

Amended & Restated Design Review Guidelines for

Stone Creek Ranch

A quasi-municipal corporation & political
subdivision of the state of Colorado



Amended January 14, 2024

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Section 1 Introduction

1.1 Purpose and Intent

Stone Creek Ranch is a covenant-controlled community. It is the intent of these Design Review Guidelines to unify the community with the surrounding environment and neighborhoods. These Guidelines are important to the overall aesthetics of the community. The Design Review Guidelines (“DRG”) set forth below have been adopted for this reason, and to help ensure the beauty, sustainability, harmony, and consistency of the Stone Creek Ranch community, its homes, and landscape. The Board of the Stone Creek Metropolitan District (the “District”) has amended the DRG to clarify that there is not a homeowners’ association but rather that the District is the governing authority for enforcement of the DRG.

The purpose of the DRG is to provide specific design criteria for Stone Creek Ranch. The DRG, though not intended to be a full list of considerations, deal with a variety of elements that will be subject to review by the District’s Design Review Committee (“DRC”). Several other restrictions are included elsewhere in the District’s governing documents, copies of which can be found on the District’s web portal.

The DRC is responsible for all matters of design review for all lots within Stone Creek Ranch. Design review includes both architecture and landscape. If you are contemplating an exterior modification to your home or landscape, you must submit a written request and obtain DRC approval prior to performing any modification. **Section 10.6 of the Declaration of Covenants, Conditions and Restrictions (CCR’s) of Stone Creek Ranch (“Declaration”) requires DRC approval for all property modifications. This includes exterior alterations to existing improvements and planting or removing existing landscape.**

The regulations herein may be subject to revision over time. All development within Stone Creek Ranch must abide by the applicable criteria established by these DRG in addition to the zoning development standards established by the Douglas County Colorado and by the Stone Creek Ranch Declaration. In case of conflict or discrepancy, or for subjects not addressed in the DRG, the more restrictive guidelines, governing agencies, codes and/or regulations shall take precedence.

1.2 Community Concept and Character

Stone Creek Ranch is in a unique landscape setting. Cherry Creek runs through the middle of the community and the land is somewhat rural in character with natural growth of cottonwood, chokecherry, willow, and other native Colorado plants. Wildlife in the area includes red tail hawk, deer, fox and coyote. The community design concept for Stone Creek Ranch provides for residential homes to be linked by public roadways and pedestrian walks to the Cherry Creek Trail and Open Space area.

1.3 Relationship of the Landscape Design Standards to Other Regulations

The DRG are to be used by homeowners and their design consultants as a guide and framework for their efforts to develop landscapes within Stone Creek Ranch. The DRG are also to be used by homeowners when modifying or upgrading landscaping on individual properties within Stone Creek Ranch.

The DRG will also be used by the DRC in reviewing proposals and determining their relative conformance to the overall design objectives and criteria.

The DRG are intended to cover each site-specific or lot-specific issue, and community issues such as edge treatments and relationships to adjacent land uses. The DRG are to be used in conjunction with the recorded Declaration.

In addition to the DRG, please see the CCRs for further information regarding your responsibilities as a homeowner.

Section 2: Exterior Modifications

Any exterior change to improvement to your home and/or lot must be pre-approved by the Design Review Committee. This includes paint colors, front door screens, windows, landscaping, etc.

From the District CCRs,

“Improvements” means all structures and improvements located upon the property and any appurtenances thereto of every type or kind including, but not limited to, patio covers, awnings, the painting of any exterior surfaces of any visible structure, roofing, trash containers, satellite dishes, additions, walkways, outdoor sculptures or artwork, sprinkler pipes, parking spaces, garages, driveways, fences, screening walls, retaining walls, stairs, decks, fixtures, landscaping, hedges, plantings, trees and shrubs, poles, signs, exterior tanks, solar equipment, grading, filling, or similar disturbance to the surface of the land, exterior air conditioning, and utility lines and facilities – all as the same may be constructed, repaired, renovated, or replaced from time to time.

In general, all changes should maintain the current beauty, sustainability, harmony, and consistency of the Stone Creek Ranch community, its homes, and landscape.

All proposed changes must be submitted via Exhibit D – Design Review Request Form. **No changes or modifications should be initiated until written approval is received.**

2.1 Maintaining your property

It is the responsibility of the homeowner to adhere to all local, state, and federal regulations and guidelines regarding your property in addition to the DRG and CCR's of the Stone Creek Metropolitan District.

Snow removal is mandated by Douglas County ORDINANCE NO. 0-007-003.

Every Person, who Controls Property within Douglas County fronting or abutting or containing a Sidewalk, shall remove and clear away, or cause to be removed and cleared away, Snow from so much of said Sidewalk as is in front of or abuts on said Property, within 24 hours after the cessation of any fall of Snow. No Person required to remove or cause to be removed Snow from an abutting Sidewalk, shall cause or allow any of such Snow so removed to be placed in any Street. Any such placement of Snow into a Street shall be a violation of this ordinance. In the event the County believes that for the specific Snow event, that such 24-hour time period is unreasonable, the County will post on the County website at www.douglas.co.us an extension of such time period which would thereby modify the 24 hours expressed herein.

Per the CCRs for the Stone Creek Metro District,

No recreational vehicles, boats, or trailers of any type or any motor vehicle designed or used for commercial purposes shall be parked in driveways, on a lot, or on any Common Elements at any time, except temporary parking for active loading or unloading or as otherwise approved by the DRC. Inoperable vehicles shall not be parked within the District for more than 72 hours except within a Unit Owner's garage.

Section 3: Landscape Design

3.1 Purpose and Intent

The landscape within Stone Creek Ranch should provide a sustainable landscape network utilizing the provided landscaping materials list to create compatibility with adjacent properties and streetscape. The DRC reserves the right to require landscape components as a part of the architectural approval, if in the opinion of the DRC, the architectural design needs specific assistance to meet the intent of the design standards. It is the intent of the criteria to perpetuate a residential landscape, which maximizes the use of water efficient/drought tolerant planting materials and landscape areas.

3.2 Landscape Requirements

The use of drought tolerant plants is highly encouraged, and a mix of deciduous, evergreen plants, and grasses will add seasonal interest. Water conservation methods of xeriscape plantings, irrigation methods, and maintenance should be used. Prohibited trees include Poplars, Silver Maple, and Russian Olive. The Stone Creek Ranch landscape utilizes a low water native plant palate, see Exhibit A for the "Recommend Plant List".

Landscape locations within a homeowner's lot must also conform to the Pinery Water & Sanitation District requirements which include a.) No more than sixty (60%) percent of the total landscaped area of a lot shall include irrigated turf, and b.) No more than 6,000 square feet of irrigable landscape material shall be installed or irrigated on any lot.

Landscape rocks and boulders are permitted. They must be integrated into the design to look as natural as possible. All beds are to be mulched with 2" depth mulch, either rock or bark. Rock and organic mulch must be earth tones in color. No red, white, or black rocks or mulch allowed.

- **Front yards** must have a **minimum** of the following:
 - At least one (1) – 2½" caliper deciduous tree or one (1) 8' tall evergreen tree. (See recommended trees below).
 - Five (5) 5-gallon shrubs or grasses (three (3) 1-gallon ornamental grasses may be planted in place of each 5-gallon plant).
 - At least 50% of your front yard must be live plant materials. You can replace your turf as long as you maintain 50% live plants. Artificial turf is not allowed in front yards. See xeriscaping examples in Exhibit F.
- **External side yard** (for corner lots) must contain at least five (5) 5-gallon shrubs or grasses
 - Homeowners are responsible for maintenance on corner external side yards up to back fence line including weeding and snow removal on sidewalks.
- **Rear yard** landscape (exclusive of the side yard to back of home) must be at least 35% plant material (turf, trees, shrubs, or ornamental grasses), and no more than 65% non-living (bark, rock, artificial turf, etc.) material.
- **Internal side yards** (side of home inside fence). May include living materials and can be 100% rock or mulch.

All plant/landscape material shall be installed per the following minimum sizes and specifications:

Deciduous trees – 2½" caliper	Perennials – 1-gallon container
Ornamental trees – 1½" caliper or 6'-8' height multi-stemmed	Bark or rock mulch – minimum depth 2"
Evergreen trees – 8' height	Edger – may be a steel edger with rolled top edge or concrete form edging, no vinyl permitted
Shrubs – 5-gallon container	
Ornamental grasses - 1-gallon container	

Any plant replacement and or landscape redesign must adhere to the guidelines above. Any landscape redesign must be pre-approved by the DRC.

Lawn areas should be kept at least six (6') feet away from the foundation of the home or as recommended by a professional soils engineer or landscape professional, to ensure proper drainage is maintained. Drip irrigation should be no closer than three (3') feet away from the foundation. No trees may be planted within utility easement areas, unless approved by the utility company(s) beforehand.

Air conditioning units must be screened from public view with plantings or behind your fence in your internal side yard. Evergreen trees or shrubs are encouraged to provide year-round screening. Waivers may be obtained for screening air conditioning units based on review and approval of the DRC on a case-by-case basis.

3.3 Utility Location Requirements

In making any improvements to a property, the homeowner is responsible for locating water, sewer, gas, electrical, cable television, phone or any other utility lines or easements. The homeowner should not construct any improvements over such easements without the consent of the utility involved, and the homeowner will be responsible for any damage to any utility lines. Underground utility lines and easements can be located by contacting: Utility Notification Center of Colorado 1-800-922-1987 or 811.

3.4 Landscape Plan Submittal

Homeowner **must submit landscape plans to the DRC for approval prior to installation.** The landscape plan shall include a plant schedule including common, botanical names, quantity, and sizes of all plant materials. In addition, landscape plans shall accurately show property lines, easements, and setbacks. Landscape plans shall include all proposed improvements such as fencing, decks, retaining walls, gazebos, arbors, built-in barbecues, hot tubs, etc. See Exhibit D, Design Review Request Form for Landscape Plan Submittal.

3.5 Timing of Landscape Installation

The homeowner shall install rear yard and remaining side yard landscape and irrigation within 90 days of occupancy of the home between March 1 and September 1, or within 8 months if occupancy date is after September 1. If the homeowner does not install the landscape within this time frame, they may be susceptible to a fine from the Stone Creek Metropolitan District.

3.6 Site Drainage and Grading

All structures and landscape elements must be placed on the property so that the existing topography is disturbed as little as possible. Grading plans must conform to the approved Stone Creek Grading and Drainage Plan and the Grading Certificate applicable to the homeowner's lot. Newly graded areas must be protected against erosion, allow 10% slopes away from the residence (or whatever the geotechnical engineer recommends) for at least seven (7') feet. Occasionally, reducing the 10% is permitted by geotechnical engineer and may be necessary to solve grading/drainage issue. Location of topsoil stockpiles, barrow pits on site, and excess material disposal areas are subject to DRC approval. Homeowners are encouraged to utilize soils engineers and landscape professionals to help ensure that proper drainage is maintained.

3.7 Rooftop Precipitation Collection

Colorado House Bill 16-1005, effective August 10, 2016, now allows "the use of rain barrels to collect precipitation from a residential rooftop for non-potable uses". As part of a sustainable landscape approach, Stone Creek Ranch residents are encouraged to use rain barrels for non-potable or landscape irrigation. Use of rain barrels must comply with the Colorado State law and utilize best management practices. The law states that up to 2 rain barrels with combined storage capacity of 110 gallons are allowed. Information on rooftop precipitation collection may be viewed on the State of Engineer's website, refer to Section 37-96.5-103.

3.8 Irrigation

Automatic irrigation systems are required for constructed landscape areas on all lots. An irrigation design professional should be consulted to provide an efficient watering system that promotes healthy plant growth and minimizes water loss due to run-off and evapotranspiration. All turf areas shall be spray irrigated, all plants in bed areas shall be irrigated with drip, micro-spray, or bubbler systems. All irrigation to be automatic underground system design.

General Design Considerations

- All landscape areas shall be maintained on an automatic irrigation system.
- Introduction of irrigation water, by overspray, run-off, or other means, to areas

within existing drip lines under native trees shall be avoided.

- Locate valve boxes, flush caps, wall-mounted or above-ground equipment, and the like in inconspicuous areas of the site and out of drainage swales and set boxes on flat ground to minimize visibility.
- Paint free-standing or wall-mounted equipment to match the exterior color of the house or the walls on which they are mounted.

Valves

- Different plant species require varying amounts of water and frequency of application.
- Proper valving can significantly reduce maintenance and water costs. Separate valves should be considered for trees, low-water-use shrubs, ornamental shrubs, turf, annual flowers, or pots.
- Additional valves should be considered to accommodate exposure differences. For example, most plants located in shady zones will require less water than the same plants placed in an exposure that receives full sun.

Turf Irrigation

- Spray irrigation is limited to turf areas only.
- If rotors and low trajectory type heads are utilized to irrigate turf areas, provide separate valves for each to maximize control and efficiency of the system.
- Runoff into streets, onto sidewalks, onto neighboring properties, or into natural areas not previously part of the site drainage pattern is prohibited.

3.9 Landscape Maintenance

Each homeowner is required to maintain the landscape on his or her lot in a neat and attractive condition and in such a manner that it does not become visually unattractive, overgrown, or otherwise not in keeping with the DRG. Minimum maintenance requirements include watering, edging, pruning, removal/replacement of dead or dying plant materials, removal and/or elimination of weeds and noxious grasses, treatment of diseased plant material, removal of trash, and mowing as needed. The District reserves all rights to conduct the maintenance of the landscape in accordance with these DRG including the imposition of fines.

3.10 Fencing

Fencing at Stone Creek Ranch is subject to review and approval by the DRC. Private lot fencing is allowed to provide a sense of security and confinement for family activities and pets. "Invisible" type fencing, buried beneath the surface of the ground on private lots is also allowed. All private lot fencing, including any "invisible" fencing must be approved by the DRC prior to any work being done. All fencing to be installed or replaced shall be consistent with the Fencing Masterplan shown on Exhibit B. All fencing shall be installed or replaced with same fence style, material, color, and specifications shown on the Fencing Masterplan and shall be subject to DRC review prior to installation. Homeowners or Builders shall have the option of installing 5 ft. privacy fencing for internal wing, side and rear fences with the approval of the DRC. The Three Rail Fence shall be National Vinyl Products- Ranch Rail Style -Sand Color and the 5-ft. privacy fence shall be National Vinyl Products-Solid Privacy Style- Sand Color. In the event these specified fences are not available, then the DRC shall specify a replacement fence specification.

Removal of the perimeter fence to access a lot is not permitted.

The fencing design at Stone Creek Ranch is part of the Zoning approval by Douglas County, Colorado in addition to being endorsed by the DRG. Therefore, there are no allowed variations in fencing design or height. See Exhibit B for required fence and gate designs.

Rear yard gates are prohibited.

3.11 Retaining Walls

Retaining walls should be aesthetically pleasing and blend in with the surrounding landscape, walls should be constructed of durable materials. All retaining wall information including location, height, and materials, must be shown on the Landscape Plan Submittal and will be subject to review by the DRC. See Exhibit C for retaining wall details.

Allowed retaining wall materials include natural stone boulders, concrete block (earth tone colors), concrete with brick or stone veneer and heavy, water-resistant timbers. Wall must not exceed four (4') feet in height unless it is designed by a structural engineer and provides adequate fall protection. All walls must be reviewed by the DRC for approval. Terraced walls should include plantings to reduce visual impact.

Retaining walls must not adversely affect adjoining properties and shall comply with the Stone Creek Grading and Drainage Plan.

Maintenance, repair, or removal costs associated with retaining walls are the responsibility of the homeowner.

3.12 Play Areas

Play structures including playhouses, swing sets, etc. shall be located in the rear or side yard and will be reviewed on a case-by-case basis by the DRC. All play structures shall be maintained in a good and sightly manner. See Section 8 for additional details.

3.13 Driveway Extensions

No additional driveway concrete slabs are permitted. Special circumstance such as ADA accommodations may be approved by the DRC.

Section 4: Signs

Unless permitted in the Declaration, no sign of any kind shall be displayed to the public view on any part of a lot or home, except:

- one (1) professional sign to advertise a dwelling for sale, lease or for an "Open House" showing by a realtor. Such sign shall not exceed a total of six (6) square feet.
- one (1) sign indicating protection by security system. Such sign shall not exceed a total of two (2) square feet.
- one (1) "neighborhood watch" sign. Such sign shall not exceed a total of three (3) square feet.

Standards relating to dimensions, color, style, and location of such signs must also comply with local sign codes and with all other applicable statutes, ordinances, and regulations.

Any and all signs must be placed at least two (2') feet into the yard from the sidewalk.

Except as specifically permitted in the Declaration, no signs shall be permitted in common space areas.

Section 5: Flags/Banners

Unless permitted in the Declaration, no flag or banner of any kind shall be displayed to the public view on any part of a lot or home, including during the period when a home is for sale. The only exceptions are the American flag and military service flags. The American flag may be displayed on the property, in windows, and on balconies if the display complies with the Federal Flag Code, 4 U.S.C. 4 to 10. Service flags with a star denoting the service of the homeowner or a member of the homeowner's immediate family in the active or reserve military service during a time of war or armed conflict may be displayed on the inside of a window or door of the homeowner's residence. Service flags can be no larger than 9 (nine) inches by 16 (sixteen) inches in size. Service flags may be displayed inside of a window or door only.

Section 6: Exterior Holiday Decorations

The intent of this section is not to discourage decorating for holidays, but only to maintain a standard of quality fitting with a community like Stone Creek Ranch. Decoration displays should not have a commercial appearance and should not be “overdone.” The DRC reserves the right, in its sole opinion, to prohibit any holiday decorations deemed inappropriate for the image of the community.

The following criteria should be followed:

- Cut evergreen trees and/or decorated winter holiday trees are not permitted outside the exterior of the home, except when located in private courtyards.
- No exposed spotlights are allowed. Avoid excessive light pollution at night.
- Luminaries may be placed along driveways and patios, but not on roofs or parapets. Paper luminaries with candles are discouraged due to potential fire danger. Care must be taken that paper luminaries do not blow away or litter adjacent properties.
- Exterior holiday music is not permitted, except for that which is played for personal and social enjoyment within the outdoor living spaces, or which may otherwise be approved by the DRC.
- Winter holiday decorations may be displayed only between Thanksgiving and the final day of the National Western Stock Show. Note: The custom of keeping Christmas lights on through the end of the Stock Show dates back to 1922. State leaders encouraged residents to keep their lights on to welcome out-of-state visitors.
- Decorations for any other holiday may be displayed no more than three (3) weeks prior to the holiday and must be removed within one (1) week after the holiday.

Section 7: Basketball Backboards, Poles, and Support Structures

Basketball hoops and backboards are exterior improvements and must be approved by the DRC prior to installation.

Basketball hoops/backboards may not be permanently attached to the front elevation of any home. Portable basketball hoops/backboards are acceptable but must be placed in such a manner that they do not block sidewalks and cannot be placed in streets and must be removed within 48 hours when not in use and stored out of public view. Violations will be considered an unauthorized improvement to the exterior of the home.

Section 8: Sheds/Trash Cans & Pick-Up Policy

8.1 Sheds

No accessory buildings other than a storage shed shall be allowed on any lot unless integrated into the character of the overall yard/landscaping. A playhouse or structure is not an “accessory building” under this Section 7 but shall be governed by Section 8, Play Equipment.

- Prior to construction or placement of any storage shed, a complete set of building plans with a sitemap showing dimensioned location of the proposed storage shed, adjacent fences, and the adjacent home must be submitted to the DRC for approval.
- All storage sheds may also require a Douglas County, Colorado building permit.
- Only one (1) storage shed per lot is allowed.
- Storage sheds must maintain the character of the surrounding neighborhood and architecturally resemble and be constructed of like or similar materials as the existing principal building (i.e., same color for trim, body, and shingles as the residence.)
- Prefabricated or corrugated metal, cinder block, canvas, or similar material buildings are prohibited.
- Building on easements is prohibited.
- The front setback shall be the same as the adjacent home. The side and rear setbacks shall be the same as the adjacent home. The side and rear setbacks shall be a minimum of three

(3') feet from any adjacent property line but may not encroach into any easements.

- Storage sheds may be integrated into the main building or garage but must be located within the rear yard. All storage sheds shall be kept well painted and maintained.
- Maximum height shall not exceed 12 feet at the peak of the roof. Storage sheds shall not exceed one hundred-fifty (150) square feet in size. All storage shed plans shall be reviewed by and require the approval of the DRC before installed.

8.2 Trash & Pick-up Policy

Residents of Stone Creek Ranch may only leave covered trash containers, cans, and receptacles out for curb side pick-up no earlier than 5 PM the day before scheduled pick-up service and same shall be stowed/stored out of public view no later than 11 PM the day of scheduled pick-up service. Trash containers, cans, and receptacles must be permanently stored in a manner so they are not visible from the street, i.e. behind a screen fence, plantings, or in a garage.

Section 9: Play Equipment

9.1 Play Equipment

All play structures must be submitted to the DRC for approval prior to being installed. The DRC request must include the location of the play structure in the backyard. The play structure must not exceed twelve (12') feet in height. Play structures must be made mostly of natural materials. Covers, tents, awnings, or flags must be submitted for approval. Play structures must be neutral in color. No portion of the play equipment, as utilized, may be located, or extended closer than five (5') feet to the property line of the lot it is being utilized on.

9.2 Trampolines

All trampolines must be submitted to the DRC for approval prior to being installed.

- Where possible, trampolines should be installed in-ground. Above ground trampolines must be anchored securely. Homeowner will be required to provide proof of adequate anchoring to the DRC.
- Plans submitted must include size and height of trampoline and net.
- Plans must also include heights and diameters of all screening plant life, if any, to be planted around the trampoline.

Section 10: Dog Runs and Pet Enclosures

All dog runs, pet enclosures and similar structures must be submitted to the DRC for approval prior to being installed.

Dog runs, pet enclosures, and similar structures shall be designed as integral elements to the home.

Fencing or wire-type mesh must be framed or encased in architectural elements that tie into the architectural character of the home and shall not exceed five (5') feet in height. No chain-link style fence is permitted to be used as part of a pet enclosure.

Dog runs and pet enclosures may not appear as freestanding elements or arbitrarily tacked-on structures. Such structures must be located in the rear yard and in compliance with the building setbacks for the lot.

Section 11: Exterior Fireplaces

All exterior fireplaces, fire-pits, and similar structures must be submitted to the DRC for approval prior to being installed.

- Gas fueled fireplace (including two-sided fireplaces shared with finished indoor living space) and fire pit features are permitted. Homeowner must obtain all necessary permits prior to installation. Gas fire pits and fireplaces must meet local building codes.
- Wood burning fireplaces or fire pits are prohibited.

- Exterior fireplace design should complement the architectural style, materials, and colors of the home and conform to the following guidelines:
- Exterior fireplaces and/or fire pits must be contained within the rear yard.
- Internally mounted spark arrestors should be considered a part of the finished design.
- A fireplace or fire pit shall be located a minimum of five (5') feet from any property line.
- A fireplace or fire pit taller than six (6') feet shall be located a minimum of ten (10') feet from any fence.
- Any freestanding exterior fireplace, including the chimney, shall not exceed a height of ten (10') feet as measured from the adjacent finished grade of the lot.

Section 12: Barbecue Grills and Outdoor Cooktops

Fire safety measures shall be adhered to in locating and supervising barbecues on lots. No barbecue shall cause a threat of fire or expose adjacent lots to unnecessary smoke.

All built-in barbecue units and outdoor cooktops must be submitted to the DRC for approval prior to being installed. Homeowner must obtain all necessary permits prior to construction; barbecue grills must meet local building codes.

Built-in barbecue units must be contained within the rear yard and must be designed to integrate with the design of the home and conform to the following guidelines:

- Barbecues shall be located a minimum of five (5') feet from any property line.
- A barbecue taller than six (6') feet shall be located a minimum of ten (10') feet from any property line.
- Any freestanding exterior barbecue, including the chimney, shall not exceed a height of ten (10') feet as measured from the adjacent finished grade of the lot.

Section 13: Antenna/Satellite Dishes

The DRG recognizes and adheres to all local, state, and federal regulations concerning antennas and satellite dishes, and no-one will be denied the use of a recognizable system.

Large satellite dishes will be prohibited in favor of the smaller (18") varieties unless otherwise approved by the DRC.

Inconspicuous locations under the eaves are encouraged. Location above the eaves of the roofs is generally not necessary for dishes; however, locations over the home's entry or other conspicuous places will not be permitted. Connection cables should be hidden or located in a non-obtrusive location and should be colored to blend with the color of the home. Line of sight aerials will be allowed.

DRC approval will be required for more than one satellite dish, antenna, or any combination thereof.

Section 14: Lighting

Residential lighting is used for safety, security, and aesthetic enhancement. When selecting light fixtures for your home, it is important to consider the surrounding environment. Night sky views are highly valued in Douglas County; therefore, the selection of lighting that does not pose a nuisance to surrounding neighbors is encouraged.

The following guidelines apply to exterior lighting installations:

- Except for indirect lighting, all exterior lighting requires DRC approval prior to installation
- Limit the number of exterior residential lighting fixtures on a lot to only those necessary for entries and wayfinding. The amount of light produced should be designated to maintain a minimum comfort level necessary for safety and security purposes.
- Lighting at entries and decks should be placed below an eave or shielded so that emitted light is downcast with no direct light radiated towards the sky or adjacent properties.

- Lighting at driveways and other entries should be limited to fixture types that are mounted low to the ground and do not exceed a maximum of 900 lumens.
- Exterior lighting must be soft and indirect in white or yellow bulbs. Other colored bulbs will only be permitted to be used for holiday decorations
- Outdoor spotlights attached to homes must be focused downward, and shielded, if necessary (unless lighting a United States Flag). Spotlights, floodlights, or similar type-high intensity lighting shall not be placed or utilized upon any portion of the lot which will direct light or produce excessive glare to any other residences or to the common areas or any part thereof, without DRC approval.
- All light should be directed towards the property being served and not spill onto neighboring properties or roads. Lighting elements must not adversely affect neighboring properties
- Landscape and accent lighting must be low-voltage and shall not become a nuisance to neighbors. String or rope lighting that is visible from the street, common areas or neighboring properties is allowed and should not provide excessive glare to other residences or to the common areas or any part thereof.

Section 15: Solar Devices

The District recognizes your right to install solar energy devices on your lot. For purposes of these DRG, solar energy devices include solar panels and thermal water heating panels (“Solar Devices”).

Solar Devices shall be submitted to the DRC for approval and must comply with the following guidelines, to the extent that they do not impair the functioning of the Solar Device, or adversely affect the cost or efficiency of the Solar Device:

- Solar Devices may only be placed on property that you own. They may not be installed or encroach on any portion of District common area or the property of another owner
- Solar Devices must be placed in the back yard or on a portion of the roof facing away from the street
- Solar Devices must be shielded from view so as not to be visible from neighboring property to the extent possible. The landscaping or structure used to shield the solar energy device must be approved in advance by the DRC.
- It is recommended that roof-mounted Solar Devices should consist of black or dark colored materials or a color to match the existing roof of the house to the maximum extent possible
- Solar Devices must be an integrated part of the roof design and mounted directly to the roof plane. Solar Devices must not break the roof ridgeline.
- Solar Devices must comply with all applicable town, county and state laws, regulations, and codes. The District must be provided with a copy of any applicable governmental permits, if requested.
- Placement and installation must be pursuant to the manufacturer’s instructions
- To protect against personal injury and property damage, Solar Devices may not be placed in a location where they may come into contact with a power line, must be properly grounded and secured and may not block or obstruct and driver’s view of an intersection or street
- All Solar Device installations must be approved by the DRC prior to installation.

Section 16: Window Coverings

Stone Creek Ranch homeowners are required to install window coverings within sixty (60) days of taking title to their lot except for small windows designed to remain uncovered for natural lighting.

- The exterior-facing window coverings must be a neutral color that blends with the exterior of the home, such as white, off-white, light beige, or wood tones.
- The tinting of exterior windows is subject to prior DRC approval. Reflective glazing, silver foil or similar sun screening material is not permitted.

Section 17: Decks

Decks should be incorporated to blend and complement the architecture of the home, all decks or deck improvements or modifications will be subject to DRC approval prior to construction and must meet all local building codes. Decks must be permitted.

Modification or alterations to homebuilder installed decks must incorporate the same materials, colors and detailing as the homebuilder's or approved existing deck. Synthetic decking material such as Trex or other engineered composite wood products are preferred. Decks must be kept in good condition and maintained in an attractive manner.

Section 18: Pergolas and Gazebos

A pergola is a feature with an open lattice or framework that may or may not be attached to a house, which provides both shade and or an aesthetic feature with or without climbing plants. Occasionally, a temporary seasonal fabric cover is incorporated in the pergola. Pergolas and gazebos must be kept in good condition and maintained in an attractive manner. A pergola must be approved by the DRC and meet the following standards:

- Compliment the house color and materials
- Maximum height of ten (10') feet
- Must be constructed entirely outside of easements, may be constructed outside building setback if approved by the DRC and permitted by the local authority
- Homeowner must obtain all necessary building permits and comply with local building codes

A gazebo is an accessory building which is detached, permanent, decorative, and used as a seasonal gathering place. Gazebos must be approved by the DRC and meet the following standards:

- Compliment the house color and materials
- Maximum height of thirteen (13') feet
- Must be constructed entirely outside of easements, may be constructed outside building setback if approved by the DRC and permitted by the local authority
- Homeowner must obtain all necessary building permits and comply with local building codes

Section 19: Water features, Fountains, Sculptures and Art

Artificial vegetation, exterior sculptures or similar items shall not be permitted in the front yard or visible from the street view. Removable water features, fountains, sculptures, or art under five (5') feet tall are permitted in the rear yard without DRC approval. Items more than five (5') feet tall in the rear yard require DRC approval. Any permanent water feature on the lot or removable water feature in the front yard must be approved by the DRC prior to installation.

Section 20: Design Review and Approval Procedure

20.1 Submission of Plans by Homeowners

Plans and specifications for proposed designs must be submitted to the DRC as specified in the Declaration, and according to the following submittal and review procedures.

The DRC shall conduct a review and respond no later than thirty (30) days after receipt of complete submittal.

Should the plans be approved, the homeowners may apply for the appropriate building and/or governmental permit(s), and when approved, begin construction. In the case of disapproval, the resubmittal of plans shall follow the submittal procedure.

20.2 Plan Submittal and Review

A Design Review Request form including copies of the plans and specifications must be submitted for approval. That form is included as Exhibit D to these DRG.

Each DRC submittal shall include:

- An approximate time schedule indicating starting and completion dates
- A copy of the landscape or other plan using an appropriate scale, containing the following:
 - a) all existing conditions including house, garage, walks, driveways, patios, decks, walls, property lines and easements
 - b) all proposed landscape improvements, including but not limited to: walls, patios, structures, hot tubs, gazebos, water features, irrigation, shrubs, trees, perennial and annual beds, and quantity, size and type of all trees and shrubs

Approval by the DRC shall be issued in writing. Construction shall not commence until all the above requirements are satisfied.

20.3 Resubmittal of Plans

In the case of disapproval of any submission, the re-submittal of plans will follow the same procedure as an original submittal.

In the event a decision by the DRC is felt to be unjust, the homeowner can submit a written request to the DRC for reconsideration:

- Such request must be made within thirty (30) days of the notification date of the DRC's original decision.
- The request should contain an explanation of why the decision is felt to be unjust, as well as any additional material that would be helpful to the DRC in reviewing the situation.
- A meeting of all parties concerned may be arranged when warranted, and the decision of the Stone Creek Metro district Board of Directors at any such meeting or after reviewing this material will be final.

20.4 Accuracy of Plans

Any owner submitting plans for approval to the DRC shall be responsible for the verification and accuracy of all lot dimensions, grade, elevations, and the location of the key features of the natural terrain. Each owner shall certify the accuracy of that before the DRC will undertake its review.

20.5 Work in Progress

The DRC may inspect all work in progress and give notice of non-compliance. Absence of such inspection and notification during the construction period does not constitute either approval of the DRC of work in progress or compliance with these DRG or the Declaration.

If, during construction, changes occur to an improvement which cause it to be significantly different from the approved documents, a request for approval of these changes shall be submitted to the DRC in the following manner:

- A written statement giving the reason such changes are desired
- A complete description of the change, including drawings, specifications and any other descriptive material required by the DRC

In case of disapproval of the changes, resubmission of plans or request for a special hearing shall be in accordance with Section 19.3, above.

The DRC, or its duly authorized representative, shall have the right to inspect any improvement prior to, during, or after completion.

20.6 Non-liability of the DRC and Declarant

Neither the DRC nor the Declarant, or their respective successors or assigns, shall be liable in damages to anyone submitting plans. This exemption from liability shall be for any reason, including error in judgment, negligence, or nonfeasance. Every owner or other person who submits plans to the DRC for approval agrees, by submission of such plans and specifications, that he will not bring any action or suit against the DRC or Declarant to recover damages.

20.7 Enforcement

These DRG may be enforced by the DRC, the Metro District Board of Directors, and/or the community management organization as provided in the District Declarations including fines and penalties.

Exhibit A

Stone Creek Ranch Recommended Plant List

This list is intended as a helpful reference and is not a limiting list. Stone Creek Ranch encourages the use of water efficient, drought tolerant, and native plants. Plant species approval is at the discretion of the DRC.

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
DECIDUOUS TREES	
Autumn Blaze Maple	Acer x Freemanii
Northern Red Maple	Acer rubrum
Hot Wings Maple	Acer tartarian
Big Tooth Maple	Acer grandidentatum
Thin-leaf Alder	Alnus incana tenuifolia
Western Catalpa	Catalpa speciose
Hackberry	Celtis occidentalis
Ginko	Ginkgo biloba
Honeylocust	Gledisia spp.
Kentucky Coffeetree	Gymnocladus dioisus
Golden Raintree	Koelreuteria paniculata
Aristocrat Pear	Pyrus calleryana 'Aristocrat'
English Oak	Quercus robur 'Fastigata'
Swamp White Oak	Quercus bicolor
Burr Oak	Quercus robur
Greenspire Linden	Tilia cordata 'Greenspire'
Frontier Elm	Ulmus 'Frontier'
EVERGREEN TREES	
One Seed Juniper	Juniperus monosperma
Spartan Juniper	Juniperus chinensis
Rocky Mountain Juniper	Juniperus scopulorum
Blue Spruce	Picea pungens
Norway Spruce	Picea abies
Austrian Pine	Pinus nigra
Bosnian Pine	Pinus heldreichii
Bristlecone Pine	Pinus aristata
Scotch Pine	Pinus sylvestris
ORNAMENTAL TREES	
Ginnala Maple	Acer ginnala
'Flame' Serviceberry	Amelanchier spp.
Cockspur Hawthorne	Crataegus crusgalli
Washington Hawthorne	Crataegus phaenopyrum
Spring Snow Crabapple	Malus spp.
'Spring Snow'	Hopa Crabapple Malus spp.
'Hopa' Prairie Fire Crabapple	Malus spp. 'Prairie Fire'
American Plum	Pyrus American
Chanticleer Pear	Pyrus calleryana 'Chanticleer'
Montmorency Cherry	Pyrus cerasus

DECIDUOUS SHRUBS

Regent Serviceberry	Amelanchier alnifolia
Indigo Leadplant	Amorpha fruticosa var. angustifolia
Blue Mist Spirea	Caryopteris x clandonensis 'Blue Mist'
Mountain Mahogany	Cercocarpus montanus
Dwarf Rabbitbrush	Chrysothamnus nauseosus
Burning Bush	Euonymus alatus
Apache Plum	Fallugia paradoxa
Russian Sage	Perovskia atriplicifolia
Lewis Mockorange	Philadelphus lewisii
Native Chokecherry	Potentilla spp.
Wax Leaf Current	Prunus virginiana melancarpa
Boulder Raspberry	Ribes cereum
Woods Rose	Rubus deliciosus
Rocky Mt. Sumac	Rosa woodsia
Native Snowberry	Rhus glabra cismontana
Dwarf Korean Lilac	Symphiocarpus albus
Mohican Viburnum	Syringa meyeri 'Paliban'
Compact Cranberrybush	Viburnum lantana
	Viburnum opulus compactum

EVERGREEN SHRUBS

Common Juniper	Juniperus communis 'effusa'
Buffalo Juniper	Juniperus Sabina 'Buffalo'
Hughes Juniper	Juniperus horizontalis 'Hughes'
Tammy Juniper	Juniperus Sabina 'Tammy'
Sea Green Juniper	Juniperus x media 'Sea Green'
Oregon Grape Holly	Mahonia aquifolium
Mugo Pine Varieties	Pinus mugo
Boxwood	Buxus spp.

ORNAMENTAL GRASSES

Blue Avena Grass	Helictotrichon sempervirens
Feather Reed Grass	Calamagrostis acutiflora
Maiden Hair Grass	Miscanthus sinensis 'Morning Light'
Blue Switchgrass	Panicum virgatum 'Heavy Metal'
Ribbongrass	Phalaris arundinacea 'Picta'
Indian Grass	Sorghastrum nutans 'Sioux Blue'
Mexican Feather Grass	Stipa tenuissima
Blonde Ambition Blue Grama	Boutolua gracilis 'Blonde Ambition'

PERENNIALS

Yarrow species	Achillea spp.
Hyssop	Agastache spp.
Fall Aster	Aster oblongifolius
Columbine	Aquilegia spp.
Fringed Sage	Artemisia figida
Coreopsis	Coreopsis spp.
Ice Plant	Delosperma spp.
Purple Coneflower	Echinacea fleischeri
Fleabane Daisy	Erigeron compositus

Purple-leaf Wintercreeper	Euonymus fortune 'Coloratus'
Ganzania	Ganzanis krebsiana
Cranesbill	Geranium spp.
Daylilies	Hemerocallis spp.
Iris	Iris spp.
Lavender	Lavendula spp.
Gayfeather	Liatris spp.
Blue Flax	Linium lewisii
Lupine	Lupinus spp.
Bee Balm	Monarda spp.
Catmint	Nepeta x faassenii
Viginia Creeper	Parthenocissus quinquefolia
Bearded Tongue	Penstemon
Black Eyed Susan	Rudbeckia spp.
Salvia	Salvia spp.
Pincushion Flower	Scabiosa spp.
Thyme	Thymus spp.
Tulips	Tulipa spp.
Veronica	Veronica spp.
Periwinkle	Vinca minor

Exhibit B: Fencing

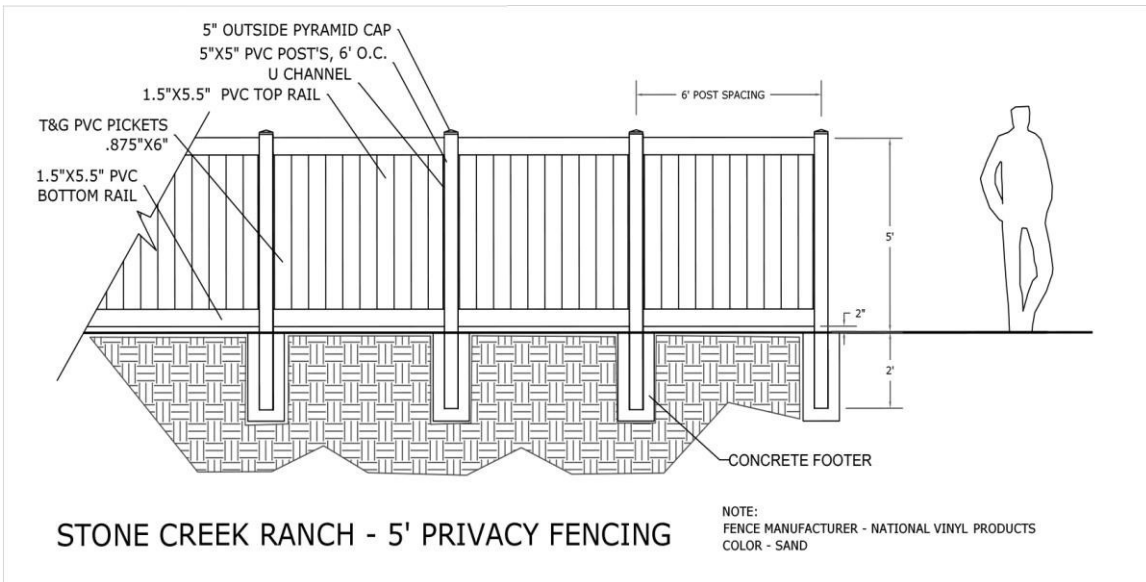
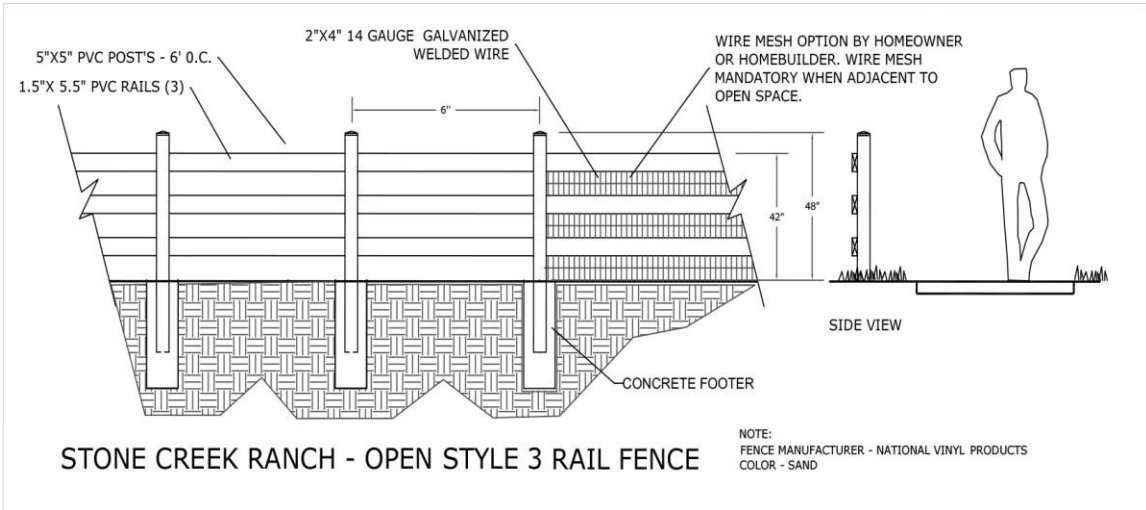
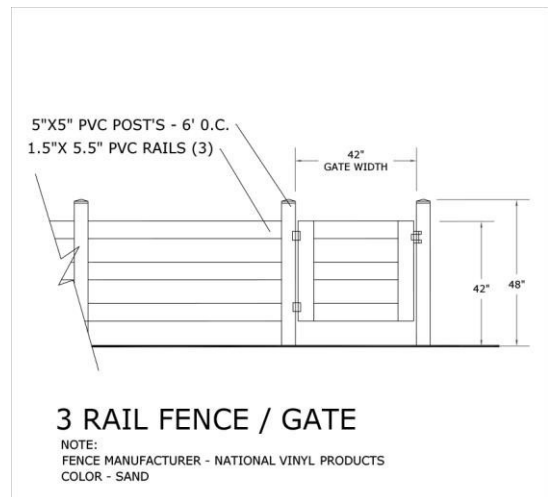
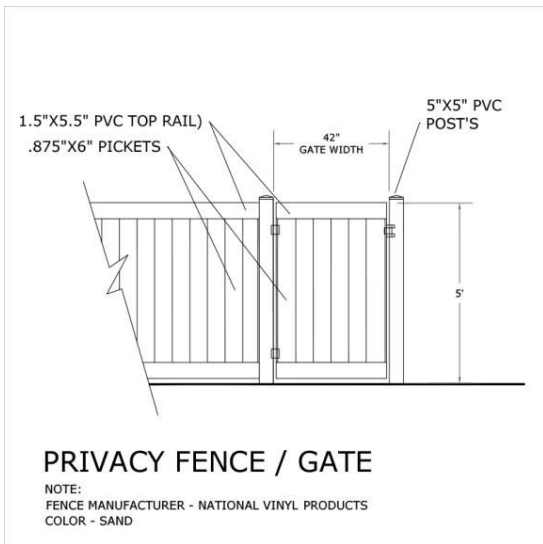
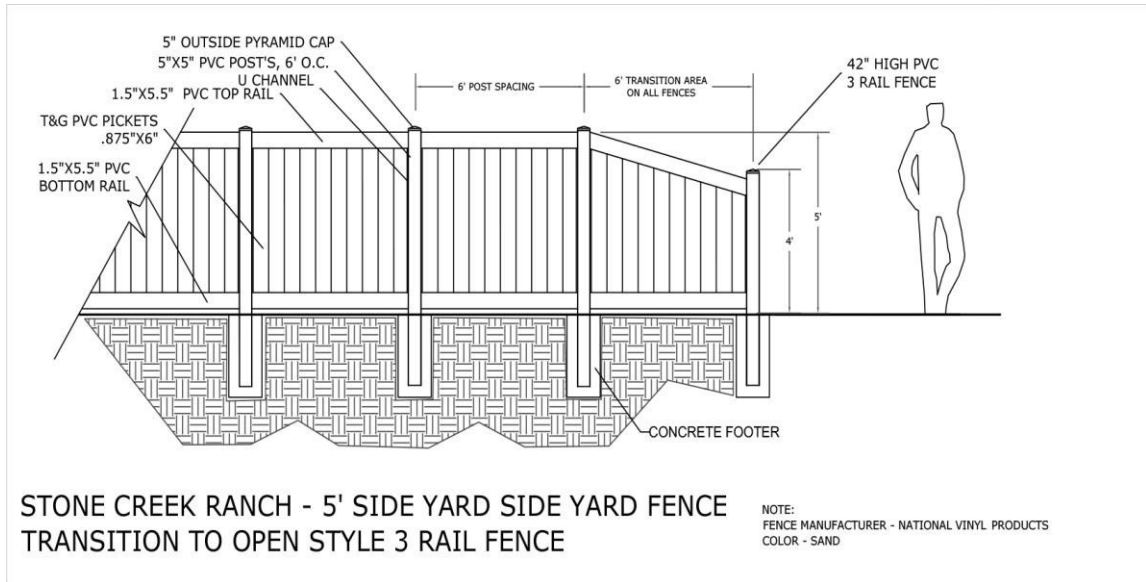
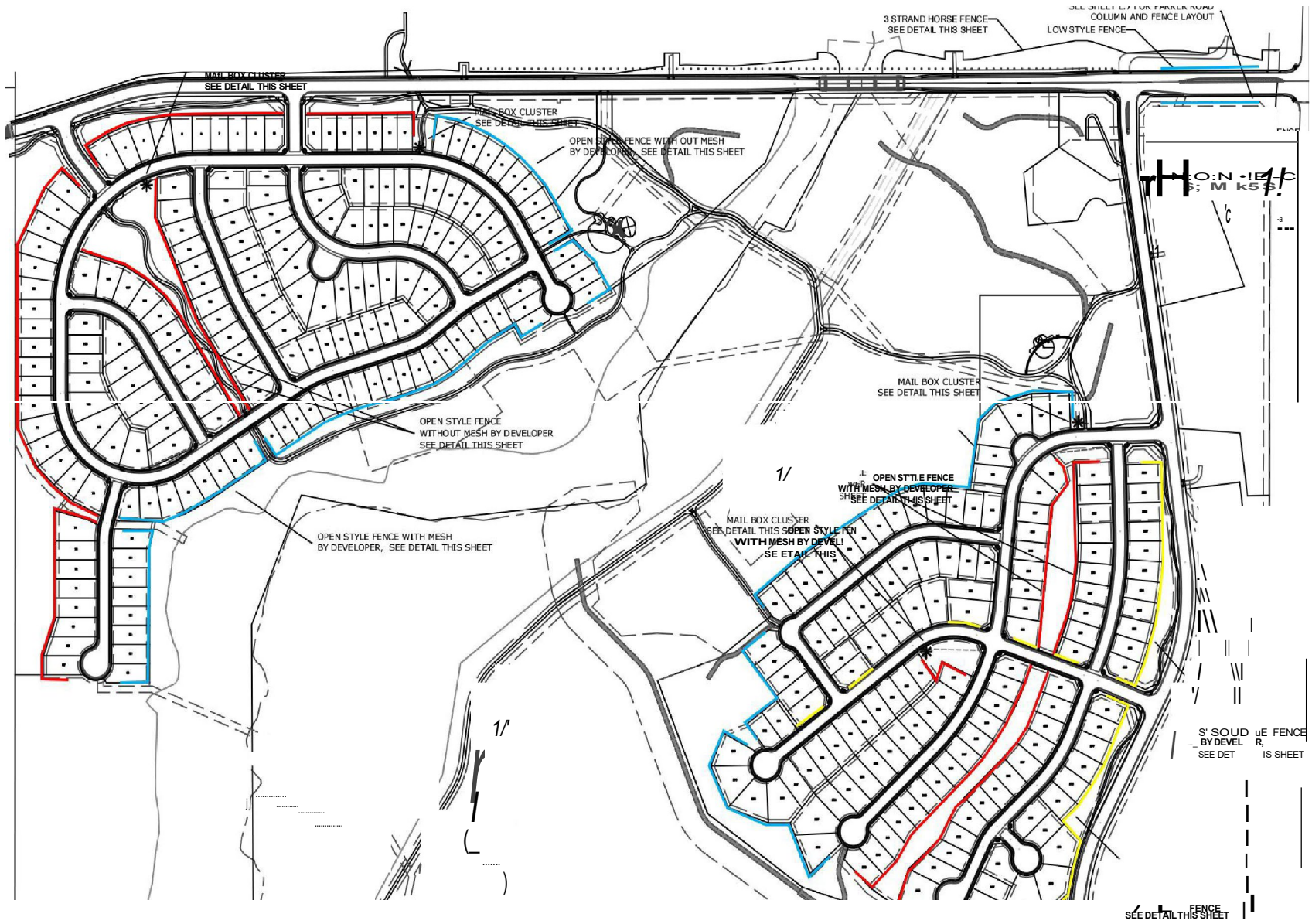


Exhibit B: Fencing continued





FENCE MASTER PLAN

Exhibit C: Retaining Walls

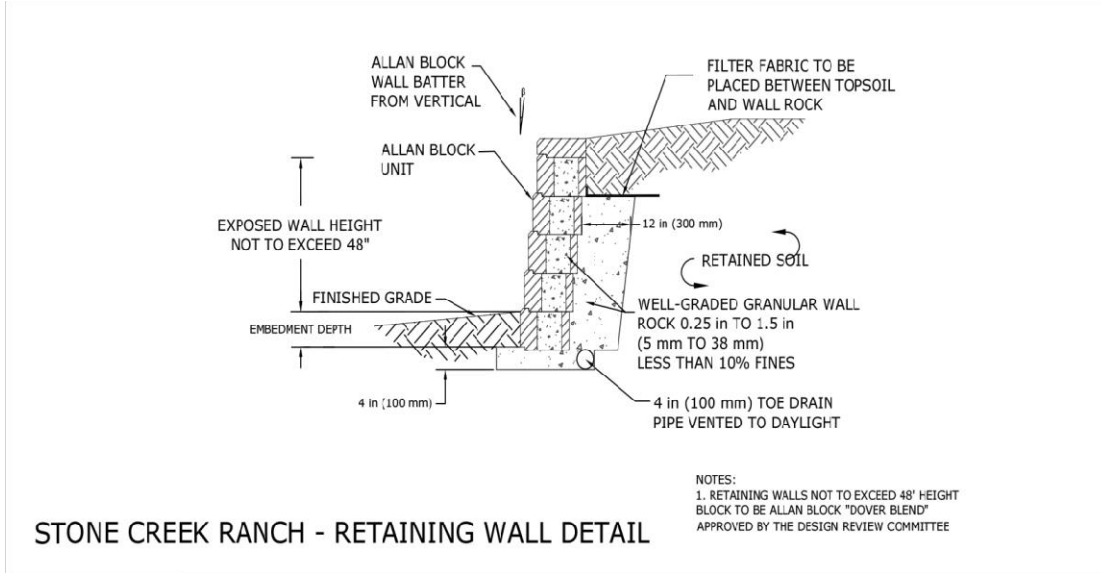


Exhibit D: Design Review Request Form

STONE CREEK METROPOLITAN DISTRICT DESIGN REVIEW REQUEST

Submit via the community portal - TownSq
 Please contact our community manager
Mariah.Watkins@goodwin-co.com with questions
 or if you require support

FOR ASSOCIATION USE ONLY:
Account # _____
Submittal # _____
Review Date: _____

Date	Telephone Number
Member's Name	Email
Property Address	
Contractor	
Contact Name	Telephone Number

In accordance with the Design Review Guideline and CCR's of Stone Creek Metropolitan District, I am submitting the following architectural/landscape modification for review and consideration:
Project Description:

EXTERIOR HOUSE PAINTING	
Base/Body Color	Trim Color (popouts, wood fascia, etc.)
Front Door Color (if applicable)	Garage Door Color

PLEASE READ AND SIGN THIS AGREEMENT—YOUR SIGNATURE IS REQUIRED

These plans are:	
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
Proposed Start Date	Anticipated Completion Date

I understand that my submittal will be reviewed by the DRC within 30 (thirty) days after a complete application and submission is received by the District. A written decision setting forth the decisions made by the DRC will be sent to the applicant.

Construction/project implementation must not begin before receiving written DRC approval.

Upon written receipt of approval, commencement of construction/project implementation shall begin within ninety (90) days of the proposed start date, subject to obtaining all necessary permits required by governmental agencies. If the project is not started within the 90 days, it must be resubmitted to the District unless extended by DRC in writing. The project must be completed within a reasonable time, commensurate with the extent of the project, following commencement of construction.

I understand that in addition to the District's Declaration, DRG and any stipulations as outlined in the forthcoming DRC's written decision, I am required to meet all regulations set by the Douglas County, Colorado, State or Federal governments.

The DRC, in its sole discretion, shall be authorized to assess fees in amounts not to exceed five hundred dollars (\$500.00) for extensive projects that require expert review to arrive at appropriate architectural and landscape evaluations and decisions.

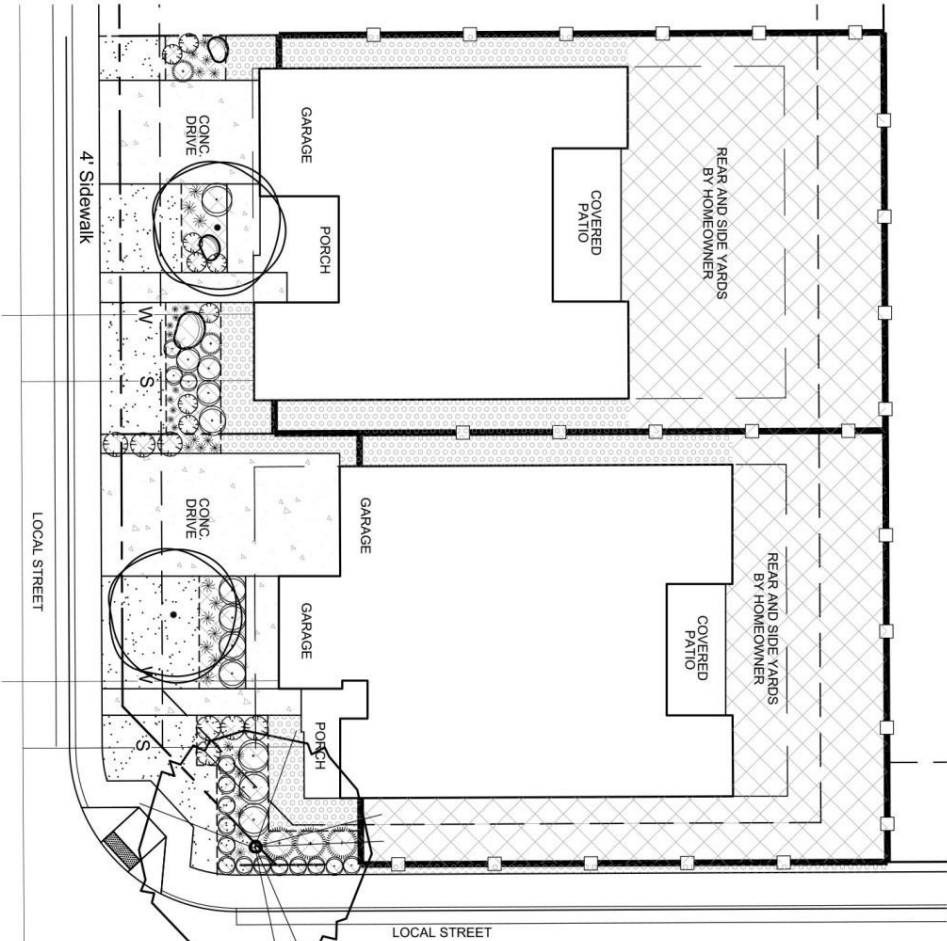
I understand that I am solely responsible for the accuracy of all documentation submitted in connection with this design review request. Approval of a design review request by the DRC does not, in any manner, constitute approval or endorsement of the architectural and technical soundness of the proposed project, and neither the DRC nor the District's Board of Directors shall incur any liability with respect to any apparent or latent defects and errors in the plans, specifications, or construction of proposed projects. I agree to pay any costs incurred by the District if I fail to meet the standards as established by the DRC and the District's Board of Directors.

I have read this application and agreement, understand its content, and agree to abide by its provisions.

Signature	Date
-----------	------

EXHIBIT E TYPICAL LANDSCAPE FRONT YARD DESIGNS

STONE CREEK RANCH - 60' WIDE LOT TYPICAL LANDSCAPING



LOT TYPICAL NOTES:

1. FRONT YARD LANDSCAPING SHALL NOT EXCEED MODERATE WATER DEMAND - THE USE OF XERISCAPE PLANTS IS ENCOURAGED.
2. TURF AREAS SHALL COUNT FOR A MAX. OF 50% OF THE AREA TO BE LANDSCAPED - LOW WATER USE SOD MIXES LIKE REVELLE OR RTF ARE ENCOURAGED.
3. FRONT YARD LANDSCAPING AND IRRIGATION IS TO BE INSTALLED BY BUILDER AND MAINTAINED BY HOMEOWNER.
4. ALL REAR & SIDE YARD LANDSCAPING TO BE INSTALLED BY HOMEOWNER WITHIN 90 DAYS OF CERTIFICATE OF OCCUPANCY OR WITHIN 8 MONTHS IF OCCUPANCY DATE IS AFTER SEPTEMBER 1ST.
5. A MINIMUM OF ONE (1) 2 1/2" CALIPER TREE AND TEN (10) 5 GALLON SHRUBS ARE TO BE INSTALLED IN EVERY FRONT YARD AND AN ADDITIONAL 2 1/2" CALIPER TREE AND SIX (6) 5 GALLON SHRUBS ARE REQUIRED ON CORNER LOTS.
6. WHEN THE DISTANCE BETWEEN HOMES IS 10 FEET (OR LESS), ROCK MULCH SHALL BE USED IN THE SIDE YARDS IN ALL CASES.
7. AT PLANT MATURITY, 75% OF THE AREA TO BE LANDSCAPED MUST BE COVERED WITH LIVING PLANT MATERIAL.
8. FENCING SHALL NOT ENCRGOACH VISIBILITY TRIANGLES.
9. IT IS RECOMMENDED TO PLANT TREES 10' MIN. FROM WATER AND SEWER LINES.

LEGEND

S	Sewer Line	Private
W	Water Line	Rock Mulch
—	Privacy Fence	Sod
○	Landscape Boulder	Deciduous Shrub
○	Deciduous Tree	Evergreen Shrub
○	Ornamental Tree	Groundcover
*	Grass	Ornamental

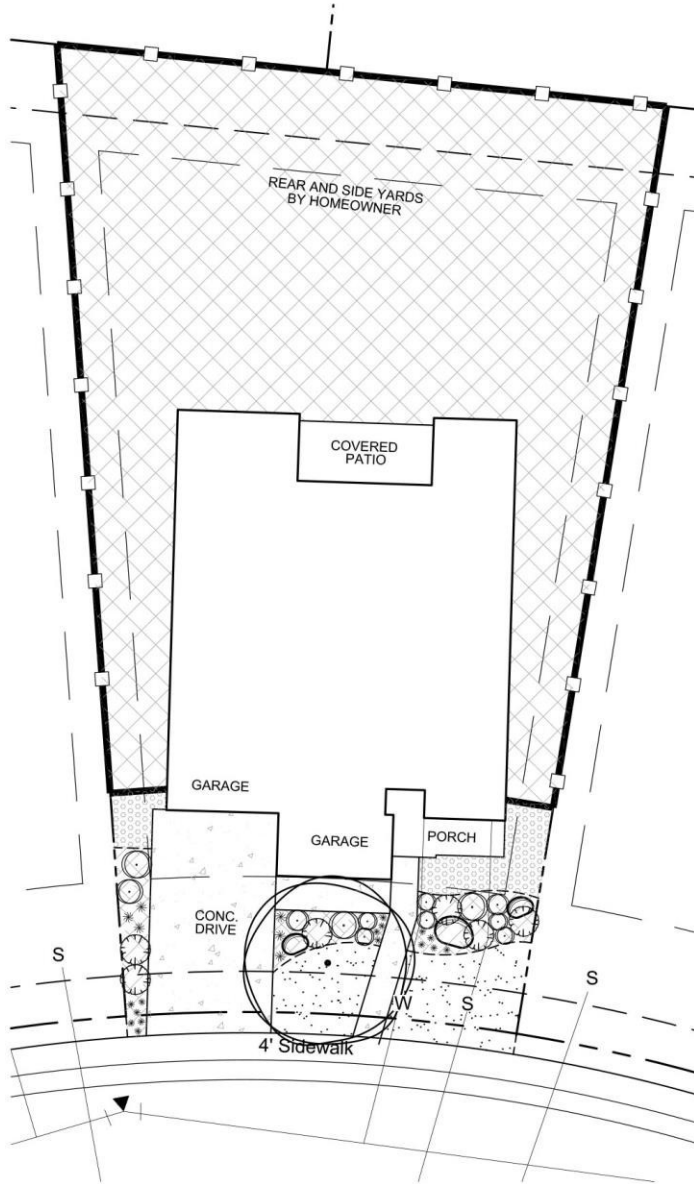
TYPICAL SINGLE FAMILY 60' WIDE LOT

H THE HENRY DESIGN GROUP
LANDSCAPE ARCHITECTURE
1501 WATER STREET, SUITE 1-C, DENVER, COLORADO 80202
PHONE: 303-444-2148 FAX: 303-444-9518

NOT TO SCALE

STONE CREEK RANCH - 60' IRREGULAR LOT

TYPICAL LANDSCAPING



- LOT TYPICAL NOTES:**
1. FRONT YARD LANDSCAPING SHALL NOT EXCEED MODERATE WATER DEMAND - THE USE OF XERISCAPE PLANTS IS REQUIRED.
 2. TURF AREAS SHALL COUNT FOR A MAX. OF 50% OF THE AREA TO BE LANDSCAPED - LOW WATER USE SOD MIXES LIKE REVELLE OR RTF ARE REQUIRED.
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 8. FENCING SHALL NOT ENCROACH VISIBILITY TRIANGLES.
 9. IT IS RECOMMENDED TO PLANT TREES 10' MIN. FROM WATER AND SEWER LINES.

LEGEND

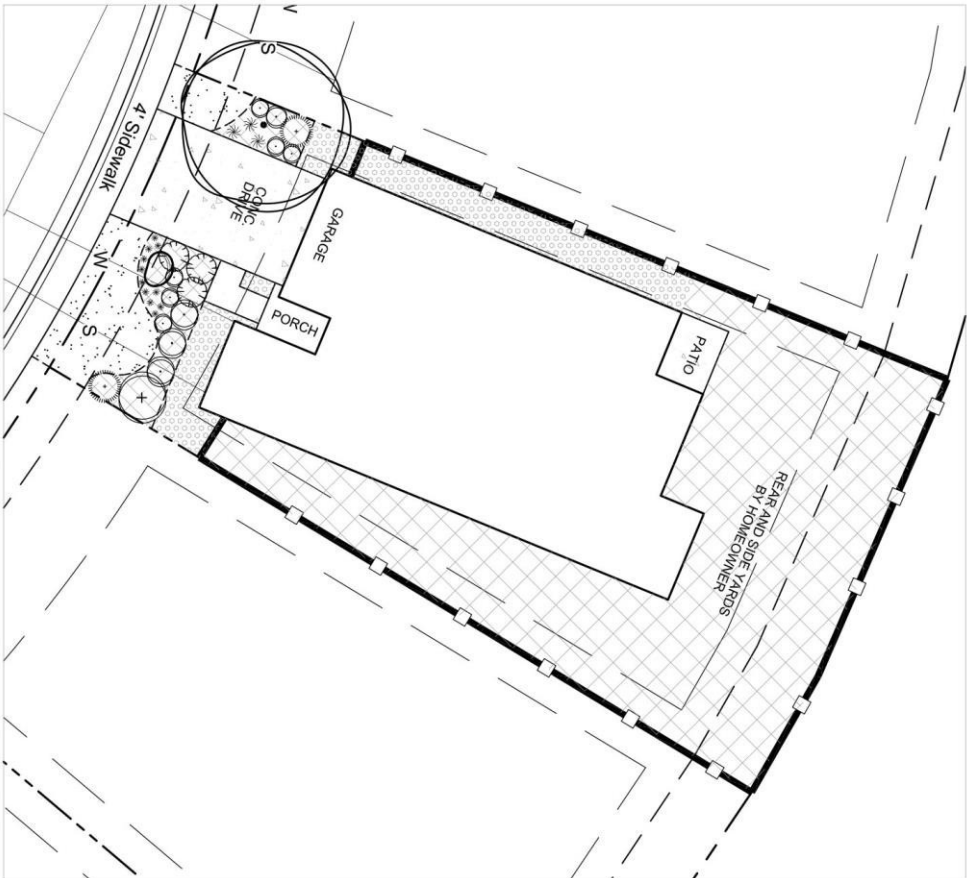
- Private
- Rock Mulch
- Sod
- Privacy Fence
- Sewer Line
- Water Line
- Landscape Boulder
- Deciduous Tree
- Ornamental Tree
- Deciduous Shrub
- Evergreen Shrub
- Groundcover
- Ornamental Grass

SINGLE FAMILY 60' WIDE IRREGULAR LOT

NOT TO SCALE

THE HENRY DESIGN GROUP
 LAND PLANNING - LANDSCAPE ARCHITECTURE & DESIGN
 1501 WALZEE STREET SUITE 1-C DENVER, COLORADO 80202
 Phone: 303-446-1368 Fax: 303-446-8958

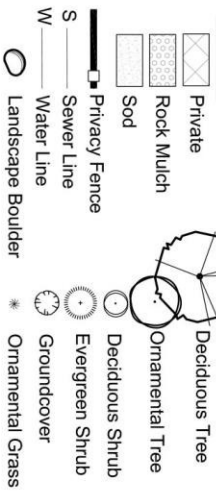
STONE CREEK RANCH - 50' IRREGULAR LOT TYPICAL LANDSCAPING



LOT TYPICAL NOTES:

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8. FENCING SHALL NOT ENCROACH VISIBILITY TRIANGLES.
9. IT IS RECOMMENDED TO PLANT TREES 10' MIN. FROM WATER AND SEWER LINES.

LEGEND



SINGLE FAMILY 50' WIDE IRREGULAR LOT










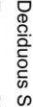





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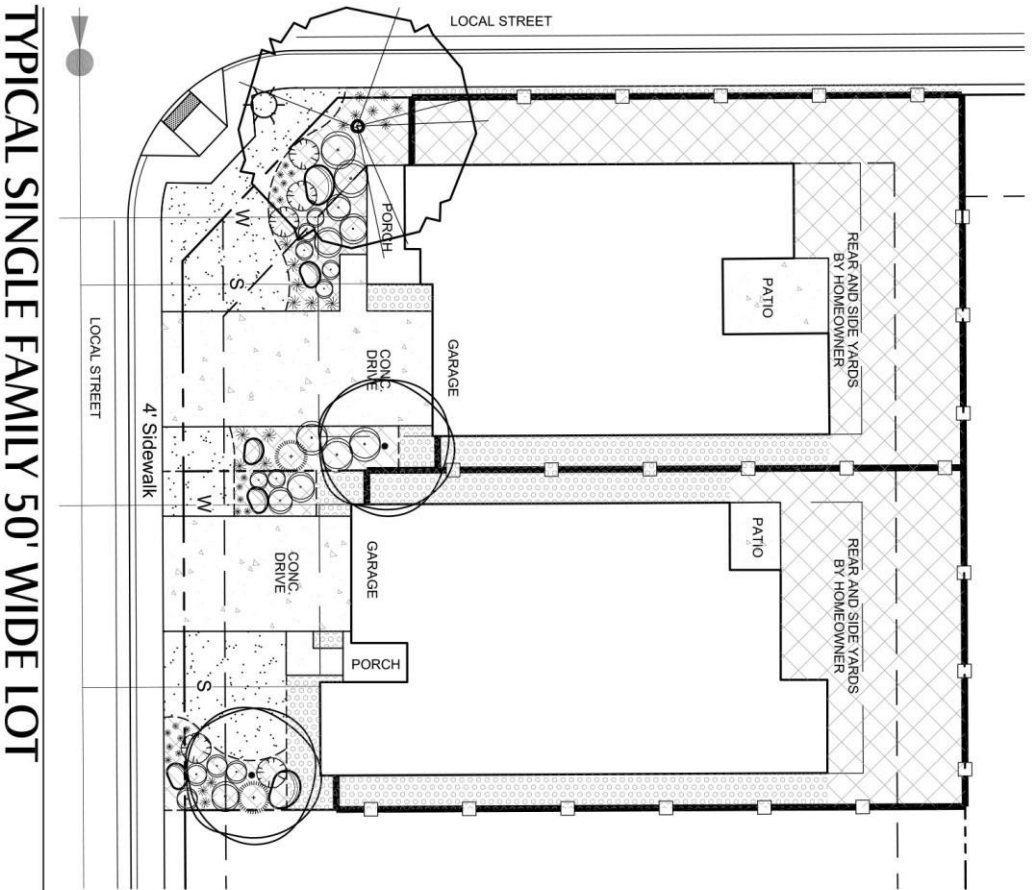
STONE CREEK RANCH - 50' WIDE LOT TYPICAL LANDSCAPING

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LEGEND

	Private		Deciduous Tree
	Rock Mulch		Ornamental Tree
	Sod		Deciduous Shrub
	Optional Fence		Evergreen Shrub
	Sewer Line		Groundcover
	Water Line		Ornamental Grass
	Landscape Boulder		



TYPICAL SINGLE FAMILY 50' WIDE LOT

THE HENRY DESIGN GROUP
 LANDSCAPE ARCHITECTURE & DESIGN
 500 WEST STREET, SUITE 100, DENVER, COLORADO 80202
 PHONE: 303-446-5246 FAX: 303-446-9733

NOT TO SCALE

EXHIBIT F XERISCAPING INFORMATION AND EXAMPLES





This is **NOT xeriscaping!** A balance of organic and inorganic materials is required per the guidelines for the Stone Creek Metro District.

The basics of xeriscaping in Colorado

Native Grasses

Colorado native grasses have adapted to the dry, arid climate, making them ideal for xeriscaping. These ornamental grasses also require less water and maintenance than non-native options. For example, Blue Grama grass is a popular choice due to its drought tolerance and attractive seed heads. Little Bluestem and Prairie Dropseed are also great options for their long-lasting beauty and low maintenance. Incorporating native grasses into a xeriscaped yard adds to its beauty and helps preserve Colorado's unique ecology. Another great example is the new Avalanch Feather Reed variation, a cold-season grass.

Drought-Tolerant Plants

These perennials and annual flowers can survive with less water, making them well-suited to Colorado's arid climate. Some popular drought-tolerant plants in Colorado include Potentilla, Blue Mist Spirea, and Chocolate Flower. You can create a beautiful and sustainable garden that will thrive in Colorado's unique environment by choosing these water-wise plants.

Bushes

One of the key design elements of xeriscaping is the careful use of bushes and shrubs that can thrive in arid conditions. These plants add visual interest to the landscape, provide essential shade, and help prevent erosion. With many varieties to choose from, including the resilient evergreen juniper, the unique-looking globe mallow, and the colorful Rocky Mountain Penstemon, Colorado homeowners have plenty of options to create a stunning xeriscape that complements the natural beauty of their surroundings.