

A stylized graphic of a plant with several long, pointed, olive-green leaves. The leaves are arranged in a cluster, with some pointing upwards and others curving outwards. The graphic is positioned behind the text.

The Conservatory at the Plains
Homeowners Association

Design Review Guidelines

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Revised 2021

The Conservatory Homeowners Association

The Conservatory community is governed by the Conservatory Homeowners Association (CHOA). The CHOA is responsible for the review and approval of all proposed improvements to any individual lot within the Community.

The Conservatory is located within the City of Aurora in Arapahoe County and is governed by its zoning ordinances, building codes and planning regulations. The CC&R's are the governing powers and regulations for the CHOA.

The review and approval process by the CHOA set forth in the Declaration of the CC&R's of the Conservatory shall in no way affect each owner's obligation to comply with all governmental laws and regulations affecting the use of the owner's lot and the ability to construct various improvements on the lot.

Purpose of the Design Guidelines

The Design Guidelines presented here will help you design your landscaping and give parameters for architectural modifications, so it is compatible with the Conservatory neighborhood concept. These guidelines are based on the site development and landscape criteria that must be adhered to as you make any improvements to your lot. The requirements set forth here and the various provisions and restrictions in the covenants, conditions, and restrictions (CC&R's) are intended to preserve and maintain the design character, value, desirability, and attractiveness of the Conservatory.

All improvements to lots within the Conservatory, shall be subject to approval by the Conservatory Homeowners Association (CHOA) in accordance with the provisions of the CC&R's and these guidelines. Therefore, even though these guidelines establish acceptable parameters for architectural and landscape design features and standards, the implementation of any improvement including but not limited to buildings, accessory buildings, shade structures, patio covers, walkways, sprinkler pipes, drainage devices, garages, spas, recreational facilities, game court, play structures, sidewalks, fences, screening walls, retaining walls, stairs, decks, exterior lighting, antenna, satellite dishes, hedges, plantings, landscaping, planted trees and scrubs, poles, signs, mailboxes, exterior air conditioning, solar panels, and water softening fixtures or equipment, additions and/or exterior modifications to any lot or residence, including painting the exterior of any residence or structure and changing the roofing material on any residence or other structure must be submitted to and approved in writing by the Design Review Committee (DRC) prior to the commencement of any work related to these improvements.

Review of the Plans and Specifications by the DRC may be based on, among other things, conformity, and harmony of external design with neighboring structures, effect of location, and use of improvements (including landscaping) on neighboring property. Also included may be relation of topography, grade and finish ground elevation, proper facing of all elevations, consideration of view and aesthetics, conformity of the plans and specifications to the purpose, general plan and intent of the CC&R's, and provisions and design parameters of these guidelines.

The DRC may require additions or modifications (in its sole discretion) to ensure compatibility of design in the project within each lot itself, and consistency with these guidelines and the CC&R's.

In addition to these requirements, the improvements on each lot must conform to all appropriate Town, State and Federal building requirements, regulations, ordinances, and laws. In those instances where various regulations are overlapping, the more restrictive regulations (i.e., requirements) shall apply.

EFFECT OF THE DECLARATION - Copies of the Declaration are provided to new and resale Owners when they purchase their homes. Each Owner should receive and become familiar with the Declaration. Nothing in these Guidelines shall supersede or alter the provisions or requirements of the Declaration's provisions relating to the use of the Properties, and to Improvements to Property.

EFFECT OF GOVERNMENTAL AND OTHER GUIDELINES - Use of the Properties and Improvements to Property must comply with applicable building codes and other governmental requirements and Guidelines. Approval by the Committee will not constitute assurance that Improvements comply with applicable governmental requirements and Guidelines, or that a permit or approvals are not also required from applicable governmental bodies.

INTERFERENCE WITH UTILITIES - In making Improvements to Property, Owners are responsible for locating all water, sewer, gas, electric, telephone, cable television, irrigation lines, or other utility lines or easements. Owners should not construct any Improvement over such easements without the consent of the utility involved, and Owners will be responsible for any damage to utility lines

GOAL OF GUIDELINES - Compliance with these Guidelines and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of the Subdivision. It is important that the Improvements to Property be made in harmony with, and not detrimental to, the rest of the community. A spirit of cooperation with the Committee and neighbors will go far in creating an optimum environment which will benefit the Owners.

By following these Guidelines and obtaining approvals for Improvements from the Committee, Owners will be protecting their financial investment and will help to promote Improvements that are compatible with the standards for the Subdivision.

INTERPRETATION OF THE GUIDELINES - The Design Review Committee shall interpret these Guidelines.

ENFORCEMENT OF DECLARATION AND GUIDELINES - If a violation is found the Association's management company, will notify the Owner in violation, in writing, requesting that appropriate action be taken to maintain compliance.

Definitions

The following words, when used in these Guidelines, shall have the meaning hereinafter specified:

A. Association - Shall mean Conservatory Homeowners Association, Inc., a Colorado corporation not for profit, its successors, and assigns.

B. Committee - Shall mean the Design Review Committee, duly appointed in conformance with the Declaration to review the erection, placement, and alteration of Improvements to Property in Conservatory Subdivision.

C. Common Area - Shall mean all the real Property, including Improvements thereon, owned by the Association or the City of Aurora or the Conservatory Metro District.

D. Declarant - Shall mean the Declarant as defined in the Declaration of Covenants, Conditions and Restrictions for Conservatory Homeowners Associations, Inc.

E. Declaration - Shall mean the Declaration of Covenants, Conditions and Restrictions for Conservatory Homeowners Association, Inc

F. Improvement(s) - Shall mean Improvement(s) as defined in the Declaration of Covenants, Conditions and Restrictions for Conservatory Homeowners Association, Inc

G. Lot - Shall mean any numbered plot of land shown upon any recorded subdivision plat of the Properties which is not designated as a common area.

H. Open Space Lot or Major Drainageway Lot - Shall mean a lot within Conservatory Subdivision that backs or sides to an open space tract or major drainageway.

I. Owner - Shall mean the recorded Owner, including contract sellers, whether one or more persons or entities of fee simple title to any lot or living unit situated upon the Properties.

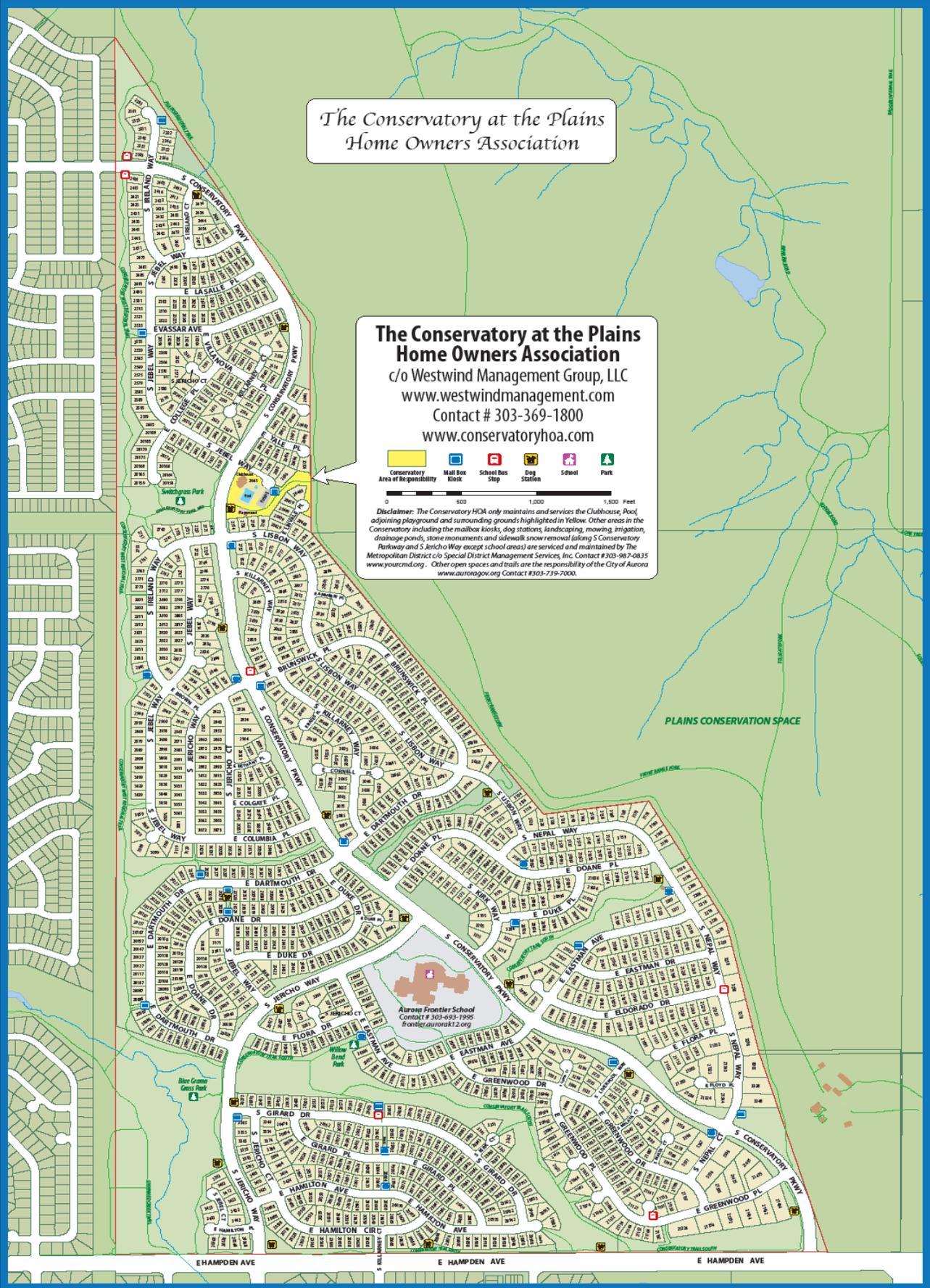
J. Property(ies) - Shall mean all lots and common areas, developed or undeveloped, within the Conservatory Subdivision, including those owned by other entities.

The Conservatory at the Plains
Home Owners Association

**The Conservatory at the Plains
Home Owners Association**
c/o Westwind Management Group, LLC
www.westwindmanagement.com
Contact # 303-369-1800
www.conservatoryhoa.com

-  Conservatory Area of Responsibility
-  Mail Box Kiosk
-  School Bus Stop
-  Dog Station
-  School
-  Park

Disclaimer: The Conservatory HOA only maintains and services the Clubhouse, Pool, adjoining playground and surrounding grounds highlighted in Yellow. Other areas in the Conservatory including the mailbox kiosks, dog stations, landscaping, mowing, irrigation, drainage ponds, stone monuments and sidewalk snow removal (along S Conservatory Parkway and S Jericho Way except school areas) are serviced and maintained by The Metropolitan District c/o Special District Management Services, Inc. Contact # 303-987-0835 www.yourcmd.org. Other open spaces and trails are the responsibility of the City of Aurora www.aurora.gov Contact #303-729-7000.



Community Landscape Character

The landscape character of the Conservatory is derived from the native plant materials of the Arapahoe County area along with introduced species that have flourished in the front range of the Rocky Mountains. The materials of both hardscape and softscape are designed together with the architecture and the grading to form a unifying visual framework.

The community landscape at the Conservatory has been created to blend with the existing neighborhoods and will not only enhance Aurora’s landscape structure but will create a local sense of community.

The community landscape, therefore, takes on a more subdued role and becomes a quiet backdrop for the architecture, views of the Rocky Mountains, the landscape of the homes, and the setting of the community. The components of the landscape are described on the following pages.

Community Hardscape Standards

Colors and materials used within the Conservatory community are subject to approval by the DRC. Permitted materials are listed here.

1. Hard Surfacing – Permitted materials

Brick

Stone, dry lain

Stone, mortared

Tile

Exposed Aggregate Concrete

Precast concrete pavers

Concrete and Colored concrete

Not Permitted:

Common Gravel

2. Retaining Walls: – Permitted Facing Materials

Retaining walls located in public open space tracts, front, side and rear yards exposed to park/open spaces shall not exceed 42” in height and be constructed out of stone. All retaining walls constructed with in rear or side yards that do not face a street or park/open space shall be constructed out of concrete block utilizing a natural (earth) color.

Community Landscape Maintenance Standards

Maintenance Standards

Mowing and edging of turf at least once per week. Watering and maintaining the irrigation system. Fertilizing at least 4 times per year or as required and controlling weeds.

Planting Standards

The lot landscape should be designed to create a coherent environment which complements the overall community. Plant material should relate to the scale and character used in the community landscape areas and to the lot improvements.

The plant palette listed in these Design Guidelines shall be used for selecting materials. Trees and shrubs should provide the principal landscape image.

Minimize the use of herbaceous and short-lived plants. Shrubs and ground covers should completely cover the soil when mature.

Particular attention should be paid to the functional aspects of planting design. Consideration should be given to the use of plants for screening, space definition, erosion control, glare reduction, dust control and aesthetics.

Planting design must respect varying irrigation requirements of plants. Plants with similar requirements should be grouped together. Where necessary, vines should be secured to vertical surfaces in a permanent fashion.

Site Preparation

All demolition, clearing, grubbing, and grading must be completed within the owner's lot area. Stockpiling may be allowed on adjacent lots or common areas only with the written permission of the adjacent lot owners or developer.

Community landscape areas must be protected during all construction operations using approved fencing or other barriers.

Adequate provision must be made to prevent any surface waters from damaging excavations, public or private property, or excavations and fill slopes both during and after construction.

If lumber, soil, or other construction material is stockpiled on the street, a tarp or other protective device must be laid down to protect the street. All materials must be installed as soon as possible following the start of landscaping construction. All excess materials must be removed, and the street cleaned of any excess debris following landscape completion,

Site Drainage

Drainage patterns shall be maintained as originally installed by the developer. Surface drainage of paved areas must be a minimum of 0.5 percent for concrete surfaces and 2 percent for rough surfaces such as stone, turf or groundcover.

Slope Stabilization

All slopes, 3 feet or higher and 3:1 or steeper must be planted and irrigated for slope stabilization in a manner consistent with the lot landscape standards.

Trees may not be located closer than four (4) feet to any concrete driveway. Homeowners may choose paving surfaces from the approved materials palette.

Trees that are dead must be removed. No permission from the DRC is required. Tree stumps may not remain. If not immediately replacing the tree, the stump must be ground out.

Front Yard

The area from the back of the sidewalk to the front of the building and side yard is defined as the front yard. Additional appurtenances, landscape elements and decorative entry fixtures such as fences, timber and rock walls may be allowed and will be reviewed on a case-by-case basis by the DRC.

Side yard

The side yard is the portion of the lot between the building side property line, rear of building and behind the front fence wingwalls. In the side yard, retaining walls up to 3 ½ feet high, with a planted slope above the wall, may be constructed with approval by the adjoining lot owner, if appropriate, and approval by the DRC. Side yard fences up to six (6) feet high may be constructed at either the top of the slope or above the wall.

Rear Yards

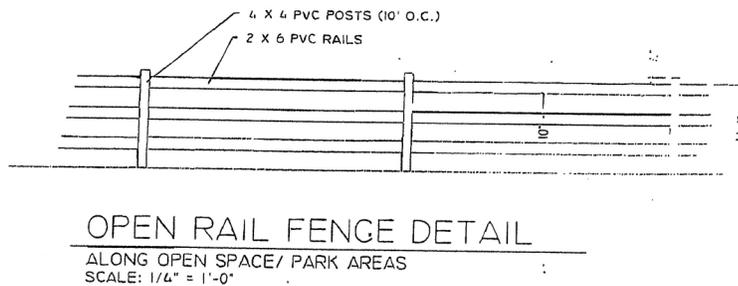
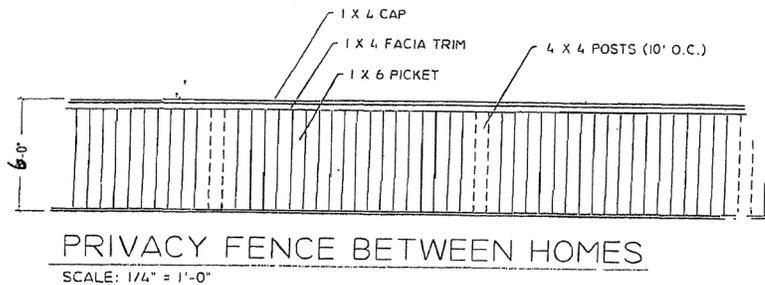
The rear yard is that portion of the lot between the rear property line and the rear of the building. Fence styles up to six (6) feet high may be constructed along the side or rear property lines in conformance to a solid board privacy style. The developer installed perimeter fence will vary from 4' to 6' in height. In no event shall rear lot retaining walls exceed 3 ½ feet in height (with a maximum of 2 separate walls allowed) unless installed by the developer. All wall designs are subject to review by the DRC regarding that configuration and materials. Homeowners shall choose plant material from the approved plant palette.

Community Fence Standards

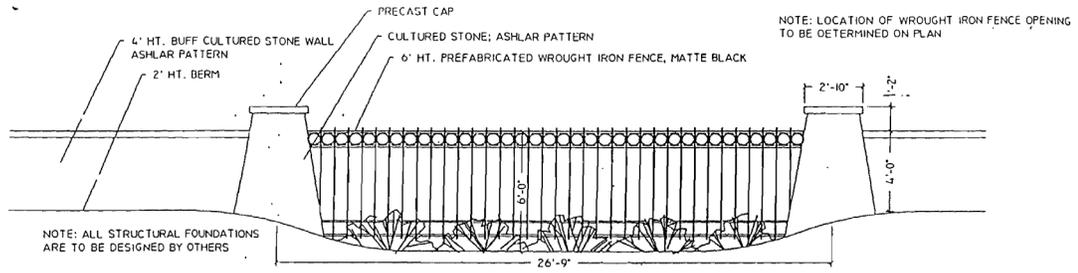
Fences should be designed with a character that will meet the standards of approval by the DRC.

Lot Boundary Fences Lot boundary solid fences usually run along common lot lines separating two homeowners' yards. Ownership is sometimes shared between the two homeowners and maintenance is the shared responsibility of the two homeowners. Front wing fence returns between the house and side lot lines may have a gate.

Greenbelt Fences - A greenbelt fence separates a homeowner's property from the greenbelt/public land/other landscaped tracts. These may have been constructed by the builder and/or developer. Maintenance of the black rod iron fences is the responsibility of the Metro District, and no alterations can be made to these fences. Maintenance of the white split rail type fence and wood privacy fences between homes is the responsibility of the homeowner. Color, material and style must not be altered from the original fence material. Gates in greenbelt white split rail fences may be permitted with approval from the DRC.

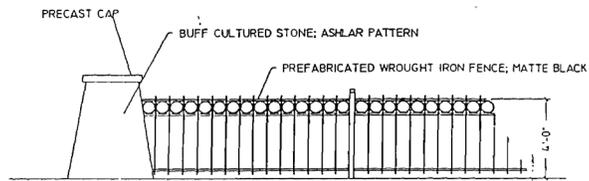


Fencing Details Plan



WROUGHT IRON FENCE WITH STONE COLUMNS.

ALONG HAMPDEN AVE. RUE
SCALE: 1/4" = 1'-0"



OPEN WROUGHT IRON FENCE DETAIL

ALONG COLLECTOR ROADWAYS
SCALE: 1/4" = 1'-0"

Fencing Details Plan

Water-wise Landscaping (Xeriscaping)

Any new water-wise project will result in a permanent change to the existing yard and will require approval of the DRC.

Homeowners planning to convert existing turf areas are highly recommended to consult with and obtain a design from Aurora Water. This service is currently free and there may also be incentives to defray the cost of converting.

Water-wise landscaping is a low water use approach to landscaping consisting of drought tolerant plants and water conserving irrigation systems. The Association desires to have a uniform appeal to the community. All applications of water-wise landscaping will need to be specifically designed and installed as to enhance the community and harmonize with the existing surroundings, residences, and structures.

- All converted areas are to be a minimum of 85% plant material coverage at maturity and must follow Aurora's minimum size guidelines. Deciduous trees – 2.5" caliper, Ornamental trees – 2.0" caliper, Evergreen trees – 6' tall, Shrubs - #5 pots, Grasses & Perennials - #1 pots.
- Plants are to be selected from a local water-wise or xeric plant list such as Aurora's Water-wise Plant List.
- Adequate irrigation and maintenance shall be provided. All drought-tolerant turf-type grasses shall be maintained at a maximum height of nine inches, free of weeds and debris and shall not present a fire hazard.
- Artificial turf is prohibited in front yards. While it does not use water, it is not considered water-wise landscaping.
- Tree lawn areas must have a minimum of 85% plant material at maturity. Homeowners must select species with mature heights less than or equal to 24 inches to avoid sight distance conflicts.

Rock and Mulch:

- All rock that will be used for the purpose of landscaping is required to have the approval of the Design Review Committee (DRC).
- Lightweight materials such as bark shall not be used in areas unshielded from high winds. Loose gravel shall not be used in areas abutting public streets or sidewalks, unless it is larger than two-inch minimum aggregate size.
- All beds shall be covered with a minimum depth of 3 inches rock or mulch. Bare soil is not permitted. Boulders are not recommended in the tree yard however if used, they must be 15 inches or less in height.
- Marble chips, volcanic rock, or high contrast mulch and stone material (e.g. painted stone in reds, greens, white, and black) shall not be allowed. Naturally occurring earth tone mulch and stone material such as washed river rock and reddish rock tones may be used.

Community Tree Landscape Approved Palette

Other trees may be approved at the discretion of the Design Review Committee

Deciduous Canopy Trees

- Linden
- Royal Red Norway Maple
- Western Catalpa
- Kentucky Coffee
- Sunset Maple
- Golden Russian Willow
- Quaking Aspen
- Sunburst Honey Locust
- Skyline Honey Locust
- Ohio Buckeye
- Imperial honey Locust

Deciduous Ornamental Trees

- Serviceberry
- Washington Hawthorn
- Chanticleer Pear
- Amur Maple
- Spring Snow Crab
- Newport Plum
- Toba Hawthorne
- Canoe Birch
- Cutleaf Weeping Birch
- Dolgo Flowering Crab
- Japanese Pagoda Tree
- Mayday Tree
- Bradford Pear

Evergreen Trees

- Colorado Green Spruce
- Colorado Blue Spruce
- Bristlecone Pine
- Southwestern White Pine
- Australian Pine
- Scotch Pine
- Juniper
- Arborvitae
- Pinyon Pine
- Alberta Spruce

Shade Trees

- Imperial Honeylocust
- Littleleaf Linden
- Red Royal Maple
- Skyline Honey Locust
- Sunburst Honey Locust

Fruit Trees

- All variety of fruit trees.

Community Shrub & Groundcover Approved Landscape Palette

Shrubs – Deciduous

Althea (Rose of Sharon)
Bluemist Spirea
Buckthorn
Burning Bush
Common Privet
Cotoneaster Peking
Cotoneaster Spreading
Currant, Sumac Alpine
Current. Golder
Dogwood, Red and Yellow Flowering
Dogwood, Variegated
Forsythia
Honeysuckle, Zabel's
Honeysuckle, Dwarf
Japanese Barberry
Lilac (Elder, Silver, Buffaloberry, Spirea, Snow, Coralberry)
Mock orange
Mountain Mahogany
Ninebark
Peegee Hydrangea
Plum, American
Plum, Cisterna
Potentilla (Cinquefoil)
Rose Willow Shrub
Sand Cherry
Serviceberry
Siberian Pea shrub
Viburnum

Shrubs – Evergreen

Alberta Spruce
Euonymus, Manhattan

Euonymus, Sarcoxie
Juniper, Broadmoor
Juniper, Buffalo
Juniper, GoldTip
Juniper, Pfitzer
Juniper, Spreading
Juniper, Tammy
Mugho Pine
Oregon grape
Yucca

Groundcovers-Organic

Creeping Grapeholly
Creeping Phlox
Hardy Iceplant
Himalayan Border Jewel
Kinnikinic
Lily of the Valley
Maiden Pink
Periwinkle
Pussytoes
Sedum (Stonecrop)
Silver mound
Snow-in-Summer
Turfgrass
Wintercreeper
Wolly Thyme

Groundcovers-Inorganic

Rock and Rock Mulch
Wood Mulch and Wood Bark

Community Approved Paint Palette

The Conservatory has developed approved paint schemes. They are available to view in person by visiting the Clubhouse on Thursday afternoons. The schemes are also available to view online at <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/aurora/co/the-conservatory-hoa/>

Anytime you are painting the outside of your house, you need to get approval from the Design Review Committee (DRC) *prior* to starting the project.

- You still must submit your colors to the DRC even if you choose one of the pre-approved color schemes. For pre-approved schemes please state the color palette numbers and note which colors are going on each part of your home.
- For all other color selections, get paint sample cards from your contractor or store where you are purchasing your paint.
- Mark the colors you plan to use on the paint card and identify what part(s) of the home will be painted with that color.
- Fill out the Design Review Form.
- Submit the plan with the samples to the DRC.
- Wait for approval to proceed. Allow 30 days.
- When finished, submit the Project Completion form to the DRC.

Specific Types of Improvements – Alphabetical Listing

The following alphabetical list covers a wide variety of specific types of Improvements or alterations which Owners typically consider installing. Pertinent information is given as to each. Unless otherwise specifically stated, drawings or plans for a proposed Improvement shall be submitted to the Committee, and written approval of the Committee shall be obtained before the Improvements are made. Drawings or plans shall include dimensions, setbacks, roof slopes, and both elevation and plan views of all proposed expansions or additions. Applications for paint change unless selected from the Conservatory approved color schemes must be accompanied by samples or chips of the colors to be approved, along with a written description of color schemes of adjacent homes

ADDITIONS AND EXPANSIONS - Committee approval is required. Additions or expansions to the home will require submission of detailed plans appropriate to the magnitude of the revision, including description of materials to be used, and plan and elevations, drawings showing dimensions, setbacks, roof slopes, etc. Additions and expansions must be of the same architectural style and color as that of the residence.

ADDRESS NUMBERS - requires Committee approval to relocate to a position different from that originally installed by the builder.

ADVERTISING - See signs.

AIR CONDITIONING EQUIPMENT-Committee approval is required. Air-conditioning equipment, including swamp coolers, must be ground-mounted, and installed in the rear or side yard and must be screened from the street right-of-way with either fencing or shrubbery. Installation of air conditioning equipment, including swamp coolers, on the roof of the house or in a window of the house will not be permitted. Garage fans and attic fans are permitted provided they are installed on the interior of the home and any associated vents or louvers are painted to match roof shingles.

ASTRO-TURF/ARTIFICIAL TURF - Or other carpet-type of floor covering shall not be used on front decks, front porches, or balconies. It is allowed in back and side yards with approval.

AWNINGS - See Overhang.

BALCONIES - See Decks.

BASKETBALL HOOPS - Committee approval is required. Basketball hoops shall only be allowed in the front areas of a Lot if (a) the backboard is installed on a separate free-standing post or pole and is set perpendicular to the street and is either clear or painted a color to match the Residence; (b) is portable and can be removed from the driveway each evening (portable

basketball hoops are not allowed in the public street or on a public sidewalk); or (c) as otherwise approved by the DesignReview Committee. No basketball backboards shall be attached to a garage or set facing the street.

BIRDHOUSES AND BIRDFEEDERS - a birdhouse or birdfeeder may only be installed in the back yard.

CARPORT - Not permitted.

CIRCULAR DRIVES - See Driveways.

CLOTHESLINES AND HANGERS - No clothing or household fabrics or other articles shall be hung, dried, or aired on any Lot or Common Element in such a way as to be visible from other Lots or from the Community, except to the extent otherwise provided in the Design Guidelines.

CLOTH OR CANVAS OVERHANGS - See Overhangs.

COLOR - See Painting.

CORNER VISIBILITY - Compliance with the City of Aurora intersection sight distance criteria must be adhered to. In addition, to assist with aesthetics and to assist with front yard view on certain lots, owners of lots whose rear property lines are common to the side propertyline of adjacent lots are restricted to installing open-rail lot boundary fences on the side lot adjacent to the street or providing a sight visibility triangle, as required by the City of Aurora sixteen feet (16') from the street right-of-way along the edge of the adjacent driveway, unless otherwise approved by the Committee.

DECKS Committee approval is required. Must be constructed of wood or composite material matching the material of the residence and, if painted, must match the color scheme unless otherwise approved by the Committee. Must be installed as an integral part of the residence and patio area. Decks shall not be used for storage other than patio furniture and barbecues. Construction of decks over easement areas is not permitted.

DOG RUNS - Committee approval is required. Dog runs must be constructed with fencing of the same design as approved by the Committee. Dog runs must be in the rear or side yard, abutting the home and substantially screened from view. They are limited in size to five hundred seventy-five (575) square feet and cannot be higher than the lot boundary fence. Wood screening or mature landscape screening is required to hide a substantial view of the run. Dog runs must have double fence when next to any Association fence and may not use any Association fence as any part of the dog run fence. Chain link fencing is prohibited.

DOORS - Committee approval is required for the addition of screen or other type doors to the

front of a home. The material should match existing doors on the house, and the color should be the same as that of the existing doors on the house, unless otherwise approved by the Committee. Security doors or security window bars require Committee approval. Security window bars are not permitted in front yards but may be permitted on the lowest level of back yards upon Committee approval.

DRAINAGE - All drainage devices, such as French drains, etc. must be approved in writing by the Committee. Approval shall not be granted unless provision is made for adequate alternative drainage. The established drainage pattern over any property cannot be changed without written permission from the Committee

DRIVEWAYS - All driveways leading from the street to an Owner's home or Property are to be constructed of permanent, properly formed, hard-surfaced paving (i.e., concrete with a four (4) inch minimum thickness). Modifications to the original driveway require Committee approval. Widening for the purpose of extra parking space is not permitted. Extensions to existing driveways may not be more than three feet (3') in width on either side. Extensions must be constructed of concrete, natural or artificial stone, or brick pavers. No asphalt extensions are acceptable. Driveways may not be painted.

EVAPORATIVE COOLERS - See Air Conditioning Equipment.

EXTERIOR LIGHTING - See Lights and Lighting.

EXTERIOR MATERIALS - The only acceptable exterior building materials are high-quality hardboard siding, high-quality state of the art brick, stone, stucco, or other harmonious materials utilized for accent or home details as approved by the Committee. Traditional exterior details such as front porches, gables, columns, bay windows, shutters, and window trim shall be used where appropriate if approved by the Committee. Colors shall be more of earthen tones and shall harmoniously blend to the visual benefit of the development.

FENCES:

Drainage Under Fencing - It is important to remember that certain drainage patterns may exist along or under proposed fence locations. When constructing a fence, be sure to provide for a space between the bottom of the fence and the ground elevation so as not to block these drainage patterns.

Fence Design - Fences may not be constructed without Committee approval.

Open Space Fence - In addition to other locations where permitted, the 4' Open Rail Fence is the only fence that may be installed between those lots that back and or side to the open space and the open space adjacent to the Community.

Fences or Screening Located Within Property Line - Must be an integral part of the landscape

design.

Double Fencing - Not permitted, except see Dog Run,

Lot Boundary Fences - Lot boundary solid fences usually run along common lot lines separating two homeowners' yards and have a maximum height of six feet unless otherwise approved. Ownership is sometimes shared between the two homeowners and maintenance is the shared responsibility of the two homeowners. Front wing fence returns between the house and side lot lines may have a gate.

Greenbelt Fences - A greenbelt fence separates a homeowner's property from the greenbelt/public land/other landscaped tracts. These may have been constructed by the builder and/or developer. Maintenance is the responsibility of the homeowner. Color must not be altered from the original fence material.

Mesh Line Fences - May be erected on the homeowner's side of a rail fence to assist in containment of pets or children. Ownership and responsibility for maintenance is solely the homeowners.

Fence Stain/Paint – Natural wood colors are permitted.

FIREWOOD STORAGE - See Wood Storage.

FLAGS –One large and one small non-commercial flag is permitted to be displayed on the owner's property at a time. Large flags may not exceed 3' x 5'. Small flags may not exceed 12" x 18".

A non-commercial flag may be hung on a rod iron holder placed in the ground or from a staff (pole) projecting horizontally on the front or back of the residence. The staff may not be longer than 8' in length.

FLAGPOLES - Ground-mounted flag poles are prohibited; provided, however, that all ground mounted flagpoles existing at the time of the adoption of these amended rules are grandfathered and permitted to remain.

GARAGES - Garage doors shall be wood, hardboard or metal, painted to match the residence body color or trim. Outlining the garage door panels in a contrasting color or checkerboard design is not permitted.

GARBAGE CONTAINERS AND STORAGE AREAS - See Trash Containers and Enclosures.

GARDENS-FLOWERS - Committee approval is not required. All flower gardens must be weeded, cared for and carefully maintained.

GARDENS-VEGETABLE - Committee approval is not required, if located in the rear or side yard. Must be weeded, cared for and carefully maintained.

GARDENS-RAISED BEDS – Committee approval is required.

GAZEBOS - Committee approval is required. Must be an integral part of the landscape plan and must be located in the rear yard. Maximum height cannot exceed fifteen (15') feet. Materials must be compatible with the residence materials.

GRADING AND GRADE CHANGES - See Drainage.

GREENHOUSES AND GREENHOUSE WINDOWS - Committee approval is required. Must be in rear yard; must be a contiguous integral part of the home.

HOT TUBS/SPAS & ENCLOSURES - Committee approval is required. Hot tub/spa must be an integral part of the deck or patio area and of the rear yard landscaping. Must be in the rear yard. Must be installed in such a way that it is not immediately visible to adjacent Property Owners, i.e., hidden by fence, shrubs, etc. Manufactured redwood enclosures must be submitted for approval and will be considered on a case-by-case basis, depending upon lot location, visibility, etc. In some cases, the Committee may require the enclosure to be constructed of materials like the residence.

HOLIDAY DECORATIONS - All seasonal decorations must be removed within thirty (30) days of that particular holiday or celebration or local custom. Consideration of neighbors should be exercised when decorating for any occasion. Holiday decorations may not include any audio that can be heard beyond the limits of the lots.

HOUSE NUMBERS - See Address Numbers.

IRRIGATION SYSTEMS - Underground manual or automatic irrigation systems will not require approval of the Committee.

JACUZZI - See Hot Tubs.

LANDSCAPE - Committee approval required. Front yards must consist of a minimum of 50% sod or an approved Waterwise Landscape Plan consisting of 85% plant material coverage at maturity (excluding driveway and sidewalks). In backyards and side yards, quality, state-of-the-art artificial turf grass may be considered for approval as an alternative to turf grass. Use of specialized turf grass that is promoted to conserve water, such as 90/10 bluegrass/fescue mix, is recommended. For purposes of this standard, turf grass is defined as continuous plant coverage consisting of hybridized grasses that, when mowed, form a dense growth of leaf blades and roots.

Owners are encouraged to consider waterwise applications when submitting plans. For the purposes of this standard, waterwise is defined as the application of the principles of landscape design, soil analysis and improvement, appropriate plant selection, limitation of turf area, uses of

mulches, irrigation efficiency, and appropriate maintenance that results in water use efficiency and water-saving practices. The Committee shall not impose additional requirements on owners who submit waterwise plans. Plans that only include rock for the total yard without inclusion of the required organic materials noted above will not be approved.

In addition, landscaping shall include, at a minimum:

Erosion Control techniques within the site to ensure protection of adjacent properties is mandatory and shall be in accordance with the requirements of the City of Aurora. All runoff must be controlled from each lot. No silt shall leave the lot. It is the responsibility of the Owner to control erosion. The Committee shall have the authority to require additional erosion control.

Owner is required to notify the Committee in writing upon completion of the landscape installation and shall grant the Committee the right to inspect the landscape installation.

Gravel, rock and/or soil piles left in front or on visible side yards of houses, in the street, or on the driveway is not permitted. Leaving gravel, rock and/or soil piles in the street is a violation of the City of Aurora ordinance.

LATTICEWORK (PATTERN) - Committee approval is required. Latticework must be a minimum of one-half inch (1/2") thick if it does not adjoin directly to the house.

LIGHTS AND LIGHTING - Committee approval is not required for exterior lighting if in accordance with the following guidelines: Exterior lights must be of the traditional style and character as installed by builder on other residences in the Subdivision and be as small in size as is reasonably practical. Exterior lighting should be directed towards the house and must be of low wattage to minimize glare sources to neighbors and other Owners. Lighting fixtures should be dark colored so as to be less obtrusive. Low voltage lighting offers safety advantages over conventional house-voltage systems. Any variance from these Guidelines or usage of high wattage spotlights or flood lights requires Committee approval. Lighting shall be down-directed and not cast a glare on adjacent Properties. No private lighting shall be erected higher than ten (10') feet from ground level, unless specifically approved by the Committee. Energy-efficient outdoor lighting devices, 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 are permitted.

OVERHANGS/AWNINGS - CLOTH OR CANVAS - Committee approval is required. The color must be the same as or complementary to the exterior of the residence, unless otherwise approved by the Committee. Metal or fiberglass awnings are not permitted.

PAINTING - Color or color combination changes require Committee approval. The Association has Approved Color Schemes that may be viewed during Office hours at the clubhouse or online <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/aurora/co/the-conservatory-hoa/>

All exterior colors must be reviewed for approval by the Committee, including repainting of existing homes. Colors specifically not allowed shall include but not belimited to purple, orange, red, or pink. The Committee will assess the overall color composition formed by the individual materials.

All roof vent caps, louvers, plumbing stacks, chimney flashing, valley flashing, etc., are to be painted a color not in contrast with the color of the roofing.

Colors which will meet requirements for approval are best described as being soft, muted colors. All paints are to be flat or semi-gloss paints, except in the case of doors and shutters. Please note: metal doors may not successfully accept latex paint.

Paint schemes must be different from neighboring homes. Submittals without a description of neighbors' paint colors will not be considered by the Committee.

Garage doors are to be the same color as the siding or trim, unless otherwise requested and approved by the Committee. Outlining the garage door panels in a contrasting color or in a checkerboard design is not permitted.

All window trim and wood and metal area surrounding the window is to remain white, except where painted a different color originally by the builder.

Most homes in the Subdivision have multiple tone paint schemes (e.g., siding color, trim color and accent color for shutters and doors). New colors submitted should preserve this multiple tone scheme. For example, if the trim was a different color than the doors and shutters originally, they should also be different in the submitted colors

Please indicate which color chips are for trim, siding and accent (doors and shutters) color.

In general, after approval, only those areas that are painted may be repainted; only those areas stained may be restained; unpainted surfaces and unstained areas such as brick shall remain unpainted and unstained.

PATIO COVERS - **Committee** approval is required. Plans must show the exterior elevation, designate materials and colors, and include dimensions.

PATIOS - ENCLOSED - See Additions and Expansions.

PATIOS - OPEN - Committee approval is required. Must be an integral part of the landscape plan. Must be the same color and design as the residence, unless otherwise approved by the Committee. Patios and balconies shall not be used for storage other than patio furniture and barbecues.

PAVING - Committee approval is required for front yard changes, regardless of whether forwalks, driveways, patio areas or other purposes, and regardless of whether concrete, brick, flagstones, steppingstones, pre-cast, patterned, exposed aggregate concrete or asphalt pavers are used as the paving material.

PLAY AND SPORTS EQUIPMENT - Committee approval is required. Equipment shall be located in the rear or side yard. Size of play yards will be considered on a case-by-case basis depending on lot size and proximity to neighbors. The maximum height of the equipment should not exceed fifteen (15) feet.

POOLS - Committee approval is required. Fencing for safety reasons may be required per local codes. Ornamental iron fencing may be required to meet safety codes.

ROOFS - It is desired that the roofing material in any related group of residences be the same in appearance and type. All roofs shall be of tile, upgrade synthetic material such as Masonite type material or Class A fiberglass asphalt thirty (30) year or greater dimensional shingle. Colors shall be neutral, earth-tone colors. Bright red, green, blue or white colors are not acceptable.

ROOFTOP EQUIPMENT - Not permitted.

SAUNAS - See Additions and Expansions.

SCREEN DOORS - See Doors.

SHEDS - Free-standing sheds are not permitted.

SHUTTERS - EXTERIOR - Committee approval is required. Should be of the same material and painted to match the color scheme of the exterior of the house, unless otherwise approved by the Committee.

SIDING - Committee approval is required. Siding must be essentially the same as the siding installed by the builder on other houses in the Subdivision

SIGNS - For Sale/For Rent signs: one professional sign per dwelling advertising a dwelling for sale or rent is permitted no larger than 24 x 18 inches.

Security System signs: non-advertising security system signs are allowed. Signs advertising a business are not permitted.

Garage sale signs shall be removed at the end of the last sale day.

Signs may be no larger than 24" by 18" in size. A maximum of one non-commercial sign is permitted to be displayed.

SKYLIGHTS - Committee approval is required. Skylights must be the same type as installed in new homes by builder, and exterior trim must be painted according to Guidelines.

SOLAR ENERGY DEVICES - Committee approval is required. Must be designed to appear as if it is an integral part of the roof. No exterior plumbing may be visible from adjoining street. Compliance with the City of Aurora codes is also required.

SPAS - See Hot Tubs.

SPRINKLER SYSTEMS - See Irrigation Systems.

STATUARIES AND FOUNTAINS - of any kind will not be allowed in the front yard without the prior approval of the Design Review Committee. The Design Review Committee will consider limited statuaries and fountains if the proposed improvement is consistent with the overall lot landscape theme, is consistent with house colors (both field and trim) and is located on porch steps or within a five foot (5') boundary from the front of the house. Height of the statuary shall not exceed forty-eight inches (48") unless otherwise approved by the Committee.

STORAGE CONTAINERS – One Horizontal storage container is allowed per yard. To be placed in a hidden area of the yard, if possible. Not to exceed the privacy fence height between houses. Maintained aesthetically. The storage container needs to be submitted with pictures to the Design Review Committee for approval.

STORAGE SHEDS – See sheds.

SUNSHADES - See Overhangs.

SWAMP COOLERS - Not permitted as rooftop equipment or in windows. See AirConditioning Equipment.

SWINGSETS - See Play and Sports Equipment.

TEMPORARY STRUCTURES - Committee approval is required. Camping tents set up for cleaning or occasional overnight sleeping by children will not require Committee approval if left up no longer than seventy-two (72) hours.

TRASH CONTAINERS AND ENCLOSURES - Trash containers must be stored in an enclosed garage or always stored behind the wing return fence except between the hours of 6:00 AM until sundown on the day of trash pickup. Trash containers that are not stored in an enclosed garage must be secured with lids and are limited to four (4) containers with secured lids to prevent trash from blowing into neighboring yards. Trash contained in plastic bags and/or boxes must be always stored in an enclosed garage.

UNDERDRAINS - Modification or impeding the flow is prohibited.

VENTS - See Rooftop Equipment.

WALLS - RETAINING - A single retaining wall shall not be more than thirty-six (36) inches in height (measured at the exposed side) without a permit from the City of Aurora. Where required by the Committee, a detailed landscape plan, indicating the size and exposure of the retaining wall, shall be provided by the Owner at the time of plan review for approval. Property Owners are liable for their respective lot drainage. Retaining walls shall be constructed of: brick, treated wood, "Versalock" (TM), natural stone, or similar materials, subject to approval by the Committee. Exposed concrete retaining walls are permitted only with surface treatment approved by the Committee.

WINDOWS - Committee approval is required for all windows not of the same make or design as originally installed by builder. Submission of plans and specifications to the Committee shall include a description of the window frame material and color. Mill finish on aluminum windows is specifically prohibited. Replacement windows shall be substantially the same as those initially installed.

WOOD STORAGE - Committee approval is not required. Must be in the garage, side or back yard behind and below the top of any fence, adjacent to the house, and must be neatly stacked, and must not be located so as to block any existing drainage pattern on the lot.

Submittal Procedure by the Design Review Committee

Submittal of plans and specifications for the construction or installation of any and all improvements within the Conservatory is made to the DRC through our management company. The DRC shall only review, approve and/or disapprove submitted plans and specifications as to style, location and compliance with the provisions set forth in these guidelines and requirements included within the CC&R's for the Conservatory. The DRC shall not be responsible for reviewing and/or approving any improvement plans and specifications for engineering design, structural engineering and safety, or for compliance with applicable zoning, building, or other town, state, or federal laws, ordinances or policies.

In addition to obtaining all necessary approvals from the DRC as set forth in the CC&R's and these guidelines, each owner is obligated to obtain all necessary governmental approvals and to prepare plans and specifications in accordance with all applicable government laws and regulations affecting the use of the lot and the improvements constructed on it.

Approval of any proposed or existing improvement by the DRC shall not be construed to warrant or represent, in any manner, that the improvement was approved by or complies with the appropriate standards of any public agency that has jurisdiction over such improvement. Similarly, approval of any proposed or existing improvements by any public agency having jurisdiction over the improvement, shall not constitute approval by the DRC.

By way of illustration, but without limitation, submissions to the DRC for approval are required for the following improvements:

1. New construction or installation including dwellings, garages, fences, retaining walls, steps, awnings, canopies, poles, trellises, patio overheads or decks, gazebos, sundecks, windscreens, game courts, swimming pools, play equipment, fountains, spas, hot tubs, recreation apparatus, exterior lighting, sound systems and solar energy systems.
2. Installation or revision of landscaping, hardscaping, or surface improvements, including ground covers, trees, shrubs, plants, irrigation or drainage systems, recreation areas or courts, and surface drainage revisions.

Town Or Other Jurisdictional Approval

Approval of any project by the DRC does not waive the requirements for obtaining City of Aurora permits nor does obtaining all required City of Aurora (or other Government agency) permits waive the need for the DRC Approval. The DRC will not knowingly approve a project that violated City of Aurora building or zoning codes or those of any other governmental agency or entity but takes no responsibility for plan conformance to any criteria other than these Conservatory Design Guidelines.

Submittal Requirements

All application submissions for the construction or installation of any improvement must be made per the requirements of the Declaration of the CC&Rs for the Conservatory. The application, provided by the management company must include the following:

1. Electronic submission of the application. (Paper copy submissions are an exception and must be requested through the management company)
2. Lot owners name
3. Mailing and email addresses
4. Business and residence phone numbers
5. Address of the property to be improved
6. Name, address and phone number of architect or owner's representative – if architectural revisions
7. Detailed Site Plan showing proposed project
8. Color Samples/Brochures/Approved Color Scheme Number

Any modifications or painting to the outside of your home (e.g. deck, driveway, sidewalk, solar panels, gazebo, etc.) needs to be submitted for approval by the Design Review Committee (DRC). You need to:

- Develop a plan drawn to scale, if possible (your contractor can assist). Submit Color Scheme number or paint sample cards for other paint color requests.
- Get the appropriate permits from the City of Aurora, if needed.
- Fill out/or submit electronically the Design Review Form.
- Submit the plan with the form to the DRC.
- Wait for approval to proceed.
- Once approved, proceed with the project.
- When finished, submit a Project Completion form to the HOA.