

**SOLSTICE ARCHITECTURAL
CONTROL COMMITTEE**



SOLSTICE™

**RESIDENTIAL LANDSCAPE
DESIGN GUIDELINES**

May, 2024

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Welcome to Solstice

These Design Guidelines are intended to assist homeowners in Solstice (the “Community”) in the making of landscaping and other improvements to their property, and, as provided for in Article 6.1 of the Declaration of Architectural, Use and Maintenance Restrictions for Solstice (the “Declaration”), to list certain rules and regulations adopted by the SACC with respect to Residential Sites. This booklet has been prepared to assist you with basic information about the Community, the Solstice Architectural Control Committee (“SACC”), submittal policies and procedures for improvements to property, and with other guidelines of the Solstice community. We hope you will find this guide helpful and will refer to it when you are preparing a request for the SACC or need information about general Community matters. These Design Guidelines shall also provide guidance to Owners regarding matters of particular concern to the SACC in considering applications submitted.

1.1 Governing Authority

The Solstice Architectural Control Committee is appointed under the Declaration for the purposes of regulating and approving Development within the Community, including the landscaping and other Improvements to property. The Mirabelle Metropolitan District No. 1, which is a metropolitan district organized and authorized pursuant to Title 32, C.R.S., as amended, for the purpose of providing services to the Community or any portion thereof, has been designated by the Declarant as the District under the Declaration. The Solstice Owners Association, Inc. is a separate entity and is not responsible for monitoring or managing the Design Guidelines or the SACC.

Each person residing within the Solstice community has the obligation to abide by the covenants, conditions, restrictions, easements, reservations, rights-of-way, obligations, liabilities, and other provisions as set forth in the Declaration. .

Any questions or concerns that need clarification should be directed to the District Manager.

District Management Company:

Advance HOA Management

P.O. Box 370390

Denver, CO 80237

Phone: (303) 482-2213

Email: clientservices@advancehoa.com

1.2 Architectural Review Committee Policies

A spirit of cooperation between the Solstice Architectural Control Committee (the “SACC”) and the members of the Community will go far in creating a harmonious environment to benefit all homeowners. This will help protect your financial investment and provide compatibility of improvements.

Approval shall be obtained prior to installation of any landscaping or any other on-lot improvement site improvements including, but not limited to, dog runs, play equipment, fencing, hot tubs, site lighting, patios, decks, retaining walls, etc. The design plan for any landscaping or other on-lot site improvements shall be prepared by a professional Architect, Landscape Architect, or draftsman, shall be accompanied by a plot plan or at a minimum shall be drawn to scale and have sufficient detail to permit a comprehensive review by the Solstice Architectural Control Committee (“SACC”).

The SACC initially shall consist of at least three (3) but no more than nine (9) members; all of whom currently are appointed by Shea Homes Limited Partnership as Declarant under that certain Declaration of Architectural, Use and Maintenance Restrictions for Solstice, recorded 1/31/2020 at #2020007055. The current address of Solstice is c/o Shea Homes, 9380 Station Street, Suite 600, Lone Tree, CO 80124. Application forms should be e-mailed to the address on the form for proper tracking by the Solstice SACC Committee.

PLEASE NOTE: On-site personnel, such as a salesperson and/or construction supervisor, do not have authority to approve ANY Improvements to Property – you must submit them to the SACC as specified herein.

1.3 Submittal Procedures

1. Please use the submittal form on the last page of this booklet to help you coordinate all information. Requests for approval should be mailed or emailed to the management company (address and email are on the submittal form and on the introductory page). The management company will forward requests to the SACC Committee, track them through the submittal process and return written information to you regarding the Committee's decision.
2. The following guidelines should be utilized in preparing drawings or plans:
 - The drawing or plan should be submitted electronically in PDF format or shall be done at a scale of at least 1"=20', and should depict the property lines of your lot and the "footprint" of the home as located on the lot. Existing improvements, in addition to your home, should be shown on the drawing and identified. Such existing improvements include driveways, walkways, decks, patios, trees, shrubs, etc.
 - All proposed plant locations, types, quantities and sizes, location of turf and other ground cover materials should be shown on the plan and labeled. The plan should show/depict grading plan and layout of all additional landscape or site improvements such as berms, walks, decks, patios, outdoor fireplaces and other structures.
 - Plans for any other site improvements, such as play/sports equipment, dog runs, hot tubs, trellises, retaining walls, fencing lighting, gazebos, etc. should be shown on the plan with a description of the proposed improvement, including the materials and colors to be used. Fire pits shall be gas only. No open wood fires allowed. In the case of structural improvements (trellises, gazebos, fencing, etc.), an elevation drawn to scale of the proposed improvements is required.
3. Plan Review Process: These guidelines provide a framework for the SACC to review, process and approve residential improvements or additions in the Solstice community. Homeowners must follow these procedures to secure necessary approvals from the Solstice Architectural Control Committee.
 - Homeowner gathers drawings and plans as described above, for submission to the SACC. A lot drawing with measurements ("plot plan") is included in closing documentation from your Builder. A copy of your plot plan should also be provided.
 - Homeowner sends electronically (must be to a scale that can be easily viewed) to the Solstice Architectural Control Committee Design and Improvement Request form along with the documents noted above to the SACC in care of the Solstice Manager.
 - The request will be logged and given a preliminary review by the Manager to ensure that all of the documents noted above are included with the request and that adequate information has been provided for review. If not, the Manager will return/contact Homeowner with a request for additional information.
 - The Design and Improvement Request package will be forwarded to the SACC for review. The SACC meets, reviews the submission and reaches a decision as to approvability. The SACC shall endeavor to approve, approve with conditions, or deny a complete set of Final Design Submittal documents within 30 days after its receipt.
 - The decision is noted in writing and sent to the Manager who logs the information.
 - The Manager issues a letter informing the Homeowner of the SACC's decision concerning the request. The SACC's failure to approve, approve with conditions or deny a complete Approval Request within such 30 day period shall be deemed a denial of such Approval Request.

Approval of plans by the SACC shall not be deemed to constitute compliance with the requirements of any local building, zoning, subdivision, sign, safety, health, public works or fire codes and regulations nor shall approval waive any requirements on the part of the Homeowner to comply with setbacks.

4. Interference with Utilities: In making improvements to the Property, homeowners are responsible for locating all water, gas, sewer, electrical, cable television or other utility lines or easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved and homeowners will be responsible for damage to any utility lines. Underground utility lines and easements can be located by contacting the following entity:

Utility Notification Center (cable, electric, gas, telephone): 1-800-922-1987

Any improvement installed without approval is subject to removal at the owner's sole expense. The owner may also be subject to fines or other legal action, to be determined by the Board of Directors at its discretion.

1.4 Design Guideline Summary

Following is a listing of improvements which homeowners might wish to make along with specific information as to each of these types of improvements, including a limited number of "pre-approved" items for more commonly requested changes (for which prior approval is not required), and several items that are specifically prohibited. This is not intended to be an all-inclusive list of items requiring submission -- any item not included herein must be submitted for approval

Goal of Guidelines: These Design Guidelines are intended to assist homeowners in Solstice in the making of improvements to their property. Compliance with these Design Guidelines, the provisions of the Declaration and any applicable Supplemental Declaration will help preserve the inherent architectural and aesthetic quality of the Solstice community. It is important that the improvements to Property be made in harmony with, and not be detrimental to, the rest of the community. By following these Design Guidelines and obtaining required approvals for Improvements to Property from the Solstice Architectural Control Committee, homeowners will be protecting their financial investment and will help ensure that improvements to Property are compatible with neighborhood standards established for Solstice. If a question ever arises as to the correct interpretation of any term, phrases or language contained in these Design Guidelines, the Solstice Architectural Control Committee's interpretations thereof shall be final and binding.

These Design Guidelines have been adopted by the Solstice Architectural Control Committee and are authorized by the Declaration for Solstice Owners Association, Inc. In the event any of the provisions within these Design Guidelines conflict with the Declaration for Solstice Owners Association, Inc., the provisions in the Declaration for Solstice Owners Association, Inc. shall prevail.

BE SAFE! IF YOU HAVE QUESTIONS, ASK FIRST!

2.0 Landscaping Standards

2.1 General

It is the intent of these Residential Landscape Design Guidelines (the “Guidelines”) to establish a refined, quality landscape treatment for lots which will enhance their appearance and harmonize with the surrounding neighborhood and adjacent native open space.

The landscape concept for each lot should include development of substantial outdoor use areas, trees, lawn and shrub bed plantings that blend with neighboring properties, landscape screens and buffers where necessary or desired.

To this end, a typical “lot landscape layout” has been developed (see Appendix – Exhibit A) depicting suggested landscape design layouts for lawn and bed areas, tree plantings, landscape screens and privacy buffers, fencing, etc. This typical lot landscape plan is intended to help guide homeowners in planning the design of their outdoor spaces and serve as the minimum standard by which submitted Landscape Plans will be evaluated by the SACC.

All trees and shrubs should be of high quality and should comply with applicable requirements of “American Standards for Nursery Stock”. Plant growth habits and mature sizes should be taken into consideration when considering spacing and location of trees, shrubs and groundcovers. Large deciduous shade trees and evergreen trees should generally be spaced 25’-35’ apart and at least 10’-15’ away from structures. Generally, small to medium sized shrubs should be spaced 3’-5’ apart and large shrubs spaced 5’-6’ apart.

Downspout or sump pump extensions shall “daylight” a minimum of 2’ from any adjacent property line, to allow water to disperse within the property boundaries.

Unless approved in writing in advance by the SACC through the Metro District Manager, you are not allowed to use the open space(s) as an access point to install landscaping in side and/or rear yards, or for the storage of any landscaping materials. Access to rear yards must be through the front and not across any open space and/or common area. Owners determined to be in violation with the foregoing may be subject to fines and/or other sanctions and held responsible for the cost to repair any damaged areas.

2.2 Water Conservation and Xeriscape

In the landscaping of residential lots, the SACC encourages plant materials, irrigation systems, and maintenance practices which conserve water. It should be noted that by using xeriscape landscaping practices, a traditional “green” appearance can still be achieved while using much less water than typical suburban residential landscape designs. Many of the most beautiful landscapes are xeric. The SACC recommends that all Owners review the xeriscape brochure titled “How to Xeriscape” produced by the Denver Water Department.

Xeriscape planting should include a variety of mulch types to break up areas with less plant quantities. If no sod is being used, plant quantities will need to be greater than the required minimums in order to avoid large expanses of mulch material with no living plant material. Plants should be grouped together and not equally spaced throughout the yard. Plant groupings and different mulch types along with a mix of deciduous shrubs, evergreen shrubs, ornamental grasses, and perennials create a visual interest that enhances the individual landscape and community.

The following considerations need to be addressed and incorporated in your xeriscape landscape plan:

- Present a detailed plan with sufficient detail in planting bed areas. The Committee will not approve plans depicted with “stripes” of mulch material with no living plant material, and large bed areas with incomplete plant lists. Care and consideration should be given to plant selections in order to achieve visual interest in all four seasons.
- Minimum plant quantities for large planting areas shall be 1 shrub, perennial, tree or ornamental grass per 20 sq. ft. The Committee reserves the right to require additional plant material be added to your xeriscape landscape plan should it be deemed necessary.
- The Committee recommends using a variety of mulch material, boulders, and landscape edging/borders to break up large planting areas.

See Exhibit B for examples of approvable xeriscape landscape plans.

2.3 Landscape Irrigation

An automatic irrigation system will be required for all residences (front, rear, and side yard areas) within Solstice community as applicable. Because water conservation is a desired community goal, system designs should utilize the most current, state-of-the-art water conservation technologies. Digital controllers, drip irrigation, low water consumption irrigation heads and micro-jet spray heads are just a few examples of the technology currently available.

Watering is recommended to be done in the early morning (before 10am) or late evening (after 6pm) or as required by the local water district.

2.4 Front Yard Landscaping

Front yard landscape will be installed by Homebuilder. Any modifications to front yard landscapes must be approved by SACC.

2.5 Side and Rear Yard Landscaping

Owners shall be responsible for complete installation of side and rear landscaping within 90 days of taking title to the property, except if title is taken between October 1 and April 1 in which case completion of landscaping can be delayed until the next occurring June 15.

Side and rear yard landscaping typically consist of a combination of sodded turf areas, ornamental grasses, shrub and groundcover bed areas. See landscape plant list. Large expanses of mulch or bed areas without substantial shrub or groundcover plantings is unacceptable. Xeriscape plans are approvable, but must be submitted for review and approval by the CACC prior to installation (refer to Section 2.2 Water Conservation hereinabove).

An automatic irrigation system shall be installed in all side and rear yard areas. Care shall be given in the design of the system to minimize overspray onto walkways, driveways and streets. Care should be taken to review builder’s warranty regarding irrigation placement adjacent to foundation.

See Appendix for plan, mulching, and planting requirements.

2.6 Patios, Decks and Paving Materials

Patios, decks and other paving materials should be compatible and harmonious with the structure and surrounding neighborhood and must be an integral part of the landscape architectural design. Ground level patios shall be set back a minimum of 5' from side lot lines, and 7-8' from rear lot lines. Elevated/2nd story deck expansions should not exceed 2/3 of the width of the home and be no closer than 10 ft. to the rear property line. Elevated decks or balconies shall not appear "tacked on" and may project only the distance that it is recessed into the main building form. In general, no portion of the deck, stairs or landings will be allowed to extend into the side property area beyond the back corners of the home. Material and colors must be compatible with those of the main structure. Natural wood decks shall be permitted (provided the wood is sealed or stained so as to not discolor within a few years of installation), but the use of synthetic recycled decking material such as "TREX" decking is encouraged. It is recommended that paving materials be earth tone colors.

See Exhibit E-4 for patio privacy screen detail if you are exploring enclosing the side of an existing covered patio.

Some structural improvements may require a separate building permit from Douglas County. Please check with the Douglas County building department before starting any improvements on your property.

2.7 Retaining Walls

Retaining walls may be used to accommodate changes in grade. Walls must be properly designed and constructed to withstand overturning forces. Walls which exceed four (4) feet in height shall be professionally designed by a structural engineer and a copy of the engineer's design provided to the SACC. A separate building permit from Douglas County may also be required. Please check with the Douglas County Building Department before starting any retaining wall improvements on your property. In cases where the grade change exceeds 4 feet in height, the use of multiple shorter walls (i.e. terraces) is recommended. In addition, the pattern, color and texture of the wall shall visually complement its surroundings, especially if the wall is located adjacent to open space. Retaining walls must be a minimum of 2 feet off all property lines.

Retaining wall material shall be of a high quality type that is complementary to the house. Modular block walls shall be similar in appearance to those used within the community. Retaining walls may also be concrete block walls faced with stucco or stone (real or cultured shall be permitted). Unfaced concrete block walls shall not be permitted. Railroad tie or other wood retaining wall materials are not permitted. Retaining walls should be located and designed so as to not alter existing drainage patterns.

2.8 Vegetable Gardens

Vegetable gardens in the rear and/or side yard must be located so that both the garden and its accessory operating areas are screened from immediate view of adjacent homes. Vegetable gardens in rear and/or side yards may not be raised more than 24 inches high, and must be set back a minimum of 2' from any adjacent property line(s). For front yard installations, vegetable gardens must be located within 6' of the residence, the number of vegetable planters is limited to one (1), and maximum dimensions are 8'X3'X11" in height.

2.9 Landscape Maintenance

All landscaping improvements installed on your property and the tree lawn adjacent to the property shall be maintained in a neat and attractive condition. Minimum maintenance requirements include regular watering, mowing, edging, pruning, removal and replacement of dead or dying plant

material, elimination of weeds and undesirable grasses, and removal of trash.

3.0 Other Site Improvements

3.1 Accessory Structures

Accessory structures shall be located in the rear yard in such a way as to minimize any adverse visual impact on adjacent lots and/or open spaces. Shade structures (pergolas, trellises, etc.) must be an integral part of the landscape plan. It is important that the massing and scale, as well as form, materials and other detailing be coordinated with the main structure(s) on the home site. See also Storage Structures and Sheds.

3.2 Awnings/Patio Covers/Shutter

Awning, patio covers and shutter colors must be complementary to the exterior color of the home. Patio covers must be constructed of wood or material generally complementary to the home and be similar or complementary in color. Support posts for patio covers must be a minimum of 6"x 6" in size.

3.3 Basketball Hoops (Portable and Permanent)

Requests for free standing, pole mounted basketball hoops will be considered by the SACC in the front yard along the driveway only or inside the rear yard areas subject to the following considerations: driveway configuration, proximity to the property lines, proximity to the neighbor's living areas, landscaping and vehicles. Garage mounted basketball hoops shall not be allowed on the front of the home but will be allowed if located on the side of the garage behind the front plane of the home and located in such a way as to minimize impact on adjacent homes. All backboards shall be clear acrylic, not solid. Because of the narrow roadways, portable/moveable basketball hoops will not be allowed on roadways.

3.4 Dog Runs/Dog Houses

The SACC will consider dog houses and/or dog runs on a case-by-case basis. The location and size of the dog house or dog run will be determined with consideration given to its impact on adjacent properties and streets. Generally, dog houses should not exceed 4' in height, and should be compatible with the home in material and color. Dog run areas should not exceed 250 square feet in size. The dog run fencing should be located immediately adjacent to the home and the standard fence detail shall be used for all dog runs (See Appendix). Chain-link fencing shall not be permitted. Invisible fencing is also encouraged. Alternative dog run fence designs may be considered by the SACC on a case-by-case basis but are generally discouraged.

3.5 Exterior Lighting

SACC approval is required to change or add any exterior lighting not installed with the initial construction of the home. In reviewing additional exterior lighting requests, the SACC will consider the visibility, style, location and quantity of light fixtures. All exterior lighting must be approved by the SACC prior to installation and must also be in accordance with the following guidelines:

- All lighting, including any security type fixture must be directed downwards and the light "cone" created must be contained within the property boundaries to avoid a glare source to neighboring properties or open spaces. In consideration of neighboring properties, exterior/landscape lighting shall be placed on a timer, switch or otherwise be programmable to not illuminate from 10:00 p.m. to 6:00 a.m.

- Walkway/path lighting must be directed to the ground and shall not exceed 24" in height.

- Lighting fixtures shall match other exterior fixtures so as to be less obtrusive.

- Exterior lighting must be conservative in design and be as small in size as is reasonably practical.

-When used, lighting must use re-circulating systems and the design should minimize energy losses.

-Any proposed string lighting must be approved prior to installation and is generally approvable if attached to and integrated into a structure in close proximity to the home (covered patio, deck, pergola, etc.), and which generally extends no more than 10 feet from the back of the residence. Attaching string lights to hang from a pole at the back of the residence to a tree, fence or other improvement in the rear yard is not permitted.

-Light bulbs used in exterior fixtures (garage carriage lights, front/back door lights, etc.) shall be white or clear. Colored light bulbs shall be used only on a temporary basis as part of holiday lighting/decorations and/or special event recognition of a short-term duration (maximum 7 days). Holiday lighting and decorations do not require approval. They shall not be installed more than 30 days prior to the holiday and shall be removed promptly within 15 days following the holiday. "Holiday" for the purposes of this provision shall include Memorial Day, 4th of July, Halloween, Thanksgiving and Christmas and/or Chanukah. Nothing in these Guidelines shall be interpreted to mean it is permissible to display lighting 365 days per year. Permanent hard-wired soffit lighting is considered to be more suitable for commercial/retail purposes due to the amount of lighting emitted and is not permitted in the community.

Please see Douglas County Lighting Standards for allowable lighting designs.

3.6 Exterior Mechanical Equipment

No exterior mechanical equipment shall be erected on any lot without the specific approval of the SACC. Window air conditioning units are not allowed.

3.7 Fencing

A. Standard Yard Fencing: A standard open 3 rail wood fence will be installed by the Developer along all major arterials and along rear and/or side lot lines backing to open space. A 5' privacy fence and a minimum of one gate between the house and side lot lines (wing fencing) will be installed by the Developer and shall be recessed a minimum of 5' back from the front corner of the house. Fences constructed by the Developer/Builder may not be removed, replaced, painted a different color or altered from existing construction without approval of the SACC. Side yard and rear fencing (when not adjacent to open space) is optional. Please see 4.0 Appendix – Exhibit E-1 and E-2 – Fence Building Responsibility and Details for more detail. No gates shall be installed in open space fencing.

B. The side and rear yard fence if desired may be installed by the homeowner upon approval and in accordance with these Guidelines. Any side fencing shall generally follow property lines and connect the rear fence to the wing fence. Please see 4.0 Appendix – Exhibit E-2 – Allowable Fence Types for more detail. No front yard fencing is allowed. **A transition segment is required where privacy fencing meets open rail fencing. SEE EXHIBIT E-1 for transition segment details.**

C. The approved wire screen materials are:

- 2" x 4" galvanized box wire
- "Rabbit Fence" 16 gauge galvanized wire 28" high. All wire screen material must be placed on the inside of the fence.

D. **Fence stain Required:** all fences (whether installed by Developer, builder or homeowners) shall be stained using Slate SC-102 Behr Deck Plus Solid Color waterproof wood stain

E. Dog Run Fencing: See Section 3.4 Dog Runs/Dog Houses

F. Trash Enclosure:

- Trash enclosures may be built for the “out of sight” storage of trash containers in rear/side yards for lots with open rail fencing resulting in trash containers visible from streets and/or open space. Screening with plant material may also be considered on a case-by-case basis.
- Trash enclosure design and location must be submitted to the SACC for review and approval prior to installation and should be in accordance with Exhibit E-3.
- Trash enclosure must be attached to the side or rear of the house and may not exceed 4 ft. in height.
- Trash enclosure design must use materials and colors that are compatible with the house exterior.

3.8 Holiday Decorations

Holiday decorations attached to the home or located on the property may be installed up to 30 days prior to the holiday. Holiday lighting may be installed up to 45 days prior to the holiday, but may not be illuminated more than 30 days prior to the holiday. All holiday decorations and/or lighting shall be removed promptly no later than 15 days following the holiday.” Permanent, hard-wired soffit lighting is considered to be more suitable for commercial/retail purposes due to the amount of lighting emitted and is not permitted in the community. “Holiday” for purposes of this provision shall include Memorial Day, 4th of July, Halloween, Thanksgiving and Christmas and/or Chanukah. Nothing in these Guidelines shall be interpreted to mean it is permissible to display Holiday lighting 365 days per year.

3.9 Hot Tub/Jacuzzi

Hot tubs and jacuzzis should be designed as an integral part of a deck or patio area and must be located in the side or rear yard area only. Hot tubs and jacuzzis must be installed in such a way that they are not immediately visible to adjacent property owners and so that their motors, when operating, do not create unreasonable noise levels which might impact adjacent property owners. All hot tubs shall be a minimum of 5 feet off any property line.

3.10 Play and Sports Equipment

Play equipment should typically be located in a rear yard area and be set back a minimum of eight (8) feet from adjacent property lines. Trampolines should be typically set back a minimum of eight (8) feet from the adjacent property lines. Consideration shall be given to the location of play equipment so as not to create an undue disturbance on neighboring properties. Play equipment shall not exceed twelve (12) feet in height unless otherwise approved by the SACC. Play equipment or items used for front yard play should be stored out of view when not in use. The color of play equipment should refrain from being too bright and should complement the natural surroundings (i.e. earth tone and muted colors) especially adjacent to open spaces. No more than one, non-enclosed, slide component will be allowed in a yellow color on any play structure. No other bright colored component parts will be allowed. All other components must be of a dark, earth tone or other muted color.

All Play Structures must have SACC approval prior to installation. The SACC submission must include a product brochure showing the play structure components, the color of all components and all dimensions including height. A Landscape Plan must accompany all play equipment submissions to the SACC. Landscape plans must show the location of the play structure and the distance of the play structure location from all property lines. The Landscape Plan must include provisions for tall plant

material placed between the play structure and all property lines, preferably including evergreen trees and shrubs, intended to provide for a visual barrier of the play structure from adjoining property.

Sport Courts will be considered on a case-by-case basis, based upon size of rear yard, proximity to the property lines and proximity to the neighbor's living areas. Elevated court lighting and ball containment systems (netting) will not be allowed. Detailed plans of the sport court will need to be submitted for consideration of approval prior to installation.

See Section 3.03 Basketball Hoops Portable and Permanent regarding the installation of basketball backboards.

3.11 Artificial Turf

- Must submit to SACC for approval along with a complete landscape plan.
- Must submit physical sample of turf material with landscape plan submitted to the SACC. To be approvable, the turf must be a minimum face weight of 65 ounce and must include thatch.
- Putting greens shall include "rough" material perimeter.
- Must submit all MSDS material and component information supplied by manufacturer along with any material or use warnings that apply to the product. No lead based products are allowed.
- Approved for back yard use only.
- Organic shaped turf area is encouraged, with perimeter shrub beds/plantings.
- SACC will review perimeter tree and shrub planting plan for adequate visual screening, must include evergreen shrubs and trees.
- May not be used in conjunction with live grass.
- Must be installed according to manufacturer's installation recommendations.
- May not be applied over concrete.
- Community/District reserves the right to require replacement at any time if the appearance has deteriorated to a point of looking worn out.

3.12 Satellite Dish

TV satellite dish location. Satellite Dish must be located in the rear or side of the property, may not be place within the front yard or along the roof ridge line. The intent is to locate the dish so it is not seen from the street in front of house.

3.13 Additional Concrete in Front Yard

The addition of concrete or other paving material to the front yard area is to be for the purposes of patio seating only. Additional concrete for vehicle parking purposes is to be discouraged. Extension or widening of the driveway is limited to the width of the existing garage, and must be approved prior to installation.

3.14 Storage Structures and Sheds

Sheds and storage structures require prior approval and will be considered on a case-by-case basis. Sheds or outbuildings shall be considered Storage Structures for the purposes of these Design Guidelines and the Declaration. Storage Structures are discouraged, however, and any proposed Storage Structure shall meet the minimum following criteria:

- Storage Structures may not exceed 6' in height, this includes peak of roof.
- Storage Structures may not be larger than 48 square feet.
- A minimum 6' setback from any property line is required. Storage Structures should not be placed within the boundaries of a utility easement.

Preferred placement is directly adjacent to the home so as to minimize impact on adjacent homes.

-Vertical landscape materials or other screening may be required to minimize the impact on adjoining properties.

-All Storage Structures must utilize the same material, color, pitch and design of the home and shall be maintained in a clean, neat, and attractive condition at all times.

-Other restrictions may also be imposed, based on the Committee's evaluation of the lot, grade, and visibility from the street or adjoining property(ies).

3.15 Painting

Approval is required prior to painting. The SACC will take into consideration the color tone and brightness, architectural style, stone or brick accents, roofing colors, original paint color application, and compatibility with other colors. No adjacent properties shall be allowed to use the same color scheme. Repainting with the same colors as originally installed by Builder or Declarant does not require SACC approval.

Color samples must be at least 8"X10", and marked clearly as to the areas in which they will be used. The submittal package must also include a color picture of the home that indicates the current color scheme, and pictures of immediately adjacent properties and across the street. Exterior finishes shall be compatible with the generally established neighborhood theme. Accent and "punch" colors such as front doors, shutters, etc. may be more pronounced, however in no case shall glossy, neon or fluorescent colors be allowed.

3.16 Signs and/or Advertising Devices

Unless otherwise approved by the SACC, signs and flags bearing commercial messages are prohibited.

Owners are allowed to display up to three (3) signs on their privately owned Lot at any given time. Signs may not exceed 2' X 3' in dimension. Any Owner who desires to permanently install a sign or structure in which to hold a sign must obtain approval of that structure in advance, provided that the criteria for approval shall be based on aesthetic consideration and not on content.

Bracket holders are permitted without prior approval. Permanent, free-standing flagpoles must be approved by the CACC prior to installation (refer to the District Flag Policy). Illumination of any flag or flagpole requires prior approval. Flags must be kept/flown at all times in a neat and attractive condition.

DISCLAIMER:

The above items are not all inclusive of the site restrictions as recorded for your community. Please refer to your governing documents for any additional information in regards to design review and covenant restrictions. If there are any conflicts between this guide and your governing documents, your governing document will supersede this guide.

The DRC reserves the right to waive or vary any of the procedures or standards set forth in these Guidelines at its discretion for good cause shown.

A. Non-Liability of the SACC.

- a. The SACC and its respective successors or assigns are not liable in damages to anyone submitting plans.
- b. This exemption from liability is for any reason, including because of mistake in judgment, negligence or other act or actions.
- c. Every Owner or other person who submits plans to the SACC for approval agrees, by submission of the

plans and specifications, that he will not bring any action or suit against the SACC to recover damages.

4.0 Appendix

Exhibit A – Xeric Landscape

Exhibit B – Plant Material and Landscape Minimums/Requirements

Exhibit C – Suggested Plant List

Exhibit D – Forbidden Plant List

Exhibit E-1 – Fence Details

Exhibit E-2 – Fence Type and Responsibility

Exhibit E-3 – Trash Enclosure Detail

Exhibit E-4 – Patio Privacy Screening Detail

Exhibit F – Application for Improvements and Modifications

Exhibit A – Xeric Landscape



Xeric gardens can be full and colorful with a variety of plants.

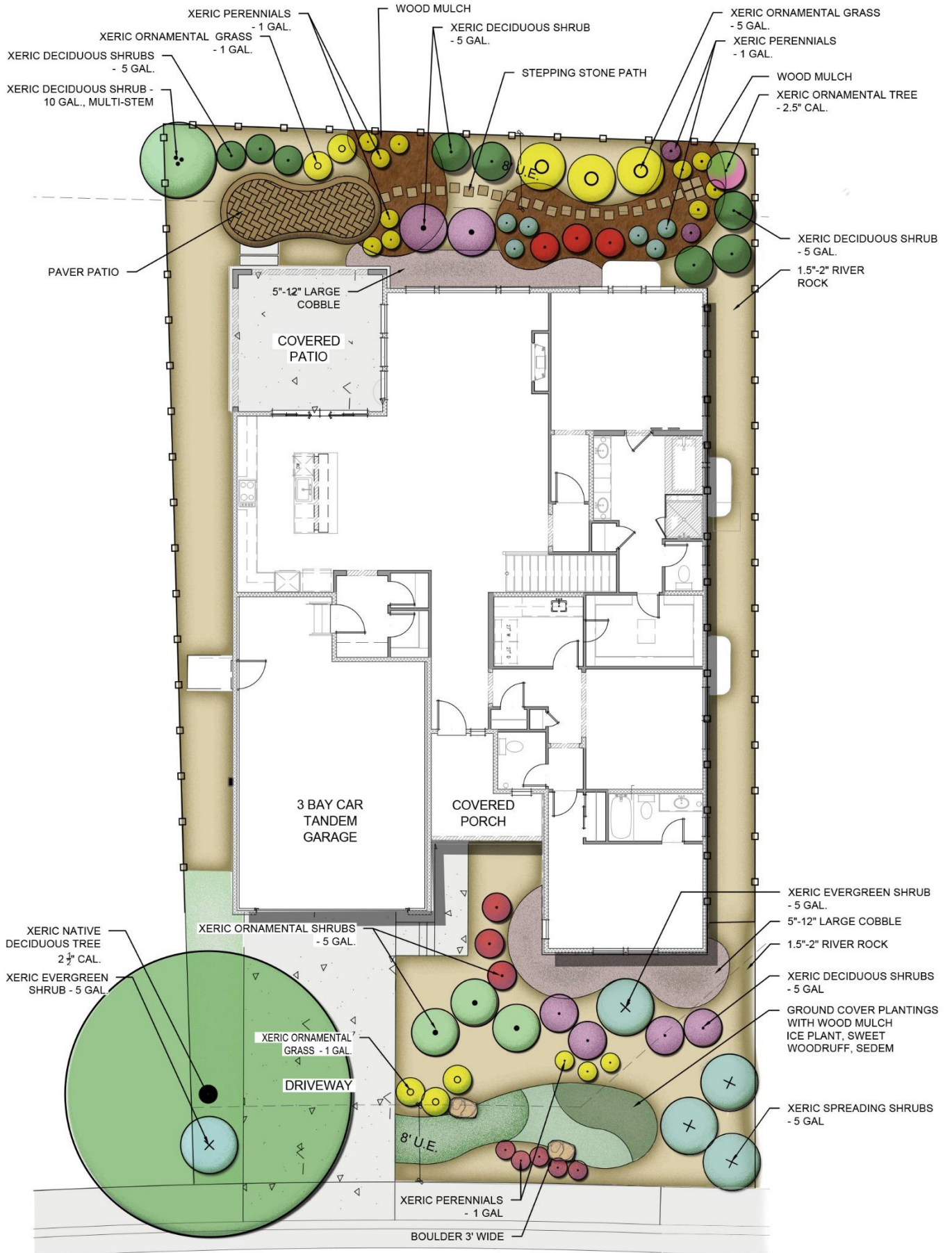
With a greater plant density, solar shading prevents the ground from drying, requiring less water.

UNACCEPTABLE:

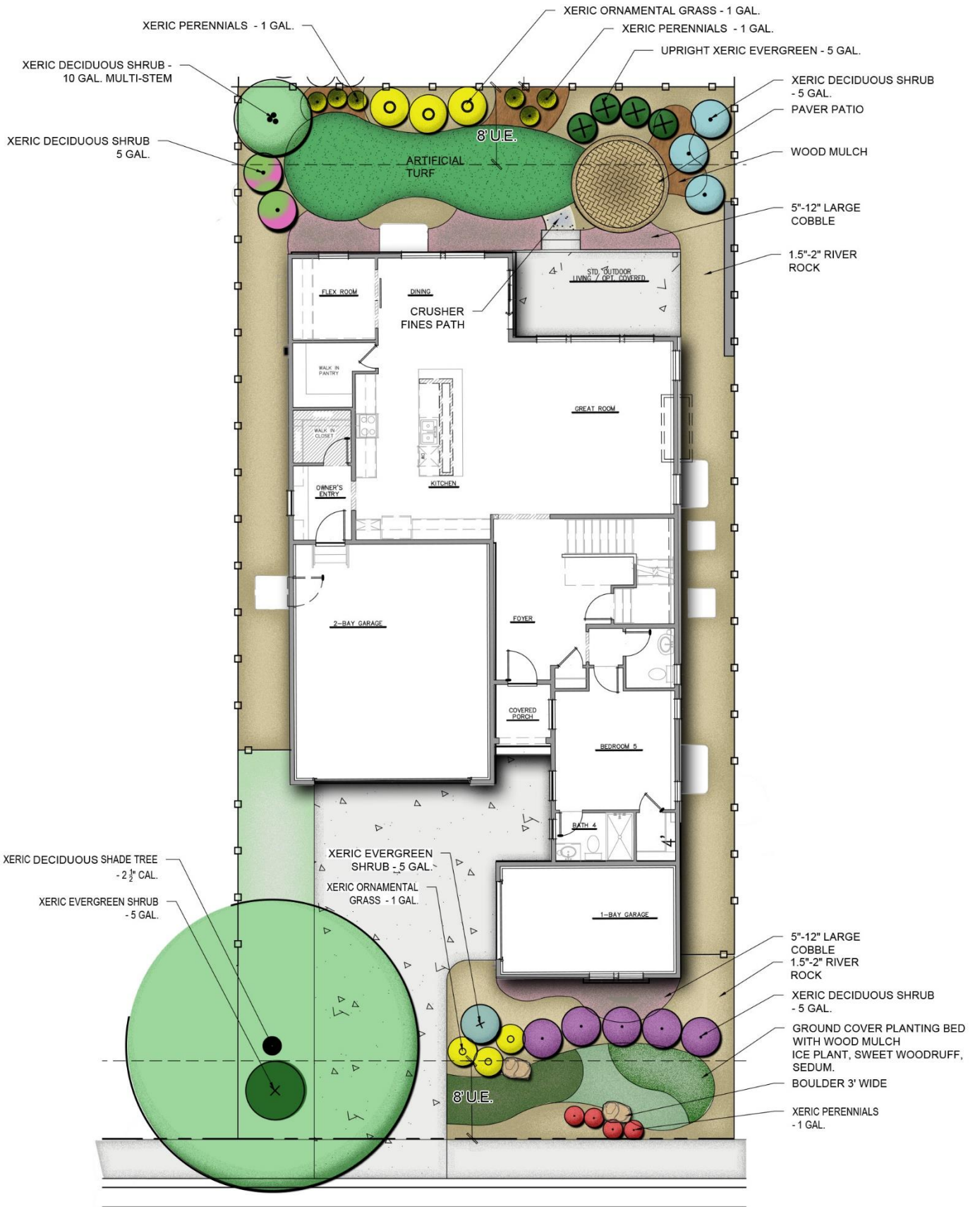


The above images are examples of unacceptable Xeric options.

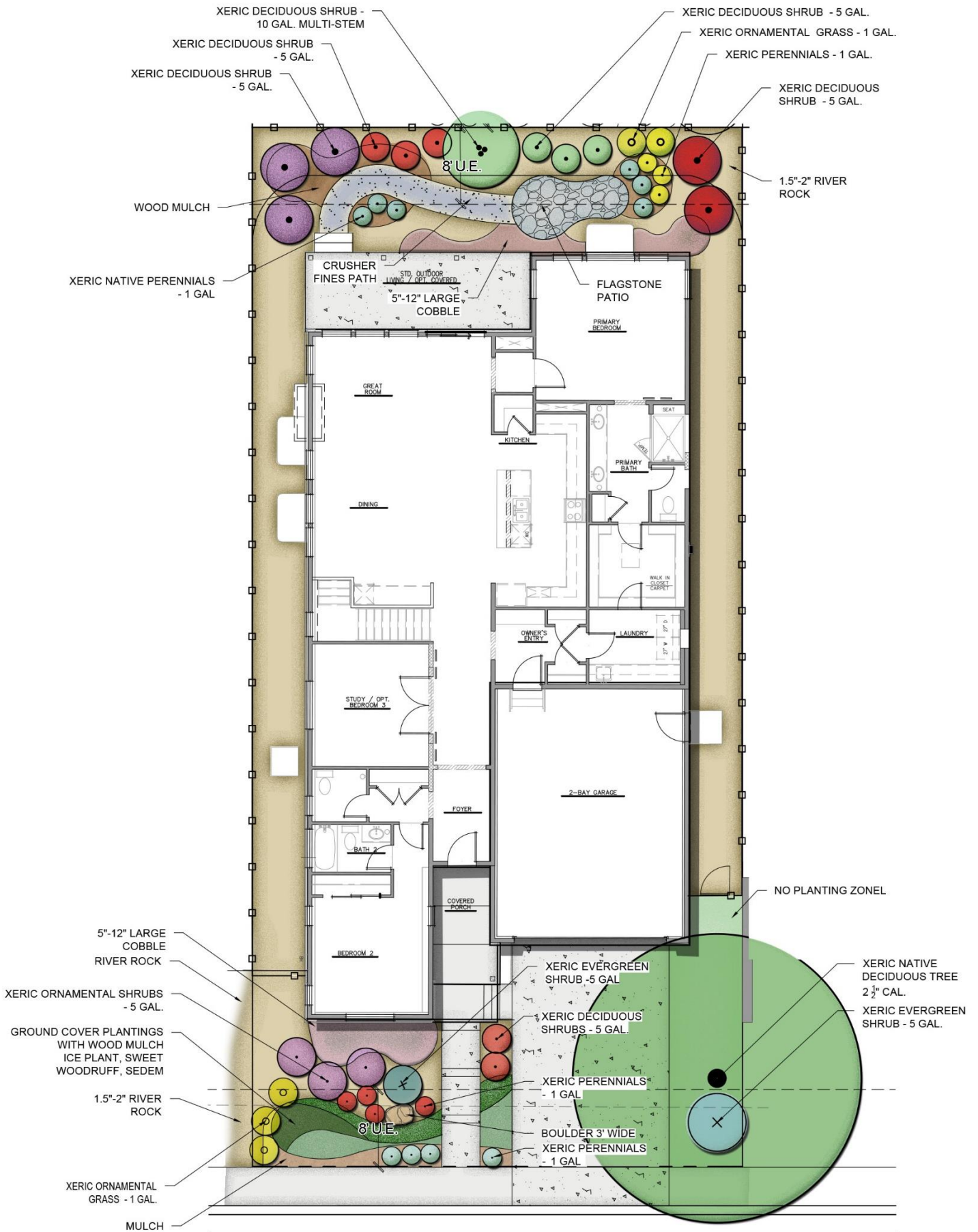
XERIC LANDSCAPE PLAN TYPICAL



XERIC LANDSCAPE PLAN TYPICAL



XERIC LANDSCAPE PLAN TYPICAL



PLANT MATERIAL AND LANDSCAPE MINIMUMS/REQUIREMENTS

Exhibit B

To maintain the integrity and aesthetics of our community, the SACC for Solstice has implemented size minimums and quantity requirements for the front and rear yard landscaping. Once approval is received and landscaping installed, all yard areas must be maintained and kept in a neat, attractive and well-groomed condition. Although not required, a professional landscape plan and installation is highly recommended. All owners are required to have landscape plans approved. Please note that failure to comply with the given time frame may result in heavy fines and further action by the District.

The Committee encourages the use of drought tolerant plant materials, referred to as xeriscape; for new installations or existing landscape changes. Creative landscapes are highly advised and the use of non-living materials such as mulch or rock can be an ideal way to achieve this. Mulches modify the extremes of soil temperature, improve soil by producing humus, reduce evaporative loss and reduce weed growth and soil erosion. Examples of acceptable mulch (ground cover) are listed below as well. All plants must meet the American Association of Nurserymen Standards. Automated irrigation systems are required for both front and rear yards.

Plant Material Size Requirements:

Deciduous trees – 2 1/2” caliper

Ornamental trees – 2” caliper

Evergreen trees – 6’ height

Shrubs – 5 gallon container

-5, 1 gallon perennials = 1, 5 gallon shrub

-3, 1 gallon ornamental grass = 1, 5 gallon shrub

Mulch - Cubic yard per 80 sq. ft. area and at a 4” depth.

Rock or Stone Mulch – 1.5” minimum to cobble size, minimum 3” in depth in earth toned colors from buff to light gray.

Groundcover (excluding mulch), annuals and perennials – 1 gallon.

Rear Yard Minimums*:

Standard lot size (4,000-6,000 sq. ft.) - 6 Shrubs, 1 Deciduous Tree or 1 Ornamental Tree or 1 Evergreen tree (Choose 1).

Large lot size (6,000-7,500 sq. ft.) - 8 Shrubs, 1 Evergreen Tree or 1 Deciduous Tree or 1 Ornamental Tree or 1 Evergreen tree (Choose 1).

All lots smaller and larger than the aforementioned shall be reviewed on a case by case basis.

Irrigated Turf Maximums Based on Lot Size:

All turf areas need to be irrigated and labeled on each plan.

Bed areas will need to contain drip systems.

Ground Cover may consist of the following:

Rock or Stone Mulch – 1.5” minimum to cobble size, minimum 3” in depth in earth toned colors from buff to light gray. High contrast stone material (white, black, etc.) are discouraged except as an accent material. High contrast cobble blends are also discouraged. Pea gravel/breeze/rock chips may be approvable for certain areas (walkways, dog runs, firepits, etc.) but shall be approved prior to installation.

Organic mulch of a 3” depth (wood or bark chips, pine needles, cones, sticks, straw or leaves).

Breathable (non-plastic) weed barrier under all ground cover.

Large Cobble of 3”-12” in diameter for designated drainage ways, 3:1 slopes and in water features.

Large lots (>6000-7000 sq. ft.) are required to use a minimum of two types of mulch

* If no sod is being used, plant quantities will need to be greater than the required minimums in order to avoid large expanses of mulch material with no living plant material. (See Section 2.2 Water Conservation)

FRONT YARD:

- Corner Lots may not contain any plant material that exceeds 30” in height at maturity in sight lines.
- Trees within front and side yards must comply with the master development street tree program, and may not be removed without prior approval from the SACC.

Exhibit C

Suggested Plant list

BOTANICAL NAME	COMMON NAME	MIN. SIZE
DECIDUOUS ORNAMENTAL TREES		
Acer ginnala 'Flame'	Amur Maple	6' clump
Acer glabrum	Rocky Mountain Maple	6' clump
Acer tataricum	Tatarian Maple	6' clump
Alnus tenuifolia	Thin Leaf Alder	6' clump
Amelanchier alnifolia	Saskatoon Serviceberry	6' clump
Amelanchier canadensis	Shadblow Serviceberry	2" caliper
Amelanchier grand 'Autumn Brilliant'	Autumn Brilliant Serviceberry	6' clump
Cercis canadensis	Eastern Redbud	2 ½" caliper
Cornus alternifolia	Pagoda Dogwood	6' clump
Crataegus crusgalli 'Inermis'	Thornless Cockspur Hawthorn	6' clump
Crataegus phaenopyrum	Washington Hawthorn	2" caliper
Koelreuteria paniculata	Goldenrain Tree	2" caliper
Malus 'Prairie Rose'	Prairie Rose Crabapple	2" caliper
Malus 'Radiant'	Radiant Crabapple	2" caliper
Malus 'Spring Snow'	Spring Snow Crabapple	2" caliper
Prunus cerasifera 'Newport'	Newport Plum	2" caliper
Prunus cerasus 'Montmorency'	Montmorency Cherry	6' clump
Prunus maackii	Amur Chokeberry	6' clump
Prunus padus	Mayday Tree	6' clump
Prunus subhirtella 'Pendula'	Weeping Cherry	2" caliper
Prunus virginiana 'Shubert'	Shubert Chokecherry	2" caliper
Pyrus Calleryana 'Autumn Blaze'	Autumn Blaze Pear	2" caliper
Pyrus Calleryana 'Chanticleer'	Chanticleer Pear	2" caliper
Syringa reticulata	Japanese Tree Lilac	2" caliper
Ulmas 'Frontier'	Frontier Elm	2" caliper
DECIDUOUS TREES		
Acer miyabei 'Morton'	State Street Maple	2 ½" caliper
Acer plantanoides 'Emerald Queen'	Emerald Queen Norway Maple	2 ½" caliper
Acer rubrum 'Red Sunset'	Red Sunset Maple	2 ½" caliper
Betula fontinalis	Native River Birch	7 gallon
Celtis occidentalis	Hackberry	2 ½" caliper
Gleditsia triacanthos inermis 'Imperial'	Imperial Honeylocust	2 ½" caliper
Gleditsia triacanthos inermis 'Shademaster'	Locust, Shademaster	2 ½" caliper
Gymnocladus dioicus 'Espresso'	Kentucky Coffeetree, Seedless	2 ½" caliper
Populus tremuloides	Aspens	6' clump
Quercus bicolor	Swamp White Oak	2 ½" caliper
Quercus macrocarpa	Bur Oak	2 ½" caliper
Quercus muhlenbergii	Chinkapin Oak	2 ½" caliper
Quercus robur	English Oak	2 ½" caliper
Quercus robur 'Fastigiata'	Columnar English Oak	2 ½" caliper
Quercus rubra	Northern Red Oak	2 ½" caliper
Tilia americana 'Redmond'	Redmond Linden	2 ½" caliper
Ulmus wilsoniana 'Prospector'	Prospector Elm	2 ½" caliper
Ulmus x Triumph	Triumph Elm	2 ½" caliper

EVERGREEN TREES

Pinus aristata	Bristlecone pine	6'
Pinus nigra	Austrian Pine	6'
Pinus ponderosa	Ponderosa Pine	6'

DECIDUOUS SHRUBS

Amelanchier uthahensis	Utah Serviceberry	5 gal
Aronia arbutifolia	Brilliant Red Chokeberry	5 gal
Artemisia arbortanum	Southern Sage	5 gal
Artemisia sp.	Sage	5 gal
Arternisia tridentata	Big Western Sage	5 gal
Atriplex canescens	Four-wing Saltbush	5 gal
Berberis sp.	Barberry	5 gal
Buddleia alternifolia	Alternate Leaf Butterfly Bush	5 gal
Buddleia davidii	Butterfly Bush	5 gal
Caragana pygmaea	Pygmy Peashrub	5 gal
Caragena arborescens	Siberian Peashrub	5 gal
Caryopteris clandonensis	Blue Mist Spirea	5 gal
Caryopteris clandonensis 'Dark Knight'	Blue Mist Spirea	5 gal
Cercocarpus ledifolius	Mountain Mahogany	5 gal
Cercocarpus montanus	Mountain Mahogany	5 gal
Chaenomeles speciosa	Flowering Quince	5 gal
Chamaebatiaria millefolium	Fernbush	5 gal
Chrysothamnus nauseosus	Rabbitbrush	5 gal
Cornus sericea 'Baileyi'	Redtwig Dogwood	5 gal
Cornus sericea 'Kelseyii'	Kelsey Dogwood	5 gal
Cotinus coggygria	Smoke Tree	5 gal
Cotoneaster apiculatus	Cranberry Cotoneaster	5 gal
Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	5 gal
Cotoneaster divaricatus	Spreading Cotoneaster	5 gal
Cotoneaster lucidus	Peking Cotoneaster	5 gal
Cotoneaster multiflorus	Many-Flowered Cotoneaster	5 gal
Cowania neo-mexicana	Cowania	5 gal
Cytisus purgans	Spanish Gold Broom	5 gal
Cytisus x 'Lena'	Lena Broom	5 gal
Cytisus x praecox 'Allgold'	Warminster Broom	5 gal
Daphne x burkwoodi 'Carol Mackie'	Carol Mackie Daphne	5 gal
Daphne x burkwoodi 'Somerset'	Somerset Daphne	5 gal
Ephedra viridis	Mormon Tea	5 gal
Euonymus alata	Burning Bush	5 gal
Euonymus alata 'Compacta'	Dwarf Burning Bush	5 gal
Euonymous fortunei 'Coloratus'	Purpleleaf Wintercreeper	5 gal
Euonymus kiautschovica 'Manhattan'	Manhattan Euonymus	5 gal
Fallugia paradoxa	Apache Plume	5 gal
Forsythia intermedia 'Arnolds Dwarf'	Arnold's Dwarf Forsythia	5 gal
Forsythia x intermedia	Forsythia	5 gal
Hibiscus syriacus	Rose of Sharon	5 gal
Holodiscus dumosus	Rock Spirea	5 gal
Hydrangea arborescens	Annabelle Hydragea	5 gal
Hydrangea paniculata 'Grandiflora'	Pee Gee Hydrangea	5 gal
Hypericum patulum 'Hidcote'	St. John's Wort	5 gal
Kolkwitzia amabilis	Beauty Bush	5 gal
Lavandula angustifolia	Lavender	5 gal

Ligustrum vulgare 'Cheyenne'	Common Privet	5 gal
Ligustrum vulgare 'Lodense'	Lodense Privet	5 gal
Lonicera syringantha	Tiny Trumpet Honeysuckle	5 gal
Lonicera tatarica	Tatarian honeysuckle	5 gal
Perovskia atriplicifolia	Russian Sage	5 gal
Perovskia atriplicifolia 'Little Spire'	Dwarf Russian Sage	5 gal
Physocarpus monogynus	Mountain Ninebark	5 gal
Physocarpus opulifolius	Golden Ninebark	5 gal
Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 gal
Potentilla sp.	Cinquefoil	5 gal
Prunus americana	American Plum	5 gal
Prunus besseyi	Western Sandcherry	5 gal
Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal
Prunus fruticosa	European Dwarf Cherry	5 gal
Prunus glandulosa rosea	Pink Flowering Almond	5 gal
Prunus tenella	Dwarf Russian Almond	5 gal
Prunus tomentosa	Nanking Cherry	5 gal
Prunus virginiana	Chokeberry	5 gal
Prunus x cistena	Purple Leaf Plum	5 gal
Purshia tridentata	Antelope Bitterbush	5 gal
Pyracantha sp	Pyracantha	5 gal
Quercus gamgelii	Gambel Oak	5 gal
Rhus aromatic 'Gro-Low'	Dwarf Fragrant Sumac	5 gal
Rhus glabra	Smooth Sumac	5 gal
Rhus glabra var. cismontana	Rocky Mountain Sumac	5 gal
Rhus trilobata	Fragrant Sumac	5 gal
Rhus typhina	Staghorn Sumac	5 gal
Rhus typhina 'Lacinata'	Cutleaf Staghorn Sumac	5 gal
Ribes alpinum	Alpine Currant	5 gal
Ribes aureum	Yellow Flowering Currant	5 gal
Ribes rubrum 'Red Lake'	Red Lake Currant	5 gal
Rosa Flower Carpet Red	Red Carpet Rose	5 gal
Rosa foetida 'bicolor'	Austrian Copper Rose	5 gal
Rosa foetida 'Persiana'	Persian Yellow Rose	5 gal
Rosa 'RADRAZZ'	Knock Out Rose	5 gal
Rosa woodsii	Woods Rose	5 gal
Rubus parviflorus	Thimbleberry	5 gal
Sambucus pubens	Native Red Berried Elder	5 gal
Shepherdia argentea	Buffaloberry	5 gal
Sorboria sorbifolia	Ural False Spirea	5 gal
Spiraea bumalda	Anthony Waterer Spirea	5 gal
Spiraea nipponica	Snowmound Spirea	5 gal
Spirea x vanhouttei	Vanhoutte Spirea	5 gal
Symphoricarpos albus	White Snowberry	5 gal
Symphoricarpos x 'Hancock'	Hancock Coralberry	5 gal
Syringa meyeri	Dwarf Korean Lilac	5 gal
Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gal
Thamnus frangula 'Columnaris'	Columnar Buckthorn	5 gal
Viburnum x burkwoodii	Burkwood Viburnum	5 gal
Viburnum carlesii	Korean Spice Viburnum	5 gal
Viburnum dentatum	Arrowwood Viburnum	5 gal
Viburnum juddii	Judd Viburnum	5 gal
Viburnum lantana	Wayfaring Tree	5 gal

Viburnum lentago	Nannyberry Viburnum	5 gal
Viburnum opulus 'Compactum'	Compact European	5 gal
Viburnum opulus 'Nanum'	Dwarf European Cranberry	5 gal
Viburnum trilobum	Highbush Cranberry	5 gal
Viburnum trilobum 'Compactum'	American Compact	5 gal
Viburnum x burkwoodii	Burkwood Viburnum	5 gal
Weigela florida	Weigela	5 gal

EVERGREEN SHRUBS

Arctostaphylos uva-ursi	Kinnikinnick	5 gal
Buxus sinica insularis 'Winter Green'	Winter Green Boxwood	5 gal
Ilex meserveae 'Blue Boy & Blue Girl'	Blue Boy Holly & Blue Girl Holly	5 gal
Juniperus communis	Common Juniper	5 gal
Mahonia aquifolium	Oregon Grape Holly	5 gal
Mahonia aquifolium 'compacta'	Compact oregon Grape Holly	5 gal
Mahonia repens	Oregon Grape	5 gal
Pinus mugo 'pumillo'	Slowmound Mugo	5 gal
Taxus x media 'Densiformis'	Dense Yew	5 gal
Taxus x media 'Tuantonii'	Tuantoni Yew	5 gal
Yucca filimentosa	Adam's Needle	5 gal

GROUND COVERS, BULBS & PERENNIAL FLOWERS

Achillea millefolium	Common Yarrow	4" pot
Aegopodium podagraria variegata	Bishop's Weed	1 gal
Aquilegia coerulea	Rocky Mt Columbine	1 gal
Ajuga sp.	Carpet Bugle	bulb
Alchemilla mollis	Lady's Mantle 14"	1 gal
Allium sp.		Flowering Onion
Anemone sp.		Bulb
Anemone sylvestris	Windflower	1 gal
Aquilegia caerulea	Snow Drop Windflower	4" pot
Aster frikartii 'Moench'	Rocky Mountain Columbine	1 gal
Aster sp.	Monch Aster	1 gal
Aubrietia deltoids 'Purple Gem'	Aster	1 gal
Aurinia saxatillis	Purple Rock Cress	4" pot
Bergenia cordifolia	Basket of Gold	4" pot
Beriandiera lyrata	Heart-leafed Bergenia	4" pot
Brunnera macrophylla	Chocolate Flower	4" pot
Callirhoa involucrate	False Forget-Me-Not	4" pot
Campanula carpatica	Poppy Mallow	1 gal
Campanula persicifolia	Carpathian Harebell	4" pot
Campanula rotundifolia	Harebell / Bellflower	1 gal
Centaurea montana	Native Bluebells	4" pot
Centranthus ruber	Perennial Bachelor Button	4" pot
Ceratostigma plumbaginoides	Red Valerian	1 gal
Certastium tomentosum	Plumbago	1 gal
Chrysanthemum sp.	Snow-in-summer	1 gall
Convallaria majalis	Shasta Daisy	1 gal
Coreopsis verticullata 'Moonbeam'	Lily of the Valley	2.25" pot
Crocus vernus	Moonbeam Coreopsis	1 gal
Dalea purpurea	Dutch Crocus	bulb
Delosperma sp.	Purple Prairie Clover	1 gal
	Ice Plant	4" pot

Delphinium sp.	Delphinium	1 gal
Dianthus sp.	Pinks	1 gal
Dicentra sp.	Bleeding Heart	1 gal
Digitalis	Foxglove	1 gal
Duchesnea indica	False Strawberry	4" pot
Echinacea purpurea	Purple Coneflower	1 gal
Eryngium planum 'Blaukappe'	Blue Cap Sea Holly	1 gal
Erysimum kotschyannum	Wallflower	1 gal
Euonymus fortunei 'coloratus'	Purpleleaf Wintercreeper	1 gal
Euphorbia epithymoides	Cushion Spurge	1 gal
Euphorbia myrsinites Myrtle Spurge	Myrtle Spurge	1 gal
Gaillardia arista	Blanket Flower	bulb
Galanthus nivalis	Snowdrop	2.25" pot
Galium odoratum	Sweet Woodruff	4" pot
Geranium sp.	Cranesbill	1 gal
Glechoma hederacea	Ground Ivy	1 gal
Guara lindheimeri	Whirling Butterflies	1 gal
Helianthemum sp.	Sun Rose	1 gal
Heliopsis helianthoides	Fall Sunflower	4" pot
Hemerocallis sp.	Daylily	1 gal
Heuchera sp.	Coral Bells	2.25" pot
Hosta sp.	Hosta	4" pot
Iberis sempervirens	Candy Tuft	1 gal
Ipomopsis aggregate	Scarlet Gilia	1 gal
Iris germanica	Bearded Iris	1 gal
Iris pumila	Dwarf Iris	bulb
Iris siberica	Siberian Iris	1 gal
Iris sp.	Dutch Iris	1 gal
Jamesia Americana	Waxflower	1 gal
Kniphofia uvaria	Red Hot Poker	1 gal
Leucantheum sp.	Shasta Daisy	4" pot
Liatris spicata	Gayfeather	1 gal
Linum sp.	Flax	1 gal
Lupinum sp.	Lupine	1 gal
Mentha sp.	Mint	bulb
Monarda sp.	Bee-Balm	1 gal
Muscari armeniacis	Grape Hyacinth	4" pot
Nepata sp.	Catmint	2.25" pot
Origanum sp.	Oregano	1 gal
Pachysandra terminalis	Japanese Spurge	2.25" pot
Paeonia lactifolia	Peony	1 gal
Papaver orientale	Salmon Oriental Poppy	1 gal
Penstemon sp.	Penstemon	2.25" pot
Persicaria affinis	Himalayan Border Jewel	2.25" pot
Phlox subulata	Creeping Phlox	1 gal
Physostegia virginiana	Obedient Plant	1 gal
Platycodon grandiflorus	Balloon Flower	1 gal
Ratibida columnifera	Mexican Hat Cone Flower	1 gal
Rubus deliciosus	Boulder Raspberry	1 gal
Rubus idaeus	Red Raspberry	1 gal
Rudbeckia sp.	Black-Eyed Susan	1 gal
Salvia x sylvestris 'May Night'	May Night Purple Salvia	1 gal
Salvia superba	Blue Salvia	1 gal

Santolina chamaecyparissus	Lavendar Cotton	1 gal
Saponaria sp.	Soapwort	1 gal
Sedum sp.	Stonecrop	1 gal
Solidago sp.	Goldenrod	1 gal
Stachys byzantina 'Silver Carpet'	Flowerless Lamb's Ear	1 gal
Teucrium sp.	Germander	1 gal
Thalictrum sp.	Meadowrue	1 gal
Thermopsis divaricarpa	Golden Banner	1 gal
Thymus sp.	Thyme	1 gal
Veronica	Speedwell	1 gal
Veronica sp.	Veronica	2.25" pot
Vinca major	Big Leaf Periwinkle	2.25" pot
Vinca minor 'Bowlesii'	Bowles Periwinkle	2.25" pot
Viola cornuta	Tufted Pansy	2.25" pot
Viola sp.	Violet	1 gal
Zinnia grandiflora	Prairie Zinnia	1 gal

ORNAMENTAL GRASSES

Andropogon gerardii	Big Bluestem Grass	1 gal
Calamagrostis acutiflora	Feather Reed Grass	1 gal
Carex morrowii	Sedge Grass	1 gal
Chasmanthium latifolium	Northern Sea Oats	1 gal
Erianthus ravennae	Plume Grass	1 gal
Festuca sp.	Blue Fescue Grass	1 gal
Helictotrichon sempervirens	Blue Avena Grass	1 gal
Imperata cylindrical	Japanese Blood Grass	1 gal
Miscanthus sinensis	Maiden Grass	1 gal
Panicum virgatum	Switch Grass	1 gal
Pennisetum alopecuroides	Hardy Fountain Grass	1 gal
Schizachyrium scoparium	Little Blue Stem Grass	1 gal
Sorghastrum nutans	Blue Indian Grass	1 gal
Sporobolus heterolepis	Prairie Dropseed	1 gal
Stipa (Nassella) tenuissima	Mexican Feather Grass	1 gal

VINES

Clematis paniculata	Sweet Autumn Clematis	1 gal
Clematis tangutica	Tangutica Clematis	1 gal
Hedera helix	English Ivy	1 gal
Humulus lupulus neomexicanus	Native Hop Vine	1 gal
Lonicera japonica 'Halliana'	Hall's Honeysuckle	5 gal
Parthenocissus quinquefolia	Virginia Creeper	1 gal
Parthenocissus tricuspidata	Boston ivy	1 gal
Polygonum auberti	Silver Lace Vine	1 gal
Rosa sp.	Climbing Rose	1 gal
Vitis sp.	Grape	1 gal
Wisteria sinensis	Wisteria	5 gal

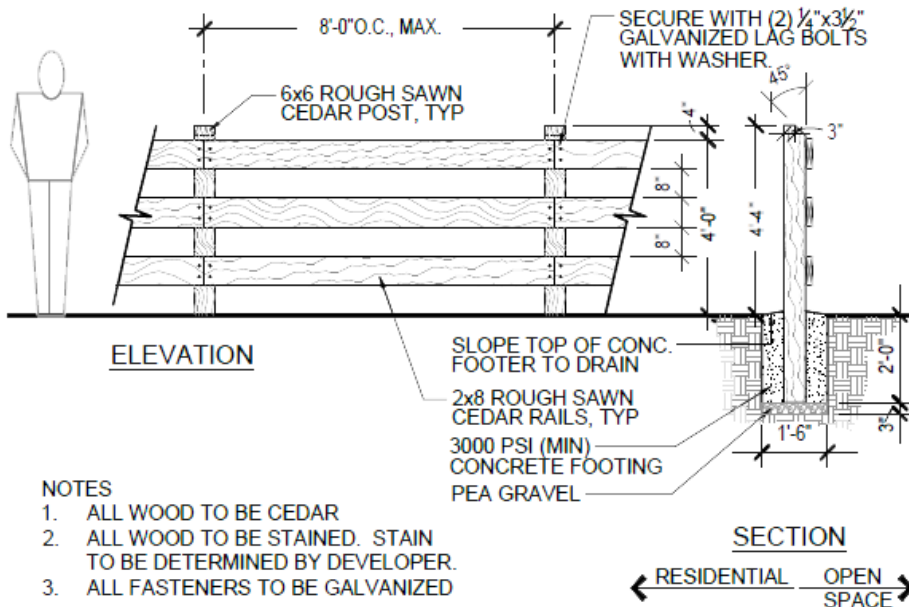
*(ADDITIONAL PLANT OPTIONS PERMITTED ON A CASE BY CASE BASIS TO BE REVIEWED BY THE SACC)

Exhibit D

Forbidden Plant List

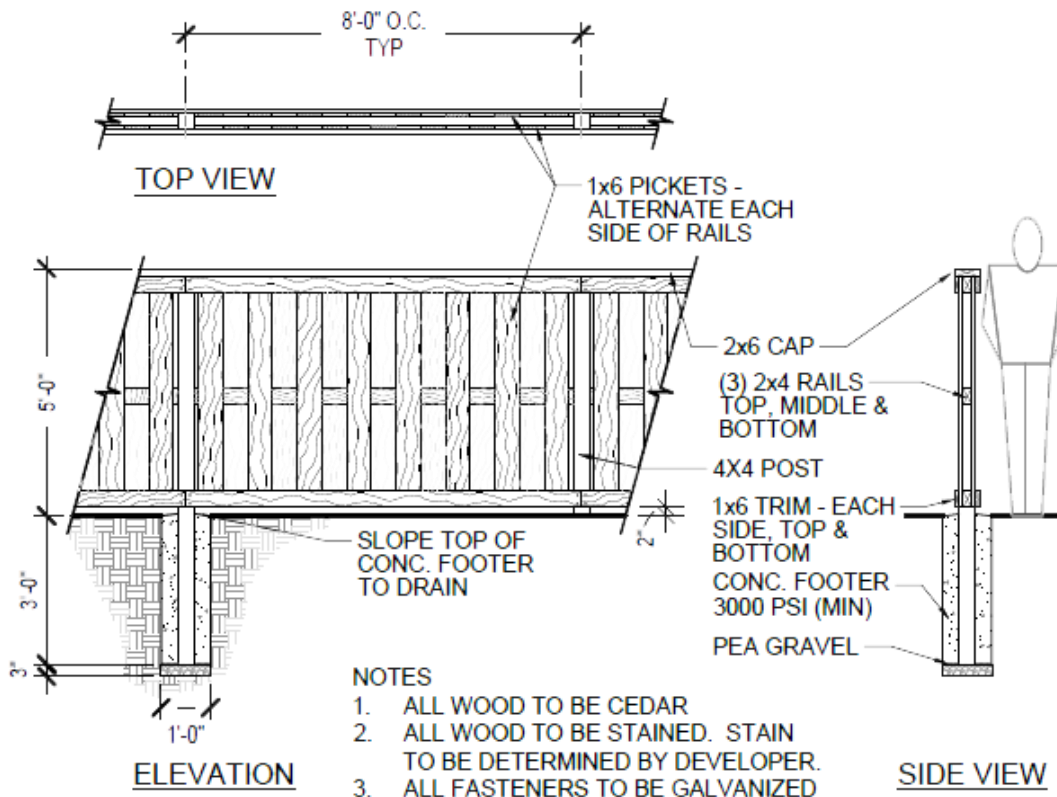
Ash (*Fraxinus* – all varieties)
Air Potato (*Dioscorea bulbifera*)
Autumn Olive (*Elaeagnus umbellata*)
Beach Vitex (*Vitex rotundifolia*)
Boxelders (*Acer negundo*)
Brazilian Peppertree (*Schinus terebinthifolius*)
Canada Thistle (*Cirsium arvense*)
Chinese Tallow (*Triadica sebifera*)
Cogongrass (*Imperata cylindrica*)
Common Teasel (*Dipsacus fullonum*)
Dalmatian Toadflax (*Linaria dalmatica*)
Diffuse Knapweed (*Centaurea diffusa*)
Downy Brome (*Bromus tectorum*)
Fig Buttercup (*Ficaria verna*)
Freeman maple (*Acer x freemannii*)
Garlic Mustard (*Alliaria petiolate*)
Giant Hogweed (*Heracleum mantegazzianum*)
Golden Bamboo (*Phyllostachys aurea*)
Hairy Whitetop (*Lepidium appelianum*)
Houndstongue (*Cynoglossum officinale*)
Japanese Climbing Fern (*Lygodium japonicum*)
Japanese Knotweed (*Fallopia japonica*)
Japanese Stilt Grass (*Microstegium vimineum*)
Johnsongrass (*Sorghum halepense*)
Kudzu (*Pueraria montana* var. *lobata*)
Leafy Spurge (*Euphorbia esula*)
Medusahead (*Taeniatherum caput medusae*)
Mile-A-Minute Weed (*Persicaria perfoliate*)
Multiflora Rose (*Rosa multiflora*)
Musk Thistle (*Carduus nutans*)
Old World Climbing Fern (*Lygodium microphyllum*)
Oriental Bittersweet (*Celastrus orbiculatus*)
Princess Tree (*Paulownia tomentosa*)
Purple Star Thistle (*Centaurea calcitrapa*)
Quackgrass (*Elymus repens*)
Russian Knapweed (*Rhaponticum repens*)
Russian Olive (*Elaeagnus angustifolia*)
Saltcedar (*Tamarix* spp.)
Siberian elms (*Ulmus pumilla*)
Silver maple (*Acer saccharinum*)
Sacred Bamboo (*Nandina domestica*)
Scotch Broom (*Cytisus scoparius*)
Scotch Thistle (*Onopordum acanthium*)
Spotted Knapweed (*Centaurea stoebe*)
Tree-of-Heaven (*Ailanthus altissima*)
Tropical Soda Apple (*Solanum viarum*)
Willow (*Salix* – all varieties)
Whitetop (*Lepidium draba*)
Witchweed (*Striga asiatica*)
Yellow Star Thistle (*Centaurea solstitialis*)

Yellow Toadflax (*Linaria vulgaris*)



3-RAIL FENCE

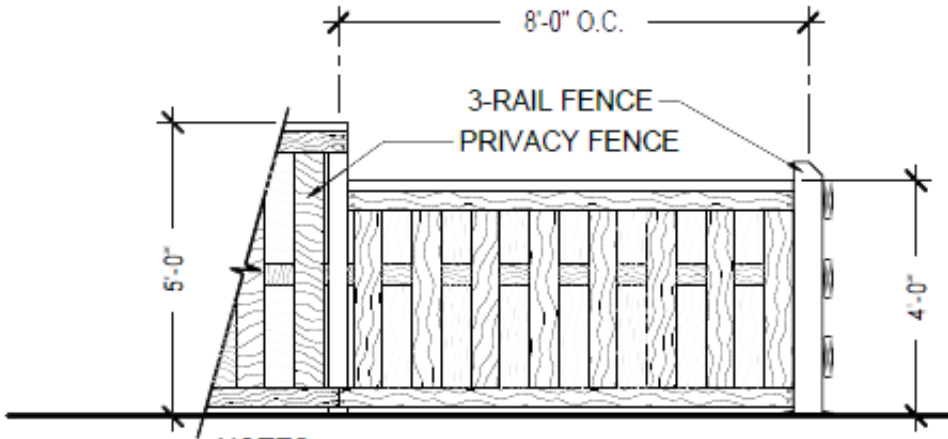
LEGEND SYMBOLS:



5' WOOD PRIVACY FENCE

LEGEND SYMBOL:

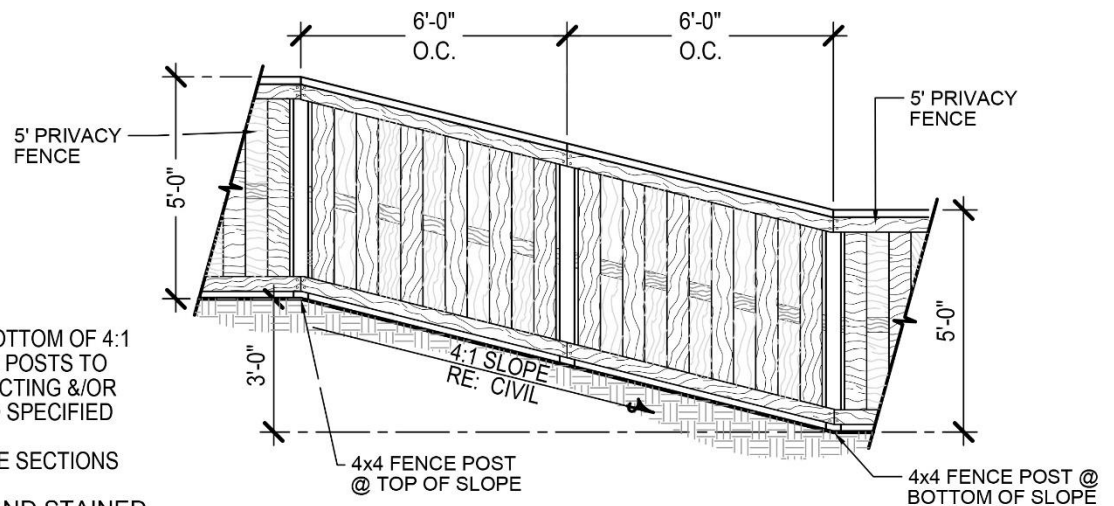
** Slate SC-102 Behr Deck Plus Solid Color waterproof wood stain



NOTES

1. THE CONSTRUCTION & STAIN OF THE TRANSITION SEGMENT SIMILAR TO THE PRIVACY FENCE (SEE DETAIL 1).

TRANSITION FENCE SEGMENT PRIVACY FENCE TO 3-RAIL FENCE

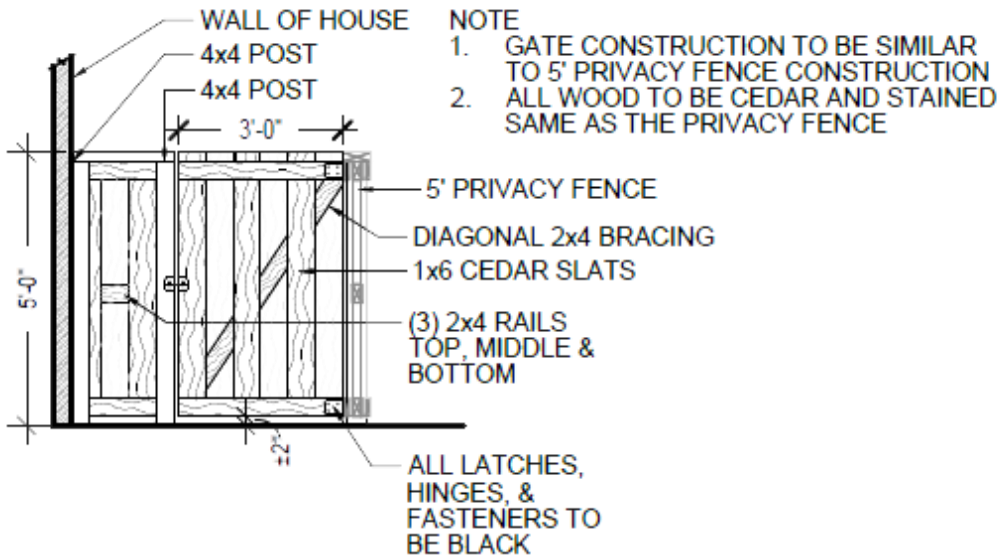


NOTES

1. SET FENCE POSTS AT TOP & BOTTOM OF 4:1 SLOPE & THEN LAY OUT FENCE POSTS TO FRONT & REAR OF LOT, CONNECTING &/OR TRANSITIONING AS NEEDED TO SPECIFIED FENCE TYPE
2. SET (2) 6' WIDE SLOPING FENCE SECTIONS ALONG 4:1 SLOPE AS SHOWN
3. ALL WOOD TO BE CEDAR AND STAINED SAME AS THE PRIVACY FENCE

5' WOOD PRIVACY FENCE AT GARDEN LEVEL UNITS

SCALE: N.T.S.



WOOD GATE

LEGEND SYMBOL: █

** Slate SC-102 Behr Deck Plus Solid Color waterproof wood stain

Exhibit E-2 – Fence Type and Responsibility

Filing 1



FILING 1
• FENCE PLAN



NOTE: THIS GRAPHIC IS FOR THE PURPOSE OF ILLUSTRATION ONLY AND IS SUBJECT TO CHANGE

SEE APPENDIX FOR FENCE DETAILS

** Slate SC-102 Behr Deck Plus Solid Color waterproof wood stain

Filing 2

LEGEND

- ⋯⋯⋯⋯ 5' PRIVACY FENCE & TRANSITION FENCE - TO BE INSTALLED AT DISCRETION AND COST OF THE HOMEOWNER
- GATE OR PRIVACY FENCE BETWEEN HOUSES - INSTALLED BY THE DEVELOPER
- 48" 3- RAIL FENCE - TO BE INSTALLED & MAINTAINED BY THE DISTRICT
- - - 48" 3-RAIL FENCE WITH ROCK MULCH MAINTENANCE STRIP AT CORNER LOTS - TO BE INSTALLED BY THE DEVELOPER & MAINTAINED BY THE HOMEOWNER
- 48" 3-RAIL FENCE - TO BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE HOMEOWNER
- ✻ GARDEN LEVEL UNIT

SEE APPENDIX FOR FENCE DETAILS
 NOTE: THIS GRAPHIC IS FOR THE PURPOSE OF ILLUSTRATION ONLY AND IS SUBJECT TO CHANGE



SOLSTICE™

FILING 2

- FENCE PLAN



** Slate SC-102 Behr Deck Plus Solid Color waterproof wood stain



SOLSTICE™

FILING 3

- FENCE PLAN

LEGEND

-  5' PRIVACY FENCE & TRANSITION FENCE - TO BE INSTALLED AT DISCRETION AND COST OF THE HOMEOWNER
-  GATE OR PRIVACY FENCE BETWEEN HOUSES - INSTALLED BY THE DEVELOPER
-  48" 3- RAIL FENCE - TO BE INSTALLED & MAINTAINED BY THE DISTRICT
-  48" 3-RAIL FENCE WITH ROCK MULCH MAINTENANCE STRIP AT CORNER LOTS - TO BE INSTALLED BY THE DEVELOPER & MAINTAINED BY THE HOMEOWNER
-  48" 3-RAIL FENCE - TO BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE HOMEOWNER
-  GARDEN LEVEL UNIT

SEE APPENDIX FOR FENCE DETAILS



NOTE: THIS GRAPHIC IS FOR THE PURPOSE OF ILLUSTRATION ONLY AND IS SUBJECT TO CHANGE

** Slate SC-102 Behr Deck Plus Solid Color waterproof wood stain



SOLSTICE™

NOTE: THIS GRAPHIC IS FOR THE PURPOSE OF ILLUSTRATION ONLY AND IS SUBJECT TO CHANGE

FILING 4

- FENCE PLAN

CHATFIELD STATE PARK



LEGEND

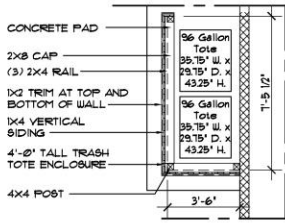
- 5' PRIVACY FENCE & TRANSITION FENCE - TO BE INSTALLED AT DISCRETION AND COST OF THE HOMEOWNER
- GATE OR PRIVACY FENCE BETWEEN HOUSES - INSTALLED BY THE DEVELOPER
- 48" 3- RAIL FENCE - TO BE INSTALLED & MAINTAINED BY THE DISTRICT
- 48" 3-RAIL FENCE WITH ROCK MULCH MAINTENANCE STRIP AT CORNER LOTS - TO BE INSTALLED BY THE DEVELOPER & MAINTAINED BY THE HOMEOWNER
- 48" 3-RAIL FENCE - TO BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE HOMEOWNER
- GARDEN LEVEL UNIT

SEE APPENDIX FOR FENCE DETAILS

** Slate SC-102 Behr Deck Plus Solid Color waterproof wood stain

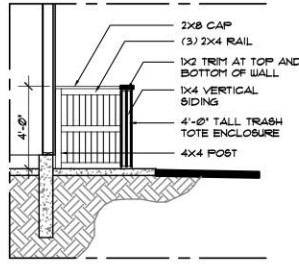
Exhibit E-3 – Trash Enclosure Detail

TRASH TOTE ENCLOSURE



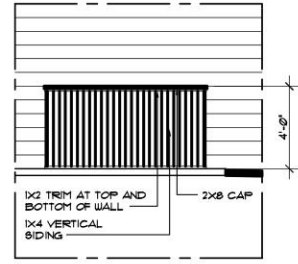
FLOOR PLAN

1/4" = 1'-0"



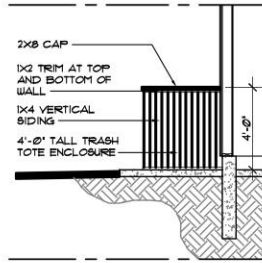
REAR ELEV.

1/4" = 1'-0"



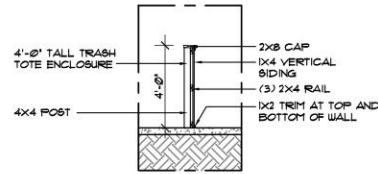
SIDE ELEV.

1/4" = 1'-0"



FRONT ELEV.

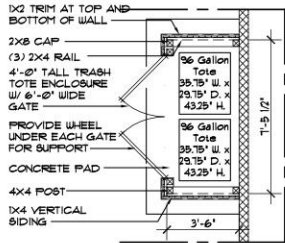
1/4" = 1'-0"



WALL SECTION

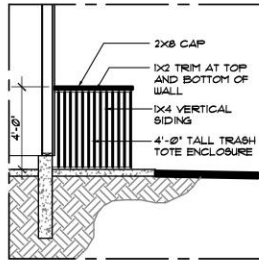
1/4" = 1'-0"

TRASH TOTE ENCLOSURE W/ GATE



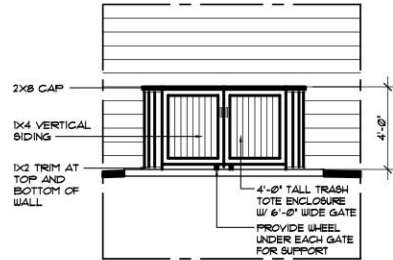
FLOOR PLAN

1/4" = 1'-0"



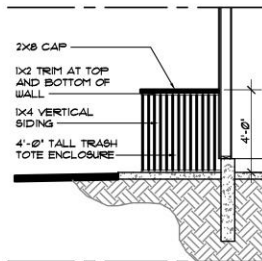
REAR ELEV.

1/4" = 1'-0"



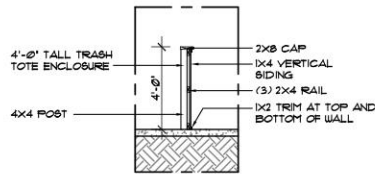
SIDE ELEV.

1/4" = 1'-0"



FRONT ELEV.

1/4" = 1'-0"



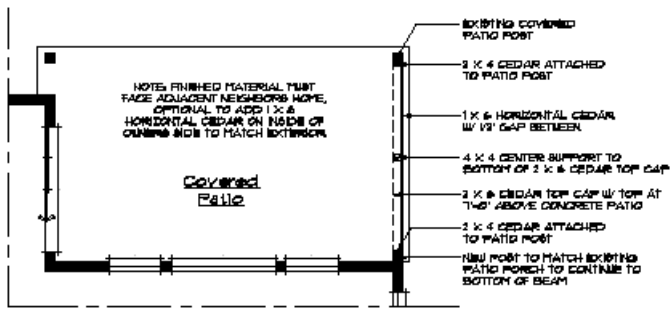
WALL SECTION

1/4" = 1'-0"

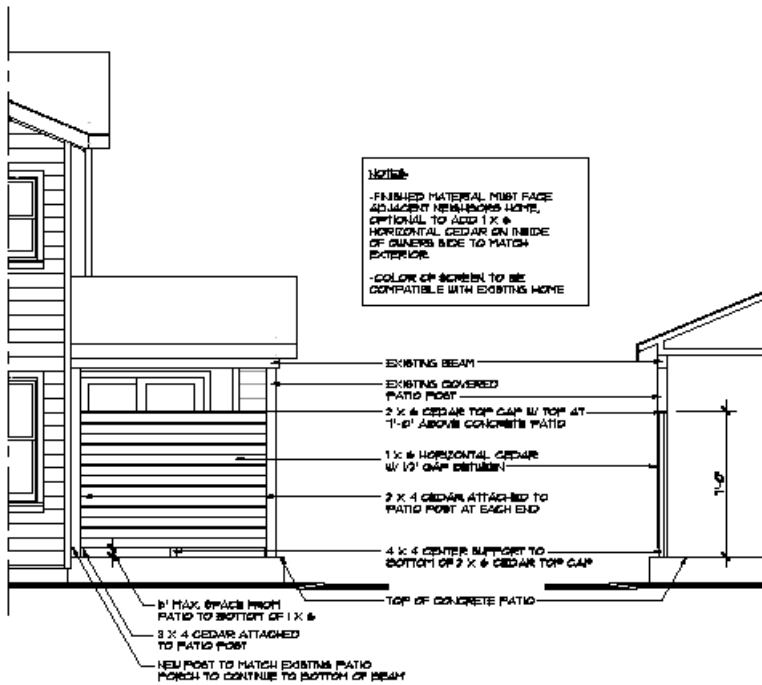
Exhibit E-3 – Trash Enclosure Detail (cont.)



Exhibit E-4 – Patio Privacy Screening Detail



Privacy Screen Plan View



Privacy Screen Elevation

Privacy Screen Section

Exhibit F – Application for Improvements and Modifications



Application for Improvements and Modifications

In an effort to provide and protect each individual homeowner's rights and property values, it is required that any Owner or group of Owners considering improvement(s) and/or change(s) to their home or property submit an **"Application for Improvements and Modifications"** to Solstice Architectural Control Committee (SACC). If any change is made that has not been approved, per the governing documents, the Owner may be required to change or remove an improvement. ***In addition, plans, sketches, drawings, illustrations, photographs, dimensions, and material samples should be attached to sufficiently describe the project in detail.*** Refer to the Solstice Residential Landscape Design Guidelines for additional information.

Homeowners Information:

Name	Date
Property Address	Email: LOT#:
Home Phone No.	Work Phone No.
Mailing Address (if different)	Alternative Contact Person/Number:

Please circle Type of Request:

- Back-yard Landscape AC Unit Awning Dog Run Door Fence
 Front-yard Landscape Gazebo/Pergola Lighting (exterior) Paint Color Change Pet enclosure
 Patio/Deck Play Equipment Pool/Spa Playhouse/Swing Set Roofing
 Room Addition Satellite Dish Skylight Solar Device Sport Hoop/Court OTHER: Describe Below:

Details:

PAINTING: (original paint samples required)

<i>Please state new paint color</i>	<i>Portion of house to be painted</i>
Trim Color (include soffit, fascia boards, and window trim)	Accent Color (Includes shutters, windows hoods & exterior doors)

FENCING:

Plot plan must be included with Application showing location of proposed fencing on lot.	Fence Stain Required: All Fences shall be stained using Slate SC-102 Behr Deck Plus Solid Color waterproof wood stain
Transition Fence Section Required when privacy fencing meets open rail fencing (See Exhibit E-1 of Solstice Guidelines for additional info)	See Exhibit E-2 of Solstice Guidelines for Fence Type permitted by Filing.

Where applicable, please include a sample of all improvements! (Example: Paint chip (8"X10" swab/swatch), roofing shingle, siding sample, solar screen/awning material sample, etc.). In signing this application, I certify that all the information provided by me in connection with my application, whether on this document or not, is true and complete. I understand that any misstatements, falsification or omission of information shall be grounds for denial of this application. I further understand that the Solstice Architectural Control Committee has thirty (30) days upon receipt to review my application and I agree not to begin property improvements or modifications until the Committee notifies me, in writing, of their decision. If no such written decision is received, the request is deemed denied. Approval does not substitute for any City/County/State required permits. Owner is responsible for adhering to all Local/County/State guidelines. I have answered, truthfully, all questions pertaining to the proposed mentioned improvement or modification and have attached all samples, plans and permits required.

Homeowners Signature (REQUIRED)	Date
Improvement Start Date	Improvement Completion Date

Please return application to: **The Solstice Architectural Control Committee**
c/o Advance HOA Management
P.O. Box 370390
Denver, CO 80237
clientservices@advancehoa.com
(303) 482-2213

Special Note: Please make sure that your plans are complete and you have attached all required materials. Incomplete plans will be Denied and returned.

Architectural Control Committee Use Only

Recommendation of the Committee: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Denied
Comments/Conditions/Other:

ARC Name:	Date
ARC Signature:	

OFFICE USE ONLY	
DATE RECEIVED:	ACKNOWLEDGEMENT LETTER:
APPROVAL DATE:	APPROVAL LETTER SENT: