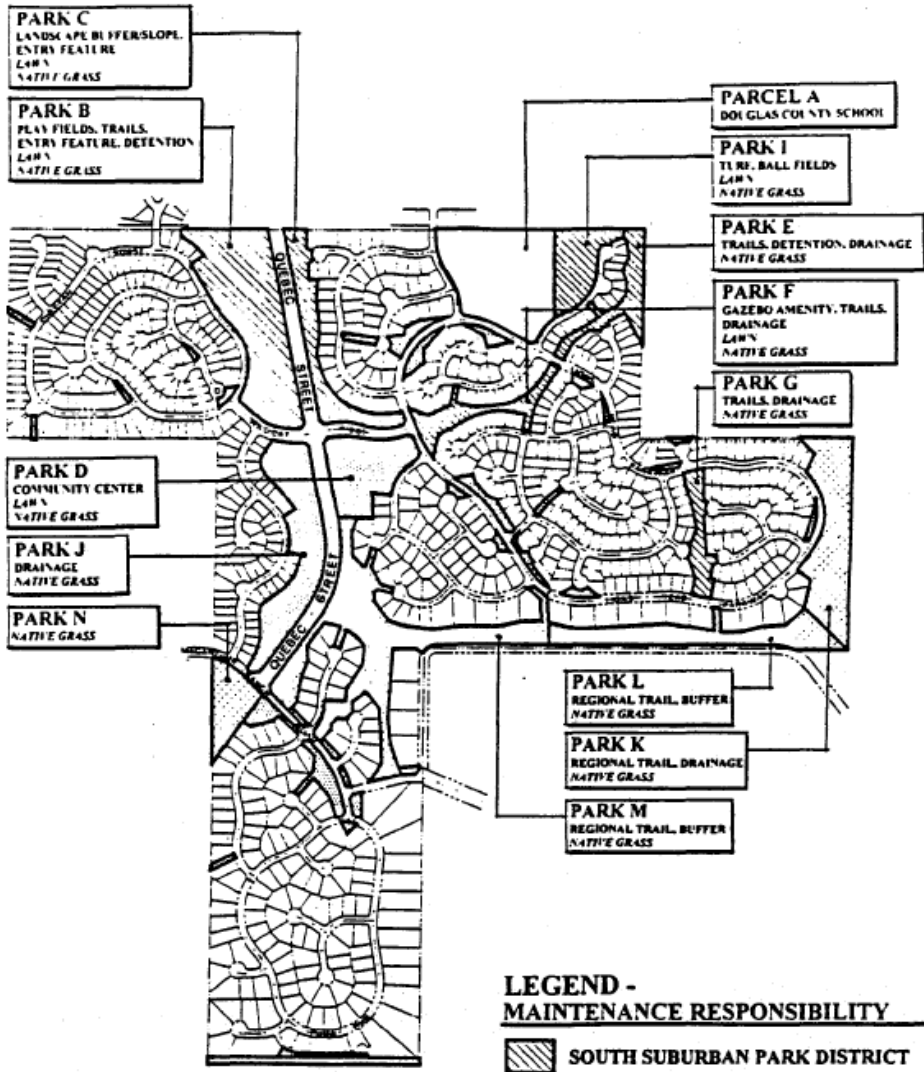
**Wildcat Ridge ARC Committee**  
C/O cobblestone Management, Inc.  
1425 East Goldsmith Drive  
Highlands Ranch, CO 80126

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

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**LEGEND -  
MAINTENANCE RESPONSIBILITY**

-  SOUTH SUBURBAN PARK DISTRICT
-  DOUGLAS COUNTY PARKS
-  HOA

DOUGLAS COUNTY PARKS & SOUTH SUBURBAN PARKS DISTRICT TO MAINTAIN ALL R.O.W.'S ADJACENT TO THEIR RESPECTIVE PARKS. HOA TO MAINTAIN ALL OTHER R.O.W.'S WITHIN WILDCAT RIDGE.

NOTE: INFORMATION ON THIS PLAN WAS COMPILED FROM THE MOST RECENT DATA AVAILABLE AS OF MAY 22, 1995



**WILDCAT  
RIDGE**

**PARKS &  
COMMUNITY PARCELS PLAN**

 **FALCON HOMES**  
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MAY 22, 1995  
DAVID JENSEN ASSOCIATES



## **I. Introduction to Design Review**

**A. Purpose of Design Guidelines:** The “Design Guidelines” for Wildcat Ridge provide an overall framework and comprehensive set of standards and procedures for the development of the community in an orderly and cohesive manner. The architectural and improvement design standards, along with the landscaping and site standards, have been developed to assist in the planning, constructing, landscaping, and modifying of Units within Wildcat Ridge. The standards set forth outline the criteria needed for design, style, materials, colors and location of site improvements, landscaping, signage and lighting. The Design Guidelines establish a process for review of proposed construction and modifications to Units to help ensure that all sites within Wildcat Ridge are developed with the consistency and quality.

**B. Governmental Permits:** To the extent that Douglas County ordinances or any local government ordinance, building code or regulation requires a more restrictive standard than the standards set forth in these Design Guidelines or the Declaration, the local government standards shall prevail. To the extent that any local government standard is less restrictive than these Design Guidelines or the Declaration, the Declaration and Design Guidelines (in that order) shall prevail.

**C. Preparer:** These initial Design Guidelines have been prepared by Falcon Homes, Inc. and adopted by the Wildcat Ridge New Construction Committee - pursuant to the Declaration of Covenants, Conditions, and Restrictions for Wildcat Ridge (“Declaration”). The Design Guidelines may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the Declaration and in Article VII of these Design Guidelines.

**D. Applicability of Design Review:** These Design Guidelines govern all property within Wildcat Ridge as illustrated on the Parks and Community Parcels Plan attached to these Design Guidelines. Unless otherwise specifically stated in Article IX of the Declaration of these Design Guidelines, all plans and materials for new construction or exterior modifications of improvements on a Unit must be approved before any construction activity begins. Unless otherwise specifically stated in these Design Guidelines, no structure may be erected upon any Unit, and no improvements (including staking, clearing, excavation, grading and other site work, exterior alteration of existing improvements, and planting or removal of landscaping materials) shall take place without receiving the prior written approval of the appropriate committee as described below. Where these Design guidelines specifically allow an Owner to proceed without advance approval, such allowance shall only be effective so long as the Owner complies with the requirements of the stated guideline.

- Owners are responsible for ensuring compliance with all standards and procedures within these Design Guidelines. Owners are also governed by the requirements and restrictions set forth in the Declaration and any applicable Supplemental Declaration. In particular, Owners should review and become familiar with the Use Restrictions applicable to Wildcat Ridge set forth in Article X of the Declaration, which address restricted and prohibited activities and conditions within the community.

**E. Committee Structure:** Architectural control and design review for Wildcat Ridge is handled by two committees, the New Construction Committee - and the Modifications Committee. The term “reviewer,” as used in these Design Guidelines, shall refer to the appropriate committee.

1. New Construction Committee- The New Construction Committee (“NCC”) has exclusive jurisdiction over all original construction and initial landscaping on any Unit. The NCC shall review plans and specifications and shall be the conclusive interpreter of these Design Guidelines. The New Construction Committee will monitor the effectiveness of these Design Guidelines and may promulgate additional design standards and review procedures as it deems appropriate. All members of the NCC will be appointed by Falcon Homes, inc. (“Declarant”) until all of the developable property in Wildcat Ridge has been conveyed to Owners, after which time the members of the NCC shall be appointed by the Board.

2. Modifications Committee-The Modifications Committee (“MC”) has exclusive jurisdiction over modifications, additions, and alterations made to Units and to structures and landscaping on Units. After the structures and landscaping have been completed on a Unit according to approved plans, the MC shall review all proposed changes to the exterior of the structure and the Unit. The MC will also have the authority to promulgate standards and procedures, consistent with those of the NCC and these Design Guidelines. Members of the MC will be appointed by the Board. Until the Board establishes the MC, the NCC will perform the functions of both reviewing committees.

**F. Review Fees:** When a Builder or Owner (hereafter collectively referred to as “Applicant”) submits plans to the reviewer for approval, the submission shall include a “Review Fee.” The Review Fee shall be made payable to the Wildcat Ridge Community Association, Inc. (“Association”) as follows:

1. New home construction- The original improvement of a Unit from a home site into a residential dwelling. Review fee - \$150.00.
2. Major alteration or addition- a structural or site modification significant enough to warrant the issuance of a building permit by a governmental authority. Review fee - \$100.00.
3. Minor architectural modification or addition- any architectural changes which require architectural review and approval as set forth in the Declaration or these Design Guidelines but a governmental building permit is not required. For example, changing the exterior color scheme of the residence or installing landscaping which deviates from the typical landscaping plan. Review fee - \$25.00.
4. Changes to or resubmission- approved or unapproved plans will require a Review fee of \$25.00.

## **II. Design Review Procedures**

**A. Review of New Construction:** Plans for new construction upon any Unit must be reviewed and approved by the NCC, requiring the submission of an Application for Review and payment of the Review Fee. Each Applicant shall submit a conceptual or preliminary site layout and floor plan, as well as any tree removal requests. Also, exterior finishes and color schemes, if available, and information concerning irrigation systems, drainage, lighting, landscaping, and other features shall be provided. Applicants may request an initial meeting with a representative of the NCC to address any questions about Wildcat Ridge and the Design Guidelines.

For Builders of multiple Units within a Neighborhood, plans and specifications for similar site plans, floor plans, and layouts on similarly situated Units may be pre-approved for an entire tract or Neighborhood. To be pre-approved the plans and specifications shall show the nature, kind, shape, color (if available at that time), size, materials and location of all proposed structures and improvements. Any changes made to preapproved plans and specifications during the construction of improvements shall require approval of the NCC.

**B. Review of Modifications:** The review of modifications shall require the submission of an Application for Review to the reviewer along with the required Review Fee. Depending on the scope of the modification, the reviewer may require the submission of all or some of the plans and specifications listed below in Section' II.C. In the alternative, the reviewer may require a less detailed description of the proposed modification. The review and approval of modifications shall take place within in the same time periods as required for new construction.

**C. Plans to be Reviewed:** A reviewer may require two sets any of the following plans for new construction or a modification, in addition to the submission of an Application for Review and the payment of a Review Fee:

1. Site Plan- Showing a clearing and grading scheme with proposed and existing land contours; grades and flow of the site drainage system; location and size of trees proposed for removal; the location or "footprint" of the proposed improvement, including setback lines, retaining walls, driveways, curb cuts, walkways, fences, pools, patios, landscaping and other improvements. Minimum scale of 1" = 20'
2. Floor Plan- Showing decks, patios, stoops, retaining walls related to the residential dwelling, trash enclosures, HVAC equipment and utilities, and the screening for same, interior spacing of rooms and connections to driveways and walkways. Minimum scale of 1/4" = 1' 0".
3. Elevations- Front, rear and side exterior elevations showing building materials and finishes, and indicating the maximum height of the residential dwelling.

4. Roof Plan- Showing slopes, pitches and gables, unless reflected in the other plans.

5. Exterior Finishes- Showing exterior color scheme (including samples and color chips, if requested), lighting scheme, and other details that may affect the exterior appearance of the proposed improvements.

6. Landscaping Plan- Showing location of street trees, protection of existing vegetation, use of approved plants, and other landscaping details. A typical landscape plan is shown at *Figure 2*. The requirements for a landscape plan submittal are set forth on Exhibit "E."

7. Other- Such other information, data, and drawings as may be reasonably requested, including, without limitation, irrigation systems, drainage, lighting, satellite dish placement, landscaping, and other features.

**D. Review Criteria Variances:** While the Design Guidelines are intended to provide a framework for construction and modifications, the Design Guidelines are not all-inclusive. In the review process, the reviewer may consider the quality of workmanship and design, harmony of external design with existing structures, and location in relation to surrounding structures, topography, and finish grade elevation, among other things. Reviewer decisions may be based on purely aesthetic considerations. However, no reviewer shall grant approval for proposed construction that is inconsistent with the Design Guidelines, unless such reviewer grants a variance.

- Variances may be granted in some circumstances (including, but not limited to, topography, natural obstructions, hardship, or environmental considerations) when deviations may be required. The reviewer shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Declaration. No variance shall be effective unless in writing, signed by the committee chairperson with the support of a majority of the committee members.

**E. Review Period:** Each Application for Review and plan submittal shall be approved or disapproved within thirty (30) days of submission of all materials required by the reviewer. Within 30 days of receipt of a complete review request, the committee to which the review request was submitted shall respond to Applicant. One set of plans shall be returned to the Applicant, accompanied by the reviewer's decision. The other set of plans shall be retained for the committee's records. The reviewer's decision shall be rendered in one of the following forms:

1. "Approved" - The entire application is submitted is approved.
2. "Approved as Noted" - The application is not approved as submitted, but the reviewer's suggestions for curing objectionable features or segments are noted. The Applicant must correct the plan's objectionable features or segments, and the Applicant may be required to resubmit the

application and receive approval prior to commencing the construction or alteration.

3. “Disapproved” - The entire application was submitted is rejected in total. The reviewer may provide comments but is not required to do so.

If the reviewer fails to respond within thirty (30) days, the Applicant shall give the reviewer written notice of its failure to respond. Unless the reviewer responds within an additional ten (10) days of receipt of such notice, the approval shall be deemed granted. However, no construction or modification that is inconsistent with the Declaration or the Design Guidelines shall be deemed approved, unless the reviewer has granted a variance.

**F. Appeal:** Any Applicant shall have the right to appeal a decision of the reviewer by resubmitting the information, documents and fees set forth above: however, such appeal shall be considered only if the appellant has modified the proposed construction or modification or has new information which would, in the reviewer’s opinion, warrant reconsideration. If Applicant fails to appeal a decision of the reviewer, the reviewer’s decision is final. In the case of a disapproval and re-submittal, the reviewer shall have ten (10) days from the date of each re-submittal to approve or disapprove any re-submittal. The filing of an appeal does not extend-any maximum time period for the completion of any new construction or modification.

**G. Douglas County Approval:** The review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of Douglas County or other governmental authorities. It is the responsibility of Applicant to obtain all necessary permits and approvals.

**H. Implementation of Approved Plans:** All work must conform to approved plans. If it is determined by the reviewer that work completed or in progress on any Unit is not in compliance with these Design Guidelines or any approval issued by the reviewer, the reviewer shall notify the Board. The Board shall notify Owner and Builder, if any, in writing of such noncompliance specifying in reasonable detail the particulars of noncompliance and shall require Applicant to remedy the same. If Applicant fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such, noncompliance shall be deemed to be in violation of the Declaration and these Design Guidelines.

1. Time to Commence- If construction does not commence on a project for which plans have been approved within twelve (12) months of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Applicant to resubmit the plans to the appropriate committee for reconsideration.

2. Time to Complete- The reviewer shall include in any approval a maximum time period for the completion of any new construction or modification. If no maximum time period is specified in the approval, construction shall be completed within one (1) year of its commencement. The Applicant may request an extension of such maximum time period

not less than three days prior to the expiration of the maximum time period, which the reviewer may approve or disapprove, in its sole discretion.

If construction is not completed on a project within the period set forth in the approval, within the one (1) year default period, if applicable, or within any extension approved by the reviewer, the approval shall be deemed withdrawn, and the incomplete construction shall be deemed to be in violation of the Declaration and these Design Guidelines.

**I. Changes After Approval:** All proposed changes to plans, including changes that affect the exterior of any building, colors, windows, grading, paving, utilities, landscaping or signage, made after the approval of plans must be submitted to and approved in writing by the reviewer prior to implementation. Close cooperation and coordination between the Applicant and the reviewer will ensure that changes are approved in a timely manner.

- If Douglas County or any other authority having jurisdiction requires that changes be made to final construction plans previously approved by the reviewer, the Applicant must notify the reviewer of such changes and receive approval from the reviewer prior to implementing such changes.

**J. Enforcement:** In the event of any violation of these Design Guidelines, the Declarant or the Board may take any action set forth in the By-Laws or the Declaration, including the levy of a specific assessment pursuant to Section 8.7 of the Declaration. The Declarant or the Board may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. In addition, the Declarant or the Board shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine against the Unit upon which such violation exists.

### **III. Architectural and Improvement Design Standards**

The following specific site criteria shall apply to all proposed or existing construction within Wildcat Ridge unless a variance is granted by a reviewer.

**A. Accessory Buildings:** Owners shall secure reviewer approval prior to construction of any accessory building, including sheds, or permanently installed playhouses. A detached garage is not an accessory building, and construction of attached garage shall require reviewer approval on a case-by-case basis. Accessory buildings shall meet the following criteria:

1. Accessory buildings must be of the same architectural style as or a style that is generally recognized as complementary to that of the main residence.
2. Accessory buildings must be of the same color as or a color that is generally recognized as complementary to that of the main residence.
3. The maximum allowable size of an accessory building is 8' x 10' x 8 1/2' high, including skirts and foundation or concrete slab. Requests for approval will be reviewed on a case-by-case basis, with consideration given to the lot size, the home size, and the proposed location of the accessory building.
4. Accessory buildings must be screened by a fence or vegetation. Such vegetation or fence must be evenly distributed on all exposed sides and must not allow more than 50% of the building to be viewed from ground level.
5. Any utilities servicing the accessory buildings shall be installed underground.
6. Accessory buildings generally shall be located in the rear one third of the yard and shall not unreasonably obstruct any adjacent neighbor's views of mountains or open areas.
7. Accessory building materials shall match those of the existing residence, and the accessory building roof shall match the existing residence roof.

**B. Additions and Expansions:** Reviewer approval is required for any addition to or expansion of a residence. Materials shall match the existing residence.

**C. Air Conditioning Equipment:** Reviewer approval is required for the installation of air conditioning equipment, swamp coolers, or evaporative coolers. Window units installed not higher than 4' above finished ground level may be located in a side or rear yard window only, and such equipment must be concealed or screened

from adjacent properties. Installation of air-conditioning equipment, swamp coolers, or evaporative coolers higher than 4' above finished ground is prohibited.

**D. Antenna and Communication Dishes:** Conspicuous satellite dish antennae having a diameter of 18" or less; which is installed adjacent to any residence and is integrated with the residential structure and surrounding landscape, does not require approval. Such equipment shall be located only in side or rear yards as shown on *Figure 1b*. Alternatively, one satellite dish antennae having a diameter of more than 18" but not more than 40" may be installed on a lot if approved by the appropriate reviewing committee on a case-by-case basis, and must be located and screened as the reviewer may require. Other satellite dish antennae having a diameter of more than 40", and all other microwave dish antennae, satellite dish antennae, exterior radio antennae, television antennae, or other electronic signal-receiving or transmitting equipment are prohibited within Wildcat Ridge.

**E. Architectural Standards:** The exteriors of all buildings must be designed to be compatible with the natural site features of the Unit and to be in harmony with their surroundings. The land forms, the natural contours, local climate, vegetation, and the views should dictate the building location, the building form, and the architectural style. The reviewer may disapprove plans if in its judgment the massing, architectural style, roofline, exterior materials, colors or other features of the building do not meet these standards.

**F. Awnings and Overhangs:** The installation of awnings or overhangs - requires reviewer approval. The awning or overhang color must be the same as or generally recognized as complementary to the exterior of the residence.

**G. Birdbaths, Birdhouse and Birdfeeders:** Approval is not required for the rear yard installation of any birdbath that has height of three feet or less, including any pedestal. Placement in any front or side yard requires reviewer approval.

No reviewer approval is required for one rear yard installation of any birdhouse or birdfeeder. Such birdhouse or birdfeeder shall measure no more than one foot by two feet. Additional units or installation in front or side yard requires reviewer approval.

**H. Carports:** Carports are prohibited.

**I. Clotheslines:** No reviewer approval is required for the installation of temporary clotheslines that are removed after each use. Permanent clotheslines are prohibited.

**J. Compost:** Reviewer approval is required for the installation of compost containers. Compost containers shall not be immediately visible to adjacent properties, and Owner must control odors.

**K. Decks and Balconies:** Owners shall secure reviewer's approval before installing decks or balconies. Decks and balconies must be constructed of wood or other material similar to that of the residence and, if painted, must be painted a color similar to or generally acceptable as complementary to the residence. Decks and

balconies must be installed as an integral part of the residence or patio area. Any such decks or balconies must be located so as not to obstruct or diminish the view of or create an unreasonable level of noise for adjacent property owners. Construction shall not occur over easements and must comply with the applicable Douglas County requirements.

**L. Dog Runs and Kennels:** Dog runs situated on the rear one-third of a Unit, not located within 10 feet of a property line, no larger than 250 square feet, integrated with landscaping, screened from street view, and constructed in accordance with the fencing requirements of Section 1V.G and shown on *Figures 3 and 4*, do not require reviewer approval. In addition, the enclosure and screening requirements of *Figure 1c* shall be satisfied. Dog runs which do not conform to the aforementioned standards require reviewer approval.

- Animal kennels are prohibited. No animal structure shall provide shelter for more than 3 dogs over six months of age.

**M. Exterior Lighting:** Reviewer approval is not required for exterior lighting if lighting is installed in accordance with the following guidelines: Exterior lights shall be conservative in design and as small in size as is reasonably practical. Exterior lighting shall be directed toward the house and be of low wattage (limited to 2,000 lumens) to minimize glare sources to neighbors and other homeowners. Lighting for walkways generally must be directed toward the ground. Lighting fixtures shall be dark colored so as to be less obtrusive. Low voltage (12 volts) lighting is preferable to conventional house-voltage systems because of its safety advantages. Any deviation from the aforementioned guidelines or use of high-wattage spotlights, flood lights, or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) requires reviewer approval. The reviewer may take into consideration the visibility and style of the fixture and its location on the home.

**N. Flagpoles:** Reviewer approval is required for the installation of flagpoles. Flagpole height shall not exceed that of the peak roof line of the house.

**O. Garages:** Garages which are constructed independent from the home require reviewer approval. Such garages shall be compatible with and complementary to the main residence in architectural style, material, color and location. Review shall be made on a case-by-case basis.

**P. Gazebos and Greenhouses:** Reviewer approval is required prior to the construction of any gazebo or greenhouse. Any gazebo or greenhouse must be an integral part of the landscape plan and must not obstruct any adjacent property owner's view.

**Q. Hot Tubs and Saunas:** Reviewer approval is required for the installation of any hot tub, Jacuzzi, sauna or spa. Any hot tub, Jacuzzi, or spa shall be an integral part of the deck or patio area and/or the rear yard landscaping. A hot tub, Jacuzzi, or spa shall be located in the rear or side yard, shall be installed in such a way that it is not immediately visible to adjacent property owners, and shall not create an

unreasonable level of noise for adjacent property owners. Owners may be required to install safety features such as locks or covers for these items when such are not in use.

**R. Latticework:** Latticework or a garden trellis which is a part of the landscaping and compatible with the exterior of a structure may be installed without approval.

**S. Massing:** Equal attention to detail and architectural definition must be given to all sides of the structure, including, but not limited to, the foundations, banding, accent materials, roof character and window treatment . Retaining walls, planter walls and privacy walls should be used to break up the elevation of a building and help relate the structure to the ground. All exposed concrete block or poured concrete foundations and site retaining walls must be covered with one of the materials categorized as “Acceptable Wall Facing Materials” on the Hardscape Materials List, attached as Exhibit “B.”

**T. Paint:** Owners may repaint in accordance with the originally approved color scheme of any dwelling or improvement. Reviewer approval is required for all changes in exterior painting. Review criteria may include, but shall not be limited to, the sheen of paint, the home’s architecture, any existing stone or brick accents, roof color, and neighboring properties’ colors. Primary colors for all exterior building surfaces must complement the architectural theme of the house.

**U. Patios:** Reviewer approval is required for the construction of patio covers, open patios, and enclosed patios.

1. Patio covers- shall be constructed of wood or material generally recognized as complementary to the residence and be similar or generally recognized as complementary in color to the exterior color of the residence. Free-standing patio covers may be permitted as well as extensions of the roof.
2. 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. The patio color must be similar to or generally accepted as a color complementary to the design and color of the residence.
3. Enclosed patios- shall be constructed of materials that are similar to or generally accepted as complementary to those of the residence.

**V. Playhouses and Play Structures:** Any structure that does not meet the requirements of a playhouse or play structure will be considered an accessory building. Playhouse requirements are as follows:

- A playhouse shall not exceed 24 square feet, be more than 6’ high from peak to ground, be constructed on a concrete slab or footing, or be used for any purpose other than child play.
- A playhouse shall not unreasonably obstruct any adjacent neighbor’s views of mountains or open areas.
- Playhouses that meet these criteria do not require reviewer approval.

A **play structure** is considered any structure dedicated solely to child play; usually including swings, slides or other play equipment. Play structures may not be utilized for storage. Reviewer approval is required for the construction of any play structure. Requests for approval will be reviewed on a case-by-case basis, with consideration given to the lot size, the home size, and the proposed location. A play structure must meet the following requirements:

- Play structures must be of the same architectural style as, or a style that is generally recognized as, complementary to that of the main residence, or deck.
- Play structures must be of the same color as or a color that is generally recognized as complementary to, that of the main residence, or deck.
- The maximum allowable size of a play structure is 64 square foot total footprint (excluding protruding objects as swing supports and slides) and be no more than 12' from peak to ground.
- Play structures must be screened by a fence or vegetation.
- Play structures shall generally be located in the rear one third of the yard and shall not unreasonably obstruct any adjacent neighbor's views of mountains or open areas.
- Have no utilities servicing the structure.

**W. Pools:** Reviewer approval is required for the construction or installation of pools. Pools shall be an integral part of the deck or patio area and/or the rear yard landscaping. A pool shall be located in the rear or side yard, shall be installed in such a way that it is not immediately visible to adjacent property owners, and shall not create an unreasonable level of noise for adjacent property owners. Pools shall be fenced for safety purposes and Owners may be required to install safety features such as locks or covers for these items when they are not in use. The reviewer will discourage above-ground pools.

**X. Recreational Equipment:** Installation of all basketball backboards, whether garage-mounted or freestanding pole-mounted, requires reviewer approval. Freestanding pole-mounted backboards are prohibited in the front yard, whether permanent or sleeve-set. The review of rear and side yard pole-mounted backboards shall be based upon, but not limited to, the following considerations: proximity of goal to property lines and proximity of goal to neighbors' living areas, landscaping, and vehicles.

- No approval is required for the installation of play and sports equipment so long as the equipment is no taller than seven feet. Ten foot portable basketball goals are permitted provided such goals are stored out of view when not in use. Owner shall exercise consideration toward neighbors; any such equipment shall be set back a reasonable distance from adjacent property lines so as to avoid

disturbance of neighbors and shall not obstruct neighbors' views of the mountains or open spaces. In addition, tree houses are prohibited.

**Y. Roofing:** Roof pitches and overhangs may vary as dictated by architectural design. Roof materials shall be one of those categorized as "Acceptable Roof Materials" on the Hardscape Materials List, attached as Exhibit "B." Reviewer approval is required for a roof-material change.

**Z. Roof Accessories and Equipment:** Reviewer approval is required for all rooftop equipment and accessories, unless specifically accepted in this Section. All rooftop equipment, including solar energy devices, plumbing stacks, and roof vents, must match roofing colors or be of a color that complements the house and must be placed as inconspicuously as possible. Exposed flashing gutters and downspouts must be painted to match the fascia and siding of the structure. No exposed attachment straps will be allowed. All prefabricated fireplace units must have an architectural terminal cap with the cap painted.

- Any installed solar energy equipment shall have the appearance of a skylight, shall have a finished trim material or curb, and shall not be visible from the street. Landscaping or other buffering may be required for solar panels.
- Reviewer approval is required for the roof top installation of wind vanes or directional's.
- Reviewer approval is not required for skylights having measurements of three feet by five feet or less. Skylights should be placed in locations so as not to detract from the building elevations.
- Roof top installation of air conditioning units and evaporative coolers is prohibited.

**AA. Setbacks and Yards:** Set back requirements from property lines are established by Douglas County ordinance and are subject to public utility easements and rights-of-way. Typical yard orientation set back lines, public utility easements, and rights-of-way are shown at Figure 6.

**BB. Siding:** Owners shall seek reviewer approval before installing or replacing siding which differs from original material.

**CC. Signs:** No approval is required for trade signs, including without limitation, landscaping, painting, and roofing signs. Trade signs may be displayed only while work is in progress and must be removed upon job completion. Permanent business or commercial signs are prohibited.

- One temporary sign per Unit that advertises property for sale or lease, which stands no more than 4' high, which has dimensions of no more than 2' x 3', and which is conservative in color and style, may be installed on a Unit without the reviewer's approval. Temporary signs may be

displayed only while the Unit is for sale or lease and must be removed when the property is no longer for sale or lease.

- The installation or relocation of all other signs, including address numbers and name plate signs, requires reviewer approval.

**DD. Statues:** Reviewer approval is not required for the rear yard installation of any statue, which, including any pedestal stands no more than 5' tall.

**EE. Temporary Structures:** Temporary structures, other than those used during the initial construction of a residence, including without limitation, shacks, are prohibited. Reviewer approval is required for tents other than camping tents that are used for occasional overnight sleeping by children and are left standing for no longer than 72 hours.

**FF. Trash Container:** No reviewer approval is required for the installation of trash enclosures built in accordance with *Figure 1a*. Trash containers shall be enclosed or screened from view of adjacent property.

**GG. Utilities:** Pipes, wires, poles, utility meters and other utility facilities shall be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure. Any utilities or utility equipment not installed below ground or within an enclosed structure requires reviewer approval. Utilities include water, sewer, power, telephone, cable television, and miscellaneous conduits.

**HH. Window, Doors and Trim:** Windows and doors are often dominant elements in the design of buildings. The trim around these openings becomes an important feature to link the openings to the building.

- Windows should be clear glass or a tinted glass of bronze, grey, green or smoke colors. No reflective glass or reflective tinting may be used.
- Window trim is to be of wood or stucco, preferably, in natural stains. Metal trim in dark or bronze colors is allowed; however, mill finish aluminum is prohibited. White window trim will be allowed .if the reviewer deems it appropriate.
- Reviewer approval is not required for exterior shutters so long as the shutters are of a material similar to and of a color and design generally accepted as complementary to the exterior of the house.
- Reviewer approval is not required for the addition of screen doors or other type doors 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 complementary to that of existing doors on the house. The reviewer must approve security treatments for doors and windows; however, no “burglar bars,” steel or wrought iron bars, or similar fixtures, whether designed for decorative, security, or other purposes shall be installed on the exterior of any windows or doors of any dwelling.

**II. *Wind turbines, Wind vanes, Wind chimes, Directional's:***

Reviewer approval is required for the installation of wind turbines, wind vanes, wind chimes, and directional's.

## **IV. Landscaping and Site Standards**

Landscaping is an essential element of design at Wildcat Ridge. Preservation of existing vegetation in addition to the introduction of plants native to the front range of the Rocky Mountains must be considered in establishing the landscape design. Use of drought tolerant plants is encouraged.

**A. Initial Landscaping:** Unless provided with the purchase of the Unit, within 90 days of recordation of the deed of a Unit to an Applicant, or within any extended period as may be provided in writing by the reviewer, the Applicant shall develop a landscaping plan and install and maintain landscaping on such Unit (for Units purchased in the fall and winter, the 90-day period shall begin to run on March 1.).

- If the landscaping plan indicates that more than 50% of the front yard will be lawn, Applicant need not seek approval of the plan. If, however, the plan indicates that 50% or more of the front yard is to be landscaped, Applicant must submit his plan to the reviewer for approval. Plans including water improvements, such as ponds and waterfalls, require reviewer approval.
- Builders may submit typical landscaping plans to the NCC for pre-approval of a tract or Neighborhood. Once pre-approved, it shall be necessary for a Builder to submit individual plans only on the event of substantial deviation from pre-approved plans. Applicant shall use its best efforts to protect trees which are not approved for removal from damage during - grading and construction on the lot.

**B. Approved Plants:** Applicants shall select plant materials categorized as “Acceptable Plant Materials” on the Landscape Materials List, attached as Exhibit C.

**C. Street Trees:** Within six feet of the sidewalk, each Unit shall contain at least one street tree that is listed in Exhibit D.

**D. Views:** Views from the roadways and walkways toward a landscaped area should complement the appearance of the existing natural vegetation. All front, side and rear building setback areas must be landscaped.

**E. Yard Orientation and Retaining Walls:** A typical site plan and examples of acceptable retaining wall utilization is shown on *Figure 8*. Yard orientation is as follows:

1. **Front-** The front yard is defined as the area between the sidewalk or curb and the front of the main residential dwelling as shown on *Figure 6*. Driveways shall be located no closer than 4’ feet to any street tree. Applicants may select paving materials categorized as “Acceptable Paving Materials” on the Hardscape Materials List, attached as Exhibit “B.”

2. Side- The side yard is the open space between the main residential dwelling and the Unit's property line as shown on *Figure 6*. Retaining walls with a maximum height of 4', with a planted slope above them may be constructed in the side yard. Six foot high privacy fences constructed in accordance with these Design Guidelines may be constructed at the top of the slope provided that such fence is at least 3' from the back of the retaining wall. Such fences must be set back a minimum of 10' from the front yard.

3. Rear-The rear yard is the portion of the Unit between the rear property line and the back of the main residential dwelling as shown on *Figure 6*. Rear lot retaining walls, except those installed by a Builder, are limited in number to two per Unit and are limited in height to a maximum of 4' each.

**F. Retaining Walls:** All retaining walls require approval by the reviewer. Such walls shall be properly anchored to withstand overturning forces. Stone walls shall be made thicker at the bottom than at the top to achieve stability. To avoid destructive freeze-thaw action, all retaining walls shall incorporate weep holes into the wall design to permit water trapped behind them to be released. Timbers for walls or other landscape use should be treated to resist decay. Walls shall not be located so as to alter the existing drainage patterns. Typical utilization and standards for retaining walls is shown at Figure 8.

**G. Fences:** Owners may construct or install perimeter and interior fences which are consistent with these Design Guidelines without obtaining reviewer approval. Any fencing which is inconsistent with these Design Guidelines or located in areas not permitted herein shall require approval of the reviewer.

1. Fence Materials- Fencing shall be constructed of rough sawn cedar material. As shown on *Figures 3 and 4*, the only pre-approved fence types are 3'6" "open board" fences consisting of three 2" X 8" boards mounted on 6" x 6" posts spaced every 10' on center; or 6 foot "solid" fences consisting of 1" x 4" vertical fence boards with a 1" x 4" trim board and a 2" x 6" cap board. Dog eared fencing is prohibited.

Fences shall be stained a cedar stain (e.g. Olympic No. 716) or an equivalent color latex or oil base semitransparent stain. Alternatively, the fence may be left its natural wood color.

2. Open Area Fencing- Fence sections that front or abut any public or private street, common walkway, Common Area, greenbelt, park or non-urban area shall be limited to 3'6" "open board" fencing and shall be constructed such that the side of the fence which is generally accepted as being the most "finished" side faces said public or private street, common walkway, etc. The reviewer will require a transitional section of fencing where it is applicable for symmetry and aesthetics as shown on *Figure 5*. Electrical fences, plastic fences, chain link, chicken wire, hog wire, barbed wire, and strand wire are prohibited.

3. Pre-Approved Front Yard Fencing- Front yard fences shall be limited in height to 3'6" "open board" fencing. Front yard fences shall not be located closer than 1 foot from the sidewalk or curb. Front yard fence designs shall be similar to that shown in *Figure 4*.

4. Pre-Approved Side and Rear Yard Fencing- Applicants may construct fences located along the side and rear property lines. Side and rear yard fences may be "open board" fence not exceeding 3'6" in height or "solid" privacy fence not exceeding 6' in height. Side and rear yard fences shall be constructed in accordance with the specifications shown in *Figures 3 and 4*. Double fencing of property lines is prohibited.

5. Transitions- In situations where a fence transitions from a 3'6" front yard fence to a six foot privacy fence, a gradual transition shall incorporate the two fence types as shown on *Figure 5*.

6. Maintenance- Any fences or walls, whether constructed by the Owner or a Builder, which are located upon an Owner's property shall be well repaired and maintained consistent with the Community-Wide Standard. In the event a fence or wall is damaged or destroyed, the Owner shall repair or recondition the same at the Owner's expense.

7. Arterial Fencing- Installation or modification to any fence located adjacent to an arterial road shall require the approval of the reviewer.

8. Modifications- Owners may install black welded wire (not to extend above top board) in "open board" side and rear yard fences to enclose the yard for pets as shown on *Figure 4*. Replacing "open board" fencing with six foot privacy fencing shall require reviewer approval.

9. Drainage Requirements- Applicants shall provide for a space of 2" to 3" between the bottom of the fence and the ground elevation so as not to block drainage patterns.

10. Gates- Gates shall be constructed with compatible wood materials.

11. Interior Fence and Dog Runs- Owners may construct or install interior cedar wood fences with black welded wire fencing affixed to open board fence designs for dog runs or pens. Interior fencing shall be an integral part of the landscape design, and, therefore, when fence runs parallel to a property line, a reasonable setback is required to allow for proper landscaping. Dog runs shall be situated on the rear one-third of a Unit, not situated immediately adjacent to a property line, no larger than 250 square feet, integrated with landscaping, screened from street view, and constructed in accordance with *Figure 1c*. Chain link fencing is prohibited.

12. Requiring Reviewer Approval- Any fence improvement that varies from the pre-approved fence guidelines requires reviewer approval.

**H. Drainage:** Drainage of the Unit must conform to all Douglas County requirements. All drainage and grading must be indicated on the Site Plan. There shall be no interference with the established drainage pattern over any property except as approved in writing by the reviewer. The established drainage pattern is defined as the drainage pattern as engineered and constructed by the Builder prior to (or in some cases, immediately following) conveyance of title from Builder to the individual homeowner. Owners may make minor drainage modifications to their Units provided that they do not alter the established drainage pattern.

- Landscape plans shall conform to the established drainage pattern; shall cause water to drain away from the foundation of the house, and shall prevent water from flowing under or ponding near or against the house foundation. Water should flow fully over walkways, sidewalks or driveways into the street. The reviewer may require a report from a drainage engineer as part of landscaping or improvement plan approval. Sump pump drainage should be vented a reasonable distance from the property line to allow for absorption.

**I. Expansive:** Soils in the Wildcat Ridge may consist in part of a soil material commonly termed “expansive soils.” The prime characteristic of this material is that it swells when moisture is introduced. When such expansion occurs, extreme pressures are exerted on foundations and other man-made structures which are placed in the ground, the results of which can cause severe structural problems to homes. The foundations and units in Wildcat Ridge have been designed and engineered according to the latest state-of-the-art procedure for minimizing these problems. However, a potential hazard exists when an Owner does not maintain proper drainage and/or when an Owner allows these “expansive soils” adjacent to foundations to be introduced to excessive amounts of water. Each Owner should preserve and accommodate the drainage situation that existed on his site at the time he purchased his Unit from the Builder.

**J. Grading:** Owners shall not grade their property so as to interfere with the established drainage pattern over any property except as approved in writing by the reviewer. Owners should work with the natural contours and seek solutions that minimize the impact of grading with respect to major alterations of existing grades.

- Owners may create berms, slopes and swales for the purpose of defining space and screening undesirable views, noise and high winds. Grassed slopes or berms are suggested not to exceed three feet of horizontal distance to one foot of rise or vertical height (3 to 1 slope) in order to permit greater ease of mowing and general maintenance.

**K. Water System:** Installation of individual water supply or water softener systems is prohibited without reviewer approval and unless the system is designed, located, constructed and equipped in accordance with requirements, standards, and recommendations of any applicable water and sanitation district or other governmental authorities having jurisdiction. Any other water system may be installed without the reviewer’s approval so long as the water system is completely contained within the dwelling and causes no architectural change to the exterior of the dwelling.

- Wells, except those drilled by the Declarant for the purpose of providing water service to Wildcat Ridge, are prohibited.

**L. Sewage Disposal Systems:** Cesspools, septic tanks, or other non-central systems, other than recycling systems, are prohibited. Owners who wish to install any other type of sewer system shall seek the reviewer's approval.

**M. Underground Installations:** Owners shall seek approval for any proposed underground installation, except for installation of underground sprinkler systems.

**N. Irrigation:** Owners may install irrigation systems, above ground or underground, without reviewer's approval. Any Owner installing such system shall obtain any permits required by Douglas County or other governmental authorities.

**O. Driveways:** Owners shall secure reviewer approval before paving, extending, or expanding any driveway. The reviewer shall not approve such extensions or expansions for Owner's intended purpose of providing side-yard parking or vehicle storage.

**P. Paving:** Owner shall secure reviewer's approval prior to paving with any paving material, including concrete, asphalt, brick, flagstones, stepping stones and pre-cast patterned or exposed aggregate concrete pavers, and for any purpose, including walks, driveways, or patio areas.

## **V. CONSTRUCTION GUIDELINES**

**A. Inspections:** The Applicant shall schedule and coordinate a review of all construction activities with the reviewer to verify compliance with the approved plans and specifications. The reviewer may also perform additional periodic informal inspections to ensure that work is being performed in conformance with approved plans, these Design Guidelines and the Community-Wide Standard. All inspections are observations only and will not relieve the obligation to obtain inspection approvals from Douglas County and other organizations having jurisdiction.

- Job sites not in compliance with the Declaration, these Design Guidelines or approved plans will be issued a Notice of Violation and a punch list of items needed to bring the construction and/or job site into compliance. Further construction is prohibited until such punch list items have been corrected.

**B. Vegetation Protection and Barricading:** Prior to any construction or clearing activities, the Applicant shall take measures to protect vegetation. The type and materials of barricades may be reviewed by the reviewer. In addition, the following actions are prohibited:

- Dumping backfill into an area containing protected vegetation (“protected area”),
- Excavating soil from a protected area,
- Falling trees into a-protected area,
- Parking in or driving through protected areas,
- Stacking or storing supplies or equipment in protected areas,
- Changing site grading to causing drainage into a protected area,
- Locating temporary construction buildings in a protected area, or
- Disposing of toxic materials into a protected area.

**C. Construction Damages:** Any damage to vegetation or common area facilities caused by the Applicant, its contractors, sub-contractors, agents or employees must be corrected immediately to the satisfaction of the reviewer, the Declarant, and the owner of the damaged property. If the damage is not corrected, the Declarant or the Association may repair such damage and assess the costs of repair to the Applicant.

**D. Conduct:** The Applicant must ensure that all contractors and subcontractors control the conduct of their employees while working in Wildcat Ridge. Loud music, profanity and other behavior which is unbecoming of a quality operation will not be tolerated. Employees violating this policy may be asked to leave the premises and may be denied access at the construction entrance.

**E. Site Cleanliness:** All sites must be maintained in a clean and orderly manner at all times. The storage of materials should be in an inconspicuous location within the site and stored neatly and orderly. All construction debris shall be cleared at the end of each working day.

## **VI. NON-LIABILITY FOR APPROVAL OF PLANS**

Article IX of the Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an owner. PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE NEW CONSTRUCTION COMMITTEE OR MODIFICATIONS COMMITTEE TO EXPLAIN IT TO YOU.

## **VII. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES**

**The Design Guidelines may be amended as follows:**

- So long as Declarant has the right to appoint the members of the NCC under Article IX of the Declaration, Declarant may, in its sole discretion, amend these Design Guidelines.
- After the Declarant no longer has the right to appoint the members of the NCC under Article IX of the Declaration, any amendment to these Design Guidelines shall be approved by two-thirds of the members of the NCC.
- Such amendment shall be promptly posted in a prominent place within the Properties.
- All amendments shall become effective upon adoption by the Declarant, so long as Declarant has the right to appoint the members to the NCC under article IX of the Declaration or upon adoption by the NCC if Declarant no longer such a right under Article IX of the Declaration. Such amendments shall not be retroactive to previous work or approved work in progress.
- In no way shall any amendment to these Design Guidelines change, alter or modify any provision of the Declaration or any Supplemental Declaration.

## **VIII. DEFINITIONS**

Capitalized terms that are not defined in these Design Guidelines shall have the same meaning as set forth in the Declaration.

These Design Guidelines have been adopted by the ARC of Wildcat Ridge Community on this \_\_\_\_ day of \_\_\_\_\_, 2009.

### **Architectural Review Committee**

(signed on official copy)  
Matt Gower

(signed on official copy)  
Jeff Gardella

## Table of Exhibits

### EXHIBIT B

#### *Hardscape Materials List*

##### **A. Acceptable Paving Materials**

- Concrete
- Asphalt
- Brick
- Flagstones
- Stepping stones
- Pre-cast patterned concrete pavers
- Exposed aggregate concrete pavers

##### **Unacceptable Paving Materials**

- Decomposed granite
- Common gravel

##### **B. Acceptable Wall-Facing Materials**

- Timber
- Brick
- Stone
- Simulated stone
- Stucco

##### **C. Acceptable Fence Materials**

- Split-rail or rough sawn lumber
- Solid cedar or redwood
- Welded wire (black) affixed to open board or split-rail design
- Cedar stain
- Latex oil base semitransparent stain
- Natural wood color

##### **Unacceptable Fence Materials**

- Chain link, except for dog runs
- Tubular steel
- Chicken wire or hog wire
- Any other style not in keeping with the community theme

## **D. Acceptable Roof Materials**

- Asphalt Composition Shingles
- Flat Concrete Roof Tile (style and color subject to reviewer approval)

### **Unacceptable Roof Materials**

- Shake Shingles

## **E. Acceptable Grasses**

1. High maintenance areas, which will require permanent irrigation and regular mowing:
  - Merion Kentucky Bluegrass (fine blade, more water)
  - Alta Tall Fescue Grass and Smooth Brome grass (coarse blade, less water)
2. Low maintenance areas which will require temporary irrigation. Mowing is not recommended because it would prohibit the grasses from naturally reseeding and the forbs from flowering, which could promote weed infestation:
  - Alta Tall Fescue Grass and smooth Brome grass
  - Forbs: Primrose, Indian Paintbrush, Prairie Cornflower, and Rocky Mountain Penstemmon
  - Buffalo Grass (requires some water; will brown with no water)

# EXHIBIT C

## *Landscape Materials List*

{Acceptable plant Materials}

### **LARGE DECIDUOUS TREE**

Green Pine Linden  
Bur Oak  
Potmore Ash  
Thornless or Shade Master  
Honeylocust  
Autumn Blaze Maple  
Hackberry  
Northern Red Oak  
Autumn Purple Ash  
English Oak  
Elm  
Catalpa

### **EVERGREEN TREES**

Colorado Spruce  
Pinon Pine  
Rocky Mtn. Juniper  
Austrian Pine  
Ponderosa Pine

### **EVERGREEN SHRUBS**

Junipers  
Mugho Pine

### **PERENNIALS**

### **DECIDUOUS**

Amor Honeysuckle  
Bluest Willow  
Bush Cinquefoli  
Chinese Lilac  
Mountain Mahogany  
Oregon Holly Grape  
Rabbitbush  
Red-Oaier Dogwood  
Rocky Mtn. Sumac  
Serviceberry  
Siberian Peashrub  
Silver Buffaloberry  
Viburnum  
Western Chokeberry  
Yucca

### **SMALL DECIDUOUS TREES**

Crabapple Species  
Newport Plum  
Serviceberry  
Chancleer Pear  
Scrub or Gamble Oak  
Hawthorn Species  
Chokeberry  
Goldern Raintree  
Ginnola maple

### **GROUNDCOVERS/VINES**

Creeping Mahonia  
Native Clementis  
Periwinkle  
Snow-in-summer  
Strawberries  
Virginia Creeper  
Wooly Yarrow  
Common Yarrow  
Purpleleaf Wintercreeper  
Hales Honeysuckle  
Bear Berry  
Germander  
Euonymus  
Dryas  
Blue Fescue Grass  
Catmint  
Lavender Cotton

**\*Use of drought tolerant and native plant species is strongly encouraged.**

**Exhibit D**  
*Street Trees*

- A. Potmore Ash
- B. Imperial Honeylocust
- C. Autumn Purple Ash
- D. Northern Red Oak
- E. Autumn Blaze Maple
- F. Hackberry
- G. English Oak

## **EXHIBIT E**

### ***Landscape Plans Submittal Checklist***

1. Format to be 24" x 36" sheet size.
2. Site plan with property boundary, footprints of permanent structures, and locations of all existing trees greater than 4 caliper inches.
3. Contour lines as needed to illustrate grade conditions.
4. Project location and owner's name.
5. North arrow, drawing scale, sheet number, and date.
6. Boundaries of protected areas and method of protection.
7. Planting plan showing locations of proposed and existing plants. Plants should be drawn at mature size.
8. Plan materials list with scientific names of plants, sizes, and quantities.
9. Hard surface plan and layout dimensions noting materials to be used.
10. Irrigation plans if irrigation will be installed.
11. Construction details for all structural elements; i.e., retaining walls over 2'-6", pools, decks, etc.
12. Submit 2 copies of the package.

### ***Table of Figures***

- Trash Enclosure: Satellite Dish Screening: Dog Run Screening
- Typical Landscape Plan
- Solid Board Fence
- Open Board Fence
- Transition Fence
- Yards and Setbacks
- Typical Site Plans: Retaining Walls