# Design Standards

Approved
by
King's Deer Board of Directors
on
July 25, 2012

**Revised:**

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|---|---|
| Section XXXV | Rain Barrels: added; October 20, 2016 |
| Section XXIV | Snow Fences: deleted and replaced with policy; September 2018 |
| Section XXVIII | Flagpole: eased restriction for flagpole placement on a property; August 18, 2020 |
| Section XXXIV | Renewable Energy Generation Devices: eased restrictions; September 21, 2021 |
| Section XXIII | Fences: added clarification for fence heights; January 18, 2022 |
| Section XXI | Ancillary Building: added use as a Guest House; August 15, 2023 |
| Section XX | Minimum Landscaping: added pre-approved front yard designs; August 15, 2023 |
| All Sections: | General cleanup, removed tree planting approval requirement; August 15, 2023 |
| Section XXIII | Fences: added trellis, general cleanup; October 22, 2024 |
| Section XXX | Greenhouses: deleted and replaced with policy; October 2025 |
| Section XXIII | Fences; added Protective Enclosures for Vegetation; March 2026 |
| Section XXV | Recreation Features and Equipment; added Section L Outdoor Sports Court; May 2026 |
| Section VII | Construction Site; removed prior sections F thru J covering designated build sites; July 2026 |
| Section XXVI | Exterior Lighting; added guidance for Permanent Roofline Lighting (PRL); July 2026 |
| Section XXV | Fire Pit specifications added; August 2026 |

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# PREFACE

The Board of Directors approved these standards on July 25, 2012 and set the date for implementation as August 1, 2012. All previous Design Standards are rescinded and replaced by these standards.

Existing Structures and projects previously approved by the Architectural Control Committee do not have to be upgraded to comply with these standards. Modifications to existing Structures shall be held to the standard that applied with the original construction. Any proposed Ancillary Building is expected to be architecturally compatible with the residence on the property; if the residence does not meet the standards of this document, the proposed Ancillary Building shall be designed to reflect the standards that applied to the residence to maintain a consistent architectural theme. However, area limitations of the Ancillary Building stated herein shall apply, as well as other standards (e.g., Height, roof design, Structure complexity, landscaping, etc.) to the extent that maintaining a single architectural theme is not compromised.

If there is any conflict of these standards with the covenants, the covenants shall prevail. If there is any conflict of these standards with other rules or policies adopted by the Board of Directors, the more current standard, rule, or policy shall prevail.

In the event of ambiguity of any standards, the Architectural Control Committee shall, in an official meeting, render an interpretation of the standards and record that interpretation in the minutes of that meeting.

The Board of Directors may overrule and reverse interpretations of the Architectural Control Committee during an official meeting of the Board of Directors and the action shall be recorded in the minutes of the Board meeting. If the Architectural Control Committee is unwilling or unable to interpret any provision of the Design Standards, the Board of Directors shall provide the interpretation during an official meeting of the Board and the interpretation shall be recorded in the minutes of the Board meeting.

Approval of any project by the ACC or the Board does not relieve the owner from meeting all applicable requirements of this design standard unless a specific deviation or exemption has been granted in writing.

Members of the Architectural Control Committee, and members of all other King's Deer Homeowners Association committees, are required to sign and comply with the provisions of a Conflict of Interest Statement. This statement can be viewed on the King's Deer website, under Admin > Committees.

# INTRODUCTION

The purpose of this *Design Standards* is to provide a convenient reference for King's Deer Owners to most rules and standards of the King's Deer Homeowners Association regarding improvements of their King's Deer property.

King's Deer covenants require that **before *any* improvements are added to a property, the proposed improvement must be submitted for review and approval by the Architectural Control Committee** (ACC). Only improvements that are approved by the ACC may be added to a property. Owners should ***not*** conclude that if this *Design Standards* does not address a proposed alteration, then no approval by the ACC is needed; *all improvements must be approved in advance by the ACC.* (Ref. covenants para. 13D)

The scope of "improvements" requiring ACC approval can cover a wide range of modifications, from building a New House, to cutting down a tree. Essentially, any change to the outward appearance of the property is considered an "improvement" requiring advance ACC approval. A corollary is that alterations which are confined to the interior of the home and do not alter the outward appearance of the property do not require ACC approval. However, it is helpful for Owners to notify the Association office when there will be extensive interior work accomplished on a property so the Association can quickly answer queries from neighbors if they contact the Association office regarding unusual and extensive activity on a neighboring property. Additionally, construction traffic and refuse associated with the interior improvements will be held to the same requirements and standards as any approved ACC project.

The standards contained in this reference are extracted from the Association's covenants or have been adopted by the Board of Directors under authority of the King's Deer Bylaws and King's Deer covenants. While most of the Association standards pertaining to property improvements are included, Owners are strongly encouraged to review their covenants and other published rules adopted by the Board to ensure full compliance of their planned improvements. This document is therefore intended to help the King's Deer property Owner understand the Association's expectations and limits for incorporating improvements on their property. The Association's business office is also available to answer Owner's questions.

This document is organized into three Parts, and each Part is further subdivided. **Part I** contains a description of the types of projects and their corresponding project applications that outline the steps to be taken and list the required information that the Owner will need to submit in order to obtain ACC approval for the project. **Part II** provides the standards applicable to various improvements that might be incorporated on a property, such as standards for a house, for Landscaping, Fences, Playground Equipment, etc. **Part III** contains the appendices, including references and definitions of key terms.

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# PART I. PROJECT APPLICATION TYPES AND PROCESSES

A. Four different project applications are provided to accommodate the range of different projects on King's Deer properties. This section describes each type of application and its intended use.

B. **New House Construction Application** is used for any of the following situations:

1. Construct a new residence on a Vacant Property and all other work accomplished concurrently with that construction.

2. Reconstruct a damaged or destroyed residential Structure.

3. Enlarge an existing house or attached garage if the added Structure will include foundation work. The addition shares some common interior wall with the existing house or garage; if there is no common interior wall shared by the addition and the existing house or garage, then the addition is considered an Ancillary Building and the Ancillary Building Application must be used and the proposed Structure must meet the standards of an Ancillary Building.

C. **Ancillary Building Application:** Construct a free-standing enclosed building other than the residence, regardless of size. A proposed building is considered to be "free-standing" if it does not share any common-interior wall with the residence or with the attached garage of the residence. A proposed Structure that is "free-standing" but has a continuous roofline with the residence is considered an Ancillary Building and must meet the standards of an Ancillary Building. The ACC shall make the final determination of whether a proposed Structure is classified as an Ancillary Building or an addition to an existing house.

D. **Fence and Landscape Application**: Construct a Fence or a solid wall to enclose an exterior area such as a patio. Add and expand Landscape on a property. Landscape includes more than plants; see the definition in Appendix A.

E. **Miscellaneous Project Application**: Any work that is not covered by the above three applications. Some typical uses of this application include:

- Modify the exterior of an existing Structure in ways that will not change the area enclosed by the Structure (e.g., change color or exterior surface material; change roof material, add or remove windows or doors, change any part of the roof structure, enlarge, reduce, or modify the exterior deck).
- Alter (enlarge, extend, remove) existing driveways.
- Install yard ornaments.
- Construct driveway entry monuments.
- Modify exterior lighting.
- Construct a Structure that is not considered an Ancillary Building or house. (e.g., gazebo, swimming pool, pump house)

F. Project applications are available from the Association's business office, and may be downloaded from the Association's web site, www.kingsdeer.org.

## I.New House Construction Application

A. The New House Construction Application is required for review and approval of any proposed New House in King's Deer or for enlarging an existing house or its attached garage if new foundation work is required to accommodate the additional Structure. The application is included in the New Construction Application Package which also includes information and documents to support a successful project application. The ACC will not approve an application for New House Construction that is not submitted on the New House Construction Application. The project application must contain the information and supporting materials specified in the New House Construction Project Application Package.

B. Samples and descriptions of all exterior materials to be utilized on the project shall include brand, model, material, color, texture, etc, as appropriate. Provide complete information to fully describe each product so the ACC can ensure compliance with the standards and can understand the planned exterior appearance. Incomplete material information can result in a delay of the project approval, or disapproval.

C. The application must be signed and dated by the property Owner.

D. A project filing fee and compliance fee must be submitted with the Application. See the Application Package for details on fees.

E. The "New Construction Notice Sign" *must* be properly displayed at the property for a minimum of ten (10) calendar days before final approval is granted by the ACC. (See New House Construction Application Package for sign and details for placement.)

## II.Ancillary Building Application

A. The Ancillary Building Application is used to obtain approval for any enclosed building Structure that is separate from the residence. A proposed building Structure is considered "separate from the residence" if it does not share any common interior wall with the residence or with the attached garage of the residence. If the roof of the residence will be extended to cover the proposed enclosed building effectively creating a "breezeway" between the otherwise two separated Structures, the proposed Structure will be classified as an Ancillary Building and must meet the standards of an Ancillary Building.

B. Samples and complete descriptions of all exterior materials to be utilized on the project shall include brand, model, material, color, texture, etc, as appropriate. Provide complete information to fully describe each product. Incomplete material information may result in the ACC declaring the application inadequate and returning it to the applicant for further work, or may result in disapproval by the ACC.

C. New Landscape to be placed around the proposed new Structure must be included in the application.

D. The ACC will evaluate progress and compliance of the approved project using the evaluation criteria and guidelines applicable to a New House Construction Project.

E. The application must be signed and dated by the property Owner.

F. A project filing fee and compliance fee must be submitted with the Application. See the Application Package for details on fees.

G. The "New Construction Notice Sign" *must* be properly displayed at the property for a minimum of ten (10) calendar days before final approval is granted by the ACC. (See Ancillary Building Application Package for sign and details for placement.)

## III.Landscape and Fence Application

A. All Landscape plans and fencing must be submitted to and approved by the ACC before commencing work.

B. Landscape and Fence Projects must be submitted for ACC review using the Landscape and Fence Application. The application should include all supporting documents and drawings to fully describe the project and must be signed and dated by the property Owner.

C. There is no project-filing fee for Landscape and fencing projects.

D. Once minimum Landscape requirements are met, Owners are not obligated to obtain ACC approval prior to expanding their plantings with the following exception:

1. If expansion of existing Landscape includes new structural elements (e.g., Fence, pergola, gazebo, etc.) these new Structures will require ACC approval.

E. The application must be signed and dated by the property Owner.

## IV.Miscellaneous Project Application

A. A Miscellaneous Project is any project that does not meet the definition of a New House Construction Project, Ancillary Building Project, Landscape or Fence Project. See Appendix A. Definitions "Miscellaneous Project" for more detail.

B. Miscellaneous Projects must be submitted for ACC review using the Miscellaneous Project Application. The application should include all supporting documents and drawings to fully describe the project and must be signed and dated by the property Owner.

C. The application must provide sufficient information for the ACC to evaluate all aspects of the project. Site plan details as well as elevation drawings are particularly important to convey the relationship of the proposed Structure in the context of existing Structures and how the proposed Structure may impact surrounding properties. Therefore, much of the information required for construction of a new residence should also be submitted for other Miscellaneous Projects. Drawings, especially scale or dimensioned drawings, are particularly valuable. Incomplete or ambiguous information will likely result in the application being rejected by the ACC.

D. There is no project-filing fee for Miscellaneous Projects, although a Miscellaneous Project Application must be submitted to and approved by the ACC before commencing work. (See Appendix, Definitions)

E. The application must be signed and dated by the property Owner.

## V.Project Application Process

A. Email, mail or hand deliver a completed application, including all required fees, to the address indicated on the application form. Applications received without the required fees are not accepted and will be immediately refused.

B. Deadlines for submitting applications for review at a specific ACC meeting are identified on the project application. Applications received after the deadline for an ACC meeting will be scheduled for review at the next ACC meeting.

C. The New House Construction Application Package and the Ancillary Building Application Package fully describe the application process and must be followed, or project approval will be delayed or jeopardized.

D. King's Deer Owners may review project applications held on file at the King's Deer management office. Projects may be reviewed until, but not on, the day of the ACC meeting. Contact the King's Deer management office to schedule a project review time. Owners may submit written comments and supporting documents to the King's Deer management office and those comments will be included with the project application for ACC consideration. Owners may also attend the ACC meeting and, within limited time constraints, present their comments and concerns about a project during the meeting.

E. The ACC may render a decision on an application, or defer the decision to a subsequent meeting if further research or additional information is needed.

F. The King's Deer management office will notify each project applicant in writing of the of ACC action by email or US mail. Applicants may also see the decisions of the ACC by reviewing the ACC meeting minutes on the King's Deer web site.

G. ACC meetings may be cancelled if a quorum is not established within fifteen (15) minutes of the scheduled start time.

H. No project work may begin until the ACC has approved the project.

## VI.Project Appeal Process

A. Decisions of the ACC may be appealed to the Board of Directors except when the Board is acting for the ACC.

B. Intent to appeal must be made known to the ACC and does not have to be in writing. However, the individual must be fully identified, and must either be a King's Deer Owner or be representing a King's Deer Owner in which case both the representative and the Owner they are representing must be fully identified.

C. If an intent to appeal is declared, the decision of the ACC shall be immediately suspended. If the ACC decision was to approve or allow work to proceed to any extent, no work may proceed until the appeal process is completed. Intent to appeal may be submitted in advance of the ACC decision, if the Owner declaring the intent to appeal is fully identified in the document.

D. The project application will not be subject to automatic approval for lack of an ACC decision if the ACC renders a decision and then the work must be suspended due to an appeal.

E. In the event of an appeal, the project shall be forwarded to the Board of Directors for a final decision. The Board is not obligated to render a decision within any time limit.

# PART II. STANDARDS

## VII.Setbacks and Authorized Construction Site Location

A. Setbacks serve as a buffer zone around a property. Normally, no Structure shall be allowed within the setback. The ACC may waive limited setback restrictions for very unique circumstances that would otherwise encumber reasonable use of a property. Impact on neighboring views and privacy will be a consideration by the ACC when reviewing requests to waive a setback restriction.

B. Along the street adjacent to the property, a front setback is established. The front setback is ninety (90) feet. In addition, Highlands properties have a one hundred (100) foot setback along adjacent common areas (Ref. King's Deer Highlands Covenants para 6). Along all other property boundaries, the setback is thirty-five (35) feet. However, driveways, by necessity, may transit the setback.

C. Landscape placed in setback is at owner's risk. Utility company may remove landscape within the easements to access lines or facilitate repairs.

D. When submitting a Construction Project Application for New House Construction, the Owner of a corner property may designate either street boundary as defining the property front, and thus defining the front setback. All other property boundaries will then define side setbacks.

E. No part of a Structure, including eaves, steps, decks, and open porches whether or not covered, shall encroach into setbacks. However, the ACC, at its sole discretion, may impose siting restrictions to preserve view corridors from other properties.

F. All Owners are responsible for the following:

1. Noise and debris shall be contained using all known building techniques.

2. Containment of debris in open dumpsters/containers. Owner must ensure debris containers are covered at the end of the construction workday or when conditions warrant it.

3. Prevent debris from the project being wind-blown onto other properties.

4. Actions and conduct of their contractors and visitors while in the community.

## VIII.House Size and Exterior Walls

A. The size of the residential dwelling is not the only criterion used in the decision to approve or disapprove plans. Plans, which meet the minimum size requirement, may be disapproved based on other criteria. The size of the dwelling is established primarily to reflect the Declarant's intent regarding the quality of homes in King's Deer. Recognizing that size is not indicative of the quality, the ACC may grant reasonable requests for variances to size criteria or give credit for special construction amenities when, in its opinion, such variances and credits enhance the quality and compatibility of the Structure and are a benefit to the King's Deer community. However, given that the lot sizes in King's Deer are 2 1/2 acres or more, the overall size of the footprint of the residential structure is important. Therefore, houses that appear to be designed for small tract lots, such as 1/4 acre, will be subject to intense scrutiny and likely will not be approved.

B. **Area requirements.** The following area requirements apply to the enclosed, finished, and heated living area. (Please see definition of Ground Level Floor in Appendix A.)

1. **Single level home.** (One Ground Level Floor; may or may not have a floor below the Ground Level Floor.) Must have a total of at least twenty-five hundred (2,500) square feet on the Ground Level Floor, excluding garages, enclosed porches, and Basement.

2. **Multiple level home having one floor above the Ground Level Floor.** Must have a total of at least three thousand (3,000) square feet. The finished and enclosed area of the Ground Level Floor must be at least sixteen hundred (1,600) square feet excluding garages, enclosed porches, and Basement.

3. **Multiple level home having more than one floor higher than the Ground Level Floor** (e.g., split-level). The total area must be at least thirty-six hundred (3,600) square feet, the Ground Level Floor must be at least

sixteen hundred (1,600) square feet, and the total area of the above-Ground Level Floors must be at least two thousand (2,000) square feet, excluding garages, enclosed porches, and Basement.

C. The ACC, in its sole discretion, shall determine the floor to be considered the Ground Level Floor of the dwelling for purposes of evaluating compliance with these standards.

D. All exterior framed walls shall be a minimum of 2x6 construction unless otherwise approved by the ACC.

## IX.Height

A. No building or other Structure shall exceed thirty-five (35) feet in height. Normally, the ACC shall accept the El Paso County Regional Building Department determination of the structure height. However, the ACC may, in its sole discretion, utilize any other form of measurement to determine and evaluate compliance with the height limit.

## X.Roof

A. Roofs should consist of multiple planes, or surfaces—typically at least six. Multiple, non-parallel ridge lines are expected.

B. **Roof pitch** should not be less than 6:12. The ACC may waive for exceptional design considerations.

C. **Roof materials** must present a significant three-dimensional appearance. Tile or slate is encouraged. Roof materials should have a manufacturer-limited warranty of not less than fifty (50) years, and a UL Class A fire rating. Asphalt shingle roof may be approved provided a high-definition shingle that presents a significant three-dimensional appearance is specified. Metal roofs are not allowed except for limited accent features; special attention must be given to any metal surfaces to ensure they do not pose a reflective problem to the community.

1. Appendix B identifies roof materials that have been approved by the ACC for use in King's Deer Structures. However, the specific roof material and color must still be identified in the project application to ensure harmony in appearance with the overall project design.

D. **Roof gutters and downspout** colors shall match or complement the home.

1. Roof gutter downspouts should direct water at least fifteen (15) feet away from the Structure by buried conveyance before draining to the surface. Provisions to avoid erosion caused by roof drainage must be incorporated into the roof drainage system immediately upon completion of the roof gutter system.

E. **Roof Overhang** on one-story houses, with and without Basements, shall be not less than twenty-four (24) inches unless waived by the ACC.

F. **All roof penetrations** shall be finished to produce a non-metallic, non-reflective surface. No roof penetration shall extend more than twenty-four (24) inches above the roof surface without being encased within structural elements to integrate it with the house architecture—e.g., a chimney.

## XI.Deck

A. **Column Size**. Deck columns less than eight (8) feet from ground to column top, shall be not less than twelve (12) inches square. Columns eight (8) feet or longer from ground to column top, shall be not less than eighteen (18) inches square.

B. **Column Finish**. Columns shall be finished to match the house in color and material and should contain accent features similar to those on the house. Columns eight (8) feet or higher that are visible from Public Areas must have stone accent on at least fifty (50) percent of their surface.

C. **Deck Railings** should be metal rather than wood, however the ACC may waive this requirement provided the proposed wood railing and balusters are an upgraded material and design. Two (2) inch square wood balusters are not considered an upgrade.

## XII.Siding

A. **Board & Batten / Lap Siding**. Natural wood lap siding or board and batten may be approved but must be treated and periodically maintained with high quality preservatives, stains, or paints containing not less than ten (10) percent pigments. Cement fiber-board siding materials may be approved as lap siding or board and batten depending on the finished appearance. It must have surface texture or irregularity that suggests a natural material when installed and finished. Lap siding shall have a vertical reveal not exceeding eight (8) inches. Lap siding shall be limited to accenting an elevation and shall not exceed more then twenty-five (25) percent of the overall material as viewed from any direction. Any other material must be approved in advance by the ACC.

B. **Masonite-type / Metal / Aluminum / Fiberglass siding** materials will not be approved.

C. A minimum of fifty (50) percent of the front, exterior area of the residence and any detached Structure shall be of Masonry construction (e.g., brick, stone, cultured stone, stucco).

D. If brick or stone is used as a primary siding material on the front of a house—more than fifty (50) percent—then the same brick or stone must also be wrapped around to the sides of the house so that it forms at least 15 percent of the sides if the sides are visible from any Public Area (e.g.: street, common area, golf course). If the back of the house will be highly visible from any Public Area, the Masonry construction shall extend around the back of the house in the same proportion as the sides. The ACC may authorize variances from these guidelines if beneficial to the architectural character of the house and an enhancement to the community. Waivers will not be granted for the purpose of reducing costs.

E. Houses that are predominately stucco shall have stone accents applied to the front so that not less than fifteen (15) percent is stone. When the back of a house will be highly visible from any Public Area, common area, or golf course, the stone accent shall also be applied in the same percentage to the back of the house.

F. Proposing to obscure the house with Landscape is not an acceptable alternative to applying stone accent.

G. Any existing homes that have been approved and do not meet these siding requirements will not be required to comply.

## XIII.Exterior Appearance

A. King's Deer is a community of custom homes. Therefore, repeated use of a house plan will normally not be approved. Architectural design must be unique for each house. Reversed plans, changed colors, and modified exterior accessories will not adequately alter a design to allow repeat use. The ACC may require extensive alteration of architectural elements that are apparent reproductions of another existing King's Deer house. This may include changes to window and door placement, quantity, and sizes; changes to rooflines and slopes; and altering the Footprint of the house. If dominant features of the exterior strongly reflect an existing house in King's Deer, the ACC will disapprove the application. Proposals to locate similar designs distant from each other, or in relatively concealed locations is not justification for approving repeated use of a house design concept in King's Deer.

B. Architecture shall be of a design style that complements the other homes in the development and the environment. If the ACC believes a proposed design is contrary to the intent of these standards, the application will be disapproved, or referred to the Board of Directors for additional review before rendering a final decision on the application.

C. Typical architectural features desirable in King's Deer homes include,

1. pop-out accent bands extending horizontally around homes,
2. corner quoins,
3. accents that wrap windows and doors to provide visual interest and framing,
4. predominately Masonry exterior consisting of a combination of two Masonry components (e.g. stucco and stone, stucco and brick, or stone and brick).

D. Exterior walls shall avoid large areas of blank wall on a single plane, or nearly single plane. As a general guide, any wall space that contains a rectangular area exceeding two hundred fifty (250) square feet of blank wall will normally require adding a window, door, banding, or other architectural feature to subdivide the space. The ACC

may grant variances to accommodate the architectural style of the Structure; however, a variance will generally not be supported if simply a cost reduction measure.

E. Foundation walls exposed to view shall not be unfinished. If twelve (12) inches or less, measured vertically, is exposed to view, the foundation may be painted to match the color of the house, otherwise the exposed foundation must be finished with the same exterior material as the body of the house.

F. All homes must have an attached garage with a vehicle capacity not less than three full-size cars, parked generally side by side (i.e., not in-line parking with one car behind another). At least three vehicle stalls must provide direct access for the vehicle to the driveway through a garage door without having to maneuver the vehicle inside the garage. All garage doors must be equipped with automatic remote-control openers.

G. No carport or other open, unenclosed Structure intended or designed as storage or parking for vehicles shall be placed on any lot.

H. Although log-style homes are not expressly prohibited by the covenants, a proposed log home design must contain architectural features that provide an interesting and custom appearance. Box-like log homes will not be approved. The setting of a proposed log home is equally important; a log home should be confined to a heavily wooded lot and set back into the trees.

## XIV.Structure Color

A. Structural color schemes shall be compatible with the natural environment of the area. Subdued unobtrusive colors—typically earth tones—will normally be required. Samples of all colors of all external materials must be submitted with applications. Brochure photos of stone must be submitted. Dark or intense colors are discouraged and unlikely to be approved.

## XV.Chimney

A. Spark arrestors are required on all chimneys for non-gas fireplaces.

## XVI.Driveway

A. All driveway-finished surfaces shall be composed of either concrete, asphalt, brick, or cobblestone material. All driveways shall be maintained as approved. At every vehicle entrance to the garage a concrete apron is required that extends at least fifteen (15) feet from the garage. Any drive surfaces that were approved prior to February 1, 2008 will not be required to comply with this requirement.

B. Any enlargement of a driveway must be approved by the ACC.

C. Owners must confine paving to areas approved by the ACC as driveway. If the Owner does not have a copy of the ACC-approved site plan with driveway boundaries annotated, the Owner must submit a Miscellaneous Project Application to the ACC identifying the proposed pavement boundaries. General guidelines allow for a twelve (12) foot wide drive from the street to the garage and a turn-around area. Variations are allowed to enhance property value.

D. If concrete with color tinting will be used as the pavement, a color sample must be submitted to the ACC for approval.

E. Owners are reminded that El Paso County DOT requires Owners to obtain a Driveway Access Permit for every access to the public road. The Driveway Access Permit will identify if a culvert for drainage under the driveway is required. The King's Deer standards for driveway culverts will apply. (See next paragraph.) Where a culvert is required under a driveway, drainage across the driveway must be maintained throughout the course of the construction project.

F. Culverts shall be terminated with flared ends and stone or other materials approved by the ACC to prevent erosion. If a driveway is paved with concrete and the driveway extends the full width of the culvert, a neatly finished concrete headwall may substitute for the flared culvert termination. Owners must ensure erosion around culverts is prevented; eroded areas must be restored immediately.

## XVII.Driveway Monuments

A. All driveway monuments must be approved by the ACC. The architectural features and finishes should be compatible with and complement the house. Although they may contain lighting fixtures to illuminate the driveway entrance, exposed fixtures are discouraged. Recessed lighting that is directed only to the driveway is preferred. Monuments, other than mailboxes, must be placed at least eighteen (18) feet from the public street unless otherwise approved by the El Paso DOT to be placed in the road right of way.

## XVIII.Awnings

A. Awnings must be approved in advance by the ACC. They may be of fixed or roll-up style. Fabric materials should be a solid color that complements the house color scheme and must be a subdued color rather than accent colors. Metal components must be finished and not have reflective or shiny surfaces (e.g., chrome). A brushed, anodized, or powder coat finish is generally acceptable.

## XIX.Roof-Mounted Evaporative Cooling Units and Window Air Conditioning Units

A. Not permitted.

## XX.Minimum Landscape

A. **Introduction**

1. This section defines the minimum Landscape requirements for Residential Properties and the minimum maintenance and vegetation requirements for Vacant Properties. The term "minimum Landscape standards" describes the standards set forth herein, and any other Landscape standards set by the Board or ACC.

2. Use of water drawn from a King's Deer residential well must be in full compliance with the Conditions of Approval on the well permit. The King's Deer standard to meet minimum landscape requirements does not authorize an Owner to deviate from, or violate, the Conditions of Approval of their well permit. See Section XXXII Wells and Water.

B. **ACC approval** is required only to ensure minimum Landscape standards are met. After complying with the *minimum* Landscape requirements, Owners are not obligated to obtain ACC approval prior to expanding their Landscape.. However, if the Landscape expansion will include new exterior structural elements, then these new Structures will require ACC review and approval. All Landscape elements must comply with the covenants, standards, and rules of the Association, whether or not ACC approval of the elements is required.

C. **Landscape in Easements**. Section 15 of the covenants ("Easements") define easements ranging from 10 to 20 feet along all property boundaries. Other recorded documents identify other easements throughout King's Deer. The purpose of easements is to provide access and other rights "as may be designated by Declarant and/or governmental authorities...." Placing Landscape features in easements is therefore not recommended and will not be approved by the ACC.

D. **Unimproved Lots Minimum Landscape Requirement**

1. Native grasses or trees must cover all the land on an Unimproved Lot. Areas of barren ground will be permitted if it exists naturally and is not the result of excavation, dumping, or vehicular traffic. Barren ground along the road right-of-way, created by establishing roads through King's Deer will also be accepted on Unimproved Lots. Disturbed areas on any Lots caused by human intrusions must be re-established with native grasses to the standards stated below in paragraph E.1. Residential Property Minimum Landscape Requirement.

E. **Residential Property Minimum Landscape Requirement**

1. Upon completion of the initial house construction, all areas disturbed by construction must be reestablished and returned to its native state if an alternative Landscape plan has not been approved by the ACC. Native grasses will be considered acceptably restored to the disturbed areas when:

a. healthy growth of newly sewn Native Prairie Grass is present on the disturbed area.

b. coverage of the new growth throughout the disturbed area is at least 50 percent and coverage is substantially uniform.

c. the new Native Prairie Grass is generally at least four inches high.

d. noxious weeds, as defined by the State of Colorado, do not have a significant presence within the areas disturbed by the construction project, or along the fringe of the disturbed area; and

e. the overall disturbed area, viewed from all areas beyond the property boundary, appears predominately covered with live ground cover.

f. The ACC may exclude any areas from these standards for the purpose of accommodating upgraded Landscaping, paving, or other exterior improvements to the property provided those improvements have been submitted to and approved by the ACC.

2. King's Deer Highlands subdivision properties must have ten (10) evergreen trees planted at the conclusion of the initial house construction. These trees must not be less than four (4) feet in height and must be properly maintained to ensure their healthy survival and growth. If any fail to survive or become severely stressed, they must be replaced with the same species and size within one growing season.

3. Owners are responsible for removing thistle and other noxious weeds. Thistle must be cut prior to seeding of the plant.

4. No yard ornaments, fountains or similar objects shall be allowed upon any Lot without the prior approval of the ACC.

F. **Initial Landscape Deadline**

1. When house construction is completed, immediate action is required to re-establish native grass on all disturbed areas of the property. The ACC will determine when the construction of the house has been completed and therefore when restoration of disturbed areas must be initiated. In the event a house or other construction project remains incomplete with slow or no progress toward completion, the ACC may require some, or all, disturbed areas to be immediately restored to native grasses prior to project completion.

2. Upon the completion of the construction of the house, within either (i) three months, or (ii) the beginning of the first planting season following winter—whichever is later—the Owner must begin Landscaping or submit a written request to the ACC for an extension. The extension request should explain why the extension is needed and provide a specific alternative deadline by which the Landscaping will be completed. The ACC may accept delay requests of limited duration to accommodate seasonal considerations.

G. **Landscape Plans**

1. A Landscape plan should provide an accurate representation of the house outline, and all existing features (e.g., driveways, patios, walkways, decks, trees, etc.) that are within the area to be Landscaped. A scale drawing is preferred but not essential if the ACC deems the drawing provides a reasonable representation of the property and the proposed Landscaping. Annotated photographs of the area to be Landscaped are often useful but not required.

2. Landscape plans shall identify all features and Structures to be added to the property in conjunction with accomplishing the minimum Landscape requirements. These include but are not limited to:

a. types and sizes of plantings,

b. ground cover materials and where they will be applied,

c. all proposed Berms (length and height),

d. all Retaining Walls including proposed wall material and wall dimensions (length and height),

e. new or expanded walkways and patios including their materials and dimensions,

f. areas of turf grasses with the dimensions and approximate square footage,

g. all structural features (e.g., gazebo, additional deck space) to be added to the property in conjunction with the Landscape Project, (accurate renderings with dimensions, material composition, geographic placement on the lot and compliance with the building standards guidelines will also be required)

h. ponds, dry creek beds, water features,

i. for King's Deer Highlands properties, the locations, and types of trees to satisfy paragraph E 2 above.

j. any and all Landscape ornamentation, including, without limitation, statues and fountains.

3. The ACC will review and permit Owners to select from at least three pre-approved garden designs for installation in the front yard of the Lot. These pre-approved designs must adhere to the principles of water-wise landscaping as defined in C.R.S. § 37-60-135(2)(1) or be part of a water conservation program operated by a local water provider. They are attached for review as Appendix E.

a. An Owner's use of one of the pre-approved garden designs will be considered compliant with these guidelines. Use of reasonable substitute plants when a plant is unavailable will be reasonably approved.

b. The pre-approved garden designs will be posted to the Association's website, if any, or provided to Owners upon request.

c. The ACC may prohibit, limit, or otherwise control the use of Xeriscape, Nonvegetative Turf Grass, or Drought-Tolerant or Nonvegetative Landscapes for purposes other than providing ground coverage.

4. If the Owner proposes to accomplish the Landscape in a two or more phase project, the plan must identify what is included in each phase and the timing of each phase. Completion of the minimum Landscape requirement is normally expected to be within one full growing season of the initial residential occupancy. However, the ACC may extend this by a year if the ACC determines the extension is beneficial to the overall success of the Landscape project, and beneficial to the community.

H. **Landscape Maintenance**

1. All plantings must be properly maintained and replaced with comparable plants if the originals do not survive.

2. All Landscaping, including, without limitation, vegetation, ornamentation, and improvements, shall be maintained in a neat and attractive condition to include watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, removal of trash, and so forth.

I. **Erosion Control**. Owners shall ensure that along their property boundaries, and within the road right-of-way where the width of the right-of-way does not exceed 60 feet, erosion is controlled and native vegetation is established unless otherwise waived by the ACC. Owners shall not create any drainage obstructions from, or adjacent to roads.

J. **Trees**

1. If it is necessary to remove a healthy tree, the Owner shall be required to transplant any tree which is transportable—typically trees of trunk diameters greater than four (4) inches and less than ten (10) inches.

2. Cutting trees that are transportable is not allowed without prior approval by the ACC, unless they are infested, diseased or dead, in which case their complete removal is required. Trees within 15 feet of the main and ancillary structures may be removed for fire mitigation without prior approval. Reasonable thinning of trees three (3) inches in diameter or less as measured four feet above the ground is allowed without prior approval. Owners shall dispose of all debris of cleared trees to prevent accumulations of brush, stumps, branches, trash, or other materials, which may constitute a fire hazard, render a lot unsightly, and to avoid further infestation. Unauthorized tree removal will result in an immediate obligation for the Owner to pay $500 to the Association (ref. covenants section 14).

3. Owners must quickly treat or remove trees infected by pine beetle or other insects or parasites, which can kill trees by spreading to adjacent trees.

4. Owners may store firewood if uniformly cut and placed in neat stacks on the property, provided the wood is not infested, or if it was, it is first properly treated to ensure the infestation is eliminated before stacking.

5. Placement of trees should be carefully considered regarding the potential impact they might pose to neighboring properties.

6. Trees planted on an existing improved lot do not need ACC approval for type, size, or location.

K. **Vegetable gardens** shall be limited to areas not exceeding six hundred (600) square feet and shall not be in the property setbacks. The garden should have a distinctive border to contain the contents, and must be kept neat, and free of weeds. Wood, Masonry materials, or large stones are a suitable border material. Any Fence around these gardens must comply with the Fence Standards and must be approved by the ACC. (see XXIII. Fences and Protective Enclosures for Vegetation)

L. **Landscape around Ancillary Buildings and other Structures separate from the house** must be at least comparable to the house, to offset the otherwise austere appearance of the detached Structure. The ACC may require additional Landscaping around these Structures when considering applications for construction of these Structures.

M. **Surface drainage** patterns entering and leaving the property shall not be altered.

## XXI.Ancillary Building

A. Ancillary Buildings must comply with the same exterior architectural standards as the primary residence, except size. Plans should include proposed Landscape for the Structure. (See paragraph XXL above.)

B. The ACC will not approve construction of an Ancillary Building

1. if it is expected to significantly obstruct the view of Pikes Peak from any other property in King's Deer, or

2. before the primary residential Structure has been built and completed, unless the Ancillary Building is submitted concurrent with the construction application for the primary residential Structure, or

3. if there is an existing Ancillary Building (e.g. detached garage, or other detached Structure) on the property.

C. **Ancillary Building Standards**. Ancillary Buildings are expected to have incorporated into their design the same architectural features and elements of the residence and meet the same standards except as otherwise stated in this section. In the event of unusual design features, the ACC may determine if the features comply with the spirit of these standards and if the proposed variations will provide an enhancement to the overall community.

D. **Architectural Features**

1. **Height**. Unless otherwise identified in this section, the Ancillary Building must comply with the standards for the residential Structure.

a. Exterior wall height (from the finished ground level up to the eave line) shall not be less than eight (8) feet.

b. Overall building Height shall not exceed the Height of the residential Structure.

c. The highest point of the Ancillary Building shall not be higher than the highest roof ridgeline on the residential Structure.

d. The roof of the Ancillary Building must have at least two (2) distinct ridgelines to increase architectural interest of the roof and to avoid an elementary roof design. The ACC may waive this requirement if a proposed design enhances the overall architecture; reducing cost is not justification for a waiver.

e. The proposed Ancillary Building shall have a minimum of six (6) distinct exterior vertical walls to avoid a box or rectangle Footprint and create a visual interest in the building.

2. **Roof material, pitch and overhang** should match that of the residential Structure. Gutters shall be provided and match the residential Structure and gutter drainage control will meet that required of a New House Construction Project.

3. **Footprint**. The Footprint is defined by the exterior surface of the perimeter walls that form the building envelope; the Footprint is *not* defined by the Structure's foundation nor by the roof overhangs, patios, porches, decks, etc. The Footprint of an Ancillary Building shall be limited to the following criteria:

a. Not less than 400 square feet.

b. Not more than 1,600 square feet, or not more than forty (40) percent of the Footprint of the residential Structure which includes the area enclosed by the garage attached to the residential Structure, whichever is less.

4. **Windows and/or doors** shall be included in the four primary elevation views of the Ancillary Building and match those of the residential Structure.

5. **Proposed Landscaping** around the Ancillary Building must be included in the project application and must be completed within the first growing season following construction completion. Landscape around the Structure is essential due to the typically austere appearance of Ancillary Buildings. The proposed Landscape should include several plants of significant height (not less than two feet when planted).

6. **All entrances** to the Ancillary Building shall have concrete stoops as a minimum, unless otherwise approved by the ACC. If the Structure is to enclose vehicles, there must be at least two single overhead remote-controlled doors, or one double-wide overhead remote-controlled door. Every vehicle entrance must have a concrete parking apron that extends a minimum fifteen (15) feet from the entry.

7. **Plans** for the Ancillary Building must include a driveway if vehicle access to the Structure is intended. The plans must also include all proposed paved walkways to and around the Structure, and all proposed patios, courtyards, porches, or other secondary elements.

8. **Guest House.** See Appendix D for guidelines to submit application for ancillary building with any component to be used as a guest house.

## XXII.Mailbox

A. Mailboxes and newspaper receptacles styles are standardized by the covenants of each subdivision in King's Deer. Owners are subject to US Postal Service regulations regarding the installation and placement of their mailbox and therefore are urged to contact the Monument Post Office for information and guidance regarding placement of their mailbox.

1. **King's Deer Subdivision (aka King's Deer Classic)**. A rural mailbox shall be installed in a custom-built monument. The monument should be offset from the street approximately three feet, or as otherwise directed by the US Postal Service and the El Paso County Department of Transportation. The offset from the street is to reduce potential damage from snow plowing operations. (El Paso County will not reimburse for damage to mailboxes caused by snow plowing operations.) An all-weather driving surface approaching and departing the mailbox, to support mail delivery vehicles, should be provided and maintained by the Owner. Failure to provide suitable access conditions may jeopardize mail delivery service. The monument shall be not less than twenty-four (24) inches square and shall be high enough to totally enclose the mailbox at its proper height for mail delivery services. The monument shall be finished in the same Masonry materials used on the house. The design of this monument must be approved by the ACC.

2. **King's Deer Highlands Subdivision**. A rural mailbox, specified by the Board of Directors, shall be installed. Placement of the mailbox is determined by the US Postal Service and the El Paso County Department of Transportation and should be offset from the street to reduce potential damage from snow plowing operations. (El Paso County will not reimburse for damage to mailboxes caused by snow plowing operations.) Contact the Association office for specific information on the current approved style, vendor, price, and ordering information.

## XXIII.Fences and Protective Enclosures for Vegetation

A. **Introduction**. King's Deer is a community of open space and broad vistas. To preserve this character, the Association covenants discourage Fences. However, as a practical matter, the covenants recognize that some Owners may need to enclose a limited area of Residential Property for various reasons. To reach a balance between

preserving the character of open spaces while accommodating the homeowner's need for some yard containment, the King's Deer Board of Directors has adopted the following Fence Standards. The Association must approve all fencing and protective enclosures *prior* to installation.

B. **General Standards**.

1. Fence style shall present a substantially open appearance to reduce its visual impact on the property and community.

2. Fences shall enclose not more than 5000 square feet. The house must form at least 50 feet of the Fence perimeter.

3. Fences should be located to minimize their visual impact, first from Public Areas, and secondly from neighboring properties.

4. Solid Fences will not be approved. Relatively low walls near the house may be permitted in certain circumstances. These standards do not affect railings and balusters on decks and porches that are integral to the house or a gazebo.

5. Construction of a Fence incurs obligations to maintain and repair the Structure. Fences must be maintained in like-new condition, and required repairs must not be delayed.

6. To contain pets, buried electronic fences are strongly encouraged. They may be placed anywhere on the property that does not encroach into setbacks; they must remain clear of easements along the golf course and common areas, and they cannot be located within 50 feet of the community trail.

7. The maximum fence height shall not be more than 5 feet regardless of the fence material used.

C. **Required Landscape Treatments**.

1. Fences must include Landscape treatments around the exterior perimeter of the fence to break the stark lines of the Fence. Sufficient Landscape treatment must be included with the Fence installation so that the addition of a well-designed landscape around the Fence exterior perimeter immediately offsets the adverse visual impact of the Fence on the surrounding community. *All details of the Landscape shall be included in the Fence Application submitted to the Architectural Control Committee.*

2. Vegetation shall form the majority of the Landscape treatment; additional Landscape features such as boulders and Berms may also be approved as accent features in limited quantity.

3. Landscape treatments must be accomplished immediately following the Fence installation. The ACC may allow delay of some Landscape components for seasonal considerations if requested by the applicant at the time of project approval, and the applicant offers a firm alternative time commitment in writing. Plants must be immediately replaced with like-kind if they die.

4. Any use of water drawn from a King's Deer residential well must be in full compliance with the Conditions of Approval on the well permit. The King's Deer standard to require landscape treatments with the installation of a fence does not authorize an Owner to deviate from, or violate, the Conditions of Approval of their well permit. See Section XXXII Wells and Water.

D. **Fence materials** may be wood or metal. Vinyl may also be approved if the product presents a quality appearance, a subdued color (beige or brown), and is durable. White or near-white finishes will not be approved.

1. **Wood Fences** shall be of the post and rail design, shown in Figure 1. Fences may be designed with two, three, or four rails, provided the limiting dimensions shown in Figure 1, and identified in the text below, are followed.

2. **Wood Fences** may be split rail, debarked and turned lumber, or dimension-cut lumber. The maximum post height is five feet. Rails shall be separated by at least 14 inches of vertical open space.

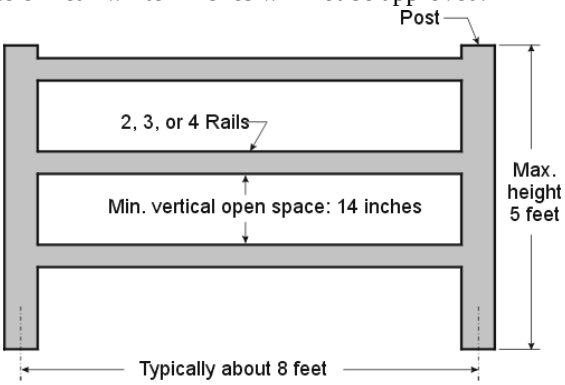



**Figure 1**. Post and rail fence

a. Split rail. Lumber is split, not cut, along the natural grain of the wood. If a protective finish is desired, it shall be a natural wood color stain.

b. Debarked and turned lumber. Posts are round, 5-inch diameter; rails are round, 3½-inch diameter. If a protective finish is desired, it shall be a natural wood-color stain.

c. Dimension-cut lumber. Posts are cut to a nominal 4x4-inch or 6x6-inch cross-section. Rails are cut to a nominal 2x6-inch cross-section. Other size posts or rails will not be approved, with the following exception: Rails may be 2x4-inch lumber if the Fence encloses a vegetable garden (see Section XX. para. K), the Fence has only two rails, and posts are limited to four feet high and spaced approximately six (6) feet apart. All wood surfaces must be finished with a preservative, semi-transparent, or solid color stain of natural wood color to avoid drawing attention to the Fence; unfinished lumber and transparent stains will not be approved for dimension-cut lumber Fences. ACC may approve non-wood materials for this type of Fence if the outward appearance complies with these standards and durability is enhanced.

d. Wire Mesh. Wire mesh fabric may be installed on the interior of the Fence to provide an effective barrier to animals or small children. The wire mesh must have openings of at least 8 square inches—typically not smaller than 2 inches by 4 inches. The fabric shall not be higher than four feet above the ground. Wire mesh should have a dull, non-reflective finish and may be vinyl-coated; the color should not be bright, such as white, orange, or yellow, which would attract attention.

e. Metal Fence. Metal Fences shall be decorative wrought-iron style. No metal post-and-rail design shall be approved, nor shall any metal post-and-wire-mesh Fence be approved. Chain-link Fences will not be approved on Residential Properties.

E. **Masonry Walls**. Brick or stucco walls will be permitted if they are located in close proximity to the house and appear to be an integral part of the house. Masonry walls will be limited to enclosing courtyards or patios. Masonry walls must match the house's architectural design and appearance, creating a unified architectural theme. Masonry walls shall not be higher than 4 feet for the majority of the wall structure; however, very limited portions may rise to 6 feet as an architectural accent.

F. **Gates** shall be constructed of wood if the Fence is wood, or metal if the Fence is either metal or a Masonry wall. The ACC may approve a wood gate on a Masonry wall if a compelling case of architectural compatibility exists. No barrier or gate is allowed that could extend across the driveway.

G. **Lattice and Trellis** will not be approved for any Fence material, but it may be used to enclose areas under decks to serve as a view barrier. Wood lattice or trellis must be finished to complement the house's color scheme. Unfinished wood will not be approved. Acceptable coatings include semi-transparent or solid-color protective stains, paint, or vinyl.

H. **Location**. Fences shall not enter the setbacks, nor shall they be located along property boundaries. A Fence or wall will be allowed at the front of a house only when it encloses a courtyard that is enclosed predominantly by the house Structure; the Fence or wall shall not form the majority of the courtyard enclosure. A Fence or wall at the front of the house shall not extend away from the front of the house, and it must be an integral part of the house's architecture. Fence or wall-like Structures may be approved at the driveway entrance to the property if the overall

length of the Structure on each side of the driveway does not exceed 20 feet. Segments of Fence or wall along any property boundary or in any setback will not be approved, except at a driveway entrance.

I. **Protective Enclosures for Vegetation [Section I. added March 2026]** are permitted for young trees and vegetation to prevent damage from deer and other animals. These protective enclosures are intended to be temporary and should be used for only as long as necessary. Enclosures must be neat, well-maintained, and have minimal visual impact. This guidance applies to landscaped areas as well as vegetable gardens and raised-bed gardens. Approval for protective enclosures is obtained using the Landscape and Fence Application .

1. **Landscape and Garden Enclosures**.

   a. Visibility & Aesthetics. Protective enclosures must be temporary and blend into the landscape, particularly if they are visible from street, common areas or neighboring properties.

   b. Materials. The Association allows thin-gauge wire enclosures constructed of galvanized steel or plastic netting in black or green to surround or shield newly planted landscapes and flowers from animal damage. These enclosures may be used for small established plantings not to exceed 100 square feet in total size.

   c. Limitations. Owners may not surround sections of shrubbery, mulch beds, or other areas with a single enclosure larger than 150 sq. ft.; plants must have individual protection in areas not in established small beds.

2. **Tree Enclosures**.

   a. Visibility & Aesthetics. Any protective enclosure must be maintained in "as-new" condition, free of rust or damage. For individual trees, temporary wire cages (often 2-3 feet in diameter and 4-5 feet high) are effective at preventing animal damage. Closely clustered trees may be surrounded by a single enclosure not to exceed 150 sq ft. The need for the enclosure should be re-evaluated annually.

   b. Materials. The HOA allows plastic-coated, welded wire in black or green or galvanized welded wire to surround or shield newly planted trees and vegetation from animal damage. Metal u-posts, rebar, or 2x2 wood stakes can be used for posts. Support poles cannot extend above the protective enclosure. Using zip ties to attach the material to the posts is recommended.

   c. Limitations. The enclosure material must be non-reflective and as discreet as possible. Chain link and chicken-wire are not permitted. Likewise, orange barricade/construction netting or other high-visibility barriers are prohibited.

3. **Violations.** The HOA may require the removal or alteration of the protective enclosure if it is determined the enclosure does not meet the intent of this policy. Violations can result in fines (see Fine Schedule) or the requirement to remove the enclosure, at a minimum.

## XXIV.Snow Fences (See separate Snow Fence Policy)

## XXV.Recreation Features and Equipment

A. **Portable Recreation Items**: No ACC approval required. (See Definitions in Appendix.)

B. **Seasonal Recreation Items**: ACC approval is required if the item will remain in place for more than 60 days during any 12-month period. (See Definitions in Appendix.)

C. **Fixed Recreation Items**:

1. ACC approval is required regarding style, size, and location. Dimensions (Height/Width/Length) must be included with the project application.

2. Colors of items should be subdued.

3. Items should be placed close to the house, not located at the far reaches of the property, and must not be located in setbacks.

5. Fixed Recreation Items shall be Landscaped to reduce their visual impact as seen from surrounding properties.

6. If the recreation item is an Owner-built item rather than a commercially manufactured product, the finished product must be of comparable high quality. (See Definitions in Appendix.).

7. Trampolines present a particular potential hazard in the King's Deer area. High winds are frequent across the Palmer Divide; these winds have lifted unanchored trampolines and carried them several hundred yards, causing destruction to other properties. Therefore, in the interest of safety, all trampolines shall be permanently securely anchored to ensure they will not be moved by winds.

D. Applications to the ACC for fixed recreation items should include Landscape plans to obscure the recreation area from view off the property.

E. All recreation activities and equipment should be kept out of the property setback, if only as a courtesy to neighbors.

F. No trails shall be created on properties, either intentionally or from frequent use that destroys the natural vegetation.

G. Recreation features that require a Fence will be approved only if the project application includes substantial Landscape that will immediately block the view of the Fence from areas off the property.

H. **Golf greens** may be approved if placed in the immediate proximity of the residence. The maximum limit of irrigated land on the property will be evaluated in considering requests for golf greens. Artificial turf for golf greens is acceptable.

I. **Trampolines** are very vulnerable to the high winds that are frequently experienced in the King's Deer area. Therefore, all trampolines must be firmly anchored to the ground to ensure they will not become hazardous projectiles during high wind events. Applications to install trampolines shall include either drawings or statements explaining how the trampoline will be anchored to prevent them from becoming airborne. Trampolines are considered "Fixed Recreation Items" and subject to the requirements of paragraph C, in this section.

J. **Gazebos** that are professionally designed and constructed are permitted if approved by the ACC. Colors should not attract attention from Public Areas. Size and height should be small relative to the surroundings. Gazebos should be located close to the house to reduce their visual impact on surrounding areas.

K. **Use of Water**. Any use of water drawn from a King's Deer residential well must be in full compliance with the well permit Conditions of Approval. Requirements in this section to plant vegetation does not authorize Owners to deviate from, nor violate, the well permit Conditions of Approval. See Section XXXII Wells and Water.

L. **Outdoor Sports Courts** are any hard-surfaced recreational area designed for activities such as basketball, pickleball, tennis, or similar residential recreational uses. All sports courts are considered architectural improvements and require prior approval from the ACC. No homeowner may construct, install, or modify an outdoor sports court without written approval from the ACC.

1. **Required Application Materials:**

- Miscellaneous Projects Application
- Property site plan showing lot boundaries and building envelope
- Proposed court location and dimensions (appropriately scaled for residential use)
- Surface materials and colors
- Barrier netting design (if applicable)
- Proposed lighting location and fixture details (if lighting is proposed)
- Landscaping and screening plan
- Grading or drainage information (if applicable)

The ACC may request additional information before issuing approval.

2. **Location and Setbacks.** Sports courts shall be located within the approved building envelope whenever feasible. (The building envelope is the designated area of a lot where structures and improvements may be constructed, as established by the approved site plan or plat.) Prohibited areas include utility easements, drainage easements, and access easements. Refer to Design Standards – Section VII for all setback

requirements. No portion of a sports court, including surface, barrier netting posts, or lighting poles, may encroach on the setback unless ACC-approved.

3. **Surface Materials and Colors**.
   - Approved surfaces include acrylic-coated asphalt, acrylic-coated concrete, and modular outdoor sport tile systems.
   - Colors must be dark green, forest green, clay red, dark blue, or neutral gray. Bright or fluorescent colors are prohibited.
4. **Barrier Netting** may be installed for **ball containment only** within a sports court area.
   - Specifications: Maximum height of 8 feet. Color to be black, non-reflective. Supported by minimal profile black posts.
   - Maintenance: Netting must be free of tears or rips, properly tensioned and clean and visually unobstructive. Homeowners must repair or replace damaged netting promptly
5. **Lighting** is discouraged but may be approved under limited conditions.
   - Requirements: Fully shielded, downward-facing fixtures. Maximum pole height of 16 feet. Motion or timer controlled.
6. **Landscaping and Screening** are natural features designed to minimize visual impact from neighboring properties or roadways. They should blend naturally and maintain rural, open character of the community.
   - Break up long netting runs using landscaping groupings, clusters of evergreen trees/shrubs, berms, or natural terrain to soften netting appearance.
   - Recommended screening vegetation includes Ponderosa Pine, Blue Spruce, Austrian Pine, Native Juniper, Native shrubs, plants, and tall ornamental grasses suitable for the local climate.
   - Landscaping installation must occur within 6 months of court completion unless approved by ACC for extension due to seasonal conditions preventing installation.
   - Landscaping must remain healthy; dead/diseased plants replaced promptly.
7. **Drainage and Grading** should avoid runoff onto neighboring properties. Significant grading may require engineered drainage plan.
8. **Maintenance.** Homeowners are responsible for maintaining court surfaces, netting, landscaping and lighting, if applicable.

M. **Fire Pit Installations – Non-Gas (i.e. solid fuel or wood-burning fire pits)** whether "fixed" or "portable" are subject to the requirements of Paragraph C in this section and the following construction specifications:

1. **Size limit:** Maximum 3 feet in diameter and 2 feet high.
2. **Materials:** Non-combustible materials (steel, concrete, stone, etc.), fully enclosed on all sides. Must include a spark arrestor (screen) constructed of woven or welded 12-guage wire and with openings no larger than ¼ inch must cover the entire fuel area from side to side.
3. **Placement:** At least 25 feet away from any combustible materials or structures e.g. houses, decks, fences, sheds, overhead trees, dry vegetation, pine needles, leaves, etc.
4. **Safety setup:** A means of extinguishing the fire must be present at all times.

## XXVI.Exterior Lighting

A. Exterior lighting shall primarily illuminate only the owner's property and shall be adequately shielded or aimed downwards to avoid exposing neighboring properties to the glare of the light source. Dimming lights are an acceptable alternative to shielding. Exterior floodlights must be equipped with motion-detector circuits if they are not aimed directly at the owner's house or property.

B. Low-intensity lighting, low-voltage lighting and low-voltage uplighting on landscape and structures are strongly encouraged because of the relatively dark environment of King's Deer. Steady (non-motion) security and accent lighting should not exceed 750 lumens per fixture and shall be aimed downward and shielded. Motion-activated

floodlights are permitted, provided they are equipped with automatic shutoff or automatic dimming after a short interval of no motion. Higher-intensity lamps that are not motion-activated become a nuisance to neighboring properties.

C. **Permanent Roofline Lighting.** Permanent roofline lighting (PRL) means a low-voltage LED system installed along eaves, soffits, or fascia for year-round or recurring use (e.g., JellyFish, Trimlight, Oelo, and similar systems). PRL is subject to subsections A and B above and to the following:

1. **Approval and installation.** Installation requires prior ACC approval via the Miscellaneous Project Application. Emitters shall be concealed within channels, and wiring concealed from off-property view as much as physically possible. Channel and track color shall match the underlying soffit, trim, or fascia. Adhesive or peel-and-stick systems are not permitted.
2. **Everyday operation.** Outside the holiday and event windows defined in item C.3, PRL shall display static white light not exceeding 3000K. Non-white colors and gentle animation (as defined in item C.3) may be used occasionally to mark personal special occasions defined in paragraph C.3.c. Chasing, scrolling, strobing, flashing, and rapid pulsing are not permitted.
3. **Holiday and event operation.** During the windows below, colored displays and gentle animation are permitted. Gentle animation means slow fades and transitions between colors or scenes. Chasing, scrolling, strobing, flashing, and rapid pulsing are not permitted (for example, a slow cross-fade between holiday colors is acceptable, while a rapidly moving "chase" sequence is not).

   (a) Winter holiday window: November 15 through January 15

   (b) All federal holidays and all religious holidays

   (c) Personal special occasions to include anniversaries, graduations, birthdays, and reunions

   Operation during these windows shall not create a nuisance to neighboring property as prohibited by the Covenants and is no brighter than necessary.

D. **Enforcement.** Light, glare, or directly visible PRL emitters extending across the property boundary onto neighboring properties or public rights-of-way constitute a violation of this Section regardless of compliance with items C.1 through C.3 above. The ACC may require dimming, re-aiming, shielding, or removal to cure a trespass condition. Violations of this Section are subject to the Covenant and Rule Enforcement Policy.

## XXVII.Signage

A. Any and all signage placed on the property shall conform to the current King's Deer *Signage Policy* in effect at the time the ACC application is submitted for approval.

## XXVIII.Flagpole

A. Flagpoles must be equipped with materials or devices to eliminate noise created by the rope slapping the pole during windy conditions. Pole height shall not exceed twenty-five (25) feet. The flagpole shall not be located in a setback. Flag size should not exceed forty-five (45) square feet. A maximum of three (3) flags may be flown simultaneously. If flags are illuminated for night display, the illumination must originate from within ten (10) feet of the flagpole base and be aimed and focused directly at the flag; the source of light must be completely shielded from illuminating all other areas on and off the property. Proper flag etiquette shall be followed when displaying the American flag.

## XXIX.Retaining Walls

A. **Size**. Retaining Walls shall not exceed four (4) feet in height (on any one level) and should be less for the sake of safety. Retaining Walls may be terraced if each wall is separated by at least three (3) feet horizontally.

B. **Materials**. Retaining Walls shall be constructed of stone or of concrete. If concrete is used, then all exposed concrete surfaces will be covered by cultured stone, brick, or stucco. Wood materials are not allowed in Retaining Walls. The use of rock and boulders in the construction of Retaining Walls is encouraged.

C. Careful attention to Retaining Wall construction is required to allow for drainage from the retained soil, or failure is likely.

## XXX.Greenhouses (See separate Greenhouse Design Policy dated 2025)

## XXXI.Sheds

A. Sheds are not permitted in King's Deer.

## XXXII.Wells and Water

A. The placement of a new well on a property will be located at least 125' (feet) from any other existing well in the subdivision, wherever possible, to mitigate and reduce any disturbance created by the "cone of influence" of the new well on existing wells.

B. Each well Owner in King's Deer is personally responsible for ensuring all water drawn from their well is drawn in compliance with the Conditions of Approval on the well permit.

1. The use of water, in quantity and for specific purposes, is determined by one or more Colorado Water Court decrees applicable to the property. These restrictions are summarized in the Conditions of Approval on the well permit issued by the Office of the Colorado State Engineer, Division of Water Resources.

2. Every Owner is responsible for knowing and complying with Conditions of Approval of their well permit. King's Deer Homeowner Association will, upon request, assist an Owner in locating their well permit and understanding the Conditions of Approval in the permit. King's Deer Homeowners Association cannot authorize, nor can it require any well owner to violate the Conditions of Approval nor of a decree of the Colorado Water Court. Therefore, any project approval by the Architectural Control Committee or by the King's Deer Board of Directors for a project initiated by an Owner does not imply, nor directly or indirectly give the Owner, any authorization to violate the well permit Conditions of Approval.

3. When the ACC suspects a project request might result in a violation of the well permit Conditions of Approval, the ACC may, at its discretion, require the Owner to obtain a review of the proposed project by the local district office of the Division of Water Resources. If the ACC does not require a review of a project by the local district office of the Division of Water Resources, this does not imply any endorsement by the ACC nor by the King's Deer Homeowners Association that the Owner will be engaged in proper or authorized use of well water.

## XXXIII.Composting

A. King's Deer is located in a very dry and relatively cool environment. According to Colorado Master Gardeners, these conditions do not provide for effective composting. Therefore, composting is not permitted in King's Deer.

## XXXIV.Renewable Energy Generation Devices

A. Renewable Energy Generation Devices, including the installation and/or construction thereof, must comply with the Association's governing documents, all laws, all applicable building codes, building codes, building requirements, ordinances, and all applicable safety standards.

B. Owners must submit Detailed Plans and Specifications for the Renewable Energy Generation Device to the Architectural Control Committee ("ACC") and obtain written approval from the ACC prior to installing, changing, or modifying the Renewable Energy Generation Device. If the Renewable Energy Generation Device is not included with a New Construction Project application, it must be submitted as an Ancillary Building Project application, and all fees and restrictions for that type of project will apply.

C. Detailed Plans and Specifications for Renewable Energy Generation devices include, but are not necessarily limited to:

1. the name of the manufacturer and the model number of the device.

2. marketing materials from the manufacturer describing the effectiveness of the device to generate energy.

3. site plan showing the proposed placement relative to existing improvements on the property and property boundaries.

4. dimensions (in all configurations that the generator and related equipment may be used and maintained),

5. color, style, and depiction of device by manufacturer's photograph or scale drawing.

6. For wind-powered electric generators:

   a. the manufacturer's certification of maximum noise level in decibels at the nearest property line in 5 mph wind, 25 mph wind, and when the wind-electric generator is running at maximum speed.

   b. system limits on rotational velocity in high winds and how accomplished, wind turbine blade tip velocity at 5 mph wind, 25 mph wind, and when the wind-electric generator is running at maximum speed.

   c. the maximum wind speeds the structure and wind turbine are guaranteed by manufacturer to withstand.

   d. an accurate scale drawing of the property site plan depicting the size and location of existing structures, and the proposed device location with dimensions to all structures and property lines.

   e. maximum height of the device above grade at place of installation (to include top of wind turbine if applicable and propeller diameter).

7. For solar collecting, charging or recharging panels or devices:

   a. the type of solar collection device and (if applicable) the type of photocells.

   b. total proposed collection area.

   c. drawings showing how the panels will be integrated into the existing roof, including the offset distance from the roof surface to the proposed collectors. Ground mounting or erection of skeletal structures solely for the purpose of mounting a solar collection device is not permitted.

D. In evaluating plans and specifications for Renewable Energy Generation Devices, the ACC shall:

1. Consider how the improvements are architecturally integrated with the existing structures and landscape of the property to be improved. This includes but is not limited to a scale, color, reflective value, materials, massing, and quality of product and architectural character to promote designs which create a visual extension of the architecture of the residence and conform to the community-wide standards.

2. Consider the location of the proposed improvements so that they shall be as unobtrusive as possible. There is special concern for the preservation of views of Pikes Peak from neighboring properties to protect the value of these properties. Views of properties that share a common boundary with the golf course will also be given consideration by the ACC in protecting those views for the area of the golf course local to that property.

3. Consider the impact contingent requirements or alternatives imposed by the Committee have on the purchase price, operating cost and performance of the Energy Generation Device. Notwithstanding anything to the contrary herein, the Association/ACC will not impose restrictions on the dimensions, placement or external appearance of renewable energy general devices, the result of which would (i) increase the cost of the device by more than 10%, or (ii) decrease the performance or efficiency of the device by more than 10%.

4. Consider the anticipated sound of the proposed wind-electric generators, and possible interference that sound will have on the use and enjoyment of other properties and residents of the Community.

E. The maximum height above ground for a wind generator, including all appurtenances, shall be 30 feet

F. No Renewable Energy Generation Device or support infrastructure shall encroach into the setbacks, unless buried.

G. Any Renewable Energy Generation Device not mounted on the house must be located within 50 feet of the house structure. The ACC shall have full authority to determine compliance with this limitation.

H. No above-ground electrical cables shall be allowed.

I. Colors of Renewable Energy Generation Devices shall be muted, and generally earth tone. White is not acceptable. Devices mounted on the roof of a house shall not extend more than two feet higher than the ridgeline of that portion of the roof and shall be of a color that closely matches the roof.

J. The Owner who installs such a device must be aware of the following unique dangers and his or her liability for damages resulting from this dangerous activity, which include the following:

1. The potential for ice slinging from wind-turbine blades toward adjacent properties or the public roadway creating a hazard to persons and property.

2. Danger imposed to wildlife and any health threat to the community if the device kills birds and bats.

K. It shall be conclusively presumed that the ACC has acted reasonably and in good faith in evaluating the Owner's request; and has not arbitrarily prohibited, or effectively prohibited, an Owner from installing or using an Energy Generation Device.

L. If the Renewable Energy Generation Device is approved by the ACC, the Owner shall comply with the following conditions:

1. Owner must install and operate the Energy Generation Device in accordance with the Detailed Plans and Specifications presented to the ACC, all of the requirements set forth in this Resolution and any other requirements imposed by the ACC.

2. Owner must maintain Renewable Energy Generation Devices in good operational condition and in a manner that does not cause an annoyance or inconvenience to other homeowners.

3. If a Renewable Energy Generation Device becomes inoperable and remains inoperable for one year, the Association may require its removal at Owner expense.

4. In the event the Owner does not maintain the improvement properly, these provisions may be enforced in accordance the Association's Enforcement Procedure.

5. The Owner must add any wind-electric generators to their homeowner insurance.

6. The Owner must indemnify the Association, its officers, and agents for all claims, causes of action, demands, damages, injury, attorneys' fees, and costs associated with the wind-electric generator before the ACC will approve any wind-electric generator.

M. A maximum of one wind generator will be allowed to be installed on any lot in the King's Deer development.

N. Alternative Energy Devices shall only be approved for properties that have either

1. an existing residence built, or

2. a residence in the process of being built and the device is being installed simultaneously with the new construction and will not be allowed to be erected for commercial purposes.

## XXXV.Rain Barrels

*This section adopted by the King's Deer Board of Directors and implemented on October 20, 2016.*

A. Consistent with Colorado State Law, a maximum of two (2) rain barrels can be used per property, the combined storage of the 2 rain barrels cannot exceed 110 gallons. Rain barrels can only be used to capture rainwater from rooftop downspouts. The captured rainwater must be used for only outdoor non potable purposes, to include watering of lawns, plants and/or gardens. Rain barrel water shall not be used for drinking or any other indoor use.

B. In order to prevent rain barrels from becoming mosquito breeding grounds, the rain container(s) must be equipped with a sealable lid. OPEN TOP BARRELS OR VESSELS WITH NO LIDS WILL NOT BE PERMITTED. Rain barrels should be completely emptied and rinsed off once a month to prevent any mold/mildew growth. When the barrel is drained, the water must be diverted at least fifteen feet away from the foundation of any structure. This includes any barrel rainwater over-flow that may accumulate due to heavy rains.

C. Rain Barrels must be constructed of a material that resists decay, such as plastic, masonry products, ceramic, terra cotta, metal, or wood. Wood rain barrel surfaces must be finished and continually serviced/maintained with a preservative semi-transparent or solid color stain of natural wood color to avoid drawing attention to the barrel. Metal barrels must have a dull, non-reflective finish, and it may be vinyl coated. Non wooden barrel colors will be harmonious with the existing house colors and the community. Any bright colors (i.e., red, white, orange, yellow, etc.) will not be approved and will be prohibited.

D. Barrels should be placed within 2 feet of the downspout supplying the rainwater. If not in a non-visible location, planting of shrubs or other landscaping may be required to obstruct the view of the barrels from public viewing.

# PART III. REFERENCES

## XXXVI. Appendix A – Definitions

**Ancillary Building / Ancillary Building Project**: Any enclosed Structure that is not the primary residence to include but is not limited to detached garages or other enclosed Structures. Ancillary Buildings do not share any common interior wall with the residence or with the garage attached to the residence. A proposed Structure that will share an extended roof from the residence but will not have any common interior wall with the residence is considered an Ancillary Building and must meet the standards of an Ancillary Building.

**Basement**: Any floor that is substantially below finished grade. A Basement may or may not have a direct, walk-out access to the outdoors. The ACC, at its sole discretion, may designate a floor as a Basement.

**Berm**: An area of raised ground not exceeding a height of six feet, with gentle slopes not exceeding a one (1) foot rise over a two (2) foot horizontal distance (1:2). Slopes of 1:3 or less are strongly encouraged. Berms are typically used for diversion of surface drainage or to create "islands" as accent features or borders with Landscaping treatments intensified on the island. Berms that are damaged by erosion must be repaired.

**Fence / Fence Project**: Any Fence exceeding one foot in height installed on a lot that meets the approved Fence criteria as stated in sections XXIII. Fences.

**Fixed Playground Items**: Generally, stay in place year-round, whether or not it is attached to the ground. (Examples: trampoline, swing set, above-ground and in-ground pool, putting green, hot tub, basketball goal attached to the ground or fixed to any Structure, horseshoe pit, playhouse, volleyball net poles.) These require prior ACC approval regarding style, size, and location.

**Footprint**: The area within the perimeter foundation of a house and attached garage, or the area within the exterior walls of an ancillary building

**Ground Level Floor**: Generally, the level of the main formal entrance to the house. The ACC, at its sole discretion, may designate the Ground Level Floor.

**Height**: Measured from the roof surface to the original grade directly below that point.

**Landscape** or **Landscaping**: Plants other than native grasses, of various colors and height; ground covers including turf, spreading plants, stone, dry creek beds and mulches; bushes and trees; Berms with plants added.

**Masonry:** Brick, stone, cultured stone, stucco.

**Miscellaneous Project**: Includes all projects that do not qualify as a New House Construction Project, a Landscape Project, an Ancillary Building Project, or a Fence Project. A Miscellaneous Project includes, but is not limited to, painting, playground equipment, lighting, monuments, mailboxes, driveways, and sidewalks (if not included in another project).

**New House / New House Construction / New House Construction Project**: A new residence on a Vacant Lot and all other work accomplished concurrently with that construction. Enlarging an existing house or enlarging an existing attached garage when additional foundation must be constructed; the added Structure will share a common interior wall with the existing house or its attached garage. Reconstructing a damaged or destroyed residential Structure.

**Owner**: Person, persons, or company that owns the property.

**Portable Playground Items**: Items readily moved by two people without significant disassembly, within about 10 minutes. (Examples: basketball goal mounted on a heavy base with wheels for easy mobility, child's inflatable wading pool, volleyball net.) No ACC approval required.

**Public Areas**: Public streets within or outside of King's Deer; common areas; golf course.

**Ranch-Style House**: A single story house with a pitched roof. A Ranch Style House may, or may not, have a Basement. The Basement may, but not necessarily, have walk-out access to the outdoor.

**Residential Property**: Property on which a house has been constructed.

**Retaining Walls**: A Structure designed and intended to support earth on a relatively steep slope. One side is substantially exposed to view and the other side is almost entirely below grade.

**Seasonal Playground Items**: Require some time to set up and take down and are typically left in place for a few weeks or a season. (Examples: collapsible pool with depth greater than 18 inches; volleyball net.) ACC approval is required if the item will remain in place for more than 60 days during any 12-month period.

**Structure**: House, Ancillary Building, gazebo, pergola, pool, patio (covered or uncovered), Playground Equipment, detached garage, storage facility, Retaining Wall, etc. Does not include Landscape features such as dirt Berm, vegetation, rocks.

**Unimproved Property**. Property on which no house exists.

**Vacant Property**. Property on which no house exists.

## XXXVII. Appendix B – Pre-Approved Roofing

The following roofing products have been approved by the Architectural Control Committee. Specific colors must, however, be approved by the ACC before application of any roofing system unless a repair is being performed using the same materials as the existing roof, and that roof system was approved by the ACC for the house.

Roofing must have a minimum 50-year manufacturer warranty, a minimum 90 mph wind resistance rating by the manufacturer, and a UL Class A fire rating,

**Clay Tile**

**Concrete Tile**

- **Monier**

**Fiberglas Composition**

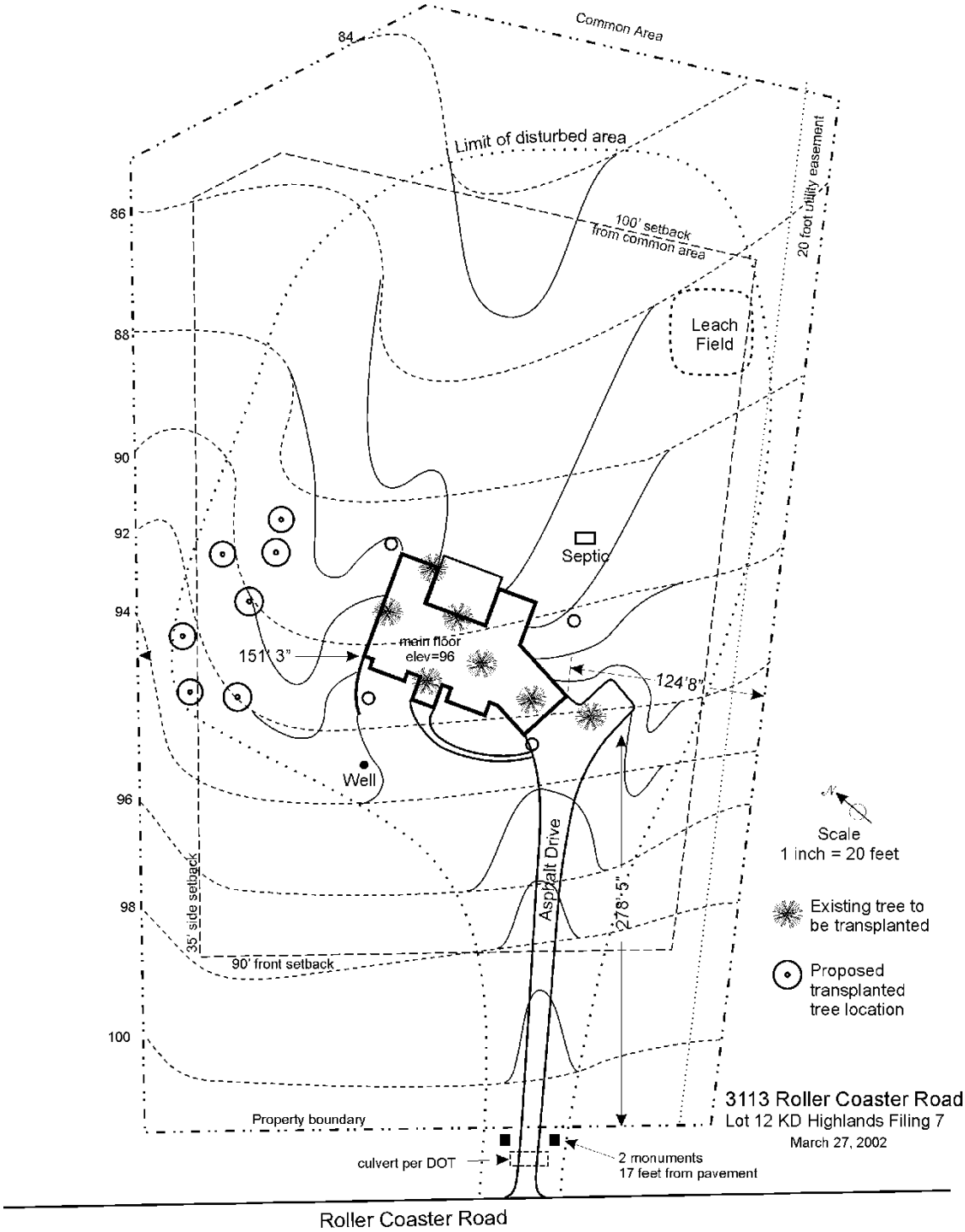
- **Certainteed**
  - Grand Manor
  - Presidential
  - Presidential TL
  - Northgate Climateflex
  - Landmark
  - Landmark TL
- **Elk**
  - Prestique Plus
  - Prestique Gallery Collection
- **GAF**
  - Grand Sequoia
  - Grand Canyon
  - Timberline Ultra
- **Malarkey**
  - Vista Collection
  - Windsor Collection
  - Legacy Collection
- **Owens Corning**
  - Berkshire Collection
  - TruDefinition Collection
  - Oakridge Collection
  - Woodmoor Collection
  - Woodcrest Collection
- **Tamko**
  - Heritage 50 AR
  - Heritage 50
  - Titan
  - StormFighter

**Metal Tile**

- **Decra**
  - Shake
  - Shingle
  - Tile

**Slate**

## XXXVIII.Appendix C – Example Site Plan



# XXXIX.Appendix D – Guidelines for Guest House

The King's Deer Highlands covenants state that lots shall be used and occupied only for single family residential purposes (Ref. paragraph 3.A.) and that a guest house may be included on residential properties upon ACC approval. (Ref. paragraph 3.B.)

To comply with the single-family limitation while also allowing for a guest house on the same property, the following guidelines are adopted by the King's Deer Board of Directors to be included in the King's Deer Design Standards.

1. A "guest house" is an Ancillary Building and therefore shall comply with the King's Deer Design Standards for an Ancillary Building.

2. An Ancillary Building shall not offer the amenities of a residence. It may be used for occasional, short-term separate housing for guests of the primary resident. It shall not be continuously occupied, and it shall not serve as a legal residence.

3. An Ancillary Building may contain no more than one room which may function as a bedroom; a storage closet not larger than 20 square feet may be included in the room.

4. A bathroom may be included in an Ancillary Building, but the bathroom shall not exceed 50 square feet in area and shall have no more than one sink. Any bathing feature in the bathroom shall be limited to either a stand-up shower, or a tub, or a combination tub/shower.

5. Meal preparation and consumption shall not be provided in an Ancillary Building; no kitchen shall be allowed in an Ancillary Building. No cooktop, range or oven, no dishwasher, and no refrigerator larger than 4 cubic feet shall be installed. A small bar-sink with built-in counter is permitted, and counter space shall be limited to 10 linear feet (contiguous or separated). Islands shall be included as part of the total counter limit. Wall-mounted, eye-level cabinetry shall be limited to the space directly above the counter.

6. These standards may be waived by the ACC to accommodate unique circumstances, provided the waiver does not alter the underlying concept that an Ancillary Building shall not to serve as a separate residence and it shall not accommodate long-term occupancy.

# XL.Appendix E – Preapproved Garden Designs for Front Yard

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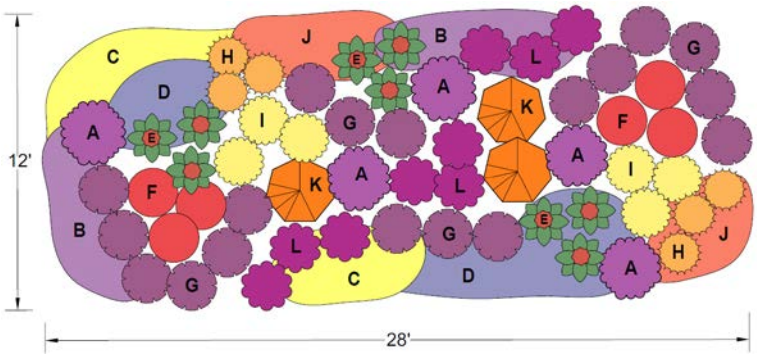
## XERISCAPE DESIGN SOLUTIONS

*Lauren Springer Ogden Collection:*

PRACTICAL AND INSPIRING DESIGNS WITH REGIONAL RESONANCE USING PLANT SELECT® PLANTS, BY ONE OF AMERICA'S BEST-KNOWN HORTICULTURISTS AND GARDEN DESIGNERS.

### BUTTERFLY & HUMMINGBIRD GARDEN

This garden features plants that attract butterflies and hummingbirds. Flower colors are rich and deeply saturated, blooming spring through fall. Fine textures and silver and gray foliage compliment the blossoms; evergreen foliage enlivens the winter months. All but the penstemons are deer resistant. For additional late winter and early spring color, consider adding the bulbs listed below amid the lower-growing plants in the foreground of the planting. The tulips and snow iris are not deer resistant. All plants are sun-loving and drought-tolerant, and will do best in a well-drained soil with little or no amendment.



**uren Springer Ogden**

ger Ogden designs both public and private gardens. Her book *The Undaunted* e mountain region's all-time best-selling garden book. She also coauthored the g *Plant-Driven Design* and *Passionate Gardening*. She has also introduced ants to the nursery trade, and Lauren and her work have been featured in national onal publications, and on radio and television.

rivendesign.com

## PLANT LIST:

**Plant Select® plants are in bold**

**A. Mojave Sage -*or*-** Big Catmint 'Walker's Low' (5)

**B. Valley Lavender® Plains Verbena -*or*-** 'Annie' Verbena (12)

**C. Filigree daisy** (11) **-*or*- Silver Heels Horehound** (7)

**D. Little Trudy® Catmint** (9) **-*or*-** Select Blue Catmint (6)

**E. Red Yucca -*or*-** Golden Threadleaf Yucca (9)

**F. Vermillion Bluffs® Mexican Sage -*or*-** Hardy Autumn Sage (6)

**G. Pike's Peak Purple® Penstemon -*or*- Shadow Mountain® Penstemon** (18)

**H.** Indian Blanket (6)

**I. Baby Blue Rabbitbrush -*or*-** Dwarf Blue Mist Spirea (6)

**J. Orange Carpet® Hummingbird Trumpet -*or*-** Compact Indian Blanket (7)

**K. Coronado® Hyssop -*or*-** Dwarf Pink Hyssop (3)

**L.** Ultra Violet Sage (9) **-*or*-** English Lavender (6)

**Additional Plants:**

- **Corsican Violet** (12) plant between larger shrubbier plants to self-sow year after year
- Sprinkle seed of annual California poppies and blue larkspur to self-sow year after year

**Bulbs:**

- Blue Snow Iris (50)
- Narrowleaf Tulip (25)
- Ancilla Tulip (25)
- Fire of Love Tulip (25)
- Blue Onion (50)

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## XERISCAPE DESIGN SOLUTIONS
## *Lauren Springer Ogden Collection:*

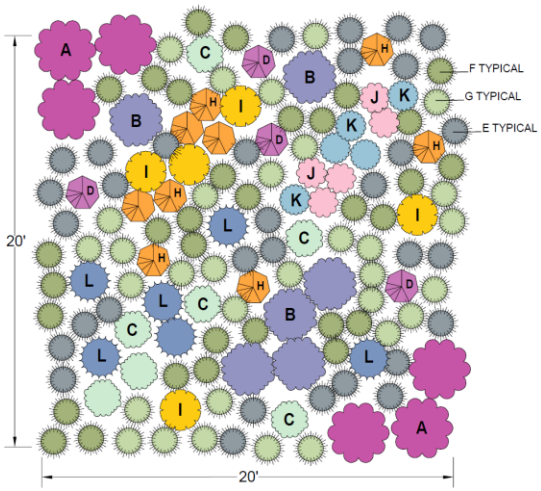
PRACTICAL AND INSPIRING DESIGNS WITH REGIONAL RESONANCE USING PLANT SELECT® PLANTS, BY ONE OF AMERICA'S BEST-KNOWN HORTICULTURISTS AND GARDEN DESIGNERS.

### PRAIRIE-INSPIRED

This garden takes its cue from the beautiful, serene grassy prairie. It is based on plantings I have experimented with over the past decade in my home garden. Three fine-textured, non-spreading, compact prairie grasses form the backdrop or textural matrix, with perennials that offer seasonal flower color threaded throughout. In winter, the grasses retain their form and take on lovely muted hues of russet and tan. The majority of the plants are prairie natives.

This planting can be expanded to fill much larger areas by simply repeating the design.

This garden will thrive in any well-drained soil, amended or not. It needs full sun.



**Designer Lauren Springer Ogden**

Lauren Springer Ogden designs both public and private gardens. Her book *The Undaunted Garden* is the mountain region's all-time best-selling garden book. She also coauthored the award-winning *Plant-Driven Design* and *Passionate Gardening*. She has also introduced numerous plants to the nursery trade, and Lauren and her work have been featured in national and international publications, and on radio and television.

**www.plantdrivendesign.com**

### PLANT LIST:
**Plant Select® plants are in bold**

**A. Winecups** ***-or-*** Desert Four O'Clock (6)

**B.** 'October Skies' Aromatic Aster ***-or-*** 'Raydon's Favorite' or 'Dream of Beauty' Aromatic Aster (6)

**C. Dalmatian Daisy** ***-or-*** 'Moonshine' Yarrow

**D.** Plains Gayfeather ***-or-*** Purple Prairie Clover (4)

**E.** Prairie Blues Little Bluestem (32) ***-or-*** Siskiyou Blue Fescue (48)

**F. Blonde Ambition Blue Grama Grass** (32) ***-or-*** Blue Grama (48)

**G.** Autumn Embers Muhly ***-or-*** Hardy Fountain Grass (32)

**H.** Butterfly Weed ***-or-*** Pale Coneflower or Prairie Coneflower (9)

**I.** Amber Wheels Indian Blanket ***-or-*** 'Arizona Sun' Indian Blanket (5)

**J. Prairie Jewel® Penstemon** ***-or-*** Rocky Mountain Penstemon (5)

**K.** Western Blue Flax ***-or-*** French Blue Flax (5)

**L.** Colorado Desert Bluestar ***-or-*** Blue Ice Bluestar (6)

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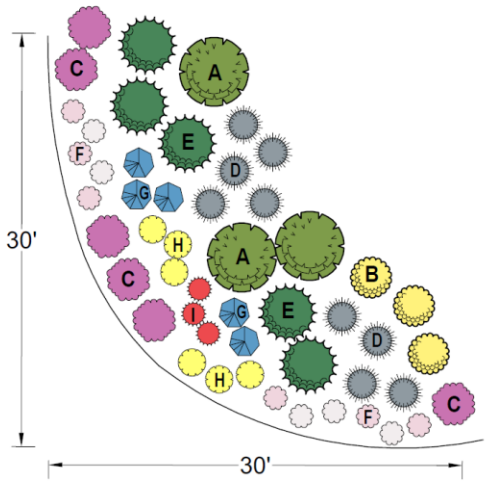
## XERISCAPE DESIGN SOLUTIONS

### COLORADO WATERSMART NATIVE BORDER

This shrub and perennial border features species and selections of native plants from the drier regions of Colorado. The plants chosen will provide interest in all seasons and evoke the natural beauty of our prairie and foothill habitats.

The water needs of the plants in this border are very low and once established irrigation would only be advised when extended periods of dry and warm weather occur. The design layout can be repeated to cover longer bed areas.




**PLANT LIST:**
**Plant Select® plants are in bold**

**A. Apache Plume -*or*-** Tall Blue Rabbitbrush (3)

**B. Baby Blue Rabbitbrush -*or*-** Dwarf Leadplant (3)

**C. Winecups -*or*-** Colorado Four O'Clock (5)

**D. Blonde Ambition Blue Grama Grass -*or*-** The Blues Little Bluestem Grass (9)

**E. Panchito Manzanita -*or*-** Soapweed Yucca (5)

**F. Prairie Lode Sundrops -*or*-** Tufted Evening Primrose (11)

**G. Grand Mesa Penstemon -*or*-** Rocky Mountain Penstemon (5)

**H. Kannah Creek Buckwheat -*or*-** Prairie Coneflower (6)

**I. Bridges' Penstemon -*or*-** Plains Gayfeather (3)

The Horticulture Consultant
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**Designer Loretta Mannix**

Northern Front Range horticulturist and landscape designer Loretta Mannix specializes in designing water-wise landscapes. She owns and operates The Horticulture Consultant and offers services including landscape design, horticulture consulting and plant problem diagnosis.

**www.thehortconsult.com**

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