MONTAINE

RESIDENTIAL IMPROVEMENT GUIDELINES FOR ALL LOTS

July 2020

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1. INTRODUCTION.

1.1 Basis for Guidelines. All the homes within the Montaine community are subject to Covenants Conditions and Restrictions which will be recorded in the real property records in Douglas County, Colorado, as supplemented and amended [the **"Covenants"**). Unless otherwise defined in these Residential Improvement Guidelines for all Lots [the **"Guidelines"**), all initially capitalized terms used herein shall have the meaning given to the same in the Covenants.

The Covenants require the prior approval from the Board of Directors [the **"Board"**) or a representative or committee appointed by the Board before the construction, installation, erection, or alteration of any structure, attachment to any structure, or landscaping. For instance, any change to existing landscaping, new landscaping, or change to the final grade of the Lot; the construction or installation of any accessory building, patio, deck, pool, or hot tub; the demolition or removal of any building or other Improvement including changing paint colors must be submitted for prior approval. The Board has appointed a committee to review and decide upon architectural requests submitted to the Board for approval [the **"Committee"**).

These Guidelines are intended to assist Owners in the Montaine community in implementing landscaping and other Improvements to their Lots. In order to assist Owners, the Board intends to establish certain pre-approved designs for several types of Improvements and to exempt certain Improvements from the requirement for approval. These Guidelines contain the guidelines established by the Board with respect to residential property.

1.2 Contents of Guidelines. In addition to the introductory material, these Guidelines contain: A) a summary of procedures for obtaining approval from the Committee; BJ a listing of specific types of Improvements that Owners might wish to make with specific information as to each of these types of Improvements; C) some helpful landscaping information.

1.3 Residential Improvement Guidelines Committee. The Committee is appointed by the Board of Directors and will review requests for architectural approval.

1.4 Committee Address and Phone. The address of the Committee will be the same as the address of the Management Company, as follows.

COMPANY NAME	OFFICE	E-MAIL
Regency at Montaine	5335 Water Avens Drive Castle Rock, CO 80104 303-663-0225	**regencyatmontaine@coherelife.com**
Vista at Montaine	945 E Montaine Circle Castle Rock, CO 80104	**vistaatmontaine@coherelife.com**

2. **Effect of Community and Supplemental Declarations.** The Covenants are a document governing property within the Montaine community. Each Owner should review and become familiar with the Covenants, including any and all amendments. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Covenants and, if there is any conflict or inconsistency, the Covenants will control.

1.5 Effect of Governmental and Other Regulations. Use of Lots and any Improvements must comply with applicable building codes and other governmental requirements and regulations. The Town of Castle Rock Zoning and Code Compliance Division can be reached at 720-733-3557. Their address is 100 N. Wilcox Street, Castle Rock, CO 80104.

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

1.6 Interference with Utilities. In making Improvements to Lots, 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

1.7 Goal of Guidelines. Compliance with these Guidelines and the provisions of the Covenants will help preserve the inherent architectural and aesthetic quality of the Inspiration community. It is important that Improvements to Lots be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the Committee and neighbors will go far in creating an optimum environment, which will benefit all Owners. By following these Guidelines and obtaining prior written approval for Improvements to Lots from the Committee, Owners will be protecting their financial investment and will help ensure that Improvements to Lots are compatible with standards established for the Inspiration community. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the Committee interpretation thereof shall be final and binding, subject to any right to appeal to the Board as provided in the Covenants.

2. PROCEDURES FOR COMMITTEE APPROVAL.

2.1 General. As indicated in **Section 3** of these Guidelines, there are some cases in which advance written approval is not required if the guidelines or standards 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 the

listing, advance, or prior written approval is required before any work on the Improvement is commenced. This section of the Guidelines explains how such approval can be obtained.

2.2 Definitions.

A. **Front Yard** is the portion of the Lot from a plane along the front of the house to the sidewalk on the driveway and street side Lot.

B. **Rear Yard** is the portion of the Lot from a plane along the back of the house to the rear property line.

C. **Side Yards** are the portion of the Lot between the plane along the front of the house and the plane along the back of the house to the property lines to the side.

D. **Hardscape** includes concrete, stone pavers, flagstones, brick and similar products.

E. **Privacy and Drainage Setback** is a space that extends from the property line in the Rear Yard and Side Yards toward the house five feet.

2.3 Drawings or Plans. Owners are required to submit complete plans and specifications prior to commencement of any work on any Improvement (said plans and specification to show exterior design, height, materials, color, location of the structure or addition to the structure, plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required). 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 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 an Owner or professionally, the following guidelines should be followed in preparing drawings or plans.

In some instances, elevation drawings of the proposed Improvement will be required. The elevation drawings should indicate materials. The drawing or plan should be done to scale and should depict the Lot lines of the Lot, all recorded easements and the outside boundary lines of the home as located on the Lot. If you have a copy of an improvement location certificate (survey) of the Lot obtained when you purchased it, this survey would be an excellent base from which to draw.

A. Existing Improvements, in addition to the home on the Lot, should be shown on the drawing or plan and identified or labeled. Such existing Improvements include driveways, fencing, walks, decks, trees, bushes, etc.

B. 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.

C. The plan or drawing and other materials should show the name of the Owner, the address of the Lot and a telephone number where the Owner can be reached.

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

E. Owners should be aware that many Improvements require a permit from the City or other applicable governmental entity. The Committee reserves the right to require a copy of such permit as a condition of its approval.

2.4 Submittal Requirements. Once an Improvement plan has been developed, two paper copies of the plan (maximum acceptable size eleven inch by seventeen inch (11"xl 7") or via the electronic form on the website along with a color photo for the section of the home that is subject to the requested improvement shall be submitted to the Committee. Plans not submitted in this format will be rejected. The plan must contain the following information:

A. Architectural Request Form **(Attachment D: ARCHITECTURAL REVIEW REQUEST FORM)**

B. Owner's name, address, and telephone number.

C. Designer's name, address, and telephone number (if applicable).

D. Scale to match plot plan and north arrow.

E. All existing conditions including house, walks, driveways, patios, decks, walls, plants, trees, drainage ways, Lot lines, and any easements.

F. The plans and specifications must show exterior design, height, materials, color, and location of the Improvements, plotted horizontally and vertically, location and size of the driveways, location size, and type of landscaping, fencing, walls, windbreaks, and grading plan, as well as such other materials and information as may be required by the Committee.

G. All improvements must be shown on the Plot plan. Plot plans should have been provided at closing or can be obtained at: **Regency and Vista Sales Offices.**

2.5 Action by Board of Directors/Residential Improvement Guidelines Committee. The Committee will regularly review all plans submitted for approval. The Committee may require submission of additional material and may postpone action until all required materials have been submitted. The Committee will contact the Owner if the Committee feels additional materials are necessary or if ii needs additional information or has any suggestions for change. The Committee shall approve or disapprove all requests for approval within forty-five (45) days after the complete submission of all plans, specifications, and other materials and information which the governing board may require in conjunction therewith. Failure to approve within forty-five (45) days shall be deemed disapproval.

2.6 Prosecution of Work. A proposed Improvement to a Loi should be accomplished as promptly and diligently as possible in accordance with the approved plans and description. The work must be completed, in any event, within six (6) months of the dale of the approval from the Committee. The Board Directors and the Committee reserve the right lo inspect the work and the Board shall have the right to file a notice of noncompliance when warranted.

Failure to complete the proposed Improvement within six (6) months after the date of approval of the application or to complete the Improvement in complete conformance with the conditions and requirements of the approval, shall constitute noncompliance with the requirement that approval for Improvements be obtained from the Committee; provided, however, the Committee, in its discretion, may grant extensions of time for completion of any proposed Improvements.

2.7 Rights of Appeal. If the Committee decides a request for architectural approval which is adverse to the applicant, then the applicant shall have the right to an appeal of such decision to the full Board, upon a written request therefor submitted to the Board within ten (10) days after such decision by the Committee.

2.B Questions. If you have any questions about the foregoing procedures, contact the Committee at the phone number and address listed in the introductory part of these Guidelines.

3. LIMITS ON RESIDENT ACTION

3.1 Flags. No flag may exceed 3'x 5' in size.

A. **American Flags.** Owners and residents shall be permitted to display an American Flag in accordance with the Federal Flag Code and as follows:

i. The American flag may be displayed in a window or from a flagpole meeting the requirements of **Section 4.21, Flagpoles.**

ii. The Owner or resident shall replace the flag and/or flagpole as necessary in order to prevent wear and tear.

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

B. **State Flags.** The Colorado state flag may be displayed on a flagpole consistent with the requirements described in **Flagpoles, Section 4.21,** directly below the American flag.

C. **Service Flags.** An Owner or resident may display a service flag approved by the Secretary of Defense in a window of the residence if they are members of the immediate family of an individual serving in the Armed Forces of the United States during any period of war or hostilities in which the Armed Forces of the United States. The flag may be displayed on the inside of a window or door of the unit. The flag may not be larger than 9" by 16".

D. **Holiday/Event Flags.** Holiday or event flags are temporary in nature and are only displayed on holidays or in celebration of specific events. They must not be placed earlier than ten (10) days prior to the start of the holiday/event or celebration and must be removed no later than ten (10) days following the particular holiday/event or celebration, unless otherwise provided in these Guidelines. See **Seasonal Decorations, Section 4.39.**

3.2 Garage Doors. Garage doors shall remain closed except when entering and exiting the garage, working in the garage, taking out or returning trash containers, during lawn/yard maintenance or engaging in family activities.

3.3 **Parking.** As a courtesy, residents and guests should not park in front of a neighbor's home except on a temporary basis and are encouraged to only park in garages and driveways.

Parking of commercial vehicles in Montaine, except on a temporary basis to provide services, is generally not permitted. If commercial signs can be covered with magnetic panels or vehicle covers, commercial vehicles may be permitted.

Recreational vehicles and trailers may remain parked for forty-eight (48) hours for loading, unloading, and preparing for storage. The Association may require Owners to obtain a recreational vehicle permit for short terms parking from the Association office. Short term recreational vehicle parking may be allowed on the street by special permit from the Association office.

Parking enforcement is under the jurisdiction of the Association and the City of Castlerock.

3.4 **Pets.** Please refer to the Declaration for restrictions.

3.5 **Trash Containers for Pickup.** Trash may be placed on the street for pick up the night before the trash is to be picked up. Trash containers must be properly stored the evening of pickup.

4. SPECIFIC TYPES OF IMPROVEMENTS-GUIDELINES.

4.1 **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 in duplicate to the Committee and written approval of the Committee 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. If you have in mind an Improvement not listed below, architecture review and approval is required. The established drainage, as shown on the approved plot plan may not be altered in slope or pitch in the installation of any improvement.

4.2 **Additions and Expansions.** Approval is required. Additions or expansions must be constructed of wood, Masonite, glass, brick, stone, or other material resembling the material 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 specifications or guidelines set forth in these Guidelines as may be applicable. Colors must be the same as that of the exterior of the home on the Lot.

4.3 **Address Numbers.** Approval is required to replace or relocate existing address numbers.

4.4 **Air Conditioning; Equipment; Evaporative Coolers.** Committee approval is required. Window units must be located in a **"side yard"** (defined throughout these Guidelines as the area between the front and back planes of the house constructed on the Lot) or the **"rear yard"** (defined throughout these Guidelines as the area from the back plan of the house to the rear Lot line) and must be screened from adjacent Lots by the installation of landscaping or otherwise as may be required by the Committee. For air conditioning equipment or evaporative coolers installed at ground level, considerations will include, but may not be limited to, screening, location, and specific proximity to neighbor's living spaces.

Rooftop installations of air conditioning equipment and evaporative coolers are not allowed. See also, **Attachment C: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

4.5 **Antennae.** The Board has adopted the following rules, regulations and restrictions for the installation and maintenance of exterior antennas in the community in compliance with the FCC Rule, which became effective October 4, 1996:

A. **General**

"Permitted Antennas" are defined as (a) an antenna which is less than one meter in diameter and is used to receive direct broadcast satellite service, including direct-to-home satellite services, or is used to receive or transmit fixed wireless signals via satellite; (b) an antenna which is less than one 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 Board of Directors.

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

(a) Inside the structure of the house, not visible from the street

(b) Rear yard or side yard, behind and below the fence line

(c) Rear yard or side yard, mounted on the house, in the least visible location below roofline.

(d) Side yard in front of wing fence, screened by and integrated into landscaping.

(e) Back rooftop

ii. **"Front yard"** (defined throughout these Guidelines as the area from the front plane of the home on the Lot to the street, including the area between the sidewalk and the street more than one (1) location on the Lot 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.

iii. Permitted Antennas shall not encroach upon common areas, or any other Owner's Lot.

B. **Installation**

i. 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 Lots. Any installation must strictly comply with FCC guidelines.

ii. All Permitted Antennas shall be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal.

iii. Owners are responsible for all costs associated with a Permitted Antenna, including but not limited to costs to install, replace, repair, maintain, relocate, or remove the Permitted Antenna.

iv. 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.

v. All other antennas, not addressed above, are prohibited.

4.6 **Awnings / Overhangs/ Cloth or Canvas/ Patio Covers.** See also, **Attachment C: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.** Approval is required. An awning, shutter, trellis, or other shade structure that is marketed for the purpose of reducing energy consumption are allowed. They 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. Must provide swatch of material to be used.

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. See also, **Attachment C: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

4.7 **Balconies.** See Decks, Section 4.15.

4.8 **Barbecue/Gas Grills.** All barbecue grills, smokers, etc. must be maintained in the rear yard or within an enclosed structure, not visible from the front of the home.

4.9 **Basketball Backboards.** No basketball backboards shall be attached to the garage. Only portable basketball backboards shall be allowed and do not require approval if the following guidelines are met: 1) portable units cannot be placed in the public rights-of-way, streets, or sidewalks; 2) location must be at least half of the length of the driveway away from the street. This location constitutes proper placement, and the unit must be kept in this location when in use; and 3) portable basketball backboards must be stored out of sight when not in use.

4.10 **Birdbaths.** Approval is not required if placed in the rear yard and if finished height is no greater than five feet (5') including any pedestal. Placement in the front yard or side yard is not allowed. See **Statutes and Fountains, Section 4.48.**

4.11 **Birdhouses and Bird Feeders.** Approval is not required if installed in the rear yard and the size is limited to 2' high x 1' wide x 1' deep. No more than three (3) in number, of each, shall be installed on any Lot. A birdhouse or bird feeder may be mounted on a pole, which pole may not exceed six feet (6') in height from the ground.

4.12 **Carports.** Will not be permitted.

4.13 **Clothes Lines and Hangers.** See **Attachment C: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

4.14 Compost. Approval is required. Container must not be immediately visible to from the ground level of adjacent Lots and odor must be controlled. Underground composting is not allowed.

4.15 Decks. Approval is required.

The deck must be constructed of composite type decking products approved by the Committee. Maintenance free (composite) decking products shall be used, and the decking material shall be consistent throughout the front, side or rear elevation of the building. The deck should be located so as not to create an unreasonable level of noise for adjacent Owners or residents.

Construction shall not occur over easements beyond the side plane of the home and must be set back a minimum of ten feet (1O') from the Lot lines. No decks with abutting rear Lot lines shall be within thirty feet (30') of each other at any point). Construction of decks over a sloped area is discouraged.

Owners are reminded that some types of maintenance free decking products may also require periodic maintenance for proper care and to retain the product's aesthetic conformity and to prevent wear and tear, including but not limited to, fading, warping, etc. Decks may be finished with clear semi- transparent sealer, and oil-based wood finish or a similar product. Any additional decking material that is added should match the existing deck. The deck may also be painted to match the body or trim color of the home.

4.16 Doors. Approval is not required to replace an already existing main entrance door to a home or an accessory building if the material and color matches the door being replaced.

A. Storm Doors. Approval is required for storm doors. Colors should be complimentary with the color scheme of the home.

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

4.17 Drainage. The Declaration requires that there be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern as engineered and constructed by the homebuilder prior to (or in some cases, immediately following) conveyance of title from the home builder to the individual Owner. 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 Committee may require a report from a drainage engineer as part of landscaping or Improvement plan approval. Landscaping should conform to the established drainage pattern. Sump pump drainage should be vented a reasonable distance from the Lot line, on the Owner's Lot, to allow for absorption. Adverse effects to adjacent Lots will not be tolerated and shall be the responsibility of the Owner who has changed any drainage or grading on his or her Lot.

4.18 Driveways. Alterations to the size of the existing driveways shall not be permitted.

4.19 Fences. No fences are permitted in the front yards of lots. Perimeter fencing may be 3-rail fencing as described in **Attachment A: FENCE DETAILS.** Gates adjoining open space or public-owned property are prohibited. Sherwin Williams Semi-Transparent Stain **(Charwood SW 3542)** should be utilized. All fences need Board approval.

Wire mesh (14 gauge only) 2"x 4"may be used provided it is installed in accordance with the fence detail plan as shown in Exhibit A. Prior to installing any fence on the lot, the Owner must first submit plans for such fence to obtain approval and must comply with the specific fence detail for the community.

4.20 Fire Pits. All permanent outdoor gas fire pits must be approved in writing by the Committee prior to installation. Permanent outdoor gas fire pits must be installed and operated in accordance with all applicable local and state safety standards and guidelines. If the gas fire pit utilizes natural gas, all applicable permits, and permissions for the installation of the natural gas line must be obtained from the Town and the appropriate utility provider.
Portable fire pits or fire tables utilizing propane tanks do not require approval. All other outdoor fire pits, such as chimineas and other wood or coal burning fire pits are not permitted.

4.21 Flagpoles. Approval is not required for flagpoles mounted to the front of the residence provided that the flags displayed thereon are among the approved flags discussed in **Section 3.1, Flags.** Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence. Approval is required for any freestanding flagpole.

4.22 Front Step Railings. Approval is required for front step railings. Railings should be constructed of black metal, or wood/composite material to match the home. Constructed of black metal or a wood to match the home.

4.23 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 and pots must be weeded, cared for and maintained. Vegetable gardens must be located in the rear or side yard and screened from view of adjacent Owners. Approval is not required for planting annual or perennial flowers in pots or in existing planting beds. The addition of any other perennials, such as shrubs, grasses, and trees, requires approval.

4.24 Gazebos and Pergolas. Approval is required. A gazebo must be an integral part of the rear yard landscape plan. A gazebo must be similar in material and design to the residence and the color must be generally accepted as a complementary color to the exterior of the residence. Refer to the City of Castle Rock for any additional guidelines.

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

4.26 Hot Tubs, Spas and Jacuzzis. Approval is required. Must be an integral part of the deck or patio area and of the rear yard landscaping. Must be installed in such a way that it is not immediately visible from the ground level of immediately adjacent Lots and so that it does not create an unreasonable level of noise for adjacent Lot Owners. Additional privacy barriers using plant material and/or screens around the hot tub may be required. See **Gazebos and Pergolas, Section 4.24.**

4.27 Kennels. Breeding or maintaining animals for a commercial purpose is prohibited.

4.28 Landscaping. Approval is required for landscaping except that provided by the builder, which shall be in accordance with the water efficiency plan ("WEP"), and the Town of Castle Rock approved plant listed attached as **Attachment B** which must be utilized. Landscaping plans must be submitted to the Committee for review, and the approval of such plans shall be obtained from the Committee prior to the installation of landscaping, except where installed by the Developer or a Builder. All landscape plan submittals must clearly and professionally demonstrate, to scale, the proposed landscape installation. The plot plan of the residence and yard must be provided. All organic materials (plants, shrubs, trees, mulch materials etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail. Xeriscape landscapes are permitted in accordance with the WEP. Artificial turf will be considered on a case-by-case basis for rear yard installation only. A sample product (of at least 10" x 10") is required.

Landscape (Maintenance) All residential Lots must meet certain minimum landscape requirements. Once installed, the landscaping must be maintained in a neat and attractive condition, including periodic and horticulturally correct pruning, removal of weeds and debris (including, but not limited to, the removal of weeds and grass between cracks in concrete and between concrete and asphalt on Lots), and replacement of landscaping.

Owners are responsible for the maintenance of their sidewalks.

4.29 **Latticework.** Approval is required for any type of trellis or latticework. All lattices and trellises shall be properly maintained to ensure a good appearance.

4.30 **Lights and Lighting.** Exterior lighting shall be installed in accordance with the following guidelines (I) exterior lighting shall not exceed 800 lumens, 60 watts or I 4w(LED: (2) exterior lighting shall be directed toward the ground to minimize glare to neighbors and other Owners and no light shall be visible across the Lot line: (3) exterior lighting fixtures shall be conservative in design, be no larger than one and one-half feet/one foot (1.5'/1') in height, consist of metal materials and be in the following colors: black, brown, gray or silver. Approval is required to install any non-builder installed exterior lighting. Approval is required to install motion detector spotlights, spotlights, floodlights, ballasted fixtures (sodium, multi-vapor, fluorescent, metal halide, etc.). Considerations may include, but may not be limited to, the visibility, style and location of the fixtures and the impact they may have on neighboring Lois. Lighting for pathways (low ground lighting along sidewalks, driveways and/or planting beds) is permitted if ii is low-voltage (5W), downward pointing, and the materials are metal with dark or metallic colors, Use of architectural and up-lighting of trees, landscaping, buildings, Improvements (as the term is defined in the Covenants) is permitted only with prior written approval. Up-lighting, if approved, shall not shine into a neighbor's Lot. For holiday lighting, See **Seasonal Decorations, Section 4.39** and **Attachment C: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

4.31 **Painting.** Approval is not required if color and/or color combinations are identical to the current color palette established by the builder of the home, which can be found on the Montaine website and/or obtained from the management company. Any changes to the color scheme, or color changes, that differ from the current color palette established by the builder, must be submitted for approval, and must conform to the general scheme of the community.

If you choose to use a different color on your home, you will need to submit the Architectural Request Form with photos of the colors on your home currently, color samples of the requested new colors painted on a hard surface at least twelve inches by twelve inches (12" x 12"), and photos of the colors of the house on either side of your home to the Committee.

4.32 **Patios-Open.** Approval is required. Open patios include the placement of any Hardscape **(See Definitions Sec. 2.2)** on the Lot that is not otherwise addressed in these Guidelines. 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 Lot Owners. In some instances, additional plant material, around the patio, may be required for screening. The patio and materials must be similar or generally accepted as a complementary color and design to the residence.

4.33 **Paving.** Approval is required, for all walks, patio areas, or other purposes and for all materials used, including concrete, brick, flagstones, steppingstones, pre-cast patterned or exposed aggregate concrete pavers. Asphalt will not be allowed. (See **Driveways, Section 4.18.)**

4.34 **Play Structures and Sports Equipment.** Approval is required. Consideration will be given to adjacent Lots (a min. five-foot (5') setback from the Loi line, is recommended for trampolines, swing sets, fort structures, etc.) so as not to create an undue disturbance. In some instances, additional plant material, around the equipment, may be required for screening. Wood structures should be constructed of pressure treated or other weather resistant materials. All play and sports equipment must be maintained in a good and not un-slightly manner. The use of multi-rainbow-colored cloth/canvas tarps is not permitted. Solid colors which complement the home are to be utilized.

4.35 **Playhouses.** Committee approval is required if a structure is more than twenty-four (24) square feet and/or over six feet (6') high.

4.36 **Pools.** Approval is required. Pools must be placed in the rear yard and be an integral part of the deck or patio area. They should be located in such a way that they are not immediately visible from the ground level of adjacent Lots (i.e. screened with plant material) and must at all times be maintained in a slightly condition. Above ground pools are prohibited, with the exception of a wading pool placed in the yard while in use. See **Hot Tubs, Spas and Jacuzzis, Section 4.26.**

4.37 **Rooftop Equipment.** Approval is required.

4.38 **Roofing Materials.** Approval is required. If re-roofing is necessary, the home or any accessory structured should be re-roofed with the same or greater quality than originally used by the Developer or the Builder. Repairs to an existing roof with the same building material that exist on the home do not require prior approval. Any change in roof color must use the color palette for the builder of the home which can be found in the Inspiration website or from the management company.

4.39 Seasonal Decorations. Approval is not required for seasonal decorations celebrating a holiday. Decorations must be reasonable in size and scope and must not disturb other Owners and residents by excessive light or sound emissions or by causing an unreasonable amount of spectator traffic. Holiday decorations may be displayed in season only from November 15 to January 15 and, during other times of the year, from ten (10) days before to ten (10) days after any nationally recognized holiday. Illumination of holiday lighting shall be allowed only from Thanksgiving Day through January 5.

4.40 Sewage Disposal Systems. Will not be permitted.

4.41 Sheds. Sheds will not be permitted. Storage containers available commercially made of resin or hard plastic in colors complementary to the exterior of the house may be permitted only in the back yard and placed against the house upon the approval of the Committee.

4.42 Shutters - Exterior. Approval is required. Shutters should be of a similar material and of a color and design generally accepted as complementary to the exterior of the house.

4.43 Side yard sidewalks. Approval for side yard sidewalks is required. They may be no wider than thirty-six inches (36") and must connect to the driveway at a ninety (90) degree angle. Side yard sidewalks may be constructed of concrete, crushed gravel or breeze, stone pavers, or flagstones.

4.44 Siding. Approval is required.

4.45 Signs No sign shall be erected within the community, except those required by legal proceedings, including posters, circulars and billboards; provided, the following types of signs may be erected on a Lot without the Committee's written consent:

(i) residential identification signs of a face area of 75 square inches or less for identification of the occupant and its address, in the number, size, color, design, message content and location designated by the ARC;

(ii) one temporary sign of customary size, as determined by the ARC, for the purpose of advertising the Lot for sale, and which shall not be allowed to remain on a Lot or Parcel for more than a total of ninety (90) days during any 365-day period;

(iii) temporary "open house" signs indicating that a Lot is available for inspection by interested parties, but such signs may only be erected or maintained during the hours of 7:00 a.m. through 6:00 p.m. on Saturdays, Sundays, legal holidays or other days designated by the ARC;

(iv) one temporary sign identifying the Person installing landscaping or a pool on the Lot, but only during the period that such installation is in progress;

(v) security signs of a face area of 75 square inches or less, in a style and location designated by the Design Guidelines or approved by the ARC;

(vi) such construction job identification signs, business identification signs and subdivision identification signs which are in conformance with the requirements of the municipality having jurisdiction over the properly and which have been approved in writing by the Reviewer as to number, size, color, design, message content and location;

(vii) "political signs" as defined in the Act which are displayed by an Owner or occupant on such Owner's or occupant's lot or in a window of such Owner's or occupant's home that are displayed in conformance with ordinances of the Town; and

(viii) a no soliciting sign placed near the front door in a style designated by the Design Guidelines. This restriction shall not apply to entry, directional, and marketing signs installed by Declarant or a Builder. The Board and Declarant shall have the right to erect signs as they, in their discretion deem appropriate.

4.46 Skylights. Approval is required. Bubble type skylights will be prohibited.

4.47 Solar Energy Devices. Approval is required. See **Rooftop Equipment, Section 4.37** and **Attachment C: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

4.48 Statues, Fountains, Furniture or Yard Art. Approval is required for placement of any statue, fountain, furniture, or yard art in a front or side yard.

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

4.50 Trash Containers, Enclosures and Pickup. Approval is required for any trash or garbage enclosure. Trash enclosures are prohibited in front yards. One (1) enclosure will be permitted on any Lot. The enclosure must (i) be constructed using the same materials, design and finish as the home and the existing fence and may be screened by vegetation; (ii) be located along either the rear or side of the house immediately adjacent to the house OR if the Lot has a fence enclosing the side and rear yard, the trash enclosure should be located at the intersection of the home and fence of materials that match either the home exterior or fence, including stains; See **Fences, Section 4.19** be placed as near to the existing side fence as possible, if located in the side yard; (iv) screen the trash receptacles from the front and side; (v) be maintained so that it does not create a visual or environmental nuisance; and (vi) be no longer than the dimensions of the combined trash and recycling receptacles provided by the Association's vendor. Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored or allowed to accumulate on any lot except in sanitary containers or approved enclosures. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner (except that a container for such materials may be placed outside at such times as may be necessary to permit garbage or trash pickup.) Trash may be placed on the street for pick up the night before the trash is to be picked up. Trash containers must be properly stored the evening of pickup.

4.51 Tree Houses. Will not be permitted.

4.52 Underground Installations. Approval is required.

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

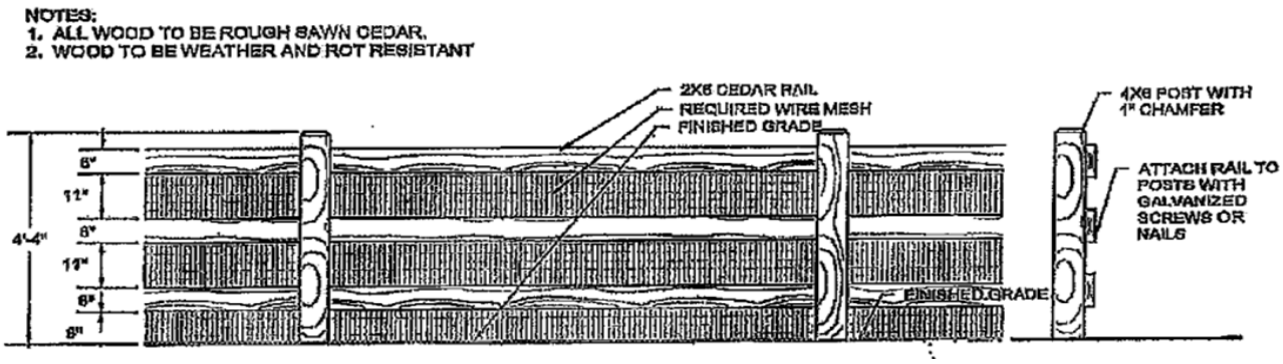
4.54 Waterfalls and Water Features. Waterfalls and Water Features. Approval is required for installation of any waterfall or water feature. Waterfalls or water features are only permitted in the back yard. The established drainage, as shown on the T o w n approved Plot Plan, may not be altered in slope or pitch in the installation of a waterfall or water feature.

4.55 Weathervanes and Directionals. Approval is required.

4.56 Wood Storage. Will not be permitted.

ATTACHMENT A
OPEN RAIL FENCE

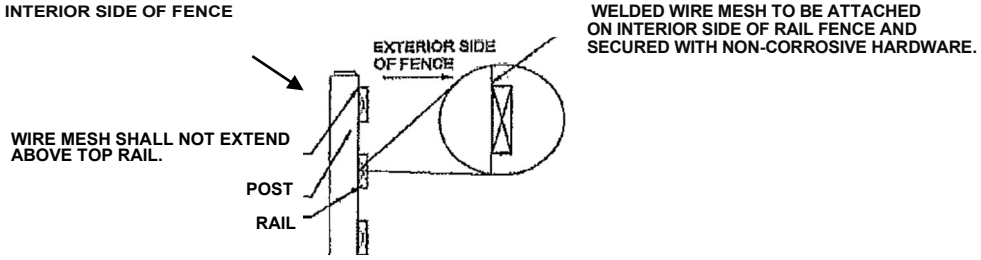
In compliance with Colorado House Bill 24-1091, Owners may request fire-hardened fencing materials. Owner must submit samples in a stain/finish that matches the approved fence color. Variances are subject to review and approval at the sole discretion of the Board or appointed Committee. (Updated 3.11.26)



WELDED WIRE MESH FOR OPEN RAIL FENCE

Notes:

1. **WELDED WIRE MESH SHALL BE 2" x 4", GALVANIZED, 14 GAUGE**



ATTACHMENT B

WATER EFFICIENCY PLAN AND APPROVED PLANT LIST

Montaine - WEP Education

Congratulations on the purchase of your new Toll Brothers home in the beautiful Montaine community. With its picturesque mountain views, amazing amenities and friendly neighbors, we know you and your family are going to love living here for many years to come. And to sustain the viability of Montaine for future generations, this community has incorporated a Water Efficiency Plan (WEP) into each home and amenity, with the goal of preserving our most precious resource, water. This document will outline information regarding the Water Efficiency Plan (WEP), what your responsibilities are and how your decisions will affect the continuance of a healthy watershed.

Why a "Water Efficiency Plan?"

As more and more people move to Colorado for its natural beauty and high peaks, the demand on the water supply increases. The gap between water supply and increased demand creates the possibility of significant shortfall in water supply over the next few decades. In addition to increased water demand, Colorado has suffered from variable and unreliable precipitation patterns, leading to systemic drought and flooding. In order to protect and sustain water supply for all, Water Efficiency Plans and Water Efficient communities have been created and incorporated into new communities such as Montaine.

How does this affect my new home?

From the landscaping to the irrigation to the plumbing fixtures, Toll Brothers has outfitted your new home with water efficient products to meet water efficiency requirements. Living in the Montaine community comes with certain responsibilities outlined below and will serve as a guide for all your water efficiency needs and requirements. We will start with what is installed in your home:

*Please note, this is a water efficient home, with a fixed water budget tied to the home. Removing and replacing water efficient plumbing fixtures or adding or changing landscape originally installed by Toll Brothers may increase your water billing. All fixtures, landscape and irrigation installed currently meet or exceed water efficiency requirements outlined by the Water Efficiency Plan.

- Toilets: The toilets offered by Toll Brothers for the Montaine community are WaterSense labeled toilets and use 1.28 gallons per flush or less. These toilets meet the EPA requirements for both water efficiency and reduction in water use.
- Kitchen Faucets: Our kitchen faucets are installed to use 2.2 gallons per minute or less. This will help reduce the overall water usage in the kitchen, as leaky kitchen faucets or running water during cleaning account for as much as 1,500 gallons of water per year wasted.
- Bathroom Faucets: The bathroom faucets and powder room faucets installed in your home are WaterSense labeled and help reduce the water use in the bathrooms. These faucets use 1.5 gallons per minute or less.
- Showerheads: The showerheads in your home are designed to use 2.0 gallons per minute or less.
- Dishwashers: The dishwasher installed in your kitchen is ENERGY STAR certified and designed to save both water and energy. With features such as ProScrub option, these dishwashers help eliminate soaking or pre-scrubbing with target jets to remove baked on food without wasting water.

1) Water billing rates: For current water billing rates, please contact the Town of Castle Rock Water - 720-733-6000. Emergency - 303-663-6100
   Or visit their website at www.crgov.com/2070/Rates

2) Water Conservation Best Practices:
   - Checking for leaks inside:

Household leaks account for over a trillion gallons of water wasted annually in the United States. In the average single-family home, leaking can account for over 10,000 gallons of water waste a year. It is imperative that you keep an eye out for any potential leaks through the following methods. Visual inspections are the easiest way to monitor and identify any leaks. Look for water drips or pooling water near or around any water fixtures. An unexplained spike in water consumption on your bill is another easy way to identify any leaks that may be occurring. Visit http://crconserve.com/186/Checking-for-Leaks for more information.

- Toilets:

  A leaking toilet can waste as much as 200 gallons of water per day and can account for the primary source of leaking in a single-family home. If you believe your toilet may be leaking, you can put a few drops of food coloring in the toilet tank and wait several minutes. If the coloring seeps into the bowl without flushing, there is a leak. For other conservation methods, visit http://crconserve.com/206/Bathroom.

- Sink and Showers:

  Checking faucets and showers for leaks can be done simply by looking for drips. A dripping faucet or shower can add more than 5 gallons of water wasted every day. To save even more water, one can shorten their shower time to 5 minutes or turn off the faucet when brushing your teeth or shaving while water would normally be running. For other conservation tips and ideas, visit http://crconserve.com/206/Bathroom.

- Dishwasher:

  Washing dishes by hand can use more than 20 gallons of water while the dishwasher can use less than 15 gallons. When running a load in the dishwasher, ensure it is filled to capacity, which helps reduce the number

of cycles you have to run each week. For other conservation methods, visit http://crconserve.com/205/kitchen.

- Irrigation Leaks:

  Water used on landscapes in Castle Rock equated to approximately 1.2 billion gallons of water in 2016. This was about 50% of the total water sold in that year. Irrigation can be a significant source of leaks if irrigation systems are not properly maintained. Periodically, check for leaking by visually looking for wet spots, small holes or depressions in the ground. This may indicate underground irrigation leaks. You can also check your system once a month for broken or misaligned equipment to ensure that water isn't being wasted into the street, sidewalk or on the home. For more information on irrigation, visit http://crconserve.com/200/Landscape-irrigation.

- Rain Sensor/Smart Controller:

  A rain sensor and smart controller have been installed on your water efficient home, however, they are only useful if properly used. When in active mode a rain sensor will interrupt the irrigation cycle when adequate rainfall has occurred. It is imperative that this function is used in order to not have the irrigation system activated during or shortly after a rainstorm. When properly set up, a smart controller will automatically adjust the sprinkler run-times or watering frequency based on the changes in the weather or soil moisture. It is imperative to periodically check the rain sensor and smart controller for proper functionality and battery life. For more information, visit http://crconserve.com/156/irrigation-Tips.

- Approved plant material:

  The Town of Castle Rock has approved a list of drought tolerant plants, ranging from grass, trees, perennials, annuals, vines and more. The list of plants requires less water and maintenance than traditional landscapes in other parts of the country. Please see attached "Appendix A" for all

recommended plant materials. Plants in hydro-zone 1 and 2 will require less water and will help maintain the homes water budget.

1) Verification:
   - The verification process will be a two-step approach dealing with the exterior landscaping water use and the interior fixture/appliance use. The designated third-party contractor, Burgess Construction Consultants, will verify the following using the specified sheet within the approved WEP:
   - Exterior Requirements:
     - Turf type - Note: Kentucky Bluegrass is not permitted. See Appendix A for Town of Castle Rock's recommended turf types.
     - Total square feet of turf areas.
     - Type of automatic irrigation controller/weather-based ET controller installed.
     - Pressure regulator installed meeting min-max PSI pressure (60PSI).
     - Check all heads and nozzles for compliance.

   - The designated third-party contractor, Burgess Construction Consultants, will verify the following:
   - Interior Requirements:
     - Fixture type, water demand, make and model
     - A breakdown of each of the above will be submitted with each building permit or at C/O, as some design center selections are not chosen at the time of building permit.

2) Education:

   The education component will be comprised of multiple meetings with the homeowners in conjunction with information packets delivered to the homeowner at the time of closing walkthrough as well as information delivered to the homeowners by the HOA.

   - Pre-construction Meeting: Every homeowner will attend a pre-construction meeting with the Construction Manager, Project Manager

and Sales Manager to review all pertinent information. During this meeting, we will review all WEP material, including what a water efficient community is and the responsibility of the homeowner.

- Pre-Drywall Meeting: During the pre-drywall meeting, the Construction Manager will walk the home with the homeowner to discuss all options selected during the design phase and ensure that all rough-ins are installed per the plan. At this time, we will review the water efficient plan again and the responsibilities of the homeowner.
- Pre-Settlement Orientation: The PSO is a 1.5-2-hour meeting with the homeowner and Construction Manager reviewing all functioning aspects of the home, including fixture use, irrigation controls, MEP locations and use, etc. This will be the most important meeting to educate homeowners on the WEP. There will be a demonstration by the Construction Manager and the landscaping contractor, showing all the uses of the exterior irrigation controls, how to set schedules for the controls, the location and use of the weather sensor, etc. They will receive the owner's manual in addition to an in-depth view of the functions of these controls. At this point, the homeowner will also receive their Homeowner Orientation Booklet, which contains all the information regarding their home. Included in this booklet will be educational information regarding the WEP, Castle Rock Water's water use guides, acceptable plant material for future gardening, information on conservation methods, billings tiers, etc. This will be something the homeowner keeps and is able to reference for all future questions.
- HOA: After the homeowner has settled and closed on their home, the responsibility of education and future training will be moved onto the HOA. The HOA will provide quarterly education, each for the spring, summer, fall and winter months, updating the community on current and future WEP information. At these times, any updates to Castle Rock Water's billing or pertinent water conversation methods will be gone over and delivered to the homeowners. Castle Rock Water will be notified of HOA continuing education classes and given the option to attend.

- Contractual: Included in the contract will be an endorsement to the agreement of sale, stating the homeowner is purchasing a home within Montaine, Town of Castle Rock, which requires the compliance of the Water Efficiency Plan dated May 9, 2014. The homeowner will be required to sign this as part of their contract. See attached endorsement for details.

ARROW

11”x8.5”

This will be an 11"x8.5" wood placard secured in the garage next to the irrigation controller. It will state not to remove.

MONTAINE

BY TOLL BROTHERS

This home and landscaping has been designed to meet a Water Efficiency Plan approved by Castle Rock Water.

For more information, contact Castle Rock Water: 720-733-6000, CRconserve.com

2422 S. Trenton Way, Unit H Denver, COLORADO 80231 • 303-790-8944

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CLIENT_____ DESIGNER_____
ADDRESS_____ ORIGINAL DATE_____
PHONE_____ REVISIONS_____

Colors shown are not true matches to final product. For exact color match, refer to actual materials being used.

CLIENT APPROVAL
☐ AS IS ☐ REVISION(S)

SIGNATURE_____ DATE_____

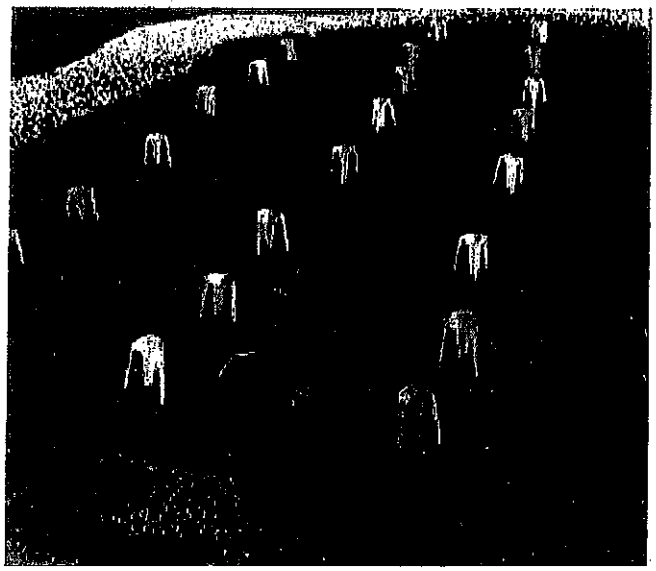
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Montaine - Water Efficiency - Fixture Compliance

Type of Fixture	Manufacturer/Part Number	GPM/PSI/GPF	Spec Sheet Information	Compliant?	
					Base
					Base
					Base
					Base
					Base
					Base
Toilet	Kohler - 403081-0	1.28gal/per flush - Water Sense Labeled	Windham - Toilet (2)		
Dishwasher	KitchenAid - KDTM354ESS	Normal wash - 4.2gal	KitchenAid - Dishwasher		
Dishwasher	KitchenAid - KDTE234GPS	Normal wash - 2.7gal	KitchenAid - Dishwasher (2)		
					Base
Kitchen Faucet	Kohler - K-560-CP	1.5gal/min - Maximum Flow Rate @60PSI	Kohler - Kitchen Faucet		
Kitchen Faucet	Kohler - K-99332-CP	1.5gal/min - Maximum Flow Rate @60PSI	Kohler - Beckon - Kitchen Faucet		
Kitchen Faucet	Kohler - K-596 - CP	1.5gal/min - Maximum Flow Rate @60PSI	Kohler - Simplice		
Kitchen Faucet	Kohler - K-72218-CP	1.5gal/min - Maximum Flow Rate @60PSI	Kohler - Sensate - Kitchen Faucet		
Kitchen Faucet	Kohler - K-7505-CP	1.5gal/min - Maximum Flow Rate @60PSI	Kohler - Purist - Kitchen Faucet		
Kitchen Faucet	Kohler - K-77515-CP	1.5gal/min - Maximum Flow Rate @60PSI	Kohler - Tournant - Kitchen Faucet		
Veggie/Bar Sink	Kohler - K-15275-4-CP	1.5gal/min - Maximum Flow Rate @60PSI	Kohler - Carplais - Veggie/Bar Sink		
Veggie/Bar Sink	Kohler - K-10415-CP	1.5gal/min - Maximum Flow Rate @60PSI	Kohler - Forte - Veggie/Bar Sink		
Veggie/Bar Sink	Kohler - K-76520-4-CP	1.5gal/min - Maximum Flow Rate @60PSI	Kohler - Artifacts - Veggie/Bar Sink		
Veggie/Bar Sink	Kohler - K-7482-4-S	1.5gal/min - Maximum Flow Rate @60PSI	Kohler - HiRise - Veggie/Bar Sink		
Utility Sink Faucet	Kohler - K-15270-4-CP	2.2gal/min - Maximum Flow Rate @ 60PSI	Kohler - Coralais - Utility Sink Faucet		
Utility Sink Faucet	Kohler - K-10433-CP	1.5gal/min - Maximum Flow Rate @60PSI	Kohler - Forte - Utility Sink Faucet		
Toilet	Kohler - K-76301-0	1.28gal/per flush - Water Sense Labeled	Kohler - Highline - Toilet		
Toilet	Kohler - K-3837-0	1.28gal/per flush - Water Sense Labeled	Kohler - Devonshire - Toilet		
Toilet	Kohler - K-3551-0	1.28gal/per flush - Water Sense Labeled	Kohler - Archer - Toilet		
Toilet	Kohler - K-3950-0	1.28gal/per flush - Water Sense Labeled	Kohler - Tresham - Toilet		
Powder Room Faucet	Kohler - K45102-4-CP	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Alteo - Powder Room Faucet		
Powder Room Faucet	Kohler - K-10272-4-CP	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Forte - Powder Room Faucet		
Powder Room Faucet	Kohler - K - 14404-4-BL	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Purist - Powder Room		
Powder Room Faucet	Kohler - K-394-4-CP	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Devonshire - Powder Room Faucet		
Powder Room Faucet	Kohler - K-14406-4-CP	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Purist - Powder Room Faucet		
Powder Room Faucet	Kohler - K-13491-4-CP	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Kelston - Powder Room Faucet		
Master Shower Fixture	Kohler - K-TS45106-4E-CP	2.0gal/min - Water Sense Labeled	Kohler - Alteo - Master Bath Shower Fixture		
Master Tub Fixture	Kohler - K-T45115-4-CP	15-17 Gal Min	Kohler - Alteo - Master Bath Tub Faucet		
Master Shower Fixture	Kohler - K-TS10276-4E-CP	2.0gal/min - Water Sense Labeled	Kohler - Forte - Master Bath Shower Fixture		
Master Tub Fixture	Kohler - K-T10278-4-CP	15-17 Gal Min	Kohler - Forte - Master Bath Tub Faucet		
Master Shower Fixture	Kohler - K-TS396-4E-CP	2.0gal/min - Water Sense Labeled	Kohler - Devonshire - Master Bath Shower Fixture		
Master Tub Fixture	Kohler - K-T398-4-CP	15-17 Gal Min	Kohler - Devonshire - Master Bath Tub Faucet		
Master Shower Fixture	Kohler - K-TS13493-4E-CP	2.0gal/min - Water Sense Labeled	Kohler - Kelston - Master Bath Shower Fixture		
Master Tub Fixture	Kohler - K-T14426-4-CP	15-17 Gal Min	Kohler - Purist - Master Tub		
Master Tub Fixture	Kohler - K-T13494-4-CP	15-17 Gal Min	Kohler - Kelston - Master Bath Tub Faucet		
Master Shower Fixture	Kohler - K-TS14422-4G-CP	1.75gal/min - Water Sense Labeled	Kohler - Purist - Master Bath Shower Fixture		
Secondary Bath / Master Bath Faucet	Kohler - K-45102-4	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Alteo - Secondary/Master Bath Faucet		
Secondary Bath Faucet	Kohler - K-45100-4-CP	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Alteo - Secondary Bath Faucet		
Secondary Tub/Shower Fixture	Kohler - K-TS45104-4G-CP	1.75gal/min - Water Sense Labeled	Kohler - Alteo - Secondary Shower/Tub		
Secondary Bath Faucet	Kohler - K-10270-4-CP	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Forte - Secondary Bath Faucet		
Secondary Tub/Shower Fixture	Kohler - K-TS10274-4G-CP	1.75gal/min - Water Sense Labeled	Kohler - Forte - Secondary Shower/Tub		
Secondary Bath Faucet	Kohler - K-393-N4-CP	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Devonshire - Secondary Bath Faucet		
Secondary Tub/Shower Fixture	Kohler - K-TS395-4G-CP	1.75gal/min - Water Sense Labeled	Kohler - Devonshire - Secondary Tub/Shower		
Secondary Bath Faucet	Kohler - K-13490-4-CP	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Kelston - Secondary Bath Faucet		
Secondary Tub/Shower Fixture	Kohler - K-TS13492-4G	1.75gal/min - Water Sense Labeled	Kohler - Kelston - Secondary Tub/Shower		
Secondary Bath Faucet	Kohler - K-14402-4A-CP	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Purist - Secondary Bath Faucet		
Secondary Tub/Shower Fixture	Kohler - K-22170-G-CP	1.75gal/min - Water Sense Labeled	Kohler - Purist - Secondary Tub/Shower		
Single Handle Faucets	Kohler - K-15182-4RA-CP	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Coralais - Single Handle Faucet		
Single Handle Faucets	Kohler - K-14404-4A	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Purist - Single Handle		
Single Handle Faucets	Kohler - K-193-4-CP	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Devonshire - Single Handle Faucet		
Single Handle Faucets	Kohler - K-45800-4-CP	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Alteo - Single Handle Faucet		
Single Handle Faucets	Kohler - K-10215-4-CP	1.2gal/min -Maximum Flow Rate @ 60PSI	Kohler - Forte - Single Handle Faucet		
Performance Showering Package	Kohler - K-22180-G	1.75gal/min - 45 PSI - Handshower/Showerhead	Kohler - Forte - Showering Package		
Multi-Functional Shower/Handshower	Kohler - K-45425-G	1.75/gal/min - 45 PSI - Handshower/Showerhead	Kohler - Flipside Multifunction Handshower		
Multi-Functional Shower/Handshower	Kohler - K-22167- G / K-2217G-G	1.75gal/min - Water Sense Labeled	Kohler - Bancroft - Multi Shower/Hand Shower		
Rainhead Shower	Kohler - K-76468 - CP	2.0gal/min - Water Sense Labeled	Kohler - Awaken - Rainhead		
Handshower	Kohler - K-72421-CP	2.0gal/min - Water Sense Labeled	Kohler - Awaken - Handshower		
Handshower	Kohler - K-45425-G	1.75gal/min - Water Sense Labeled	Kohler - Flipside - Handshower		
Dishwasher	KitchenAid - KDTM404EBS	Normal wash 2.7gal	KitchenAid -Dishwasher		
Dishwasher	JennAir- JDTSS246GL	Normal wash - 2.7gal	Jenn-Air- Dishwasher		

Landscape Irrigation

Maintenance



Check for leaks often.

Periodically, check for leaks in your irrigation system. Look for wet spots, small holes or depressions in the ground - this may indicate an underground irrigation leak.

Repair often.

Check your sprinkler system frequently {at least monthly during irrigation season) for broken or misaligned equipment to ensure you are watering your lawn and not the house, sidewalk, or street.

Get smart.

Install a smart controller or rain sensor that automatically adjusts the sprinkler system runtime and/ or schedule to react to changing weather conditions. Castle Rock Water offers rebates for smart controllers and *rain* sensors. Learn more about our rebate program.

Conduct an irrigation audit:

Irrigation system efficiency should be better than 75 percent. However, most systems run at 55 percent. Run off, improperly adjusted spray heads and leaks account for most inefficiencies. An irrigation audit will help make sure a system Is running as efficiently as possible.

Watering/Irrigating

Water when it's cool and calm.

Water early in the morning or later in the evening when temperatures are cooler, and the wind is calmer. Duling irrigation season (June-August), the Town has watering restrictions between 8am and 8 pm. Watering when it Is cool and calm, reduces evaporation, potentially saving 25 gallons, or 20 percent, each time you water.

Don't over water.

Only water your lawn once every three days or less. Learn more about evapotranspiration {ET) to understand how much water your landscape really needs. Keep in mind, the number one reason for poor plant health is over-watering. To test if your plants need water, use a long screwdriver as a soil probe to test soil moisture. If you can push it easily into your lawn for several Inches, do not water.

Install a rain sensor.

These sensors adjust your sprinkler to automatically delay irrigation until water is needed. Castle Rook Water offers rebates for smart controllers and rain sensors. Learn more about our rebate program.

Cycle and soak.

Water deeply but less frequently to create healthier and stronger landscapes. Learn how to Cycle and Soak

Install the proper irrigation system.

Drip irrigation tends to lose less to evaporation and drainage by placing water directly and slowly at the base of your trees, shrubs, and flowers. Modify sprinkler heads for the right space. All sprinkler heads are not created equal. Replace spray heads with low pressure rotary heads, where appropriate.

Direct down spouts or gutters toward shrubs or trees.

Colorado can now use rain barrels for irrigation. When redirecting down spouts, direct them away from your house for proper stormwater flow.

Bathroom

Toilet

Check your toilet for leaks.

Toilets can waste as much as 200 gallons of water per day. They also account for the primary source of leaks in a household.

To check if your toilet has a leak, put a few drops of food coloring in the toilet tank and wait several minutes. If it seeps into the bowl without flushing, there's a leak. Be sure and rinse the dye out quickly and thoroughly so it won't stain. Castle Rock Water has non-staining dye tabs for your convenience.

Fix it and start saving!

Don't use the toilet as a wastebasket.

Every toilet is flushed an average of six (6) times each day. Each flush can use more than 2 gallons of water. Keep a wastebasket in the bathroom for trash.

Don't throw flushable wipes in the toilet.

It sounds hard to believe, but flushable wipes are not actually flushable. These wipes do not disintegrate like toilet paper and tend to create clogs in the wastewater system. The name can be deceiving.

Install a low volume toilet.

Toilets installed prior to 1994 may use between 3 and 8 gallons of water, per flush. Compared to a more modern, high-efficiency toilet that uses less than 1 gallon per flush, replacing old toilets could make a big difference.

A family of four can save 14,000 to 25,000 gallons of water a year by replacing their toilet with a more efficient fixture. You may also want to consider buying a dual flush toilet. It has two flush options, a half-flush for liquid waste and a full-flush for solid waste.

Use a water bank.

You can reduce the amount of water it takes to fill your toilet tank, by placing a water bank in the tank. Keep in mind, do not use a brick or other items which may erode. Overtime, this could affect the internal workings of your toilet.

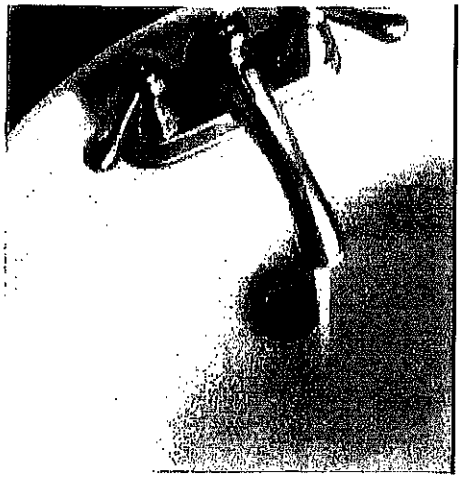
Let it mellow

The toilet typically accounts for the largest indoor water use in a household. When appropriate, let it mellow.

Avoid using in-tank toilet cleaners: or tablets

Cleaning products can erode the tank flapper. Worn-out flappers are the primary cause of a leaky toilet.

Sinks and showers.



Check for leaks in faucets and showerheads.
One drip every second adds up to 5 gallons.

Install low-flow shower heads.
If your shower fills a 1 gallon bucket in less than 20 seconds, replace the shower head with a low-flow WaterSense® model.

A low-flow shower head could save an estimated 2.5gallons per shower or 750 gallons a month.

Find a WaterSense ® model shower head at your local hardware store.

Install aerators in all of your bathroom faucets.
Aerators increase the force of water while using half as much waler.

Shorten your shower to 5 minutes - or even by a minute or two.
A 5-minute shower with a low-flow shower head uses only 12 gallons of water. While a 10-minute shower with an old shower head, can use as much as 40 gallons.

Take fewer baths.
Or, only fill the tub half-full. A bathtub can use up to 70 gallons of water.

Plug the bathtub when running a bath.
Plug the bathtub before turning on the water. Adjust the temperature as the tub fills.

Collect your shower water.
While waiting for the shower to1vam1 up, try collecting the cold water In a bucket to water plants.

Insulate your hot water pipes.
This can shorten the wait for hot water and save energy too.

Turn it off.
You can save 4 to 8 gallons of water each day by turning off the tap while lathering your hands, shaving, or brushing your teeth.

For a shave, plug the sink with a bit of water for rinsing.

Kitchen

Dishwashers

Use your dishwasher

Washing dishes by hand can use more than 20 gallons of water while a dishwasher only uses 15 or less gallons.

Install a water and energy efficient dishwasher.

Save 3 to 8 gallons per load (as well as save energy} with an Energy Star® or Water Sense® labeled dishwasher.

Run a full load.

Try to reduce the number of loads per week and only run the dishwasher when completely full.

Scrape your plate instead of rinsing.

Newer dishwashers clean more thoroughly than older ones. As a bonus, compost your plant food waste and enrich your soil- which also reduces the amount of water needed for irrigation.

Faucets

Install aerators.

Aerators are inexpensive, easy to install and can reduce flow of a faucet to less than one gallon per minute.

Don't let the water run.

When washing dishes by hand, fill one basin with wash water and the other with rinse water.

Scrape food remnants into the trash.

Using a garbage disposal requires several gallons of water to run, as well as several gallons to clean.

Soak pots and pans.

Soak those big items instead of letting the water run while you rinse and scrape.

Install an instant water heater near your kitchen sink.

Save time, energy and water by not having to wait for the water to heat up.

Don't rinse fats, oils or grease down the drain.

Not only does it take more water to wash fats away, they tend to coat pipes causing clogs. Try feezing fats, oil and grease in a pan than throw the whole thing in the trash.

Check for leaks.

A leaky faucet can waste as much as 1,500 gallons of water per year. Most of the time, gently tightening the connections or replacing a gasket will fix the leak.

Cooking

Select the proper pan size for cooking.

Large pans may require more cooking water than necessary. Cooking foods in as little water as possible

also helps retain more nutrients.

Don't use running water to thaw food.

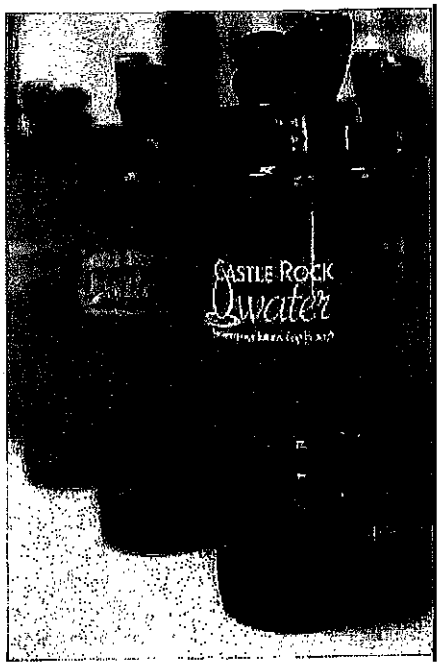
Defrost food in the refrigerator.

Soak instead of rinse.

When washing your fruits and vegetables, let them soak in a pan or sink instead of washing in running Water.

Chill a pitcher of drinking water in the refrigerator.

Eliminate running the tap until the water runs cold. Drinking the prescribed eight g lasses of water a day would cost about $1,400 if you were buying bottled water. The same amount for tap water costs less than $.50. Did you know that Castle Rock wafer has won best tasting water competitions?



Use one glass or a refillable water bottle

Designating one glass for water cuts down on washing.

ın't waste those unwanted ice cubes.

/ou accidentally drop ice cubes, put them in a house plant or pet bowl instead of the sink.

Laundry

Wash full loads

When doing laundry, adjust your settings: match the water level to the size of the load, use cold water more often and use the shortest cycle for lightly soiled items. Also, conserve energy and water by making sure to wash only full loads.

Install a water-efficient clothes washer

Save 6,000 or more gallons of water per year with a WaterSense® washer. Conventional washers built before 2011 typically use 40 gallons of water per load, compared to an efficient model that may use as little as 15 gallons per load.

Check for leaks.

Regularly check the washing machine and hoses for leaks.

Don't wash as often

Whether at home or while staying in a hotel, reuse your towels. Some clothes may not need washing after every use.

"Appendix A"

Town of Castle Rock Recommended Plant List

Botanical (Latin) Name	Common Name	Relative Size** S	M	L	Ht	Width	Ft On Center	Street Tree*	Hydrozone*** H	M	L	Remarks
Trees												
Deciduous Shade Trees												
Acer freemanii 'Autumn Blaze'	Autumn Blaze			x	50	55	30	x				
Acer platanoides	Norway Maple			x	50	50	35					susceptible to frost cracks
Catalpa speciosa	Catalpa			x	50	50	35	x				
Celtis occidentalis	Common Hackberry			x	45	45	35	x				
Corylus colurna	Turkish Filbert			x	50	35	25	x				
Gymnocladus dioica	Kentucky Coffeetree			x	50	35	30	x				
Gleditsia triacanthos var. *inermis* 'Imperial'	Imperial® Honey Locust		x	x	45	40	35	x				Males only
Gleditsia triacanthos var. *inermis* 'Shademaster'	Shademaster® Honey Locust		x	x	45	40	35	x				fire resistant
Gleditsia triacanthos var. *inermis* 'Skyline'	Skyline® Honey Locust		x	x	45	40	35	x				fire resistant
Populus x acuminata	Lanceleaf cottonwood			x	50	40	35					fire resistant
Populus sargentii	Plains Cottonwood			x	60	40						males only, native
Populus tremuloides	Quaking Aspen		x		35	30						males only, native
Quercus macrocarpa	Bur Oak			x	70	50	40	x				short lived; prone to disease;native; fire resistant
Quercus robur	English Oak			x	60	45	35	x				
Quercus rubra	Northern Red Oak			x	75	45	40	x				
Quercus bicolor	Swamp White Oak			x	50	45	40	x				
Sophora japonica	Japanese Pagoda Tree		x		60	40	40					
Tilia americana 'Redmond'	Redmond Linden			x	60	40	35	x				
Tilia cordata	Little Leaf Linden		x		40	30	25	x				
Tilia mongolica	Mongolian linden		x		35	25	20	x				urban street tree
Tilia x euchlora	Crimean linden		x		35	35	30	x				urban street tree
Deciduous Ornamental Trees												
Acer grandidentatum	Bigtooth Maple	x			25	25						fire resistant
Acer glabrum	Rocky Mountain Maple	x			15	15						native; fire resistant
Acer ginnala	Ginnala Maple	x			15	20						good tree similar power line;fire resistant
Acer tataricum	Tatarian Maple	x			20	20	20	x				
Cercis canadensis	Redbud	x			25	15						marginal over 6,000 ft.
Crataegus crus-galli var. *inermis*	Cockspur Thornless Hawthorn	x			15	15	15	x	x			fire resistant
Crataegus ambigua	Russian Hawthorn	x			20	15	15	x				fire resistant
Crataegus phaenopyrum	Washington Hawthorn	x			20	15	15	x				fire resistant
Koelreuteria paniculata	Goldenrain Tree	x	x		25	25	20	x				
Malus spp.	Apples, crabapples	x			20	20	20					fire resistant
Malus 'Brandywine'	Brandywine Crabapple		x		20	20	20					fire resistant
Malus 'Dolgo'	Dolgo Crabapple		x		25	25	20					Good for jams and jellies, not suited for street tree
Malus Radiant	Radiant Crabapple		x		25	20	20					
Malus 'Spring Snow'	Spring Snow Crabapple		x		20	15	20					
Prunus armeniace	Apricot	x			20	20	20					
Prunus cerasifera	Newport Plum		x		20	20						fire resistant
Prunus maackii	Amur Chokecherry	x			20	20						
Prunus virginiana 'Shubert'	Canada Red Chokecherry	x			25	20			x			fire resistant
Prunus spp.	Cherries/Plums	x			20	20	20					fire resistant
Ptelea trifoliata	Water Ash	x			25	20	20	x				
Pyrus calleryana	Ornamental Pear		x		30	30	30	x				urban street tree
Robinia neomexicana	New Mexican Locust	x			20	20	20					Do not over water or prone to borer damage
Syringa reticulata	Japanese Tree Lilac	x			20	20	15	x				
Quercus gambelii	Gambel Oak	x			20	15			x			native
Evergreen Trees												
Abies concolor	White Fir			x	40	25						native
Picea pungens	Colorado Blue Spruce			x	60	30						native
Pinus aristata	Bristlecone Pine		x		30	15			x			native, needs good drainage
Pinus edulis	Pinon Pine		x		25	20			x			native
Pinus flexilis	Limber Pine		x		30	15			x			native
Pinus ponderosa	Ponderosa Pine			x	60	30			x			native, susceptible to Mtn. Pine Beetle
Pinus nigra	Austrian Pine		x	x	50	30						
Pinus strobiformis	Southwestern White Pine			x	40	25						
Pinus sylvestris	Scotch Pine			x	40	25						
Pseudotsuga menziesii	Douglas Fir			x	50	25						native
Shrubs												
Upright Evergreen Shrub												
Juniperus chinensis 'Hetzi Columnaris'	Hetzi Upright Juniper		x		15	5		x	x			windbreak, screening, IOD
Juniperus chinensis 'Spartan'	Spartan Juniper		x		15	4			x			
Juniperus chinensis 'Spearmint'	Spearmint Juniper		x		15	8			x			
Juniperus chinensis 'Blue Point'	Blue Point Juniper		x		15	8			x			
Juniperus communis 'Compressa'	Pencil Point Juniper	x			4	2			x			IOD
Juniperus monosperma	One Seed Juniper		x		20	20			x			native
Juniperus osteosperma	Utah Juniper		x		20	20			x			native
Juniperus scopulorum	Rocky Mountain Juniper		x		25	15	6		x			native
Juniperus scopulorum 'Cologreen'	Cologreen Juniper		x		20	6	8		x			
Juniperus scopulorum 'Gray Gleam'	Gray Gleam Juniper		x		15	6	5		x			
Juniperus scopulorum 'Moonglow'	Moonglow Juniper		x		15	8			x			
Juniperus scopulorum 'Pathfinder'	Pathfinder Juniper		x		15	8			x			
Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper		x		15	4	3	x	x			IOD
Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	x			15	6			x			
Juniperus virginiana 'Burkii'	Burk Eastern Red Cedar		x		25	15			x			

10/2018

Botanical (Latin) Name	Common Name	S	M	L	Ht	Width	Ft On Center	Street Tree*	1*	2	3	Remarks
Spreading (low-growing) Junipers												
Juniperus chinensis 'Armstrongii'	Armstrong Juniper		x		4	4						
Juniperus communis depressa 'Effusa'	Effusa Juniper	x			2	6			x			
Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	x			1	6						
Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	x			1	8						
Juniperus horizontalis 'Hughes'	Hughes Juniper	x			1	6						
Juniperus horizontalis 'Monber'	Icee Blue™ Juniper	x			2	8						
Juniperus horizontalis 'Prince of Wales'	Prince of Wales Juniper	x			1	6						
Juniperus horizontalis 'Wiltonii'	Wilton/Blue Rug Juniper	x			1	8						
Juniperus horizontalis 'Youngstown'	Andorra Juniper	x			2	6						
Juniperus x media 'Hollbert'	Spreading Juniper	x			3	8						
Juniperus x media 'Sea Green'	Sea Green/Mint Julep™ Juniper		x		8	7						
Juniperus x media 'Old Gold'	OldGold/Gold Coast™ Juniper		x		4	4						
Juniperus procumbens 'Green Mound'	Green Mound Juniper	x			1	6						
Juniperus sabina 'Arcadia'	Arcadia Juniper	x			2	4						
Juniperus sabina 'Broadmoor'	Broadmoor Juniper	x			2	10						
Juniperus sabina 'Buffalo'	Buffalo Juniper	x			1	8						
Juniperus sabina 'Monna'	Calgary Carpet Juniper	x			1	8						
Juniperus sabina 'Scandia'	Scandia Juniper	x			2	8						
Juniperus sabina 'Sierra Spreader'	Sierra Spreader Juniper	x			1	8						
Juniperus sabina 'Tamariscifolia'	Tamrony Juniper		x		4	8						
Juniperus scopulorum 'Table Top Blue'	Table Top Blue Juniper		x		6	8						
Juniperus squamata 'Blue Star'	Blue Star Juniper	x			3	4						
Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	x			3	6						
Deciduous Shrubs												
Amelanchier alnifolia	Saskatoon Serviceberry		x	x	15	15						native; fire resistant
Amelanchier alnifolia 'Regent'	Regent Serviceberry		x	x	6	6						
Amorpha canescens	Leadplant		x		4	4			x			native
Amorpha fruticosa	Indigobush		x		8	15			x			native in eastern Colorado by streams
Amorpha nana	Dwarf leadplant	x			2				x			
Aronia melanocarpa	Black Chokeberry		x	x	7	4			x			
Atriplex canescens	Four Wing Saltbush		x		6	9			x			native
Atriplex confertifolia	Shadscale Saltbush	x			3	5			x			
Berberis spp.	Barberry		x		6	8			x			
Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	x	x		2	3			x			
Buddleia alternifolia 'Argentea'	Alternate-leaf Butterfly Bush		x		15	10			x			
Caragana arborescens	Siberian Peashrub			x	15	12			x			screen, hedge or windbreak in tough situations
Caragana pygmaea	Pygmy Peashrub	x	x		3	3			x			
Caryopteris x clandonensis	Blue Mist Spirea		x		4	4			x			
Caryopteris x clandonensis 'Dark Knight'	Dark Knight Spirea		x		5	4			x			
Caryopteris x clandonensis 'First Choice'	Compact Blue Mist Spirea	x			3	3			x			
Celtidos laneta	Waxberet	x	x		3				x			
Cercocarpus ledifolius	Curl Leaf Mountain Mahogany		x	x	15	15			x			native; fire resistant
Cercocarpus montanus	Mountain Mahogany		x	x	15	15			x			native; fire resistant
Cercocarpus intricatus	Dwarf Mountain Mahogany	x			4	4			x			native; fire resistant
Chamaebatiaria millefolium	Fernbush		x		6	6			x			
Chrysothamnus nauseosus	Rabbitbrush		x		6	4			x			native; fire resistant
Chrysothamnus nauseosus 'Dwarf Blue'	Dwarf Rabbitbrush	x			3	3			x			
Cornus alba	European Dogwood		x		5	8			x			fire resistant
Cornus sericea	Dogwood		x	x	8	8			x			fire resistant
Cotinus coggygria 'Royal Purple'	Smoketree			x	12	12			x			
Cotoneaster lucidus	Peking Cotoneaster		x		8	8			x			use as screen or hedge
Cotoneaster apiculatus	Cranberry Cotoneaster	x			3	6			x			
Cowania mexicana	Cliffrose			x	12	6			x			well drained soils only; fire resistant
Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne		x		3	4			x			fire resistant
Ephedra viridis	Mormon Tea		x		6	6			x			
Euonymus alatus	Burning Bush		x	x	12	10			x			fire resistant
Euonymus alatus 'Compactus'	Dwarf burning bush		x		5	4			x			
Fallugia paradoxa	Apache Plume		x		6	6			x			fire resistant
Forestiera neomexicana	New Mexico Privet			x	15	10			x			native
Forsythia spp	Forsythia		x		8	5			x			historic preservation
Genista tinctoria 'Royal Gold'	Royal Gold Woadwaxen	x			2	2			x			
Holodiscus dumosus	Rock Spirea		x		7	8			x			native; fire resistant
Hippophae rhamnoides	Sea Buckthorn				12	10			x			
Hypericum spp	St. Johnswort	x			3	3			x			
Hypericum kalmianum	Kalm's St. Johnswort	x			2	4			x			
Hypericum kalmianum 'Ames'	Ames St. Johnswort	x			2	3			x			
Jamesia americana	Waxflower, Fivepetal cliffbush		x		6	6			x			prefers moist gritty soil; fire resistant
Kolkwitzia amabilis	Beautybush		x		10	8			x			
Ligustrum obtusifolium regelianum	Regal Privet		x		5	5			x			
Ligustrum vulgare 'Cheyenne'	Cheyenne Privet		x	x	10	12			x			
Ligustrum vulgare 'Lodense'	Lodense Privet		x	x	10	12			x			
Lonicera korolkowii 'Floribunda'	Blue Velvet Honeysuckle		x		12	8			x			Plant Select 1999
Lonicera syringantha 'Wolfii'	Tiny Trumpets Honeysuckle		x		4	6			x			
Lonicera tatarica 'Arnold Red'	Arnold Red Honeysuckle		x		8	8			x			fire resistant
Lonicera x xylosteoides 'Clavey's Dwarf'	Clavey's Dwarf Honeysuckle		x		5	5			x			
Paraphylium ramosissimum	Squaw Apple		x		7	7			x			
Philadelphus lewisii 'Cheyenne'	Cheyenne Mockorange		x		5	8			x			drought tolerant after 5 years regular watering

10/2018

Botanical (Latin) Name	Common Name	S	SI	L	Ht	Width	Ft On Center	Street Tree*	<4'	4'-8'	>8'	Remarks
Philadelphus microphyllus	Littleleaf Mockorange		x		4	5						*fire resistant*
Physocarpus opulifolius 'Dart's Gold'	Ninebark	x			4	4						
Physocarpus opulifolius	Common Ninebark		x	x	8	8						*fire resistant*
Potentilla fruticosa	Shrubby Cinquefoil	x			4	4						*fire resistant*
Potentilla fruticosa 'Golden Drop'	Gold Drop Potentilla	x			3	2						
Prunus americana	American Plum			x	12	10						*native; fire resistant*
Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	x			2	5						*native*
Prunus besseyi 'Western'	Western Sandcherry		x		6	3						*native; fire resistant*
Prunus x cistena	Purple leaf sand cherry			x	10	10						
Prunus virginia	Chokecherry			x	20	20						*native*
Prunus tomentosa	Nanking Cherry		x		6	6			x			
Purshia tridentata	Antelope bitterbrush		x		5	4			x			*small, musky odor; fire resistant*
Quercus gambelii	Gambel Oak			x	20	15			x			*native*
Quercus undulata	Wavy Leaf Oak		x		9	5			x			*native*
Rhamnus smithii	Smith's Buckthorn		x		8	5			x			*native*
Rhus aromatica	Fragrant Sumac		x		5	8			x			
Rhus aromatica 'Grow-Low'	Grow-Low Sumac	x			3	6			x			
Rhus glabra 'Cismontana'	Rocky Mountain Sumac		x	x	5	6			x			*native*
Rhus glabra	Smooth Sumac		x		10	12			x			*native*
Rhus glabra 'Laciniata'	Smooth Cutleaf Sumac		x		8	8			x			
Rhus trilobata	Three Leaf Sumac		x		6	6			x			*native*
Rhus typhina	Staghorn Sumac		x	x	20	20			x			
Rhus typhina 'Laciniata'	Staghorn Cutleaf Sumac		x	x	10	6			x			
Ribes alpinum	Alpine Currant	x	x		5	5						*Edible fruit, provide some afternoon shade*
Ribes aureum	Golden Currant	x	x		6	5			x			*native; fire resistant*
Ribes cereum	Wax Currant	x			4	3			x			*native*
Ribes hirtellum	Gooseberry	x	x		5	5						*Edible fruit, provide afternoon shade*
Ribes inerme	Whitestem gooseberry		x									*native*
Ribes nigrum	Black Currant	x	x		5	5						*Edible fruit, provide afternoon shade*
Ribes sativum 'Red Lake'	Red Currant	x	x		4	4						*Edible fruit*
Rosa foetida 'Bicolor'	Austrian Copper Rose, Shrub		x		8	5						
Rosa glauca	Redleaf Shrub Rose		x		5	6						
Rosa 'Nearly Wild'	Floribunda Rose	x			2	3						
Rosa Meidiland	Meidiland Rose	x	x		4	5						
Rosa Rugosa	Rugosa Hybrid Roses		x		5	5						
Rosa Shrub	Shrub Rose	x	x	x	6	6						
Rosa x hortenti	Hortenti Yellow Blush Rose		x		5	6			x			
Rosa woodsii	Woods Rose	x			3	4			x			*native, fire resistant*
Rubus deliciosus	Boulder Raspberry		x	x	8	8			x			*native; fire resistant*
Shepardia argentea	Silver Buffaloberry		x	x	12	8			x			*native; fire resistant*
Shepardia canadensis	Russet Buffaloberry	x	x		4	4			x			*native; fire resistant*
Sibiraea laevigata	Siberian spiraea		x		5	5						
Spiraea japonica 'Little Princess'	Japanese spiraea	x			2.5	3						
Spiraea nipponica 'Snowmound'	Snowmound Spiraea		x	x	5	5						
Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	x			3	4						
Spiraea x 'Vanhoutte'	Vanhoutte Spirea		x	x	6	10						
Symphoricarpos albus	Snowberry	x			4	6						*native; fire resistant*
Symphoricarpos x 'Chenaultii'	Chenault Coralberry			x	6	6						*fire resistant*
Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry			x	2	6						*fire resistant*
Syringa hyacinthiflora	Early Lilac		x	x	10	10						
Syringa patula 'Miss Kim'	Miss Kim Lilac			x	5	5						
Syringa x prestoniae 'Donald Wyman'	Donald Wyman Lilac			x	8	6						
Syringa x prestoniae 'James MacFarlane'	James MacFarlane Lilac			x	8	8						
Syringa x prestoniae 'Minuet'	Late Canadian Lilac	x		x	4	5						
Syringa x prestoniae 'Royalty'	Royalty Lilac			x	8	8						
Syringa vulgaris	Common Purple Lilac			x	x	15	15					*Heavily suckers in moist soils; fire resistant*
Syringa vulgaris 'Alba'	Common White Lilac			x	x	15	15					*Heavily suckers in moist soils*
Syringa vulgaris 'Charles Joly'	Charles Joly Lilac			x	x	15	15					*Heavily suckers in moist soils*
Viburnum lantana	Wayfaring Viburnum			x	x	10	8					
Viburnum lentago 'Mohican'	Mohican Viburnum			x	x	7	6					
Viburnum rhytidophylloides 'Alleghany'	Alleghany Leatherleaf Viburnum				x	10	10					
Evergreen Shrubs												
Arctostaphylos x coloradoensis	Panchito™ Manzanita	x			1	3						
Arctostaphylos uva-ursi	Kinnikinnick, bearberry	x			1	6			x			*native; fire resistant*
Artemisia cana	Silver Sagebrush			x	4	3			x			
Artemisia filifolia	Sand Sagebrush			x	5	5			x			
Artemisia tridentata	Tall Western Sage			x	6	5			x			*native*
Cytisus x 'Lilac Time'	Lilac Time Broom	x			3	3						*marginally hardy*
Cytisus x 'Minstead'	Minstead Broom	x			3	4						*marginally hardy*
Cytisus x praecox 'Allgold'	Allgold Warminster Broom	x			3	4						*marginally hardy*
Cytisus purgus 'Spanish Gold'	Spanish Gold Broom	x	x		4	5						*marginally hardy*
Cytisus scoparius 'Moonlight'	Moonlight Broom	x	x		5	4						*marginally hardy*
Ephedra equisetina	Bluestem Joint Fir		x	x	6	7			x			
Hesperaloe parviflora	Red Flowering Yucca	x			2	2			x			
Mahonia aquifolium	Oregon Grape Holly	x	x		5	6						*fire resistant*
Mahonia aquifolium 'Compacta'	Compact, Oregon Grape Holly	x			3	3			x			*native*
Mahonia repens	Creeping Oregon Grape Holly	x			1	3			x			*native; fire resistant*
Picea abies 'Nidiformis'	Bird's Nest Spruce		x	x	6	12						
Pinus mugo 'Teeny'	Dwarf Mugo Pine	x			2	3						
Pinus mugo var *mugo*	Mugo Pine		x	x	20	30						*sizes vary by variety*
Yucca baccata	Banana Yucca	x			3	3			x			*fire resistant*
Yucca filamentosa	Adam's Needle		x		4	4			x			*flowers on stalks 4-7' tall above leaves midsummer; fire resistant*
Yucca glauca	Soapweed	x			2	2			x			*native; flowers 1-2' above leaves in early summer;fire resistant*

Botanical (Latin) Name	Common Name	S	M	L	Ht	Width	Ft On Center	Street Tree*	1*	2*	3	Remarks
Perennials												
Achillea filipendulina	Fernleaf Yarrow	x			2.5	2						
Achillea filipendulina 'Moonshine'	Moonshine Yarrow	x			2.5	2						
Achillea lanulosa	Native Yarrow	x			0.5							native; fire resistant
Achillea millefolium 'Rosea'	Pink Yarrow	x			2.5	2.5						
Achillea tomentosa	Woolly yarrow	x			0.5							fire resistant
Agastache cana	Double Bubble Mist	x			2	2						
Agastache rupestris	Sunset Hyssop		x		3							Many varieties to choose from
Alcea rosea	Hollyhock		x		8	1						
Alchemilla mollis	Lady's Mantle	x			1.5							fire resistant
Allium cernuum	Nodding onion	x			1							fire resistant
Alyssoides utriculata	Bladderpod	x			1	2						
Alyssum saxatile	Alyssum	x			1							
Alyssum wulfenianum	Mountain Alyssum	x			0.5							
Anacyclus depressus	Alba Daisy	x			0.25	1						
Anchusa azurea 'Dropmore'	Dropmore bugloss		x		4	2						
Anemone sylvestris	Snowdrop	x			2	1						native; fire resistant
Antennaria dioica	Pussytoes	x			2	1						native; fire resistant
Aquilegia Hybrids	Columbine	x	x		3							native; fire resistant
Arabis sp.	Mountain Rockcress	x			0.5						x	fire resistant
Armeria maritime	Sea thrift	x			0.5							fire resistant
Artemisia caucasica	Caucasian sage	x			1.5							fire resistant
Artemisia frigida	Fringed sage	x			1.5							fire resistant
Artemisia ludoviciana	Prairie Sage	x			1.5	1.5					x	fire resistant
Artemisia 'Powis Castle'	Powis Castle Sage	x			2						x	
Artemisia 'Silver Brocade'	Dusty Miller Sage	x			1	2						
Artemisia schmidtiana	Silver Mound Sage	x			1	1.5					x	
Artemisia stelleriana 'Silver Brocade'	Perennial Dusty Miller Sage	x			2	1.5					x	
Asclepias tuberosa	Butterfly Weed	x			2.5	1.5						
Aster alpinus	Alpine aster	x			1							
Aster Hybrids	Fall Aster	x	x		3							fire resistant
Aster laevis	Smooth Aster		x		3.5							
Aster novae-angliae	Aster		x		3	2						fire resistant
Aster porteri	Porter aster	x			1							fire resistant
Aubrieta deltoidea 'Purple Gem'	Purple Rockcress	x			0.5	2						fire resistant
Aurinia saxatilis 'Compacta'	Basket-of-Gold	x			1	1						
Baptisia australis	False Indigo	x	x		4	4						
Bensenia lyrata	Chocolate Flower	x			1	0.5						
Bellonia asteroides 'Snowbank'	Snowbank Starflower		x		6	3						
Callirhoe involucrata	Prairie Winecup	x			1	2					x	
Calyophus hartwegii ssp. *Scaberi*	Evenlops	x			0.5							native
Campanula poscharskyana	Siberian Bellflower	x			0.5	1						
Campanula rotundifolia	Harebell	x			1	1						native; fire resistant
Catananche caerulea	Cupids Dart	x			1.5							
Centaurea montana	Perennial Sachaba Button	x			2	2						
Centaurea dealbata 'Rosea'	Persian Cornflower	x			2							
Centranthus ruber	Jupiter's Beard		x		3	2					x	fire resistant
Ceratostigma plumbaginoides	Plumbago	x			1	2						
Cerastium tomentosum	Snow-in-Summer	x			1	1						fire resistant
Chrysanthemum coccineum	Painted Daisy	x			2.5	1.5						
Chrysanthemum parthenium 'Aureum'	Golden Feverfew	x			1	1						
Convallaria majalis	Lily-of-the-Valley	x			0.5	1						fire resistant
Coreopsis auriculata 'Nana'	Dwarf Coreopsis	x			0.5							
Coreopsis grandiflora	Coreopsis	x			2.5							
Coreopsis rosea	Pink Coreopsis	x			2	2.5						
Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	x			2							
Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	x			2							
Crocus sp	Crocus	x			0.25							
Delosperma cooperi	Ice Plant	x			0.25	1					x	
Delosperma nubigenum	Yellowtea Plant	x			0.25	1					x	fire resistant
Delphinium sp.	Delphinium		x		4							historic preservation
Dianthus deltoides	Maiden Pink	x			0.5							fire resistant; deer resistant
Dianthus 'First Love'	First Love Dianthus	x			1.5							fire resistant
Dianthus gratianopolitanus	Cheddar Pink	x			0.5							fire resistant
Dianthus Hybrids	Cottage Pink	x			1.5							fire resistant
Diascia integerrima 'Coral Canyon'	Coral Canyon Twinspur	x			1							Plant Select
Echinacea pallida	Drooping Coneflower	x	x		5							native
Echinacea purpurea	Purple Coneflower	x	x		3							native; fire resistant
Echinacea purpurea 'Alba'	White Coneflower	x	x		3							
Echinacea purpurea 'Magnus'	Magnus Coneflower	x	x		3							
Echinocereus coccineus	Turk's Head Cactus	x			0.5	1					x	
Echinops ritro 'Taplow Blue'	Small Globe Thistle		x		4	2						
Echinops sphaerocephalus 'Arctic Glow'	Great Globe Thistle		x		4	2						
Echinocereus triglochidiatus	Claret Cup Cactus	x			1	1					x	
Epilobium canum subsp. *garrettii*	Orange Carpet Hummingbird Trumpet	x			1	3						
Epilobium fleischeri	Alpine Willow Herb	x			1.5	1						
Eriogonum umbellatum	Sulphur flower, buckwheat	x			1	2					x	native; fire resistant
Eryngium planum 'Blaukappe'	Sea Holly	x			2	1.5						
Eschscholzia californica	California Poppy	x			2							
Escobaria vivipara v. *vivipara*	Spiny Star Cactus	x			0.5	0.25					x	
Escobaria missouriensis	Missouri Pincushion	x									x	
Euphorbia polychroma	Cushion Spurge	x			2	0.25						plant latex is toxic
Fallopia japonica	Japanese Fleece Flower			x	4	4						
Fallopia japonica 'Compacta'	Dwarf Japanese Fleece Flower	x			2	2						
Fragaria 'Pink Panda'	Pink Panda Strawberry	x			0.5	1						native; fire resistant
Gaillardia aristata	Blanket Flower	x			2.5	2.5						

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Botanical (Latin) Name	Common Name	S	M	L	Ht	Width	Ft On Center	Street Tree*	1*	2	3	Autumn	Remarks
Gaillardia aristata 'Goblin'	Goblin Dwarf Blanket Flower	x			1								native
Galium odoratum	Sweet Woodruff	x			1								
Gaura lindheimeri	Whirling Butterflies	x			4								
Gazania linearis 'Colorado Gold'	Hardy Colorado Gold Gazania	x			0.5								
Gentiana saplamifida	Fall Gentian	x			0.5	0.5							
Geranium cantabrigiense 'Biokovo'	Biokovo Cranesbill	x			0.5								deer and rabbit resistant; fire resistant
Geranium himalayenses 'Johnson's Blue'	Johnson Blue Cranesbill	x			2	2			x				fire resistant
Geranium macrorrhizum	Bigroot Cranesbill	x			1	2							fire resistant
Geranium sanguineum	Cranesbill	x			2	2							fire resistant
Geranium viscosissimum	Sticky Geranium	x			2	1.5							native; fire resistant
Gaum triforum	Prairie Smoke	x			1.5								native; fire resistant
Gutierrezia sarothrae	Broomweed	x			1.5	1.5			x				native
Gypsophila paniculata 'Compacta Plena'	Baby's Breath	x			1.5								
Gypsophila repens	Creeping Baby's Breath	x			0.5								
Helenium hoopesii	Orange Sneezeweed		x		4								native
Helenium x 'Bruno'	Sneezeweed		x		4	1.5							
Helianthemum nummularium	Sunrose or Rock Rose	x			1								fire resistant
Helianthus maximiliana 'Santa Fe'	Santa Fe Sunflower			x	10								
Heliopsis helianthoides 'Summer Sun'	False Sunflower		x		4	3							
Hemerocallis hybrids	Daylily	x	x		3.5	3.5			x				height varies with variety
Hemerocallis 'Stella de Oro'	Stella D'Oro Daylily	x			1				x				
Heuchera sanguinea	Coralbells	x			3	1.5							fire resistant
Hosta fortunei	Hosta	x			1.5	1.5							part to full shade
Iberis sempervirens	Candytuft	x			1								
Ipomopsis aggregata	Scarlet Gilia												native, wildflower
Iris germanica	Bearded Iris	x	x		3	2			x				fire resistant
Iris missouriensis	Missouri Iris	x			1	0.5							fire resistant
Kneutia macedonia	Knautia		x		3								
Kniphofia uvaria	Red Hot Poker	x	x		3								
Lamium maculatum 'Beacon Silver'	Beacon Silver Lamium	x			0.5								fire resistant
Lamium maculatum 'White Nancy'	White Nancy Lamium	x			0.5								fire resistant
Lavandula angustifolia 'Munstead'	English Lavender	x			1.5								fire resistant
Leucanthemum compact 'Snow Lady'	Dwarf Shasta Daisy	x			1	1							
Leucanthemum x superbum 'Alaska'	Shasta Daisy	x			2.5								
Liatris punctata	Dotted Gayfeather	x			0.5	0.5			x				native; fire resistant
Liatris spicata	Gayfeather		x		3	1							fire resistant
Limonium gmelini	Siberian Statice	x			2								
Limonium latifolium	Sea Lavender	x			2	2							
Linum lewisii	Wild Blue Flax	x			1								native; fire resistant
Linum perenne	Blue Flax	x			2	1.5							fire resistant
Lupinus argenteus	Silvery Lupine	x			2	2							fire resistant
Lupinus perennis	Wild Lupine	x			2								native
Lupinus 'Russell Hybrid'	Russell Hybrid Lupine		x		4	3							
Lychnis coronaria	Rose Campion		x		2	1.5							
Lysimachia nummularia	Moneywort	x			0.5	1.5							
Malva sicea 'Fastigiata'	Hollyhock Mallow		x		4	1.5							
Marrubium rotundifolium	Silver Edged Horehound	x			1	1.5			x				
Mirabilis multiflora	Desert four-o'clock	x	x		4				x				
Melampodium leucanthum	Blackfoot Daisy	x			1.5	1			x				wildflower
Monarda fistulosa	Bee Balm		x		3	1.5							native; fire resistant
Muscari armeniacum 'Early Giant'	Grape Hyacinth	x			0.5	0.5							
Narcissus sp.	Daffodil	x			1	1							
Nepeta x faassenii 'Walker's Low'	Catmint	x			1.5	2.5			x				
Oenothera berlandiera 'Siskiyou'	Mexican Evening Primrose	x			0.5								
Oenothera cespitosa	White Evening Primrose	x			0.5	1.5							native; fire resistant
Oenothera macrocarpa	Ozark Sundrops	x			1	2			x				native
Opuntia spp.	Cactus	x							x				height and semiarous varies
Origanum laevigatum 'Rosenkuppel'	Ornamental Oregano	x			1	2			x				
Osteospermum barberiae var. compactum	Purple Mountain Sun Daisy	x			1	1							
Osteospermum 'Lavender Mist'	Lavender Mist Sun Daisy	x			1	1							
Papaver orientale	Oriental Poppy		x		3	2							fire resistant
Pediocactus simpsonii var. *minor*	Plains Cactus	x			0.5				x				native to Rocky Mtn National Park
Penstemon barbatus	Scarlet Bugler Penstemon	x	x		3								native
Penstemon cespitosus	Mat penstemon	x			0.5								native; fire resistant
Penstemon cespitosus 'Claude Barr'	Claude Barr Penstemon	x			0.5	3			x				native; fire resistant
Penstemon digitalis 'Husker Red'	Red Leafed Penstemon		x		2.5	2							
Penstemon eatonii	Firecracker Penstemon	x	x		2.5								native
Penstemon grandiflorus 'Prairie Jewel'	Prairie Jewel Penstemon		x		3								
Penstemon x mexicali 'Pikes Peak Purple'	Pikes Peak Purple Penstemon	x			1.5	1							Plant Select
Penstemon x mexicali 'Red Rocks'	Red Rocks Penstemon	x			1.5	1							Plant Select
Penstemon pinifolius	Pine-Leaf Penstemon	x			1								
Penstemon pinifolius 'Mersea Yellow'	Mersea Yellow Penstemon	x			1								
Penstemon strictus	Rocky Mountain Penstemon	x			4	3							native
Penstemon teucrioides	Germander penstemon	x			0.5								fire resistant
Penstemon virens	Blue mist penstemon	x			0.5								fire resistant
Perovskia atriplicifolia	Russian Sage			x	5	4			x				
Perovskia atriplicifolia 'Little Spire'	Dwarf Russian Sage	x			2	2			x				
Persicaria affinis	Himalayan Border Jewel	x			1	2							
Petalostemon purpureum	Prairie Clover	x	x		3				x				native
Phlomis russeliana	Hardy Jerusalem Sage	x			0.25								
Phlox subulata	Creeping Phlox	x			0.5								fire resistant
Physostegia virginiana	Obedient Plant	x											
Platycodon grandiflorus 'Semmental Blue'	Blue balloon flower	x			1	1.5							
Potentilla neumanniana	Creeping Potentilla	x			0.5	2							
Pulsatilla patens	Pasque flower	x			1	0.5							fire resistant
Pulsatilla vulgaris	European Pasque Flower	x			1	1							fire resistant
Ratibida columnifera	Prairie Coneflower/Mexican Hat	x			2	2			x				native; fire resistant
Ruschia hamata	Trailing Iceplant	x			0.5	1.5							
Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	x			2.5	2.5							
Rudbeckia subtomentosa	Sweet Black-eyed Susan		x		4	2							
Rudbeckia triloba	Three Leaved Coneflower	x			3	1.5							

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Salvia argentea	Silver Sage	x			1	2			
Salvia nemorosa 'East Frisoland'	East Frisoland Sage	x			2.5	2			
Salvia nemorosa 'May Night'	Sage	x			1.5	1.5		x	
Salvia officinalis	Garden Sage		x		3	2		x	fire resistant
Salvia x superba 'May Night'	May Night Sage	x			2	1.5			
Salvia sylvestris x 'Meinacht'	May Night Salvia	x						x	
Salvia verticillata 'Purple Rain'	Purple Rain Sage	x			2.5				
Santolina chamaecyparissus	Lavender Cotton	x			1.5	1.5			
Sapocarta oxymoides	Soapwort	x			0.5				
Sesleria caerulea 'Purple Rules'	Purple Rose Sedge	x			0.5	1			
Scabiosa caucasica	Pincushion Flower	x			1				
Scilla sibirica	Siberian Squill	x			0.25				
Scutellaria resinosa	Pearly Skullcap	x			1	1			
Sedum kamtschaticum	Yellow-Flowering Sedum	x			0.5	1		x	
Sedum	Sedum	x			1	1		x	fire resistant
Sedum pinifolium 'Blue Spruce'	Blue Spruce Sedum	x			1	2		x	fire resistant
Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	x			2	1		x	fire resistant
Sedum spurium 'Red Carpet'	Dragon's Blood Sedum	x			0.5	1		x	fire resistant
Sempervivum hybrids	Hens and Chicks	x			0.5	1		x	fire resistant
Sidalcea malviflora	Hollyhock		x		4	2			
Solidago rugosa 'Fireworks'	Rough Goldenrod		x		2	2.5			native, fire resistant
Solidago sphacelata 'Golden Fleece'	Dwarf Goldenrod	x			1.5	1.5			native
Stachys byzantina	Lamb's Ears	x			1	1.5			
Stanleya pinnata	Prince's Plume				5	3		x	native
Symphyotrichum novae-angliae	New England Aster	x			3	2			
Tanacetum densum	Partridge Feather	x			0.5	1			
Tanacetum niveum	Silvery Tansy	x	x		2.5				
Teucrium chamaedrys	Germander	x			1				
Thymus citriodorus	Lemon Thyme	x			0.25				fire resistant
Thymus praecox 'Pseudolanuginosus'	Woolly Thyme	x			0.25				fire resistant
Thymus serpyllum 'Pink Chintz'	Pink Chintz Creeping Thyme	x			0.25				fire resistant
Tulipa spp	Tulip	x							
Verbascum 'Jackie'	Jackie Mullein		x		2	1			
Veronica austriaca 'Crater Lake'	Crater Lake Veronica	x			1.5	0.75			
Veronica fasciculata	Texas Veronica	x			0.25	1.5			
Veronica pectinata	Woolly Veronica	x			0.25	0.5			
Veronica prostrata	Prostrate Veronica	x			0.25	1			fire resistant
Veronica spicata 'Royal Candles'	Royal Candles Spiked Speedwell	x			0.75	0.5			
Veronica spicata 'Goodness Grows'	Goodness Grows Spiked Speedwell	x			1	1			Needs controlled regular irrigation
Veronica spicata 'Icicle'	Spiked White Speedwell	x			1.5	1			
Veronica spicata 'Red Fox'	Red Fox Spiked Speedwell	x			1	1			
Veronica 'Sunny Border Blue'	Sunny Border Blue Veronica	x			1.5	1			
Vinca minor 'Bowles'	Periwinkle	x			0.5	1			tolerates semi-shade; fire resistant
Viola cornica	Corsican Violet	x			0.5	0.75			
Waldsteinia fragoides	Barren Strawberry	x			0.5	1			tolerates semi or full shade; fire resistant
Zauschneria garrettii 'Orange Carpet'	Orange Carpet California Fuchsia	x			1	3		x	
Zinnia grandiflora	Rocky Mountain Zinnia	x			0.25	1		x	native
Vines									
Campsis radicans	Trumpet Vine			x	30	30		x	
Lathyrus latifolia	Sweet Pea				6	1		x	historic gardens
Lonicera heckrottii	Goldflame Honeysuckle		x	x					
Lonicera japonica 'Halliana'	Hall's Honeysuckle		x	x	30	6			Remount when well-watered
Parthenocissus tricuspidata	Boston Ivy		x	x	40				
Parthenocissus quinquefolia 'Englemann'	Virginia Creeper		x	x				x	
Polygonum aubertii	Silver Lace Vine		x	x	40	40			
Grasses									
Andropogon gerardii	Big Bluestem Grass		x	x	5	3		x	ornamental, prairies or naturalized areas, native
Agropyron cristatum	Crested Wheatgrass	x	x		3	2			turf use; range grass; erosion control
Agropyron cristatum 'Ephraim'	Ephraim Crested Wheatgrass	x			2	1			turf use; erosion control
Agropyron smithii	Western Wheatgrass	x			2				native, turf use
Bouteloua curtipendula	Sideoats Grass	x			2	1			native; turf use; prairie/naturalize gardens
Bouteloua gracilis	Blue Grama	x			1			x	native; turf use; prairie/naturalize gardens
Buchloe dactyloides	Buffalo Grass	x			1			x	native; turf use; prairie/naturalize gardens
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass		x		5	2			ornamental
Deschampsia cespitosa	Tufted Hairgrass	x	x						ornamental
Elymus canadensis	Canada Wildrye		x		5	3			ornamental; shreds into, dried flower, erosion control, native gardens
Elymus lanceolatus	Northern Wheatgrass	x	x		4			x	native, reclamation
Elymus trachycaulus ssp. *trachycaulus*	Slender Wheatgrass	x	x		1				native, reclamation
Elytrigia intermedia	Pubescent Wheatgrass	x			4				self establishing in non-irrigated areas
Eragrostis trichodes	Sand Love Grass		x		5	3			ornamental grass

10/2018

Botanical (Latin) Name	Common Name	S	M	L	Ht	Width	Ft On Center	Street Tree*	1"	2"	3"	4" (min)	Remarks
Erianthus ravennae	Plume Grass			x	15								ornamental grass
Festuca arundinacea	Tall Fescue	x	x		3								turf use
Festuca glauca 'Elijah Blue'	Blue Fescue	x			1	1							ornamental
Festuca trachyphylla 'Durar'	Durar Hard Fescue	x			0.5								erosion control mixes
Helictotrichon sempervirens	Blue Avenaoat Grass	x	x		4	2.5							ornamental grass which is 4' in bloom
Imperata cylindrica	Japanese Blood Grass	x			1								ornamental grass
Koeleria macrantha	June Grass	x			1								ornamental grass; naturalized gardens
Miscanthus sinesis	Maiden Grass		x		10	4							ornamental grass/height varies by cultivar
Nassella tenuissima	Mexican Feather Grass	x	x		2	1							graceful native bunch grass; marginally hardy
Oryzopsis hymenoides	Indian Rice Grass	x			2	2				x			native; range rested/used source for game birds
Panicum virgatum	Switchgrass	x	x		5								ornamental; height varies by cultivar
Pennisetum alopecuroidec 'Hameln'	Fountain Grass				3	3							ornamental; grown as annual
Pennisetum orientale	Fountain Grass	x			2	2							ornamental; marginally hardy
Pennisetum setaceum 'Rubrum'	Purple Fountain Grass		x		4	3							ornamental; grown as annual
Poa compressa	Canada Bluegrass	x			0.5	0.5							erosion control; native seed mixes
Poa compressa 'Reubens'	Reubens Canada Bluegrass	x			0.5	0.5							erosion control; native seed mixes
Saccharum ravennae	Hardy Pampas Grass			x	15								ornamental
Schizachyrium scoparium	Little Bluestem	x			3					x			ornamental; native
Sorghastrum nutans	Indian Grass		x		6					x			ornamental; naturalized areas
Sporobolus heterolepis	Prairie Dropseed		x		3	3							ornamental; native; prairie; native gardens
Annuals													
Coreopsis tinctoria	Golden Coreopsis	x	x		3	0.5							
Cosmos bipinnatus	Cosmos		x		4	1							
Eschscholzia californica	California Poppy	x			1	1			x				
Gomphrena globosa	Globe Amaranth	x			1.5	1.5			x				
Lavatera trimestris	Annual Mallow		x		4	2							
Portulaca grandiflora	Moss Rose	x			0.5	1			x				
Rudbeckia hirta	Gloriosa Daisy	x	x		3	2							
Salvia splendens	Clary Sage		x		3	2							
Sanvitalia procumbens	Creeping Zinnia	x			0.5	1			x				
Tropaeolum majus 'Alaska'	Nasturtium	x			1	1			x				
Zinnia angustifolia	Narrowleaf Zinnia	x			1.5	1.5							

Native Grass (Seed) Mixes

Low Grow Mix

A mixture of low growing (8-12 inches), drought tolerant grasses suitable for areas where mowing is difficult or not desirable: 30% Ephraim Crested Wheatgrass 25% Dwarf Perennial Ryegrass 20% SR3200 Blue Fescue 15% Reubens Canada Bluegrass 10% Chewings Fescue

Foothills Mix

A mixture developed for elevations of 3,000 to 5,000 feet to provide natural cover under dryland conditions. Contains both cool and warm season grasses adapted to the Western Great Plains and Southwest regions. Has excellent cold and drought tolerance. Good for soil stabilization on poor soils: 15% Crested Wheatgrass; 15% Annual Ryegrass; 15% Sodar Streambank Wheatgrass; 10% Slender Wheatgrass; 10% Buffalo grass; 10% Hard Fescue Durar; 10% Pubescent Wheatgrass; 5% Sherman Big Bluegrass; 5% Blue Grama; 5% Switchgrass

Colorado Native Mix

This mixture was developed for the Rocky Mountain region. It consists of native grasses that include both cool and warm season species. Provides great cold and drought tolerance for the extremes of this region: 20% Western Wheatgrass 20% Slender Wheatgrass 15% Blue Grama 15% Buffalograss 15% Sodar Streambank Wheatgrass 10% Sherman Big Bluegrass 5% Canada Wildrye

Notes

* Plants in Hydrozone 1 and 2 may be used in Water Efficiency Plans (WEP)
** Relative size for plant group (e.g. Deciduous Shrubs, Evergreen Trees)

Within the sight distance triangle, no material over thirty (30) inches high is permitted.

Approved Plant Lists include: Plant Select. Plants should be used in the appropriate hydrozone.

*** Hydrozone

Hydrozone 1 is very low watering requirements	plants need less than 5" of supplemental water per growing season;	may be used in Water Efficiency Plans (WEP)
Hydrozone 2 is low watering requirements	plants need less than 10" of supplemental water per growing season;	may be used in Water Efficiency Plans (WEP)
Hydrozone 3 is moderate watering requirments	plants need less than 15" of supplemental water per growing season	
Hydrozone 4 is high water requirements	plants need more than 15" of supplemental water per growing season	

ATTACHMENT C

RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES

DEFINITIONS

A. Energy Device shall have the same meaning as "renewable energy generation device" defined in C.R.S. 38-30-168 and means either a solar energy device as defined in C.R.S. 38-32.5-100.3 or a wind-electric generator that meets the interconnection standards established in rules promulgated by the Public Utilities Commission pursuant to C.R.S. 40-2-124.

B. Energy Efficiency Measure shall have the same meaning as defined in C.R.S. 38-33.3-106.7, and means a device or structure that reduces the amount of energy derived from fossil fuels that is consumed by a residence or business located on real property, and includes only the following types of devices or structures:

- an awning, shutter, trellis, or other shade structure that is marketed for the purpose of reducing energy consumption.
- a garage or attic fan and any associated vents or louvers.
- an evaporative cooler.
- an energy-efficient outdoor lighting device, including without limitation, a light fixture containing a coiled or straight fluorescent light bulb, and any solar recharging panel, motion detector, or other equipment connected to the lighting device; and
- a retractable clothesline.

II **GENERAL INSTALLATION RULES**

A. Committee Approval. Committee approval is required prior to installing any energy device or energy measure. While the District encourages the use of energy devices and energy measures that are based on renewable resources, it must balance that use with its responsibility to improve and enhance the attractiveness, desirability, and safety of the community. Therefore, consistent with controlling statutes, and the terms and conditions of the Covenants, Committee approval is required for all energy devices and energy measures. The following standards shall apply with respect to the installation, maintenance, and use of energy devices and measures.

B. Submission Details. In connection with obtaining the Committee's approval of any energy device or energy measure, the Owner shall provide the Committee with the following information: (i) the location that the device/measure is to be installed on the Lot/structure, (ii) the type of device/measure to be installed, (iii) the dimensions of the device/measure, (iv) the proposed color of device/measure, and (v) a pictorial/brochure of the device/measure (if available). If the device to be installed is a wind-electric generator, the information submitted must also include how the device meets the interconnection standards established in rules promulgated by the Public Utilities Commission. Following the Owner's submission

of the required information, the Committee will either approve or deny the plan for installation of the device/measure as requested by the Owner, or, if feasible, make recommendations for changes consistent with these Rules.

C. Pest Abatement. All energy devices or energy measures shall be installed in such a manner that pests may not use the devices or measures as shelters.

D. Aesthetics. The Committee will consider the aesthetic standards stated in the Covenants when determining whether to approve the Owner's request. The District encourages the Owner to select equipment that is aesthetically acceptable in the community and integrates with the residence and surrounding landscape to the maximum extent possible, keeping in mind the design and roofline of the residence on which the device or measure is to be installed. The color of the device or measure and any exposed pipes, panels and other apparatus must be approved by the Committee. Energy devices and measures shall have flashing colored or painted to closely match the adjacent roof color. Poles shall be painted a matte color to blend with surrounding landscape.

E. Location. To the maximum extent possible, an energy device or energy measure shall be installed so as to minimize its exposure when viewed from any other Lot, District-owned property, other public property, streets, or from the surrounding community unless to do so will have the effect of substantially interfering with the use of the device/measure or significantly increasing the cost of the device/measure.

F. Safety. Owners shall be responsible for ensuring that installations comply with all applicable building codes and other governmental regulations. All energy devices and measures must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent Lots.

G. Removal. Equipment removal requires restoration of the installation location lo its original condition. Owners shall be responsible for all costs relating to removal and restoration.

H. Variances. The Committee will review other suggested locations/installations if the above are not feasible; provided, however, the Committee may require the applicant to provide the Committee with a written statement by a solar, wind, or other energy expert that the restrictions imposed by the Committee will have the effect of (i) substantially interfering with the collection of solar energy or significantly impacting the performance of the energy measure, and/or (ii) significantly increasing the cost of the device or measure. In such cases, the Committee will permit variances to these installation criteria to the minimum amount as is reasonably required to allow the device or measure to function properly and to minimize any increase in the cost of the device to the Owner.

I. Effect of Approval. Committee approval in no way should be construed as a representation, guarantee, or warranty, etc. by the Committee or the District that collection of solar or wind energy shall be adequate for the Owner's needs or that

energy devices will remain undisturbed by vegetation or Improvements located on surrounding Lois.

III **GUIDELINES FOR SPECIFIC ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES**

A. Solar Energy Devices.

1. The preferred location of a solar energy device shall be on the back roof of the residence and below the peak of the roof. Alternatively, the device may be pole-mounted in the rear area of a private yard below the fence-line and, to the maximum extent possible, shall be screened from the view of others by landscaping materials. Solar energy devices installed on the roof shall be installed flush with the roof unless to do so will have the effect of prohibiting the collection of solar energy.

2. All solar panel glazing shall be solar bronze or black with no white or clear glazing allowed.

3. The total number of solar panels and other apparatus installed shall not cover more than 75% of any given roof section, unless to do so will have the effect of prohibiting the collection of solar energy.

B. Wind-Electric Generators. Wind-electric generation devices shall be located in an area that reduces interference with the use and enjoyment by residents of Lots situated near the device as a result of the sound associated with the device.

C. Solar Shades

1. Operable or motorized solar shades may only be placed on the rear or side elevation of the house.

2. Each window must have its own shade; all windows on the same elevation must be covered if any one window is covered.

3. Shades must allow visible light transmittance; opaque shades are not permitted. Shade colors must be submitted and ore subject to review for compatibility with the home's base and trim colors.

4. Housing, track (or cable) and mechanism must be concealed behind trim to blend with the home. Window, trim style and shape must be maintained. Details must be submitted with application.

D. Shutters

1, Exterior operable or motorized rolling shutters may only be placed on the rear or side elevation of the house.

2. Each window must have its own shutter; one shutter may not be used to cover multiple windows.

3. Shutter slats should be no wider than 2".

4. Housing units should be no larger than 1O" square and mounted in the soffit whenever possible.

5. Colors must match the existing house. Housing units on stucco or brick veneer must match exterior finish color. Samples of shutter color shall be submitted for Committee approval.

6. Housing, track (or cable) and mechanism must be concealed behind trim to blend with the home. Window, trim style and shape must be maintained. Details must be submitted with application.

E. Clotheslines. The District encourages the use of removable clothes drying devices that are not affixed to the ground or a structure, Owners must store any clothes drying devices out of view from any other Lot, common elements, limited common elements, street, or from the surrounding community when not in use.

IV COVENANTS IN CONFLICT WITH STATUTES.

A. To the extent that any provisions of the District's recorded covenants restrict or prohibit energy devices and/or energy measures in violation of the controlling statutes, the District shall have no authority to enforce such provisions and these Rules shall hereafter control.

MONTAINE

Architectural Review Request Form

Name: _____

Address: _____

Phone: _____ Email: _____

I am requesting the following type of improvement:

☐ Exterior Paint	☐ Fence	☐ Doors	☐ Pergola
☐ Shed	☐ Hot Tub	☐ Decorative Structure	☐ Landscape
☐ Windows	☐ Roof	☐ Play-set	☐ Other

Please provide a description of the proposed change, including purpose or reason for the change, type and color of materials to be used, plot plan, and any other pertinent information required for the Architectural Review Committee to evaluate the proposed change. Please attach a diagram for Satellite Dish requests or camera request. You may attach additional pages as needed.

Planned Completion Date: _____

- I understand that I must receive approval from the Association in order to proceed.
- I understand that Association approval does not constitute approval of the local building requirements and that I may be required to obtain a building permit.
- I further certify that the contractor I have engaged to perform the requested services has provided proof of licensing and insurance.
- This approval does not provide for any coverage from any Montaine Community Association or protect the contractor from any damages that may occur during the services requested.
- Any exterior damage resulting from this request will be at the sole expense of the homeowner.
- I agree to complete all improvements by the anticipated completion date. Planned completion date (Must be within 6 months of the approval date)

Homeowner Signature: _____ Date: _____

Please return the completed form to RegencyMontaine@coherelife.com

co·here

DocuSign Envelope ID: 815C01F9-00D8-494C-9E43-F5D956D58066

First Amendment
To
Residential Improvement Guidelines for All Lots
For
Regency at Montaine Community Association

This First Amendment to the Residential Improvement Guidelines for All Lots for Regency at Montaine Community Association is executed on this 12th day of AUGUST, 2022, by the Board of Directors for Regency at Montaine, with written consent of the Declarant.

RECITALS

A. The Declaration of Covenants, Conditions, and Restrictions for Regency at Montaine Community Association, Inc. ("Declaration") was recorded in Douglas County, Colorado, on February 17, 2021, at Reception No. 2021019208, by which Toll Southwest LLC ("Declarant") created the Regency at Montaine community and subjected the community to covenants and restrictions.
B. Section 4.3 of the Declaration provides that the Declarant may prepare Design Guidelines applicable to all Lots within the Regency at Montaine community and that Declarant may delegate the power to amend the Design Guidelines to the Architectural Review Committee.
C. In July 2020, Declarant promulgated the Residential Improvement Guidelines for all Lots ("Design Guidelines"), which are amended herein with the written consent of Declarant, as evidenced below.

Now, THEREFORE, the Design Guidelines are amended as follows:

Section 3.1 is deleted in its entirety and replaced with the following:

"**3.1 Flags.**

A. **Size.** No flag may exceed 3' x 5' in size.

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

C. **Flag Policy.** Flags must comply with and be displayed in compliance with the current Flag and Sign Display Policy adopted by the Association."

Section 3.6 is added, as follows:

"**3.6 Utility Easements.** No permanent structures may be erected within the utility easement on the Lots."

Section 4.15 is amended with the last sentence deleted and replaced with the following:

"If painted, the deck must be painted to match the body or trim color of the home."

Section 4.21 is deleted in its entirety and replaced with the following:

"**4.21 Flagpoles.** Approval is not required for flagpoles mounted to the front of the house provided the flags displayed thereon comply with **Section 3.1, Flags**. Approval is required for any freestanding flagpole. Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence. All flagpoles must comply with the current Flag and Sign Display Policy adopted by the Association."

Section 4.30 is deleted in its entirety and replaced with the following:

"**4.30 Lighting.** Exterior lighting shall be installed in accordance with the following guidelines:

(i) exterior lighting shall not exceed 800 lumens, 60 watts or 14w (LED);

(ii) exterior lighting shall be directed toward the ground to minimize glare to neighbors and other Owners and no light shall be visible across the Lot line; and

(iii) exterior lighting fixtures shall be conservative in design, be no larger than one and one-half feet/one foot (1 ½'/1') in height, consist of metal materials and be in the following colors: black, brown, gray or silver.

Except during times when holiday lighting is permitted under **Section 4.39**, all exterior lighting shall be within the white color spectrum of 2700K to 4000K. Approval is required to install any non-builder-installed exterior lighting. Approval is required to install motion detector spotlights, spotlights, floodlights, ballasted fixtures (sodium, multi-vapor, fluorescent, metal halide, etc.). Considerations may include, but may not be limited to, the visibility, style and location of the fixtures and the impact they may have on neighboring Lots. Lighting for pathways (low ground lighting along sidewalks, driveways and/or planting beds) is permitted if it is low-voltage (5W), downward pointing, and the materials are metal with dark or metallic colors. Use of architectural and up-lighting of trees, landscaping, buildings, Improvements (as the term is defined in the Covenants) is permitted only with prior written approval. Up-lighting, if approved, shall not shine into a neighbor's Lot. **For holiday lighting, See Seasonal Decorations, Section 4.39 and Attachment C: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

Section 4.45 is deleted in its entirety and replaced with the following:

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"**4.45 Signs.** Signs erected within the community must comply with the current Flag and Sign Display Policy adopted by the Association.

No signs bearing a Commercial Message, as defined by the Flag and Sign Display Policy adopted by the Association, may be displayed within the community without the Committee's written consent, except as provided below. The following types of signs may be erected on a Lot without the Committee's written consent:

(i) residential identification signs of a face area of 75 square inches or less for identification of the occupant and its address, in the number, size, color, design, message content and location designated by the ARC;

(ii) one temporary sign of customary size, as determined by the ARC, for the purpose of advertising the Lot for sale, and which shall not be allowed to remain on a Lot or Parcel for more than a total of ninety (90) days during any 365-day period;

(iii) temporary "open house" signs indicating that a Lot is available for inspection by interested parties, but such signs may only be erected or maintained during the hours of 7:00 a.m. through 6:00 p.m. on Saturdays, Sundays, legal holidays or other days designated by the ARC;

(iv) one temporary sign identifying the Person installing landscaping or a pool on the Lot, but only during the period that such installation is in progress;

(v) security signs of a face area of 75 square inches or less, in a style and location designated by the Design Guidelines or approved by the ARC;

(vi) such construction job identification signs, business identification signs and subdivision identification signs which are in conformance with the requirements of the municipality having jurisdiction over the property and which have been approved in writing by the Reviewer as to number, size, color, design, message content and location; and

(vii) a no soliciting sign placed near the front door in a style designated by the Design Guidelines.

This restriction shall not apply to entry, directional, and marketing signs installed by Declarant or a Builder. The Board and Declarant shall have the right to erect signs as they, in their discretion, deem appropriate."

Section 4.50 is deleted in its entirety and replaced with the following:

"**4.50 Trash Containers, Enclosures and Pickup.** Approval is required for any trash or garbage enclosure. Trash enclosures are prohibited in front yards. One (1) enclosure will be permitted on any Lot and must meet the following requirements:

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(i) completely obscure the trash receptacles from view from the street, sidewalks, and any neighboring Lots;

(ii) be constructed using the same materials, design and finish (including stain) as the home and the existing fence;

(iii) be maintained so that it does not create a visual or environmental nuisance; and

(iv) be no larger than the dimensions of the combined trash and recycling receptacles provided by the Association's collection vendor.

Trash enclosures shall be located along either the rear or side of the home, immediately adjacent to the home. If the Lot has a fence enclosing the side and rear yard, the trash enclosure should be located at the intersection of the home and fence.

Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored or allowed to accumulate on any Lot except in sanitary containers or approved enclosures. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner, except that a container for such materials may be placed outside at such times as may be necessary to permit garbage or trash pickup. Except when permitted by Section 3.5 herein, trash receptacles shall be stored out of view in an approved trash enclosure or in the garage."

The undersigned hereby certify that the foregoing First Amendment to the Residential Improvement Guidelines for All Lots for Regency at Montaine was adopted by the Architectural Review Committee of the Regency at Montaine Community Association, Inc., with the written consent of Declarant, on the 12th day of AUGUST, 2022.

DocuSigned by:
By: Chris Osler
A72E2A817BD74D3...
Chris Osler, Director

Attested by:

DocuSigned by:
Robert Grundman
CFBFE84A83D443D...
Robert Grundman, Director

DocuSign Envelope ID: 815C01F9-00D8-494C-9E43-F5D956D58066

Consented to by Toll Southwest LLC, as Declarant:

By: DocuSigned by: Steven Brumfield
68569BC02FC24AF...

Name: Steven Brumfield

Its: Vice President