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**COMPREHENSIVE AMENDED AND RESTATED
ARCHITECTURAL and LANDSCAPING GUIDELINES
For
EDGEMONT HIGHLANDS**

These **COMPREHENSIVE AMENDED AND RESTATED ARCHITECTURAL and LANDSCAPING GUIDELINES** for **EDGEMONT HIGHLANDS** (the "Guidelines") are a consolidation, restatement and amendment of the existing Architectural and Landscaping Guidelines for Edgemont Highlands made this 13 day of FEBRUARY, 2013, by

HIGHLANDS DEVELOPMENT IV, LLC
1201 Main Avenue, Suite 202
Durango, CO 81301

(hereinafter referred to as the "Declarant").

to be effective as of the date of the recording in the real property records of La Plata County, Colorado.

RECITALS

A. **The Declarant and the Declaration.** Declarant is the assignee of the Declarant Rights under the Amended and Restated Declaration and Covenants, Conditions and Restrictions for Edgemont Highlands recorded as Reception No. 884350 in the office of the Clerk and Recorder of La Plata County, Colorado (the "Amended and Restated Declaration") and Supplements and Amendments thereto recorded as Reception Nos. 896541, 893236, 894237 906547, 925868, 925870, 943223, 950576, 993084, 1020189 and 1059149. In combination, the Amended and Restated Declaration and the foregoing Supplements and Amendments are referred to herein as the "Declaration".

B. **Declarant's Authority.** As assignee of the Declarant Rights, Declarant has the right to expand Edgemont Highlands pursuant to Section 9.1 of the Amended and Restated Declaration and as the owner of property described on Exhibit A and/or Exhibit B of the Amended and Restated Declaration, Declarant has the right and full authority under Article IV of the Declaration to amend the Architectural Guidelines and Landscaping Guidelines. As defined by the Amended and Restated Declaration, landscaping guidelines are included within the definition of Architectural Guidelines.

C. **Existing Guidelines.** Architectural and landscaping guidelines were originally published as Exhibits D and E to the Amended and Restated Declaration and have since been supplemented and amended in instruments recorded as Reception Nos. 906547, 925868, 950576, 993084 and 1020189. The foregoing are referred to as the "Existing Guidelines".

D. **Operation of Amendment.** Amendments to the Architectural Guidelines are prospective only and do not apply to required modifications to or removal of structures previously approved once the approved construction or modification has commenced.

F. **Definitions.** Except to the extent expressly defined otherwise herein, the terms used in this instrument shall have the same meaning as set forth in the Declaration.

NOW, THEREFORE, Declarant hereby consolidates, restates, amends and establishes the Guidelines as follows:

1. **The Guidelines.** Attached hereto as Exhibit A and incorporated herein by this reference is the Comprehensive Amended and Restated Architectural and Landscaping Guidelines for Edgemont Highlands (the " Guidelines") which hereby amend and supersede the Existing Guidelines in their entirety.

2. **Reservation of Rights.** Declarant expressly reserves all powers and rights under the Declaration.


IN WITNESS WHEREOF, Declarant has duly executed this instrument on this 13 day of February, 2013.

DECLARANT:

[seal]

HIGHLANDS DEVELOPMENT IV, LLC, a Colorado Limited Liability Company

By: **Tom D. Gorton, Inc.,** a Colorado corporation, its Manager

By 
Tom D. Gorton, President

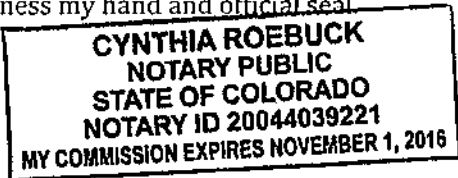
STATE OF COLORADO)

) ss.


COUNTY OF La Plata)

The foregoing instrument was executed and acknowledged before me this 13 day of February, 2013 by Tom D. Gorton as President of Tom D. Gorton, Inc., a Colorado corporation, Manager of Highlands Development IV, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal



My commission expires: 11-01-2013


Notary Public

Edgemont Highlands Community Association, Inc.

Exhibit A

Comprehensive Amended and Restated Architectural and Landscaping Guidelines for Edgemont Highlands

These Comprehensive Amended and Restated Architectural and Landscaping Guidelines for Edgemont Highlands (the "Guidelines") replace architectural and landscaping guidelines previously established by the:

Architectural Guidelines - Exhibit D to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgemont Highlands recorded under Reception No. 884350 on 5/11/2004;

Landscaping Guidelines - Exhibit E to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgemont Highlands recorded under Reception No. 884350 on 5/11/2004;

And as supplemented and amended in instruments recorded as Reception Nos. 906547, 925868, 950576, 993084 and 1020189.

ARCHITECTURAL GUIDELINES

1. Purpose and Control

In order to foster a sense of community within Edgemont Highlands and to preserve the natural beauty of its setting, promote harmonious residential design and enhance property values, the Developer has adopted these Building and Architectural Guidelines. They will provide you with direction for the use of your lot and the design of your home. Collectively, your residence with those of your neighbors can promote, enhance and protect the value of property and maintain Edgemont Highlands as a very pleasant and desirable place to live.

Edgemont Highlands Architectural Guidelines govern any construction, exterior additions, reconstruction or alterations to any improvements in Edgemont Highlands. They address the use, shape, height, exterior materials, exterior color, landscaping and location of all structures.

Architectural Review. The process for establishment and application of guidelines, standards and requirements for architecture, design, construction, landscaping and exterior items on Units at Edgemont Highlands (hereafter referred to as "Architectural Review") is set forth in Article IV of the Amended and Restated Declaration and Covenants, Conditions and Restrictions for Edgemont Highlands recorded as Reception No. 884350 in the office of the Clerk and Recorder of La Plata County, Colorado (the

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"Amended and Restated Declaration") and Supplements and Amendments thereto recorded as Reception Nos. 896541, 893236, 894237, 906547, 925868, 925870, 943223, 950576, 993084, 1020189 and 1059149. In combination, the Amended and Restated Declaration and the foregoing Supplements and Amendments are referred to herein as the "Declaration". Declarant is the Reviewer under the Declaration and invested with the authority and power to interpret, modify and enforce these Guidelines.

The Architectural Review process will aid you in the review and development of your lot in order to complement and blend into the natural landscape. This process will provide the review and approval of the site design, including sensitivity to natural terrain, vegetation, views, relationship to the surrounding building sites and adherence to architectural guidelines. While the Guidelines make every effort to give clear architectural direction, the process, by nature, ends up being subjective in at least some areas. The Architectural Review process may determine that what was acceptable in one situation may not be acceptable in another. Experience has shown that compliance with Guidelines does not necessarily guarantee good composition or aesthetics. The goal is for the appearance and character of all homes to harmonize with each other and enhance their natural surroundings.

In addition to these Guidelines, all Edgemont Highlands improvements are subject to approval by all county, state and federal building requirements.

These Guidelines are one of the most important elements in determining the eventual cohesiveness of the homes within Edgemont Highlands. It is the goal of these Guidelines to promote variety of expression, styles and details within a well-defined boundary. As the development of Edgemont Highlands evolves, these Guidelines will be amended to fit the evolution of the community. Therefore, the guidelines are apt to be more restrictive than most people would expect. Each prospective buyer is encouraged to thoroughly review these Guidelines to make sure the house they envision building will meet these Guidelines.

2. Architectural Character

- A. The many unique physical characteristics of Edgemont Highlands will give opportunities for a range of styles and neighborhoods, all interconnected within the development. The predominant physical features are the gambel oak and the ponderosa pine forest. These suggest a general architectural theme of "cabins" or "cottages" in the woods. This theme is reflected in the general architectural styling of Colorado mining, ranching and American Cabin with limited influences from Craftsman, Log and Victorian styles. The designs within Edgemont Highlands can reflect literal and contemporary interpretive aspects of these styles. While we encourage a variety of expressions within this context, and will allow for individual consideration, it is important to be aware that certain styles will not be approved. These include but are not limited to Geodesic Domes, A-Frames, Stark Contemporary and Santa Fe/Adobe. The architecture of your residence will become a significant part of the emerging neighborhood of Edgemont Highlands.

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There is opportunity for variety and richness of architectural style reflecting the interests and personal choice of residents. However, it is important to the visual quality of Edgemont Highlands that each home be designed with consideration to the overall sense of community; to ensure it will become a positive and harmonious contribution to the landscape and surrounding community.

- B. Designation of the Monarch Crest Trail Neighborhood (from Rec #906547 Exhibit C #2): The Monarch Crest Trail Neighborhood (as shown on map in 4.D. below – Lots 134 through 158) consists of significantly larger lots in a more remote area of Edgemont Highlands with more varied terrain. In acknowledgment of these conditions, special provisions of the Guidelines are warranted. While the general Guidelines for architectural character remain, greater latitude will be given for broader architectural styles within the Monarch Crest Trail Neighborhood. Along with the broader architectural latitude will come more responsibility for the architectural drawings that will detail the finishes within these homes. The use of a qualified architect/designer is strongly encouraged.
- C. Designation of Window Lake Trail Neighborhood: Lots 293 through 305 of Phase 4 as shown on the Phase 4 Supplemental Plat are hereby identified and designated as a separate Neighborhood as defined in the Amended and Restated Declaration, to be known as the “Window Lake Trail Neighborhood”.
- D. Designation of Snow Slide Court/Ventana Pass Neighborhood (from Rec #906547 Exhibit B): The Snow Slide Court/Ventana Pass Neighborhood consists of Lots 116 through 132.

3. Overall Compatibility

Beyond any of the specific design requirements, the design of your house needs to be compatible with neighboring houses, natural land forms, drainage patterns, natural features and the streetscapes. Areas of consideration will include but not be limited to avoiding too many similar colors next to each other, height compatibility, appropriate material mix and general style. These requirements are subjective in nature and will vary some from area to area within Edgemont Highlands.

4. House Siting

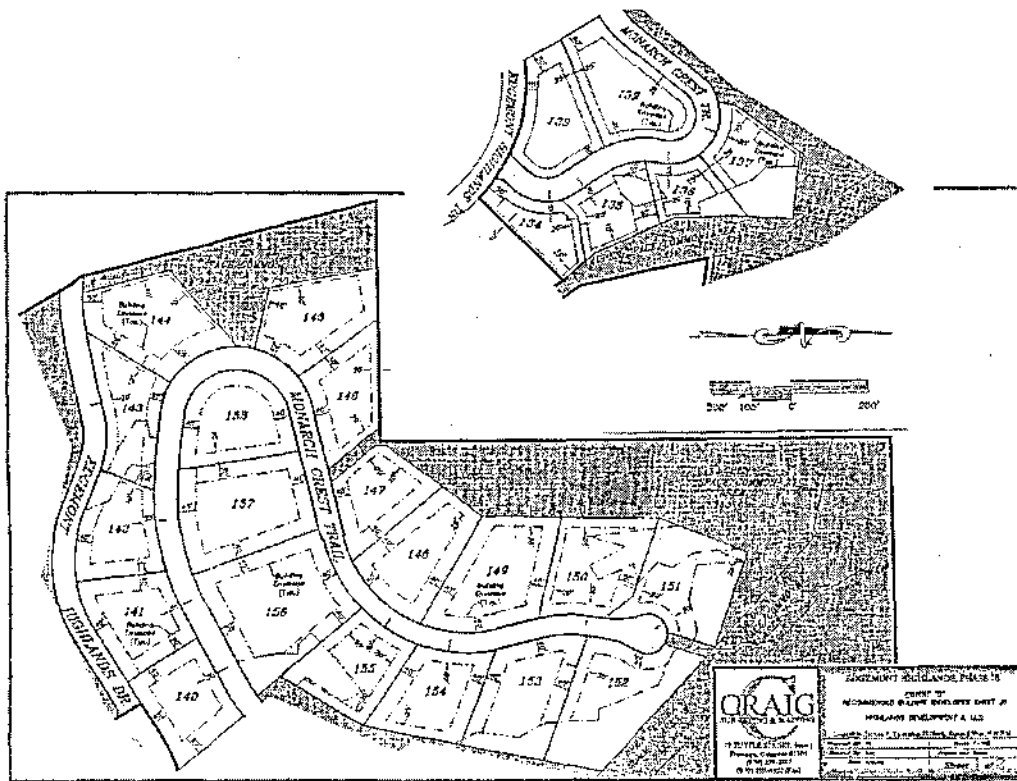
The proper siting of the home is one of the most important components in its design. The following principles need to be adhered to:

- A. The home footprint and layout needs to work with the existing topography. Large amounts of grading to “impose” a design on a site will not be allowed.
- B. The natural drainage needs to be considered, maintained and unchanged as much as possible.

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- C. The protection and preservation of existing trees and vegetation are important. This needs to be reflected in the design and siting of the home. The indiscriminate removal of trees to accommodate any design will not be allowed. Other requirements regarding tree and fire protection are contained in other areas of these documents.

- D. Except as set forth for Monarch Crest Trail Neighborhood as shown below, all single-family lots shall have the following setbacks: Front - Minimum 20', Side - Minimum 10', Rear - Minimum 10. The multi-family lots designated on the Phase 1 Plat as lots 54, 55, 56 and 57 shall have setbacks as determined by the Owner and the La Plata County building department. As the proposal for the development of the multi-family parcels are submitted, the massing of the units shall be evaluated using the same principles without specific restrictions. Certain single-family lots may have more restrictive setbacks as slopes dictate.



Recommended Building Setbacks for the Monarch Crest Trail Neighborhood are shown on this map. (Map and Setback language inserted from Rec #906547 Exhibit C Item 4.d. and Exhibit D.) These setbacks vary according to the terrain, building site and size of each particular lot. In most cases the setbacks are in excess of county minimum standards. These setbacks have been established to create a greater minimum standard of privacy between homes and along the street frontage. While Architectural Review does retain the ability to grant

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variances (up to the County minimum standards) for these setbacks, variances will only be considered for minor adjustments when no other reasonable alternative exists.

- E. House Footprint: Previous house footprint regulations have been removed.
- F. Garage and Garage Orientation: As additional Phases are developed, new regulations may be imposed. Please note that Garage and Garage Orientation for Phase 2B as recorded under Rec #906547 Item 4.f. and Garage and Garage Orientation for Window Lake Trail Neighborhood as recorded under Rec #950576 Exhibit B Item 4.f. modification have been deleted in their entirety and replaced with the requirements in ii below.
 - i. All single-family lots shall incorporate, at the minimum, a two-car garage. Multi-family units on lots 54 through 57 may have, but are not required to have, a garage or carport. One objective of the Edgemont Highlands design guidelines is to discourage garages from facing the street. Therefore, owners, if possible, are encouraged to orient their garage doors in such a way that they do not face the street. Garages may be detached as long as the garage matches the architectural style of the house. In any event, a three-car garage is the maximum size allowed. If the garage faces the street it can be no more than a two-car garage, and it is preferable that it be comprised of two one-car doors with a maximum width of ten feet per door, with an overall maximum width of twenty-six feet, and a maximum height of nine feet. The front façade of the house should be at least two feet wider than the overall garage width. (This change is incorporated from Rec #1020189 Paragraph 1). If garage doors do not face the street, a maximum of three doors are allowed, with a maximum overall width of thirty-five feet. The street face of the garage is encouraged to be recessed from the front façade of the house. Longer driveways are encouraged to be narrower. There is no predetermined limitation to the depth of a garage as long as the architectural element is proportional.
 - ii. For the Window Lake Trail Neighborhood (Lots 293 - 305) and the Monarch Crest Trail Neighborhood (Lots 134 - 158) each home will incorporate, at a minimum, a two car garage. One objective of the Edgemont Highlands design guidelines is to discourage garages from facing the street. Therefore, owners in these Neighborhoods are encouraged to orient their garage doors in such a way that they do not face the street. Garages may be detached as long as the garage matches the architectural style of the house. In any event, a three-car garage is the maximum size allowed. If the garage faces the street and is to be a two-car garage, it is preferable that it be composed of two one-car doors with a maximum width of ten feet per door, with an overall maximum width of twenty-six feet and a maximum door height of nine feet. The street face of the garage is encouraged to be recessed from the front façade of the house. There is no predetermined limitation to the depth of a garage as long as the

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architectural element is proportional. If the garage faces the street and is to be a three-car garage (i) it may be composed of one two-car door and a one-car door or three one-car doors, and (ii) at least one door is required to be set back a minimum of six feet from the other door(s), and (iii) the maximum width of the garage is 35 feet, and (iv) the front façade of the house should be at least four feet wider than the non-recessed garage element and (v) the maximum door height is nine feet. The Architectural Review process will thoroughly examine all three-car garage submittals for colors and quality of proposed materials, amount of additional paving and architectural interest.

- G. Driveways: Driveways with access points to two different streets are prohibited, however circular or split driveways with access points on one street may be allowed. Asphalt driveways must have a minimum structural section of 2-1/2" of hot-mixed asphalt over 4 inches of aggregate base. Concrete driveways must have 4" of concrete over 4" of aggregate base. Other permanent driveway surfaces will be considered upon submittal for Architectural Review.

5. Size Requirements and Building Type

All single family homes in Phase 1, 2A, 2B, 2C and 4 shall have a minimum of 1,600 square feet heated livable space and no more than 3,200 square feet of heated livable space except as follows. All lots within the Monarch Crest Trail Neighborhood (Inserted from Rec #906547 Exhibit C 5.c.) Lots 134 - 158 except lots 144, 149, 153, 156 and 157, the minimum heated livable Square Footage shall be 2,600 sq. ft. and the maximum heated livable Square Footage shall be 5,500 sq. ft. For Lots 144, 149, 153, 156 and 157 the minimum Square Footage shall be 2,800 sq. ft. and the maximum Square Footages shall be 6,500 sq. ft. Lots within the Snow Slide Court/Ventana Pass Neighborhood (Lots 116 - 132) (Inserted from Rec #906547 Exhibit B) and lots within the Window Lake Trail Neighborhood (Lots 293 - 305) (Inserted from Rec #950576 Exhibit B Item 5c modification) shall have a minimum of 1,600 sq. ft. of heated livable space and no more than 3,600 sq. ft. of heated livable space.

An applicant may apply for a variance on any lot to increase the maximum square footage up to 20% by demonstrating that the additional space is created without adding bulk to the exterior. An example of this would be including an upstairs bedroom within the roof structure by use of dormers. Approval is at the sole discretion of Architectural Review.

6. Exterior Mass and Form

The foremost objective of a house's exterior elevation shall be to reflect the architectural style, using approved materials and shall strive to be harmonious with other houses and the natural surroundings. House designs should attempt to be lower in scale, asymmetrical and should avoid unbroken two story elevations. Introduction of different materials to ground the structure, the use of proper proportion and careful detailing are encouraged. For Phases 1, 2A, 2B, 2C and 4 the following requirements must be met:

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- A. As much as possible, buildings shall strive to bring the massing down to the ground. This can be accomplished by following the natural terrain, use of stepped floor levels, dropping roof eaves and other similar measures. Please refer to height limit – Item 7 below.
- B. The use of “roof space” as upper level living is encouraged through the use of dormers.
- C. Unbroken two story wall elevations are discouraged and not allowed on front elevations. Two story elements should be softened through the use of alternate materials and/or colors.
- D. Each home must have a covered entry porch. While there are no size requirements, it should be proportional to and in keeping with the general architecture. Generally, decks above front porch or two story front porches are discouraged.
- E. Porches, verandas, courtyards, patios or other features that encourage a relationship with the outdoor environment are encouraged and should be an integral part of the overall design.
- F. The architectural character of the garage should generally be in keeping with that of the house.

7. Height

Height limitation shall be thirty-five feet (35') from the existing grade to the highest point directly above. Chimneys and other minor architectural features may be eligible to be exempt from this height limitation at the discretion of Architectural Review.

8. Exterior Materials

The harmonious use of exterior materials will help provide both a sense of unity as well as individual expression. An important component in the architectural style is the inclusion of texture such as that provided by shingles, board and batten, stone and timbers. Exterior elevations must use a blend of two or three of the four approved material types. If only two materials are used, then the architectural style shall incorporate an additional color or application. The four types with their use requirements are:

- A. Stucco: A hard coat or EIFS stucco can be used with a finish coat color approved through Architectural Review. The stucco element must be used in conjunction with two other elements and cannot comprise more than 70% of the entire exterior wall surfaces and no more than 50% of elevation (or elevations) that face the street. Two story unbroken stucco elements are not allowed except possibly in gable end applications.

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- B. Siding Material: A variety of materials may be used within this category and are noted below. These siding materials can qualify as two of the three required materials by using a combination of types and color applications, subject to approval through Architectural Review.
- i. Wood siding: A variety of types may be used including T&G, vertical board and batt, shiplap, channel rustic and similar patterns.
 - ii. Synthetic wood: Synthetic wood materials, including, but not limited to hardiplank and masonite, may be used.
 - iii. Applications of non-shiny corrugated metal.
 - iv. Poured concrete walls if stained appropriate color and used as an accent.
 - v. Other siding component materials will be reviewed on an individual basis.
- C. Stone: A variety of real and synthetic stone is approved for use. Its use should be to help "anchor" the home and meet the variety of materials requirements. Uses of stonework to "ground", lend strength to chimneys and other pop outs, break up vertical features, strengthen columns and give street elevation richness are encouraged. Stones that blend with the approved materials of the palette will be considered for approval. River rock is not indicative of the natural rock of the area and may not be approved. These Guidelines apply only to exterior stone. In the proper application, masonry block or cast in place concrete could also be used.
- D. Timbers, Logs and Beams: Timbers, logs and beams are described as wood members 4x6 and larger. The use of timbers, logs and beams to support porches or entry roofs, form exposed trusses, embellish dormers, trim window features or other similar uses is highly encouraged. There is no percentage use requirement but their use is encouraged to promote richness of design, variety of material and community style.
- E. Exterior Colors: At the time of recording of this document, there are over 150 existing homes within Edgemont Highlands. These homes represent and are indicative of an appropriate color palette. Generally, colors should be darker and match the general palette of existing homes. The approval of colors will also be influenced by color schemes of surrounding homes. An applicant should not assume that choosing a previously approved color would automatically result in approval. Similarly, new colors will also be considered for approval, provided they are darker in nature and complementary with the palette of existing homes.

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- F. Window Colors: Darker colors are encouraged. If approved, white or light colors will be required to include more contrast or accent in surrounding materials.

9. Roofs

- A. Roof forms will be one of the most dominant architectural features. For this reason, the roof design will be one of the most carefully considered elements of Architectural Review. The Guidelines put forth are intended only as a template for neighborhood continuity. Each roof will be considered on its own merits as it relates to the entire design.
- i. Large, unbroken expanses of a single pitch are not encouraged. Ideally, a roof will have several different planes and pitches to create interest. Simpler roof forms can be approved with more scrutiny to proportions and fascia details.
 - ii. The main roof areas shall have a pitch from 8/12 to 12/12. Porches, dormers and other small areas can be as shallow as 2/12.
 - iii. Pitches less than 2/12 or flat areas will be reviewed on an individual basis as those areas relate to the overall design of the home.
 - iv. The use of gabled, hipped or shed dormers is encouraged.
 - v. Generally more typical roof forms such as hip, gable, shed and combinations thereof are encouraged. Forms such as mansard, flat and a-frame are not allowed. Turret or other more atypical roofs will be considered if used in small areas.
- B. Within the broader latitude of architectural styles allowed within the Monarch Crest Trail Neighborhood (Lots 134 - 158) (Inserted from Rec #906547 Exhibit C 9. a and 9.b.v.) it is likely that roof forms will be more varied. Requirement i., which reads "Large, unbroken expanses of a single pitch are not encouraged. Ideally, a roof will have several different planes and pitches to create interest. Simpler roof forms can be approved with more scrutiny to proportions and fascia details" remains. The requirements of ii. through v. are waived to allow greater freedom in designing homes with more unique or distinctive architectural features. However, it is important to state that the waiving of these specific requirements in no way diminishes the importance of the roof form and in many ways assigns a higher level of responsibility in meeting the general requirements within Edgemont Highlands for this neighborhood. The waiving of these specific requirements inherently adds to the subjectivity of the Architectural Review interpretation of the Guidelines. Prospective buyers should be aware of this and accept that subjectivity. The use of larger areas of EPDM flat roofs will potentially be considered with the greater latitude of architectural design.

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- C. Roof materials: All roofs must be Class A Fire Rated. A variety of roof materials may be approved, with more stringent consideration given to the harmoniousness within the community and the surrounding houses.
- i. Composition shingles: Composition shingles are approved as long as they are "architectural" grade and from the approved colors. No "three tab" (flat) shingles or 90 lb. rolled composition paper are allowed. The palette of shingle colors on existing homes serves as guidance on approvable color choices.
 - ii. Metal roofs: Metal roofs are approvable but with more restrictions and guidelines.
 - No shiny, reflective or brightly colored roofs are approved.
 - The use of approved metal is encouraged for accent in conjunction with other roofing material.
 - Rusty metal such as Korten steel, etched galvanized, black iron or other naturally rusty color is an approvable material.
 - Standard "pro-panel" type roofs are discouraged unless roofline is less prominent.
 - Alternate metal type or designs will be considered if submitted.
 - iii. Wood roofs: Because of the fire danger and generally inferior longevity of wood roofs in our climate, wood shake or shingle roofs are prohibited.
 - iv. Other materials: A wide variety of other, more exotic roof materials are available. These include synthetic shakes, real and imitation slate, concrete tiles, copper and many others. These will be reviewed individually on the basis of appropriateness to architectural style, color and harmony of texture to other roofs.

10. Exterior Detailing

Exterior details such as fascia, soffit, windows, window trim, vents etc. are important features and should be given careful consideration. Special attention should be given to the consistency of materials and proportions.

Homes shall have address identification consistent with County Code but not inappropriately large numbers. .

11. Reuse of Plans

There are circumstances where the reuse of floor plans and elevations is appropriate and even desirable or required. The initial phases of Copperhead Camp I and II (along with the requirements for Lots 121 and 134 - originally Copperhead Camp III and IV) and the single family homes built on Halfmoon Court and Red Table Court are good examples of

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this. The similarity creates a "neighborhood" feel, yet the homes still maintain their individuality, using alternate colors, materials and elevation changes. These types of uses will continue to be approved where appropriate and may be required for the higher density parcels as determined by Architectural Review. The more random reuse of plans within an area will be considered on several levels including proximity of the homes to each other, variety of materials and colors used, changes to roof lines or elevations, number of times a plan is proposed to be used, etc. In these circumstances, increased focus will be given by Architectural Review to ensure that the homes do not detract from the overall feel of the area and at their discretion, may limit the reuse of plans or require greater mixes of colors, materials or elevations.

12. Foundations and Foundation Vents

Owners are required on all phases past Phase 1 to perform a subsurface soils investigation prior to foundation design and approval. Care should be taken to avoid large areas of untreated gray concrete stem walls showing. This is especially critical on sloped sites. Generally, any continuously exposed stem wall that shows more than two feet and especially stepped stem walls should be treated. This includes but is not limited to: use of colored concrete in pour, staining or painting concrete, stucco color coat or extending stucco or siding down.

Foundation Vents and other miscellaneous exterior metals shall be a matte or dull finish. Shiny and reflective metal shall be avoided.

13. Chimneys

Chimneys are often strong visual elements since they are required to extend above a roof. Chimneys, whether full masonry or "zero-clearance" inserts, shall be of proper proportion, with finish to match or compliment other features. Exposed metal flues greater than 10" in diameter are not allowed except for their termination caps or spark screens. County approved spark arrestors must be used and shall be architecturally acceptable to the overall form of the chimney. It is preferred that larger framed or masonry chimneys be clad in stucco or stone.

14. Roof and Wall Penetrations

Care should be taken to attempt to locate all plumbing vents, exhaust vents and other roof or wall penetrations in the least visible location from the street view and as close to ridge as possible. It is encouraged that they be painted a color to reasonably match the roof color.

15. Detached Structures

This section has been deleted.

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16. Accessory Structures

Patios, decks, trellises, gazebos, storage sheds and other approved appurtenant improvements shall be integrally consistent with colors, materials and architectural forms of the house and must be approved through Architectural Review prior to construction.

18. Antennas

Antennas, dishes or other communication or transmission devices, if allowed by the Rules and Regulations, must be installed in the least conspicuous location.

19. Awnings

Awnings to provide shade over windows or patios/decks are allowed. Materials and colors must be approved through Architectural Review.

20. Mechanical Equipment

All mechanical equipment shall be installed inside house whenever possible. Air conditioning equipment or other equipment that must be installed outside shall be located away from view as much as is reasonably possible.

21. Solar Equipment

Solar panels for electricity, heat or hot water are encouraged if carefully integrated into the architectural design.

22. Exterior Lighting

In order to ensure the rural character and to preserve views of the night sky, exterior lighting shall be kept to a minimum and used to provide safe entry at doors, and to provide appropriate lighting as needed for decks, porches and walks. Shielded bulbs shall be used. Landscaping lighting is limited to low shielded lights on walks, and limited areas of entry on decks. The primary consideration once safety and access are satisfied shall be to make sure lighting does not infringe on neighbors. These regulations may be added to if La Plata County adopts a formal "dark skies" ordinance.

23. Fireplaces

Wood burning stoves and fireplaces are not allowed as the primary source of heat within Edgemont Highlands. As part of being an ecologically responsible community, we promote clean air practices. To further this mission, community members are encouraged to choose EPA approved wood burning or gas stoves with glass fronts or EPA approved wood burning or gas fireplaces with glass fronts. Owners choosing to install non-EPA approved stove or fireplace units, or EPA approved units that do not have glass

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fronts will be charged \$500, with \$250 of the fee going to San Juan Basin Health for ongoing public education and the balance going to the Edgemont Highlands Community Association, Inc. to be used as the Association sees fit to promote ecological practices and education within the community. Full masonry fireplaces are considered to be non-EPA approved. A maximum of one (1) non-glass fronted EPA approved stove or fireplace, one non-EPA approved stove or fireplace or one (1) full masonry fireplace is allowed per home.

24. Mobile/Manufactured Homes

Mobile homes are strictly prohibited even if installed on a permanent foundation. The determination of what constitutes a mobile home is left to the discretion of Architectural Review. At the present time, manufactured homes are not allowed. As technology and practices evolve, it is likely the Guidelines will be revisited relative to this limitation. The determination of what constitutes a manufactured home is left to the discretion of Architectural Review. Mobile and Modular Homes (from Rec #906547 Item 22) are specifically prohibited in the Monarch Crest Trail Neighborhood.

25. Wildfire Mitigation

As outlined in the Declaration of Covenants, Conditions and Restrictions, Homeowners, separate from Architectural Review, are required to maintain defensible space around their home.

26. Sheds

Sheds not to exceed 200 square feet may be allowed by Architectural Review, provided plans are submitted and approved, materials and colors are compatible with the home and the shed does not pose a negative visual impact to neighboring properties. Sheds may not be allowed on Multi-Family Lots.

27. Construction Guidelines

These Guidelines have been written and will be enforced in order to assure that the improvements at Edgemont Highlands will be constructed in a safe and orderly manner with minimal disruption to neighbors and with maximum protection to the natural landscape. If any contractor fails to correct any violation of these Guidelines within five (5) days of receipt of a written notice to contractor and owner of said violation, then Edgemont Highlands Community Association may impose fines on owner of up to \$200 per violation per incident as determined by Architectural Review.

- A. Construction times are limited from 7:00 a.m. through 7:00 p.m. Monday through Friday and 8:00 a.m. through 6:00 p.m. on Saturdays and national holidays. There shall be no interior or exterior construction work on Sundays.

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- B. Owner, Builder, and their employees are prohibited from having temporary living quarters on the jobsite.
- C. Prior to bringing a construction trailer or similar temporary office facility into Edgemont Highlands, the Owner or Builder must obtain written approval from Architectural Review. Architectural Review will work with the applicant to site the trailer in the best possible location to minimize impacts to the site and the adjacent lot owners. All such facilities must be removed from the lot within twelve months of placements and prior to issuance of a Certificate of Occupancy.
- D. Sanitary facilities must be provided for construction personnel on-site. The facility must be maintained regularly to eliminate any possibility of odors and must be placed in the least conspicuous yet practical location.
- E. All jobsite debris must either be contained in a dumpster or contained onsite prior to being hauled off site. The exterior must be picked up on a regular basis to ensure that jobsite is neat and tidy and to prevent it from becoming an eyesore. All trash must be removed on a periodic basis. Any dirt hauling, whether import or export, must be accomplished using covered carrier to avoid fugitive dust.
- F. All on-site grading shall be mitigated by appropriate water use to avoid excessive dust.
- G. Except as provided in CC&Rs, no burying or burning of trash, debris or other materials is allowed.
- H. Pets belonging to construction personnel are allowed on the jobsite however, they must be kept within vehicles or leashed at all times while within Edgemont Highlands and except for during transport, must be contained on the lot under construction. They must not be a nuisance to, or threaten, any persons. If the pet(s) become a threat or nuisance to any person, they shall be promptly and permanently removed from the jobsite.
- I. Builder shall keep noise to a minimum. Radio sound will be kept to a low level to minimize disturbance to neighbors and wildlife.
- J. The builder is responsible for the proper control of erosion during construction through a Stormwater Management Permit and plan. A copy of the State of Colorado CDPS Stormwater Associated with Construction Activities completed application is required by the Association as part of the Architectural Review and plan approval process.
- K. Builder shall avoid causing damage to property within Edgemont Highlands, including open space, adjacent lots, roads and driveways. If any damage occurs, it must be repaired and/or restored promptly at the expense of the Person causing the damage or the Owner of the lot.

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- L. The contractor is required to exercise the utmost care in the protection of trees during construction. Before any work commences, all trees within close proximity to the construction area shall have protective fencing installed around the drip line if practical and around trunk if not practical to fence drip line. Additionally, any soil disturbance or compaction around the immediate adjacent area shall be kept to a minimum. The owner is encouraged to consult an arborist for possible spraying, deep root feeding or other measures to maximize probability of survival.
- M. These regulations apply to General Contractor, Contractor's Employees and all Subcontractors.

28. Builder and Quality Requirements

These standards are intended to ensure that the level of quality at Edgemont Highlands is consistent and is in everyone's best interest.

A. All builder or Owner/Builders shall meet the following requirements:

- i. Builder:
- Proof of insurance for general liability in minimum amount of \$1,000,000
 - Proof of at least five full years of experience in residential home construction with the last three having been served in the capacity of a general contractor or job superintendent with full responsibility for overseeing all aspects of the home construction.
 - References may be required at sole discretion of Architectural Review process.

ii. Owner/Builder:

An Owner/Builder shall meet the same requirements as the Builder except that the business license is not required, and the liability insurance can be job specific. If an Owner/Builder cannot meet these requirements and they still want to act as Owner/Builder then they must submit for approval a copy of a Construction Management Contract with an individual or company that is approved as a Builder. This contract must provide, at the minimum, that the Construction Manager will Supervise, advise, and manage the job on an ongoing basis in a capacity that Architectural Review determines will provide enough guidance and direction to complete the job according to the plans, quality and timeframes of the approvals.

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- B. **Quality Guidelines:** It is important that the homes built in Edgemont Highlands meet certain quality standards. This is important to both the immediate and long-term values within the development. These Guidelines are intended to help give specific direction to ensure the quality of the exterior finishes of the homes. While not intended to be all-inclusive, these Guidelines are given as examples of the level of quality that is expected.

Roofing: Roofing shall be installed in a professional manner with careful attention to clean and even cuts on all valleys, and shall have consistent overhangs, well-fastened eave and rake metal with clean joints, and neat and even field installation. All metal at chimneys and other penetrations shall be flashed in a neat manner with the appropriate color.

- C. **Fascia/Soffit:** All joints shall be clean, tight fitting and fastened at ends. All gaps at transitions to walls shall be neat, clean and not show large voids.
- D. **Siding:** Siding shall be installed in a neat and professional manner with attention to layout and nailing. Trim applications shall adhere to these same qualities.
- E. **Stucco:** Stucco shall be applied in a professional manner and the finish shall be consistent with the finish approved at design submittal. Special attention shall be paid at terminations to wood, stone and any other alternate surfaces. Protection and cleanup of adjacent surfaces is of utmost importance.
- F. **Stone:** The lay-up pattern approved by Architectural Review needs to be consistent throughout the job. Special attention shall be paid to the consistency of the grout joints within the stone lay-up. Upon final clean up, finished stonework shall be free of excessive concrete staining.
- G. **Beams, Logs, other surfaces:** All other exterior finishes shall be held to the same quality standards as those designated here.

29. Future Residential

Those lots identified on the Plats of Edgemont Highlands as **Future Residential** have been created as future multi-family project areas. These lots contain unique qualities that support density and the clustering of units in a manner substantially different from typical, single-family lots. This section includes additional guidelines for lots identified on the Plats of Edgemont Highlands as Future Residential. Note: This section replaces Amendment to Architectural Guidelines for Edgemont Highlands Recorded under Reception No. 993084 on 3/27/2009 in its entirety. The following section supersedes the previous sections for Future Residential only; however, for all guidelines not addressed in the following section, Future Residential lots shall be subject to the guidelines listed within this document, prior to this section.

The following restrictions apply to those parcels designated as **Future Residential**:

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A. Architectural Character

While the density and clustering of units on the multi-family projects may differ from single-family lot development, many of the architectural characteristics described in the previous original Architectural Guidelines hold true. Therefore, the general architectural theme of "cabins" or "cottages" in the woods remains. This theme is reflected in the general architectural styling of Colorado mining, ranching and American Cabin with limited influences from Craftsman, Log and Victorian Styles. Designs can reflect literal and contemporary interpretive aspects of these styles. As always, it is important to the visual quality of Edgemont Highlands that each home be designed with consideration to the overall sense of community, resulting in a positive and harmonious contribution to the landscape and surrounding community.

B. Compatibility and Project Identity

In addition to the requirement that these units be designed with consideration of the overall sense of community established at Edgemont Highlands, the units within a **Future Residential** lot shall also maintain a unique architectural theme that harmoniously blends within the project, but distinguishes it from the balance of the community. These units should maintain consistent design elements, harmonious colors, an appropriate material mix, height compatibility and a quality of construction consistent with the standards found throughout Edgemont Highlands. As an example of multi-family developments that have met this standard, Copperhead Camp 1 and Copperhead Camp 2A have incorporated these important elements and created a distinguishable project within Edgemont Highlands.

C. Unit Siting and Layout

The Owner/Builder of a proposed project within a lot designated as **Future Residential** shall submit a set of plans for all proposed units within said lot/lots to be reviewed by Architectural Review as a whole. Said plans must include lot/unit lay out, grading plans, drainage plans, a tree survey, a detailed landscaping plan and any additional information requested by Architectural Review in order to conduct an informed review of said project.

The proper siting of the units/project is one of the most important components in its design. The following principles need to be adhered to:

- i. Multi-family units on Future Residential lots shall have setbacks as determined by the Architectural Review process and the La Plata County Building Department. As the proposal for the development of the Future Residential parcels are submitted, the massing of the units shall be evaluated using the same principles without specific restrictions.

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- ii. Multi-family units may have, but are not required to have, a garage or carport.

D. Size Requirement and Building Type

- i. Attached townhomes or condominiums: No more than four (4) family residences shall be contained within any single residential building. No unit may consist of less than 700 square feet of heated livable space and no more than 2,800 sq. ft. Larger units will be required to be grouped in smaller numbers (duplexes or triplexes) to avoid building being out of scale with the rest of the community.
- ii. Detached multi-family: Patio homes, cottages or other detached multi-family homes are defined as detached single-family residences with a limited footprint, and are created by a specific plat with other units. These units shall be no less than 1,000 square feet of heated livable space and no more than 2,800 square feet of heated livable space.

E. Project Submittal

The Developer/Builder of a Future Residential parcel shall submit a construction schedule detailing the timely and orderly build-out of the project to Architectural Review. Architectural Review may advise Developer/Builder as to a minimum and/or maximum number of units to be constructed at one time.

30. Improvement Location Certificate

It is recommended that all owners obtain an Improvement Location Certificate (ILC) prior to pouring foundation to ensure home is within setbacks. Architectural Review reserves the right to require such Improvement Location Certificate as it deems necessary with homes that are close to setbacks.

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LANDSCAPING GUIDELINES

Introduction

The primary objectives of the landscaping requirements and guidelines are to:

- ◆ Acknowledge and respect that Edgemont Highlands and Durango in general are in a high desert location that requires appropriate drought tolerant and low water usage plantings.
- ◆ Preserve, maintain and enhance the natural foliage trees and plantings.
- ◆ Promote the application of appropriate fire mitigation practices. Fire mitigation guidelines of the Colorado State University Cooperative Extension are referenced in the CC&Rs. It is important to recognize that on smaller, less forested and fairly flat lots these standards may not apply or may apply in a decreased capacity.
- ◆ Provide guidelines for homeowners to ensure that the landscaping is attractive, harmonious and complimentary to the natural surroundings and architectural styling within Edgemont Highlands.

1. View Considerations

Architectural Review may consider some restrictions on the use of tall growing trees if it is shown that it unreasonably blocks the view of adjacent neighbors.

2. Grading

To the maximum extent possible, unnecessary grading shall be avoided. "Imposing" a grading plan on site will not be allowed. Generally, natural slopes are preferable to retaining walls. Slopes should not exceed 2:1 except with extenuating circumstances. All fill areas should be accomplished by employing appropriate construction methods of limited lift depths and compaction to the maximum extent possible. All disturbed topsoil shall be stored and re-used on site.

3. Drainage

Whenever practical, natural drainage courses should be maintained and protected. Necessary new drainage ways should blend to the natural drainage as much as possible. There should be positive drainage away from all structures to avoid potential pooling against foundations. Any unavoidable low areas should be provided with catchbasins and piping for proper drainage. Special care needs to be taken to avoid the potential pooling of water around pine trees.

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4. Retaining Walls

Where necessary to avoid steep slopes, protect trees or other similar circumstances, retaining walls will be allowed. Walls in excess of 4' (four feet) should generally be stepped with planting pockets to soften their visual impact. Walls should be constructed of stone, split-face block, synthetic stone-like engineered wall systems or pressure treated wood or finished/stained concrete.

5. Fences

- A. In order to promote the free migration of wildlife and to promote openness within the community, the use of fences is limited. No perimeter fencing or long expanses of fencing will be allowed. Relatively short sections of "privacy" fencing will be allowed. Generally, these fences should be contiguous to decks or patios, not extend to property lines, and be specifically intended for privacy. These privacy fences cannot exceed 6'0" in height and must be constructed with materials consistent with the rest of the home.
- B. Enclosed Yard Area (This guideline replaces the language in Rec #906547 Exhibit C in its entirety, and Rec #925868 1.b):
- i. The Enclosed Yard Area should generally be set back from front elevation as much as possible
 - ii. The Enclosed Yard Area should generally be on the side or rear elevation of home, and be generally no closer than 4' to the property line.
 - iii. The Enclosed Yard Area must be set back at least 10' from front elevation.
 - iv. The Enclosed Yard Area may be used as a dog run or children's play area. The allowable size of the enclosed area will be determined according to size and configuration of lots. For smaller lots (10,000 – 15,000 s.f.) the size should be no larger than approximately 1,000 s.f. Larger, more isolated or private lots will support larger enclosed areas, but should generally be no larger than 2,000 s.f. unless special circumstances exist. Deck and patio s.f. is not included in the total Enclosed Yard Area s.f.
 - v. The fence material cannot be taller than 6' if it is a solid material and must be consistent or compatible with materials used on the house. If an open wire material is used, it cannot be more than 4' in height.
- C. Invisible Dog Fences (Inserted from Rec #925868 1.c.1 through 7 with minor changes. This replaces that section in its entirety.) Invisible containment fences are allowed on a limited basis according to the following rules and regulations:

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- i. All requests for use of invisible fencing must be submitted for review and approval prior to installation. The submittal must show the lot and house footprint and the proposed invisible fence area. Approval is at the discretion of the Architectural Review.
- ii. Generally, the area of the invisible fence should extend toward the rear property line, but not extend past the rear setback.
- iii. Generally the invisible fence should not be anywhere on the front of the house, other than to contain the dog(s) in the garage, or be any closer to the property line than the minimum setback.
- iv. Houses that abut trails, open space or other more widely used common areas will be required to have a greater setback of the invisible fence from those areas.
- v. Generally, the area of the invisible fence will be smaller on smaller lots and potentially larger on larger lots. Although submittals will be reviewed on an individual basis, different lot configurations will require specific review and the rule of thumb would be that the invisible fence area should not exceed two times the allowed size of an Enclosed Yard Area for that lot.
- vi. Invisible fence areas can only be used when the owner is home and able to oversee the dog(s). Invisible fences are not to be used while owners are sleeping (day or night).
- vii. Approval of any invisible dog containment fence may be revoked if dog(s) breach the boundary, intimidate passers-by or wildlife, or cause a nuisance from barking.

6. Landscape Structures

Landscape structures such as gazebos may be permitted with the approval of Architectural Review. Generally, structures that are located behind the front plane of the residence and are not obtrusive to adjacent lots, the street or other community amenity areas will be approved.

7. Patios and Decks

As much as possible, patios and decks should transition to the natural terrain as smoothly as possible. Minor grading to allow decks without handrails is encouraged but not required.

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8. Play Equipment

Play equipment such as basketball hoops and jungle gyms are permitted with the approval of Architectural Review. Generally, these will be approved if located at the rear of the residence and are not obtrusive to adjacent lots or other amenity areas. In order to minimize their visual impact, play structures, if possible, should be of muted colors. They are also encouraged to be screened or contained within approved Enclosed Yard Areas. See 5.B. above.

9. Spas and Pools

No above or below ground swimming pools shall be allowed within Edgemont Highlands. Children's small portable wading pools shall be allowed at the rear of the residence. Hot tubs and spas should be designed to be visually connected to the home through the use of courtyards or privacy fences. All equipment must be screened. Hot tubs and spas must meet all applicable state and local laws and regulations.

10. Signs

During construction of a single-family residence the general contractor and one other business may each place a sign, each not to exceed a total of 750 square inches, set back at least ten feet from the front of the property, with the bottom of the sign no higher than 30" off the ground. The Contractor's sign may remain on site for no more than six months past completion of home. Sign sizes and placement for multi-family developments or larger scale (multiple) single-family developments will be considered on an individual basis.

A residence may have one realty sign advertising "For Sale" or "For Rent". The same size and placement requirements as listed above apply. All realty signs should be of professional quality. Open house signs shall be removed promptly after the event, or will be removed by the Association.

11. Parking

Every residence is required to have a driveway that provides access from street to residence. Driveways may be constructed of asphalt or concrete. Alternate driveways such as pavers, lawn and stone patterns or other crushed rock will be considered. Non-asphalt and non-concrete driveways will be required to be of comparative or greater quality and durability. No ¾" ABC (Class 6) driveways will be allowed. Regardless of the approved driveway material each driveway must meet the ERMD apron requirements. Each single-family residence shall provide a minimum of two off-street guest parking spaces (the driveway may be considered for guest parking). Multi-family lots shall provide adequate guest parking as required by La Plata County and the requirements imposed through the Architectural Review process.

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12. Tree Health/Tree Removal

Appropriate treatment of diseased or infected trees is required. If pine beetle infestations move close to Edgemont Highlands, Owners may be required to apply appropriate preventive pesticides to ponderosa pine trees. Removal of trees or oak brush is prohibited unless approved in writing by Architectural Review. Removal of dead trees and oak brush is required. Standard thinning of oak brush for fire mitigation is allowed without approval.

13. Landscape Planting

The landscape design of each lot should blend with the overall setting of Edgemont Highlands. Landscape plans should incorporate and enhance existing vegetation, utilize indigenous species and minimize the need for irrigation. Non-native species, when used, should blend in color and texture with the native landscape and not dominate the plantings.

Included at the end of these Guidelines are lists of appropriate plant species and a brief guideline to water reduced landscaping. Additional plants may be incorporated with Architectural Review approval.

At a minimum, the landscaping plan of each home must:

- Show a plan for the entire lot even if the majority is just natural vegetation or re-vegetation.
- Show house and all walks, retaining walls, decks, patios, play structures and other hardscape elements.
- Show any grading changes and general site drainage.
- Show any proposed tree removal.
- Provide landscaping on front street elevation that includes a mixture of natural vegetation, ground cover, shrubs, trees and/or other approved plant materials, which will present a complete planting plan. At a minimum, this planting area needs to include twelve (12) one-gallon plants, three (3) five-gallon shrubs or new trees and a small area of ground cover that is more manicured than just revegetation.
- Provide a minimum of ground cover and revegetation in other, less visible areas.
- Provide a transition from the built environment and cultivated landscape to the native landscape.
- Show that plant selections are compatible with the site (soils, aspects and naturally available water).

No synthetic or artificial plants or plant material such as Astroturf or lava rock will be allowed. Care should be taken to blend rock or bark/mulch areas with natural vegetation.

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14. Lawns

In an effort to create a natural look in the landscaping of Edgemont Highlands, only small lawn areas shall be allowed. The allowable lawn area shall be defined during the Architectural Review process for each lot depending on street frontage, whether it is a corner lot, and similar physical characteristics. Lot owners are encouraged to discuss this during their Pre-Design Meeting. High water use varieties of grasses, such as Kentucky bluegrass, are prohibited. They are deemed to be environmentally irresponsible and are contrary to the environmental goals of Edgemont Highlands. Low water use varieties such as Blue Grama, Sheep Fescue, Arizona Fescue, Thickspike Cretana, Wheatgrass, Streambank Sodar Wheatgrass and Buffalo Grass are encouraged. A seed mix description is included in these Guidelines.

15. Multi-Family Parcels

Multi-Family parcels will be subject to these Guidelines. Multi-Family parcels will likely have more "common area" landscaping and the review will take into consideration the potential differences and unique qualities.

16. Landscaping Schedule

Architectural Review recognizes that because of our distinct seasons it is not always possible to install landscaping immediately upon completion of a home, although that is the goal. If a home is completed in the winter months it is required that the landscaping be installed and completed by the following growing season. If at all possible, revegetation areas should be seeded before winter. If serious erosion potential exists, the Architectural Review may require temporary protection.

17. Landscaping Practices

Weed Control: The indiscriminate use of herbicides and poisons is discouraged; however, some weed species require chemical application to control. Special care should be taken to minimize use.

Alternate methods include:

- Preparation of site before planting by spot spraying and removing weeds.
- Pulling or tilling annual weeds before they set seed.
- Keeping weeds short, as some varieties will not flourish if kept cut.
- Using mulch and cover crops to prevent weeds from flourishing.
- Thorough revegetation after disruption of soils or after construction with approved grasses. It is preferred that the Edgemont Highlands Grass Seed Mix be used.

Because weeds are severely disruptive to the native landscape, proper control is required of all weeds listed on the Colorado State Weed List (referenced at the end of this

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section). Particularly noxious weeds such as Canadian thistle and knapweeds shall be reported to the Edgemont Highlands Homeowners Association.

WATER REDUCED LANDSCAPING

Quick Facts...

- Water reduced landscaping offers an opportunity to select plants compatible with local conditions.
- When selecting woody plants, consider soils, drainage, exposure and irrigation method.
- Water xeric trees and shrubs just as much as other plants until established, usually two years.
- Once established, gradually reduce watering frequency.
- Frequent shallow watering promotes shallow roots and defeats the purpose of water reduced landscaping

Differences Between Mesic, Hydric, and Xeric Sites

Mesic: Mesic soils are soils that are moderately well drained. Water is filtered through the soil moderately fast, although it retains moisture long enough to keep it moist for long periods of time, but not all the time. This is your average soil type. For tree and shrub selections choose ones that are not specifically listed as xeric or hydric species.

Hydric: Hydric soils are those that are subjected to saturation, flooding or ponding for long periods of time during the growing season, or have a water table directly below the soil surface.

Xeric: Xeric soils are those that retain very little water naturally. They typically have low nutrient levels and need amendments and irrigation to support plant life not adapted.

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EDGEMONT HIGHLANDS
Approved Plant List

SOME SELECTIONS OF PLANTS FOR EDGEMONT HIGHLANDS

While not a complete list, the plants listed below are suited to the Edgemont Highlands site. Some may be uncommon in many nurseries but available from wholesale suppliers. They can be ordered through your local nursery.

NATIVE SPECIES

NATIVE PERENNIALS

Botanical name	Common name	Site: Soil/moisture
Allium cernuum	Nodding onion	m- to m
Antennaria parvifolia	Small leaf pussytoes	x+ to m
Aquilegia caerulea	Colorado blue columbine	m+
Aquilegia chrysantha	Golden columbine	m- to m+
Aquilegia formosa	Western columbine	m- to m+
Campanula rotundifolia	Bluebell bellflower, roundleaf harebell	m+
Castilleja integra	Wholeleaf Indian paintbrush	x+ to m-
Castilleja linariifolia	Split leaf paintbrush, Wyoming paintbrush	x to m
Castilleja sulphurea	Sulphur-flowered paintbrush	m+ to m-
Conioselinum scopulorum	Rocky Mountain hemlock parsley, wild parsley	m+
Dodecatheon pulchellum	Darkthroat shooting star	
Echinacea angustifolia	Narrow-leaved purple coneflower	m-
Epilobium canum	Hummingbird trumpet	x+ to m-
Erigeron speciosus	Aspen fleabane	x+ to m-
Eriogonum jamesii	James buckwheat	x+ to m+
Eriogonum embellatum	Sulferflowered buckwheat	x to m-
Eurybia glauca	Gray aster	x
Fragaria vesca	Woodland strawberry	m
Gallardia aristata	Common gaillardia	x+ - m-
Geranium viscosissimum	Sticky purple geranium	m to m+
Heterotheca villosa	Hairy false goldernaster	x
Ipomoea leptophylla	Bush morning-glory	x+ - m-
Ipomopsis aggregata	Scarlet gilia	x+ to m-
Liatris punctata	Dotted blazing star	x+ to m-
Lobelia cardinalis	Cardinal flower	m to m+
Lupinus argenteus	Silvery lupine	m-
Mirabilis multiflora	Colorado four o clock	x+ - m-
Monarda fistulosa	Wild bergamot, beebalm	m-
Penstemon jamesii	James penstemon	m-
Penstemon lentus	Four corners penstemon	x

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Penstemon linarioides ssp coloradoensis	Narrowleaf penstemon, toadflax penstemon	x - x+
Penstemon Mensarum	Grand Mesa Penstemon, tiger	m
Penstemon pachyphyllus	Thickleaf beardtongue	x
Penstemon pinifolius	Pine needle beardtounge	x+ to m-
Penstemon procerus	Little flower penstemon	m
Penstemon rydbergii	Rydberg's penstemon	m- to m+
Penstemon secundiflorus	Sidebells penstemon	m-
Penstemon strictus	Rocky Mountain penstemon	m- to m
Penstemon virens	Blue mist penstemon	x+ to m-
Penstemon virgatus	Upright blue beardtongue	x- to m-
Polemonium pulcherrimum	Jacob's ladder	m- to m+
Potentilla gracilis	Slender cinquefoil	m- to m+
Ratibida columifera	Upright prarie coneflower	x+to m-
Rudbeckia hirta	Blackeyed susan	m- to m+
Rudbeckia occidentalis	Western coneflower	m to m+
Shaeralcea coccinea	Scarlet globemallow	x
Sphaeralcea grossulariifolia	Gooseberryleaf globemallow	x
Symphotrichum leave var. leave	Smooth blue aster	m- to m+
Vicia Americana	American Vetch	m- to m+

SITE: SOIL/MOISTURE SYMBOLS

X- = always xeric , X= xeric, X+ = occasionally mesic

M- = periodically dry, M= mesic, m+ + moist

H- periodically saturated, H+ saturated, H+ standing water

NATIVE TREES

<u>Botanical name</u>	<u>Common name</u>	<u>Site: Soil/moisture</u>
Acer glaburm	Rocky Mountain maple	m+
Acer grandidentatum	Bigtooth maple	m+
Crataegus douglasi	Douglas hawthorn, black hawthorn	m- to m+
Crataegus rivularis	River hawthorn	m to m+
Fraxinus anomala	Singleleaf ash	x+
Juniperus scopulorum	Rocky Mountain juniper	x+
Picea pungens	Blue spruce	m - to m+

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Pinus aristata	Bristlecone pine	m- to m
Pinus ponderosa	Ponderosa pine	m- to m
Pinus strobiformis	S.W. white pine	m- to m
Populus tremuloides	Quaking aspen	m+
Prunus Americana	American plum	m to m+
Pseudotsuga menziesii var. glauca	Rocky Mountain Douglas-fir	m to m+
Robinia neomexicana	New Mexican locust	
Sorbus scopulina	Greene's mountain ash	m to m+

SITE: SOIL/MOISTURE SYMBOLS

X- = always xeric, X = xeric, X+ = occasionally mesic

M- = periodically dry, M = mesic, m+ = moist

H- = periodically saturated, H = saturated, H+ = standing water.

NATIVE SHRUBS

<u>Botanical name</u>	<u>Common name</u>	<u>Site: Soil/moisture</u>
Acer glabrum	Rocky Mountain maple	m+
Acer grandidentatum	Bigtooth maple	m+
Amelanchier alnifolia	Western serviceberry	m- to m
Amelanchier utahensis	Utah serviceberry	x+ to m-
Amphora fruticosa	Desert false indigo	m- to m+
Arctostaphylos uva-ursi	Bearberry, kinnikinnick	m to m+
Artemisia cana	Silver sagebrush	x+ to m
Artemisia tridentata	Mountain big sage	x to m-
Atriplex canescens	Fourwing saltbrush	x+
Ceanothus fendleria	Buckbrush, fendlers ceanothus	x
Ceanothus velutinus	Snowbush ceanothus, snowbrush	m
Cercocarpus intricatus	Littleleaf mountain mahogany	x+
Cercocarpus ledifolia	Curl leaf mountain mahogany	x
Cercocarpus montanus	True mountain mahogany	x
Chamaebatiaria millefolium	Fernbrush	m- to m+
Chrysothamnus greenei	Greene's rabbitbrush	x+ to m-
Chrysothamnus nauseosus	Rubber rabbitbrush	x
Cowania mexicana	Cliff rose	
Crataegus douglasi	Douglas hawthorn, black hawthorn	m- to m+
Crataegus rivularis	River hawthorn	m to m+
Ephedra viridis	Mormon tea	x
Fallugia paradoxa	Apache plume	x- to m-
Fraxinus anomala	Singleleaf ash	x+
Holodiscus dumosus	Mountain spirea, rockspirea	m
Jamesia Americana	Fivepetal cliffbush, waxflower	x+ to m
Juniperus communis	Common juniper	m
Krascheninnikovia lanata	Winterfat	x

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Mahonia repens	Oregon grape, creeping barberry	x+ to m
Paxistima myrsinites	Mountain lover, boxleaf	m to m+
Pentaphylloides floribunda	Shrubby cinquefoil	m- to m+
Philadelphus lewisii	Lewis' mock orange	m-
Philadelphus microphyllus	Littleleaf mock orange	m- to m
Physocarpus monogynus	Mountain ninebark	m- to m+
Physocarpus opulifolius	Common ninebark	m- to m+
Prunus Americana	American plum	m to m+
Prunus pumila var. besseyi	Western sandcherry	m- to m+
Prunus virginiana	Chokecherry	m+
Pseudotsuga menziesii var. glauca	Rocky Mountain Douglas-fir	m to m+
Purshia stansburiana	Stansbury cliffrose	m- to m
Purshia tridentata	Antelope bitterbrush	x= to m
Quercus cambelii	Gambel's oak	m- to m
Rhamnus smithii	Smith's buckthorn	m- to m
Rhus glabra	Mountain sumac, smooth sumac	m to m+
Rhus trilobata	Threeleaf sumac	m+ to x-
Ribes aureum	Golden currant	m- to m=
Ribes cereum	Waxcurrant, squaw currant	m- to m+
Ribes laxiflorum	Trailing black currant	m to m +
Ribes montigenum	Mountain currant, gooseberry currant	m to m+
Rosa woodsii	Wood's rose	m to m+
Rubus deliciosus	Delicious raspberry	m to m+
Rubus idaeus	American red raspberry	m to m_
Rubus parviflorus	Thimbleberry	m to m+
Sambucus racemosa	Red elderberry	m+
Shepherdia argentea	Silver buffaloberry	m to m+
Shepherdia Canadensis	Russet buffaloberry	m
Sorbus scopulina	Greene's mountain ash	m to m+
Symphoricarpos albus	Common snowberry	m- to m+
Symphoricarpos occidentalis	Western snoberry, wolfberry	m- to m
Symphoricarpos oreophilus	Mountain snowberry	m- to m
Vaccinium myrtillus	Whortleberry	m
Yucca baccata	Banana yucca	x
Yucca glauca	Soapweed	x

SITE: SOIL/MOISTURE SYMBOLS

X-= always xeric , X= xeric, X+ = occasionally mesic

M- = periodically dry, M= mesic, m+ + moist

H- periodically saturated, H+ saturated, H+ standing water.

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NATIVE GROUND COVERS

Botanical name	Common name	Site: Soil/moisture
Antennaria parvifolia	Small leaf pussytoes	x+ to m
Arctostaphylos uva-ursi	Bearberry, kinnikinnick	m to m+
Ceanothus fendleria	Buckbrush, fendlers ceanothus	x
Fragaria vesca	Woodland strawberry	m
Juniperus communis	Common juniper	m
Mahonia repens	Oregon grape, creeping barberry	x+ to m
Paxistima myrsinites	Mountain lover, boxleaf	m to m+

GRASSES

Botanical name	Common name	Site: Soil/moisture
Achnatherum humenoides	Indian ricegrass	x
Bouteloua gracilis	Blue grama	x+-m-
Bouteloua curtipendula	Side oats grama	x+ to m-
Bromus anomalus	Nodding brome	m-
Bromus marginatus	Mountain brome	m-
Buchloe dactyloides	Buffalograss	x+ to m
Calamagrostis Canadensis	Bluejoint reedgrassjoint	m+
Elytrigia dasystachya	Thickspike wheatgrass	m- to m+
Festuca Arizonica	Arizona fescue	x+
Festuca brachyphylla	Alpine fescue /sheep fescue	m-
Festuca saximontana	Rocky Mountain Fescue	m-
Festuca thurberii	Thurber's fescue	m
Koleria cristata	Junegrass	m- to m
Muhlenbergia Montana	Mountain muhly	m- to m
Nasella viridula	Green needlegrass	m- to m+
Pascopyrum smithii	Western wheatgrass	m- to m+
Pleum alpinum	Alpine timothy	m

SITE: SOIL/MOISTURE SYMBOLS

X-= always xeric (dry), X= xeric, X+ = occasionally mesic

M- = periodically dry, M= mesic, m+ = moist

H- periodically saturated, H+ saturated, H+ standing water.

LAWN GRASSES

Bouteloua gracilis	Blue grama
Buchloe dactyloides	Buffalograss
Elytrigia dasystachya x cretana	Thickspike wheatgrass x cretana
Festuca Ovina (F. brachyfylla)	Sheep fescue

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EDGEMONT HIGHLANDS SHORT GRASS SEED MIX

Prairie Junegrass - Koeleria Macrantha	8%
Blue Gramma - Bouteloua Gracilis	20%
Sideoats Grama - Bouteloua Curtipendula	22%
Sheep Fescue - Festuca Ovina	35%
Buffalograss - Buchloe Dactyloides	15%
slender wheatgrass x san louis	25%

If broadcast or hydraulically applied, apply at 22.5 pls #'s/acre. If drilled apply at 15 pls #'s/acre.

NON-NATIVE SPECIES

	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
<u>Evergreen Trees</u>		
	Pine, Austrian	<i>Pinus negra</i>
<u>Deciduous Trees</u>		
	Burr oak	<i>Quercus macrocarpa</i>
	Dolga Crab	<i>Malus "Dolga"</i>
	Radiant Crab	<i>Malus "Radiant"</i>
	Green ash	<i>Fraxinus pennsylvanica lanceolata</i>
	Goldenrain tree	<i>Koelreuteria paniculata</i>
	Hackberry	<i>Celtic occidentalis</i>
	Hawthorne, Cockspur	<i>Cataegus crugalli</i>
	Kentucky coffee tree	<i>Gymnocladus dioicus</i>
	New Mexico Locust	<i>Robinia Neomexicana</i>
	Thornless honeylocust	<i>Gleditsia triancanthos inermis</i>
	Western catalpa	<i>Catalpa speciosa</i>
<u>Evergreen Shrubs</u>		
	Juniper Species	<i>Juniperus sp</i>
	Mugho Pine	<i>Pinus mugo mugo</i>
<u>Deciduous Shrubs</u>		
	Barberry (japanese)	<i>Berberis thunbergi</i>
	Sea Buckthorn	<i>Hippophae rhamnoides</i>
	Cliff fendlerbush	<i>Fendlera rupicola</i>
	Cotoneaster species	<i>Cotoneaster spp.</i>
	Sage species	<i>Artemisia sp.</i>
	Sumac Species	<i>Rhus sp.</i>
	Spirea Species	<i>Spirea sp.</i>
	Potentilla Species	<i>Potentilla sp.</i>
	Peashrub species	<i>Caragana spp.</i>
	Austrian Copper Rose	<i>Rosa foetida bicolor</i>
	Rugosa Rose species	<i>Rosa rugosa spp.</i>
	Burning Bush	<i>Euonymus aiatus</i>
	Mountain Privet	<i>Foresteria neomxericana</i>

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Groundcovers

Catmint	<i>Nepeta x faassennii</i>
Phlox	<i>Phlox subulata</i>
Pussytoes	<i>Antennaria sp</i>
Hosta	<i>Funkia sp.</i>
Sedum Species	<i>Sedum sp.</i>
Snow in Summer	<i>Cerastium tomentosum</i>
Creeping Potentilla	<i>Potentilla verna</i>
Wooly Thyme	<i>Thymus</i>
Wintercreeper	<i>Euonymus fortunei</i>

Vines

Clematis	<i>Clematis hybrids</i>
Grape	<i>Vitis sp.</i>
Honeysuckle	<i>Lonicera sp.</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Trumpetvine	<i>Campsis radicans</i>
Silver Lace Vine	<i>Polygonum auberti</i>

Perennials

Aster	<i>Aster hybrids</i>
Basket of Gold	<i>Alyssum saxatile</i>
Blanket Flower	<i>Gaillardia var.</i>
Candytuft	<i>Iberis sempervirens</i>
Coralbells	<i>Heuchera sanguinea</i>
Shasta Daisy	<i>Chrysanthemum maximum</i>
Delphinium	<i>Delphinium elatum</i>
Daylilies	<i>Hemerocallis hybrids</i>
Iris sp.	<i>Iris</i>
Lupine	<i>Lupinus polyphyllus</i>
Iceland Poppy	<i>Papaver nudicaule</i>
Oriental Poppy	<i>Papaver orientalis</i>
Penstemon	<i>Penstemon sp.</i>
Phlox	<i>Phlox paniculata</i>
Salvia species	<i>Salvia sp.</i>
Yarrow	<i>Achilles filipendula</i>

Annuals

Sweet Alyssum	<i>Lobularia maritima</i>
Dusty Miller	<i>Artemisia stellerana</i>
California Poppy	<i>Escoltzia californica</i>
Edging Lobelia	<i>Lobelia erinus</i>
Geranium	<i>Pelargonium x hortorum</i>
Marigold	<i>Tagetes sp.</i>
Petunia	<i>Petunia hybrids</i>
Pansy	<i>Viola sp.</i>
Zinnia	<i>Zinnia sp.</i>

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REFERENCES:

COLORADO STATE UNIVERSITY COOPERATIVE EXTENSION PUBLICATIONS (available online @ <http://www.ext.colostate.edu>):

- Native Shrubs for Colorado Landscapes no. 7.422
- Ground Covers for Mountain Communities no. 7.413 by J.R. Feucht 1
- Xeriscaping: Creative Landscaping no. 7.228 by J.R. Feucht 1
- Xeriscaping: Ground Cover Plants no. 7.230 by J.R. Feucht 1
- Xeriscaping: Garden Flowers no. 7.231 by J.R. Feucht and J.E. Klett 1
- Ground Cover Plants no. 7.400 by J.E. Klett and R.A. Cox 1
- Selecting and Planting Roses no. 7.404 by A. W. Nelson, C.E. Swift 1
- Flowers for Mountain Communities no. 7.406 by J.R. Feucht 1
- Native Trees for Colorado Landscapes no. 7.421 by J. Klett, B. Fahey and R. Cox 6
- Native Shrubs for Colorado Landscapes no. 7.422 by J. Klett, B. Fahey and R. Cox

ROCKY MOUNTAIN NATIVE PLANTS COMPANY CATALOGUE, Rifle, Colorado

COLORADO STATE WEED LIST

The following weed species, listed in alphabetical order, are identified as the State Noxious Weeds. They have been identified by individual counties as problem weeds in the county's area or have been recommended for management through public testimony. These weed species should be considered by each local advisory board and local governing body in the development, adoption and enforcement of their noxious weed list and noxious weed management plan. The State Noxious Weeds are:

- African rue (*Peganum harmala*)
- Leafy spurge (*Euphorbia esula*)
- Black henbane (*Hyoscyamus niger*)
- Longspine sandbur (*Cenchrus longispinus*)
- Black knapweed (*Centaurea nigra*)
- Mayweed chamomile (*Anthemis cotula*)
- Black nightshade (*Solanum nigrum*)
- Mediterranean sage (*Salvia aethiopsis*)
- Blue mustard (*Chorispora tenella*)
- Musk thistle (*Carduus nutans*)
- Bouncingbet (*Saponaria officinalis*)
- Myrtle spurge (*Euphorbia myrsiniues*)
- Bull thistle (*Cirsium vulgare*)
- Oxeye daisy (*Chrysanthemum leucanthemum*)
- Camelthorn (*Alhagi pseudalhagi*)
- Perennial pepperweed (*Lepidium latifolium*)
- Canada thistle (*Cirsium arvense*)
- Plumeless thistle (*Carduus acanthoides*)
- Chicory (*Cichorium intybus*)
- Poison hemlock (*Conium maculatum*)
- Chinese clematis (*Clematis orientalis*)
- Puncturevine (*Tribulus terrestris*)

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Coast tarweed (*Madia sativa*)
Purple loosestrife (*Lythrum salicaria*)
Common burdock (*Arctium minus*)
Quackgrass (*Elytrigia repens*)
Common groundsel (*Senecio vulgaris*)
Redstem filaree (*Erodium cicutarium*)
Common mullein (*Verbascum thapsus*)
Rush skeleton weed (*Chondrilla juncea*)
Common St. Johnswort (*Hypericum perforatum*)
Russian knapweed (*Centaurea repens*)
Common tansy (*Tanacetum vulgare*)
Russian thistle (*Salsola collina*)
Common teasel (*Dipsacus fullonum*)
Russian thistle (*Salsola iberica*)
Cypress spurge (*Euphorbia cyparissias*)
Saltcedar (*Tamarix parviflora*)
Dalmatian toadflax (*Linaria dalmatica*)
Saltcedar (*Tamarix ramosissima*)
Dame's rocket (*Hesperis matronalis*)
Scentless chamomile (*Anthemis arvensis*)
Diffuse knapweed (*Centaurea diffusa*)
Scotch thistle (*Onopordum acanthium*)
Downy brome (*Bromus tectorum*)
Scotch thistle (*Onopordum tauricum*)
Dyer's woad (*Isatis tinctoria*)
Spotted knapweed (*Centaurea maculosa*)
Field bindweed (*Convolvulus arvensis*)
Squarrose knapweed (*Centaurea virgata*)
Flixweed (*Descurainia sophia*)
Sulfur cinquefoil (*Potentilla recta*)
Green foxtail (*Setaria viridis*)
Velvetleaf (*Abutilon theophrasti*)
Hairy nightshade (*Solanum sarrachoides*)
Wild caraway (*Carum carvi*)
Halogeton (*Halogeton glomeratus*)
Wild mustard (*Brassica kaber*)
Hoary cress (*Cardaria draba*)
Wild proso millet (*Panicum miliaceum*)
Houndstongue (*Cynoglossum officinale*)
Yellow foxtail (*Setaria glauca*)
Johnsongrass (*Sorghum halepense*)
Yellow nutsedge (*Cyperus esculentus*)
Jointed goatgrass (*Aegilops cylindrica*)
Yellow starthistle (*Centaurea solstitialis*)
Kocia (*Kocia scoparia*)
Yellow toadflax (*Linaria vulgaris*)

Source: Colorado Department of Agriculture