

ARCHITECTURAL STANDARDS

DC9322878

AND

CONSTRUCTION REGULATIONS

FOR

*FAIRWAY RIDGE AT THE PINERY,  
A SUBDIVISION LOCATED IN  
DOUGLAS COUNTY, COLORADO*

105<sup>00</sup>  
218

## ARCHITECTURAL STANDARDS

### SECTION I

#### Purpose

Pursuant to the Declaration of Covenants, Conditions and Restrictions Covering Lots 1 through 26, Fairway Ridge at the Pinery, a Subdivision Located in the County of Douglas, State of Colorado ("Declaration"), the Declarant, The Pinery Partnership, a Colorado General Partnership, has developed a set of architectural standards ("Standards") for Fairway Ridge at the Pinery located in the County of Douglas, State of Colorado in order to:

- A. Attain the highest quality of residential development and construction, and
- B. Establish and preserve a harmonious design within Fairway Ridge at the Pinery, and
- C. Protect and enhance the value of property in Fairway Ridge at the Pinery.

These standards will establish a clarifying pattern to which the whole process of building will be subjected so that development and construction will merge and compliment the natural beauty of the land and quality of the community.

Fairway Ridge at the Pinery will be a community where similar architectural designs and styles come together, and where the efforts of one designer, owner, or builder are not damaged or devaluated by the incompatible design of a neighbor. Because there will be different owners involved, standards are necessary and useful in attaining and maintaining the desired level of consistency and quality in community appearance.

The intent of the Declarant and the developer is to achieve harmony among dwellings and between each dwelling and its surrounding landscape. Exteriors of buildings are to be subdued and non-attraction catching. Fairway Ridge at the Pinery is intended to be a place where structures compliment and harmonize with the land and each other.

These standards are established to:

- A. Carry out the general purposes expressed in the Declaration.
- B. Prevent violation of any specific provision of the Declaration and any future Supplementary Declaration.
- C. Prevent any change in the existing state of property which would be unsafe or hazardous to any persons or properties.
- D. Preserve visual continuity between improvements and prevent any marked or unnecessary transition between improved and unimproved areas.
- E. Assure that any change in the existing state of the property will be of good, attractive design and in harmony with development on other lots.
- F. Assure that materials and workmanship for all improvements are of high quality and durability comparable to other improvements in Fairway Ridge at the Pinery.

Compliance with these standards and approval by The Pinery Architectural Control Committee, Inc. does not constitute compliance with any applicable building codes or regulations. An owner or his representative must consult the County of Douglas with reference to compliance therewith.

These standards are in addition to and augment the Declaration and any Supplementary Declaration. They are not intended to narrowly restrict choices, but to allow variation within a framework of compatibility and harmony with the surroundings.

## SECTION II

### Definitions

Unless the context otherwise specifies or requires, the following words or phrases when used in this text shall have the following specified meanings:

1. Association: A non-profit corporation formed under the name of "Fairway Ridge at the Pinery Homeowners Association, Inc." whose Articles of Incorporation are filed with the Colorado Secretary of State, its successors and assigns.
2. Builder/ Contractor: A person or entity engaged by an owner of a lot for the purpose of constructing a dwelling on such owner's lot. The contractor and owner may be the same person or entity.
3. Fairway Ridge at the Pinery: Fairway Ridge at the Pinery according to the recorded plat thereof, Douglas County, Colorado.
4. Committee: The Pinery Architectural Control Committee, Inc., a Colorado Non-Profit Corporation ("Committee").
5. Declaration: The Declaration of Covenants, Conditions and Restrictions recorded by the developer affecting Fairway Ridge at the Pinery.
6. Declarant: "Declarant" shall mean and refer to The Pinery Partnership, a Colorado General Partnership, its successors and assigns if such successors or assign should acquire more than one undeveloped Lot from the Declarant for the purpose of development.
7. Developer: The Pinery Partnership, a Colorado General Partnership.
8. Dwellings: A residence constructed or proposed to be constructed on a lot in Fairway Ridge at the Pinery and any improvements constructed in connection therewith.
9. Improvement: Any changes, alterations or additions to the existing state of property.
10. Lot: A platted lot or building site within Fairway Ridge at the Pinery.
11. Owner: The owner of record of a lot, whether one or more persons or entities of a fee simple title to any lot within Fairway Ridge at the Pinery, but excluding those having such interest merely as security for the performance of an obligation. For the purposes herein, the owner may act through such owner's agent, provided that such agent is authorized in writing to act in such capacity.
12. PACC: The Pinery Architectural Control Committee, Inc. as set forth in Section V of these Architectural Standards. The PACC may in fact be of the same membership as the Committee.
13. Protective Covenants: The Declaration of Covenants, Conditions and Restrictions governing Lots 1 through 36, Fairway Ridge at The Pinery, and any Supplementary Declarations recorded by the developer affecting Fairway Ridge at the Pinery.
14. Standards: Those restrictions, review procedures, and construction regulations adopted and enforced

by the Committee as set forth in this document and as amended from time to time by the Committee.

15. Supplementary Declaration: Any Supplementary Declaration of Protective Covenants recorded by the developer affecting Fairway Ridge at the Pinery.

### SECTION III

#### Basic Building Restrictions

1. Location of Dwellings and Setbacks.

Location of buildings will be in accordance with the recorded plat and the Declaration or any Supplementary Declaration. All dwellings will adhere to Article VI, Section 7 of the Declaration of Covenants, Conditions and Restrictions of Fairway Ridge at the Pinery.

2. Height of Structures.

The Committee intends to discourage, and has the right to prohibit, the construction of any dwellings or other structure which would appear excessive in height when viewed from the roads, drives, or other lots. Dwellings whose masses are generally parallel to the natural terrain of the lots and which minimize the obstruction of view from other lots will be encouraged. In all cases, the appearance of dwellings from other lots and roads will be an important factor, but no dwellings shall exceed thirty-five (35) feet from the ground elevation at the middle of the front setback line.

3. Permitted Uses and Floor Spaces.

The minimum finished floor area for a single story building is 1,600 square feet. The minimum finished floor area for a tri-level or bi-level shall be 1,800 square feet of which at least 1,100 square feet must be the foot print (main level and garden level). The minimum finished floor area for a two-story building is 2,000 with at least 1,100 square feet on the main level. Minimum square footage requirements exclude garages, porches, unattached structures, and basements.

4. Color.

The color of external materials will generally be conservative and in good taste. Earth tones and neutral tones are recommended, although occasionally accent colors used judiciously and with restraint may be permitted. Colors shall be harmonious and compatible with colors of other residences in Fairway Ridge at the Pinery subdivision. Black, white and extreme shades of gray are prohibited. Acceptable colors are available for inspection at The Pinery Architectural Control Committee, Inc. office.

5. Materials- Exterior Surfaces.

Exterior surfaces will generally be of materials that blend and are compatible with the natural landscape. The use of each material shall be a truthful and appropriate expression of the characteristics of that particular material. Textures shall be harmonious and compatible with textures of other residences in the vicinity and the nearby surroundings. Manufactured substitutes for wood and stone shall be allowed provided they very closely approximate the appearance of wood or stone when installed and finished. Exposed standard concrete; concrete blocks; pre-fabricated metal buildings; unnatural brick tones; and silver finish aluminum doors and windows shall not be acceptable unless approved by the Committee.

6. Foundation Walls.

Not more than six inches of concrete may be exposed above ground level. Foundation walls shall not be exposed unless approved by the Committee, and then shall be finished to blend with the upper walls of the dwelling.

No wood foundations shall be allowed.

7. Roofs.

All roofs shall be of a material, color, and texture approved by the Committee. No maximum or minimum pitch is specified, but approval by the Committee will be based on the visual impact of the roof on the lot and/ or on the neighboring lots, dwellings, and roads. The overall appearance of the dwelling will be an important consideration. Cedar shakes or shingles or tile roofs, also manufactured products which closely simulate the appearance of shakes or tile may be approved at the discretion of the Committee, are preferred and flat asphalt or similar composition shingle roofs will not be allowed unless approved by the Committee. Gravel and tar roofs are prohibited.

8. Building Projections.

All projections including, but not limited to, chimney flues, vents, gutters, down-spouts, porches, railings, and exterior stairways, shall match the color of the surface from which they project or shall be of an approved color.

9. Garages.

The residential structure or complex on a lot shall include a garage of a size sufficient to accommodate a minimum of two full-sized automobiles (four hundred (400) square foot minimum) and a maximum to be approved by the Committee. Carports are prohibited.

10. Fencing.

All fencing installed within the subdivision shall be approved by the Committee and shall meet the fencing guidelines. Fencing shall conform to the fencing standards which are set forth on Exhibit "A", attached hereto.

11. Site Drainage and Grading.

All structures and landscape elements shall be placed on the lot so that the existing topography shall be disturbed as little as possible. Finish grading shall be such so as to prevent ponding or washing of water on the site and on adjacent property. Drainage shall generally be away from structures. Newly graded areas shall be protected against erosion. The final site plan or grading plan shall show both existing and future contours.

12. Paved Areas.

Hard-surfaced private driveways and parking areas are required. It is recommended that driveway grades be kept under county specifications for satisfactory year-round use. Materials used to create special paving patterns are subject to Committee approval.

13. Culverts.

Driveway culverts, if required, will be approved by the Committee and will be installed by the owner at his expense.

14. House Numbers and Mailboxes.

Each lot has been assigned a street number which has been approved by the appropriate governing authorities. Prior to occupancy of a residential structure on a lot, the owner shall be required to construct or install a mailbox and a sign showing the assigned street number of the lot pursuant to uniform standards prescribed in writing by the Committee. The mailboxes shall be constructed pursuant to guidelines approved by the United States Postal Service, and shall conform with the standard as set forth on Exhibit "B", attached hereto.

15. Exterior Mechanical Equipment.

It is preferred that no mechanical equipment shall be exposed to the exterior of any structure. If it is determined by the Committee that unique circumstances require exposure of mechanical equipment and same is acceptable to the Committee, the equipment shall be either incorporated into the overall form of the structure or be permanently enclosed or screened by a material or landscaping materials approved by the Committee other than plant material.

16. Yard Light.

Each lot will have a post-mounted lamp located two (2) feet behind the front property line and near the driveway. The lamp fixture shall have a photo-electric cell to provide continuous operation at night. Any variance as to the location from the front property line must be approved by the Committee.

17. Accessory Structures.

Accessory structures as permitted by the Committee shall be architecturally compatible with the dwelling. Dog runs or enclosures for other pets will be architecturally compatible with the dwelling and subject to approval by the Committee.

18. Exterior Lighting.

Every lot requires a lamp post of approved design on photo cell. Exterior lighting that is subdued and whose light source is not offensive for adjoining dwellings is permitted for purposes of illuminating entrances, decks, patios, driveways, and parking areas and other approved purposes. All other exterior lighting must be approved by the Committee.

19. Landscaping.

At the time of, or as soon as reasonably possible following construction of the residential structure on a lot, but not later than the latter of six (6) months or one (1) growing season after substantial completion of the residential structure, the lot shall be suitably landscaped with live grass, shrubs, and trees. The Committee requires the prior submission of complete landscaping plans and specifications.

Each lot shall be fully landscaped and lot owners are encouraged to make adequate provisions for landscaping costs in their overall construction budget. Plant materials native to this climate and adaptable to low water use areas are strongly encouraged. Sprinkler systems designed for maximum utilization or water discharge are strongly recommended. High volume aerial impact systems will be strongly discouraged except under extreme watering requirements.

Lot owners and their representatives or builder/ contractor are required to minimize disruption from grading; when possible, and use existing or natural drainage paths; and to consider and provide for snow storage and run-off.

Xeriscape or a combination of xeriscape and traditional landscaping is highly recommended for uses in the subdivision. A list of suggested plants, trees and shrubs acceptable for designing xeriscape and traditional planting areas is available at the offices of The Pinery Architectural Control Committee, Inc. All landscaping installed within the subdivision shall be approved by the Architectural Committee. Landscaping shall not be approved unless the proposal conforms with drainage and grading as originally designed or completed by the builder/contractor.

Trees, shrubs, ground cover, native grasses, and xeriscape plants acceptable for planting are listed on Exhibit "C", attached hereto.

20. Swimming Pools.

Swimming pools are discouraged. Above ground pools are prohibited. Swimming pools, if permitted, shall be designed to integrate with the existing site and architectural form. Adequate screen, security, and maintenance shall be provided. Swimming pool construction shall meet Colorado State Board of Health standards.

21. Tennis Courts.

Tennis courts will be discouraged unless the Committee can be shown that the court will not aesthetically detract from the area visibly adjacent therein. The impact of the court on surrounding lots and a determination whether the court will force the abandonment of needed landscaping will be thoroughly considered by the Committee. Lighting for night use will be prohibited.

22. Style and Quality.

There is no mandatory "style" or architecture in Fairway Ridge at the Pinery. The only constant is high quality and harmony with the particular lot, general landscape, and surrounding dwellings.

Dwellings or structures with an unfinished appearance or rugged cabin finish or design shall not be permitted. "A"-frame type structures, dwellings on stilts and structures of a circular design will not be permitted.

Because of the natural characteristics, setting and uniqueness of Fairway Ridge at the Pinery, the Committee wishes to encourage and promote a harmonious building theme. Therefore, dwellings similar to other approved structures which are in harmony with the golf course setting are preferred.

23. Additional Construction and/ or Exterior Changes.

Any changes to the approved plans before, during or after the construction of a dwelling must first be submitted to the Committee for approval prior to the actual construction, except as provided for in the Agreement dated February 15, 1993, between The Pinery Partnership and The Pinery Architectural Control Committee, Inc.

24. Building Code.

All structures will conform to all applicable building codes and ordinances. Approval by the Committee does not constitute or imply compliance with such codes or ordinances.

#### SECTION IV

##### Architectural Review Procedures

I. Procedure.

Plans and specifications will be submitted to The Pinery Architectural Control Committee ("PACC"). The procedure of the PACC shall be adhered to consistent with the Fairway Ridge at the Pinery's Covenants and the Fairway Ridge at the Pinery's Architectural Standards. The plans and specifications must be prepared by a licensed architect or a professional builder. All review fees required by the Committee shall be adhered to.

#### SECTION V

##### Construction Regulations

In order to insure a safe, neat and orderly construction site, the Committee and the developer have established certain construction and safety regulations for the benefit of all Fairway Ridge at the Pinery owners and residents.

It is of the utmost importance that anyone conducting construction activities in Fairway Ridge at the Pinery exert extreme care in preventing conditions that are unsafe or that could constitute fire, or other hazards. The developer and the Committee will not tolerate any activity that, in their opinion, constitutes such hazards.

Definitions: All of the definitions contained in the Architectural Standards are utilized herein, except that the following additional definition is used in these Construction Regulations:

"Construction Site" shall mean and refer to such portion of Fairway Ridge at the Pinery (including but not limited to a lot) on which authority is given by the Committee to construct improvements or store materials or equipment.

1. Storage of Materials and Equipment.

Owners and contractors are permitted to store construction materials and equipment on the approved construction site during the construction period. It shall be neatly stacked, properly covered, and secured. Storage of material or construction equipment outside the approved construction site (owner's or builder's lot) will be done only with the approval of the Committee.

Any storage of materials or equipment shall be the owner's or contractor's responsibility.

Owners and contractors shall not disturb, damage, or trespass on other lots or tracts. Should any such damage occur, it will be restored and repaired at the offender's expense.

2. Debris and Trash Removal.

Owners and contractors shall clean up all trash and debris on the construction site at the end of the each day. Lightweight material, packaging, and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site. Owners and contractors are prohibited from dumping, burying, or burning trash anywhere on Fairway Ridge at the Pinery.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore or affecting other lots and tracts.

Dirt, mud, or debris resulting from activity on each construction site shall be removed in a reasonable time from public or private roads, open spaces and driveways, or other portions of those other areas of the general area known as the Pinery under the control or review of the Committee.

3. Sanitary Facilities.

Each owner and contractor shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets or similar temporary toilet facilities shall be located only in areas approved by the Committee.

4. Parking Areas.

Construction crews shall not park on, or otherwise use, other lots or tracts. Private and construction vehicles and machinery shall be parked in areas designated by the Committee or developer.

5. Access to Fairway Ridge at the Pinery.

Access to Fairway Ridge at the Pinery is over county approved and private streets. The contractor shall make every effort not to damage any county owned or private improvements.

6. Conservation of Landscaping Materials.



Owners and contractors are apprised of the fact that the lots and tracts contain topsoil that should be salvaged before and during construction.

7. Excavation Materials.

Excess excavation materials shall be hauled off the project or placed in areas designed by the Committee, if any.

8. Restoration or Repair of Other Property Damaged.

Damage and scarring to other property, including, but not limited to, other lots, tracts, roads, driveways, and/or other improvements, will not be permitted. If any such damage occurs, it shall be repaired and/ or restored promptly at the expense of the person or entity causing the same.

Upon completion of construction, each owner and contractor shall clean the construction site and repair all property which was damaged, including, but not limited to, restoring grades, repair of streets, driveways, drains, culverts, signs, lighting, and fencing.

9. Miscellaneous and General Practices.

The following practices are prohibited on Fairway Ridge at the Pinery.

- A. Changing oil on any vehicle or equipment.
- B. Allowing concrete suppliers and contractors to clean their equipment other than at locations designated for that purpose by the developer or Committee.
- C. Removing any plant material, topsoil, or similar items from any property of others within Fairway Ridge at the Pinery, including construction sites.
- D. Carrying any type of firearms on the property.
- E. Using disposal methods or units other than those approved by the Committee.
- F. Careless disposition of cigarettes and other flammable material.
- G. Bringing any animals or pets, particularly dogs, onto Fairway Ridge at the Pinery.
- H. Creating noise pollution, other than that directly associated with job related work, that would cause any unnecessary disturbance.

In the event of any violation of this Section V, paragraph 9G, Fairway Ridge at the Pinery shall have the right to contact the proper authorities, to impound the pets, or to refuse to permit such contractor or subcontractor to continue work on the Fairway Ridge at the Pinery property, or to take such other action permitted by law or the Declaration.

10. Responsibility of Lot Owner.

All lot owners in Fairway Ridge at the Pinery shall be responsible for the conduct and behavior of their representatives, builders, contractors, and subcontractors, including reimbursement in full for any damage done to public improvements including, but not limited to, streets, gutters, utilities, and landscaping.

11. Enforcement.

Enforcement of these Architectural Standards and Construction Regulations shall be consistent with the terms and conditions of Article V of the Declaration of Covenants, Conditions and Restrictions covering Lots 1 through 26, Fairway Ridge at the Pinery.

ADOPTED BY: THE PINERY PARTNERSHIP, A COLORADO GENERAL PARTNERSHIP

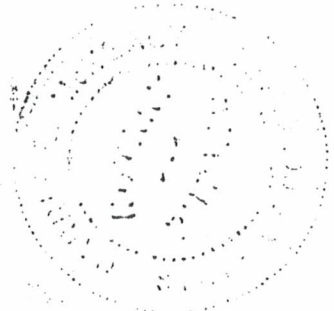
BY: [Signature]  
Dimensions, Inc., a General Partner

APPROVED:

The Pinery Architectural Control Committee, Inc.

By: [Signature]

Its: SECRETARY



STATE OF COLORADO )  
 )ss.  
COUNTY OF Arapahoe )

The foregoing instrument was acknowledged before me in the County of Arapahoe, State of Colorado, this 1<sup>st</sup> day of April, 1993, by Thomas N. Tucker, President of Dimensions, Inc., a General Partner of The Pinery Partnership, a Colorado General Partnership.

[Signature]  
Notary Public

My Commission expires 12/10/96

STATE OF COLORADO )  
 )ss.  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me by David E. Rapley, of the Pinery Architectural Control Committee, Inc., a Colorado No-Profit Corporation, this 26th day of February, 1993.

[Signature]  
Notary Public

My Commission Expires  
July 13, 1996

EXHIBIT A

FENCING GUIDELINES

FAIRWAY RIDGE  
FENCING GUIDELINES  
GENERAL

Each of the fence types need to be coordinated and controlled to assure a design unity. Standard fence designs have been approved and adopted for use. The designs include both open rail and opaque fences to meet prescribed applications. These standards should be used whenever possible, however, should a special use arise, variations should use the fence "theme" established by illustration in this guideline as a basis for their design.

REVIEW/APPROVAL

A scale drawing of proposed fencing to be installed shall be submitted to the Architectural Control Committee for written approval prior to fabrication and installation.

The drawing submitted should include:

\* A site plan of the entire lot indicating walks, house, streets, and proposed placement of the fence. The fence should be dimensioned, and if more than one type of fence is proposed, the site plan should indicate a clean definition of each fence type's location.

\* If a standard fence style defined and illustrated in this guideline is used, the site plan need only reference it by name (number).

If a fence design is one other than a standard fence style the drawings submitted must also include:

\* Typical elevation of fencing clearly labeling material types, sizes and colors.

\* Typical section of the fence clearly indicating construction details.

\* Specific reasons for requesting a variance from standard fence styles.

**FAIRWAY RIDGE  
FENCING GUIDELINES  
GENERAL**

**OVERALL GUIDELINES**

All fences shall meet these guidelines.

Each fence design must be developed within the context of the proposed architectural theme and landscape plan.

Where possible, fences should be limited. Other design elements may provide the same functions. For example:

\* Heavy landscaping and/or earth berms can be used to provide identity and enclosure.

\* Dry stream beds and drainage swales can be used to establish boundaries.

More importantly, landscape elements should be considered where ever possible to soften fences and walls and provide variety to long fence lines. Fences should follow slope angle where there is a grade break. Grade breaks can be used as landscape accents in long lines.

The degree to which a fence is "open" or opaque is a function of its use. The need for privacy (opaque) must be balanced with requirements for light, air and views (transparent).

Long lines of unbroken fences and walls should be avoided. Fences and walls should always have a space in front for landscape. A sidewalk should never directly abut a fence, but must have a minimum of 36" of landscaped area separating them.

**FAIRWAY RIDGE  
FENCING GUIDELINES  
GENERAL**

**FENCE DEFINITIONS**

There are three types of fences to be considered in Fairway Ridge:

\* **Development Fence:** those fences and/or walls that define the Major Development plan boundary and area.

\* **Dwelling Unit Fences and Walls:** those fences and/or walls that define an individual dwelling unit building.

\* **Privacy Fences:** those fences which screen a patio or other outside feature.

**FENCE FUNCTIONS**

Generally speaking, the three fence types serve the following functions:

\* **Development fences** serve to define the overall boundary of a development, as major entry points, road and open space edges.

\* **Dwelling unit fences** are used to define individual properties, provide security and a sense of architectural enclosure.

\* **Privacy fences** are used to screen outside features such as a patio or deck and create a private space adjacent to the dwelling unit. Use of privacy fencing is not encouraged and should be limited to special situations.

**PERIMETER FENCES**

Fences installed along greenbelt areas or on corner lots must be of either Standard Type 1 or 2 transparent fencing. Fences along property lines that abut the golf course must be a Standard Type 1 fence and no more than 42" tall.

**FAIRWAY RIDGE  
FENCING GUIDELINES  
GENERAL**

**PRIVACY FENCES**

Privacy fences (5'-0" high) may be installed off of a rear patio or deck, but must be attached to the dwelling unit.

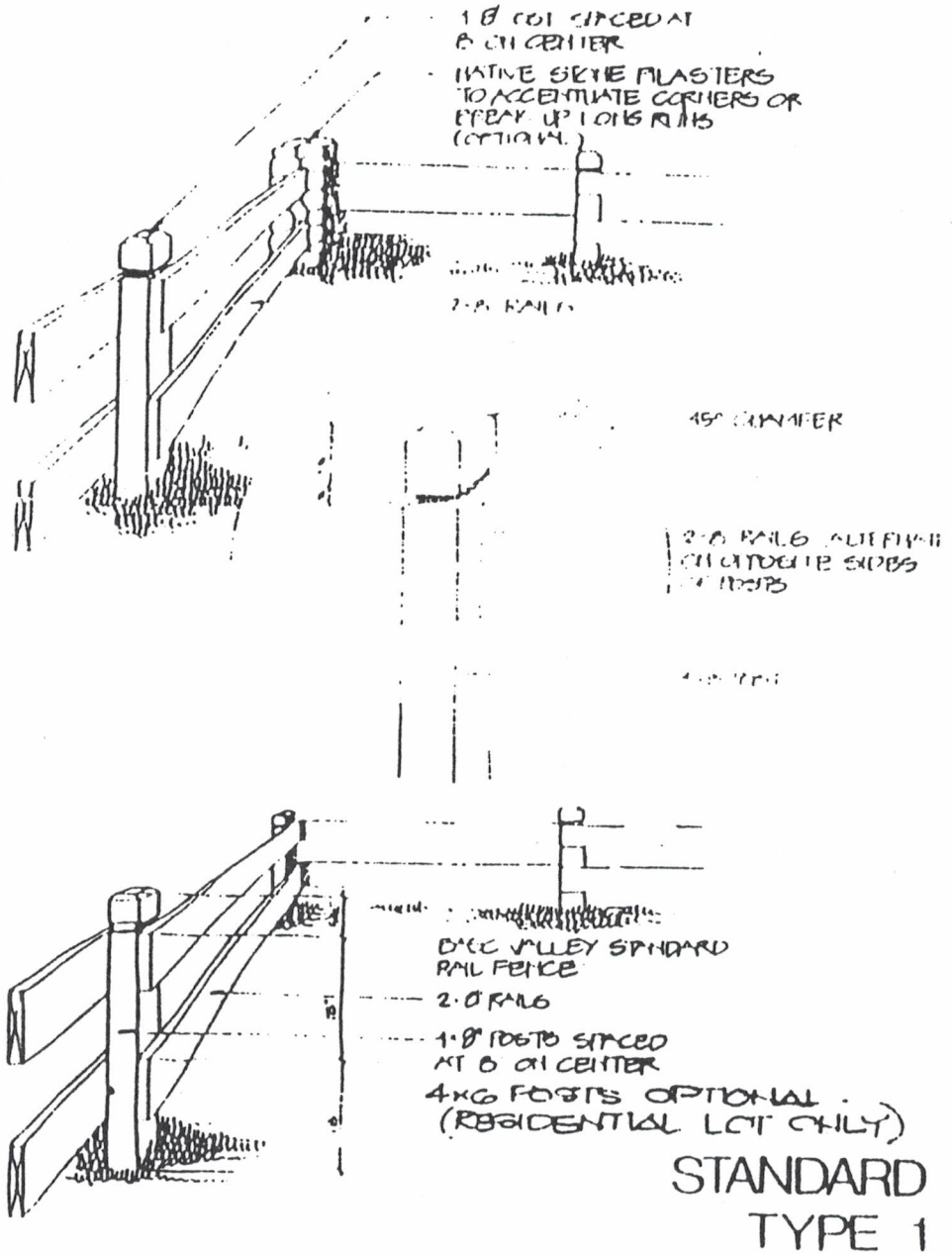
Privacy fences may be installed up to 20'-0" into the rear yard from the dwelling unit and may extend to the property line at the sideyard of the dwelling unit. The fence may not be within 20'-0" of the rear property line or anywhere within 8'-0" of the front of the dwelling unit.

**DOG RUNS**

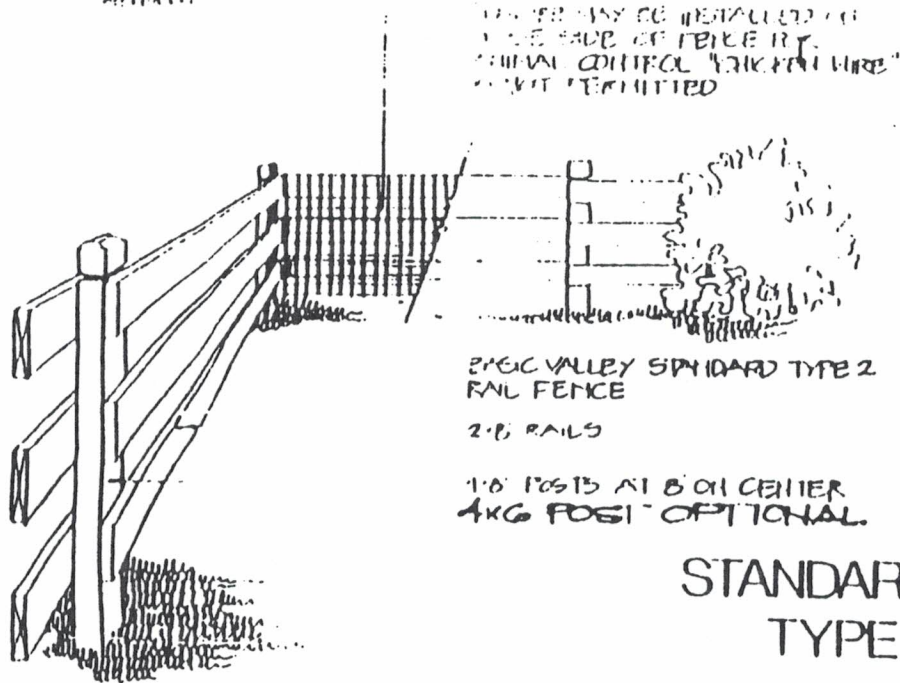
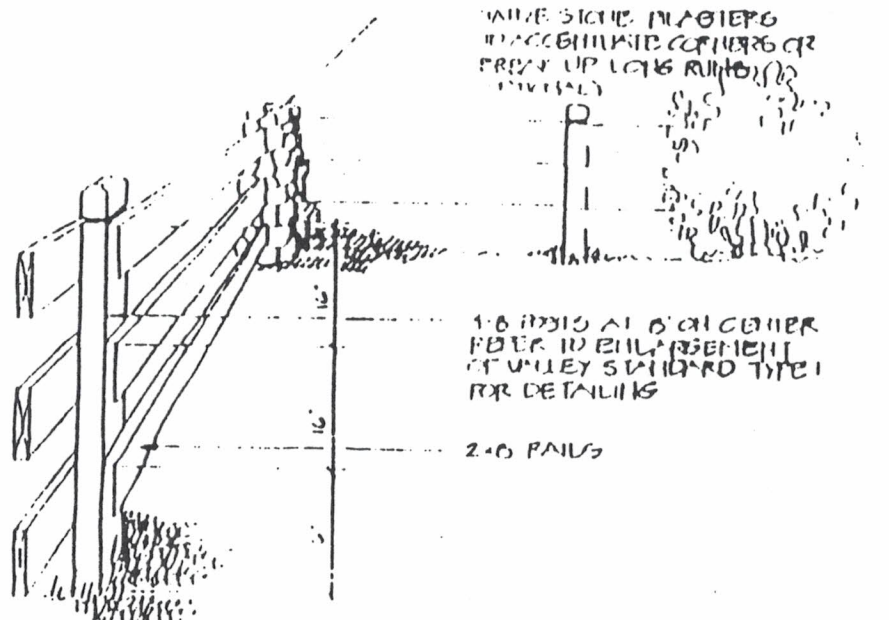
An 8'-0" by 16'-0" (this is the maximum length and width and smaller dimensions are encouraged) designed dog run may be constructed on the sides or rear of any dwelling unit but must be attached to either the dwelling unit and/or a perimeter fence.

The run shall be constructed as a privacy fence (if it meets all other privacy fence requirements) or as a transparent rail fence. All wood materials shall be painted/stained to match the structure to which it is attached.

**FAIRWAY RIDGE  
FENCING GUIDELINES  
STANDARD TYPE 1**

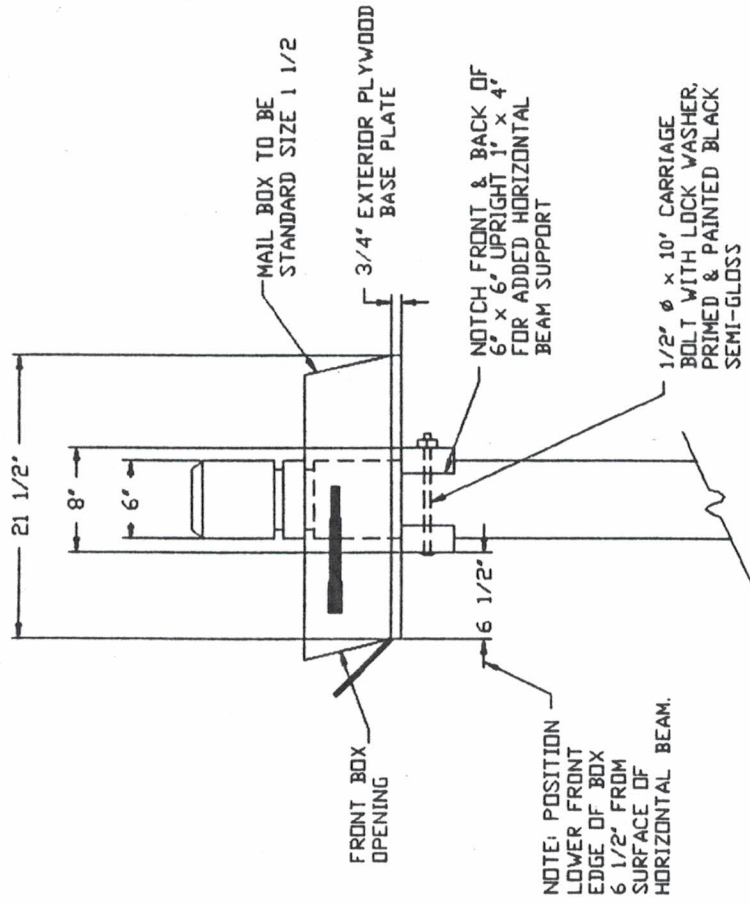
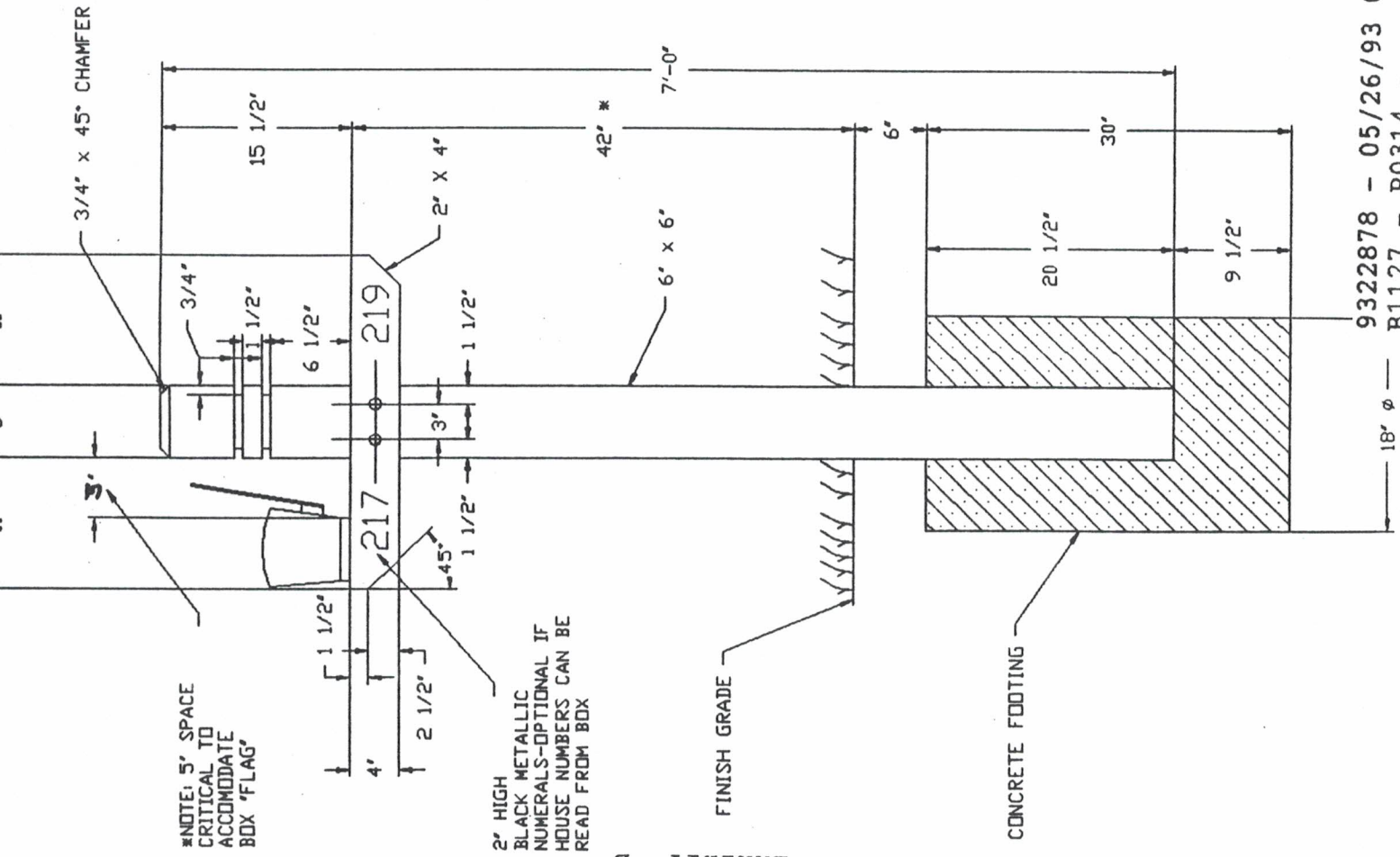


**FAIRWAY RIDGE  
FENCING GUIDELINES  
STANDARD TYPE 2**



**STANDARD  
TYPE 2**





MATERIALS & FINISH 'TYPICAL'

NOTE: ALL LUMBER TO BE ROUGH SAWN CEDAR. FINISH TO MATCH WOOD FENCING AND STAINED WITH 2 COATS CABOTS GRAY STAIN NO. 0167.

\* U.S. POST OFFICE REGULATIONS REQUIRE INSTALLATION HEIGHT OF 42" TO BOTTOM OF MAILBOXES & FRONT FACE OF MAILBOXES EVEN WITH PROPERTY SIDE SIDEWALK LINE OR ROADWAY.

ELEVATION / SECTION

Exhibit C

List of Trees Suggested for Use:

A. Deciduous:

Native Birch (*Betula fontinalis*)  
Mayday Tree (*Prunus padus*)  
Snowdrift Crabapple (*Malus* sp. 'Snowdrift')  
Dolgo Crabapple (*Malus* sp. 'Dolgo')  
Hackberry (*Celtis occidentalis*)  
Kentucky Coffee Tree (*Gymnocladus dioica*)  
Aspen

B. Coniferous:

Austrian Pine (*Pinus nigra*)  
Blue Spruce (*Picea pungens*)  
Pinion Pine (*Pinus cembroides edulis*)  
Oneseed Juniper (*Juniperus monosperma*)  
Rocky Mountain Juniper (*Juniperus scopulorum*)  
Ponderosa Pine (*Pinus ponderosa*)  
Scotch Pine (*Pinus sylvestris*)  
Douglas Fir (*Pseudotsuga menziesii*)

All trees must be planted with proper planting soil, a long-lasting fertilizer, and mulched. All trees under three (3) inches in caliper shall be staked.

List of Shrubs Suggested for Use:

A. Deciduous:

Red Twig Dogwood (*Cornus stolonifera*)  
Potentilla (*Potentilla fruitcosa*) - many varieties  
Staghorn Sumac (*Rhus typhina*)  
Lynwood Gold; Forsythia (*Forsythia* sp. 'Lynwood Gold')  
Zabel's Honeysuckle (*Lonicera tartarian 'Zabelii'*)  
Frobel Spirea (*Spirea bumalds 'Frobeli'*)  
Cistena Plum (*Prunus cistena*)

B. Coniferous:

Tammy Juniper (*Juniperus sabina* var. *tamariscifolia*)  
Mountain Common Juniper (*Juniperus communis saxatilis*)

List of Ground Cover Suggested for Use:

Blue fescue (*Festuca glauca*)  
Pussy Toes (*Antennaria* sp.)  
Wolly Yarrow (*Achillea tomentosa*)  
Silver Mound Safe or Wormwood (*Artemisia frigida* or *A. schmidtiana*)  
Bearberry (*Arctostaphylos uva-ursi*)  
Creeping Mahonia (*Mahonia repens*)  
Creeping Cinquefoil (*Potentilla tabernaemontana*)  
Mountain Alyssum (*Alyssum montanum*)  
Alpine Rock-cress (*Arabis alpina*)  
Basket-of-Gold (*Alyssum saxatile*)  
Sulphur flower (*Eriogonum umbellatum*)  
'Border Jewel' Polygonum (*Polygonum affine*)  
Penstemon (*Penstemon caespitosus*)

It is preferred that all grassed areas be sodded with Blue or a combination of similar grasses. In certain judicious locations, the use of native grass mixes may be appropriate; however, the Committee will be concerned with maintenance and the aesthetic impact of the use of native grasses on surrounding lots, roads, and public areas.

List of Native Grasses Suggested for Use:

A. Native:

Blue grama (*Boutelous gracilis*)  
Western wheatgrass (*Agropyron smithii*)  
Galleta (*Hilaria jamesii*)

B. Introduced:

Fairway wheatgrass (*Agropyron cristatum*)  
Smooth brome grass (*Bromus intermis*)  
Perennial ryegrass (*Lolium perenne*)  
Tall Fescue (*Festuca arundianacea*)

ACCEPTABLE XERISCAPE PLANTS

Shade Trees

Chokecherry, Shubert  
Golden Rain Tree  
Hackberry  
Kentucky Coffee Tree  
Russian Olive

Pines & Spruce

Pinion Pine  
Ponderosa Pine  
Slim Jim (Variety of Ponderosa)

Ornamental Shrubs

Buffaloberry, Silver  
Buckthorn, Columnar  
Caragana, Siberian Pea  
Coralberry, Hancock  
Coralberry, Indiancurrant  
Hydrangea, Pee Gee  
Lilac, Common Purple  
Lilac, Common White  
Lilac, Korean Dwarf  
Lilac, Miss Kimj  
Charles Jolly  
Ludwith Speath  
Blue Skies  
Potentilla  
Privit, New Mexico  
Prunus, Purple Leaf Plum  
Rabbit Brush  
Russian Olive  
Serviceberry  
Sumac, Cutleaf  
Sumac, Fragrant  
Sumac, Three-Leaf  
Sumac, Smooth  
Sumac, Staghorn  
Tamarix, Summer Glow  
Thimbleberry or Boulder Raspberry

Spreading Evergreens

Wiltoni Juniper  
Bar Harbor Juniper  
Blue Chip Juniper  
Blue Star Juniper  
Buffalo Juniper  
Broadmoor Juniper  
Hughes Juniper  
Andorra Youngstown Juniper  
Tammy Juniper  
Old Gold Juniper  
Common Mountain Juniper  
Sea Green Juniper

Gold Tip Pfitzer  
Armstrong Juniper  
Scandia Juniper  
Upright Junipers  
Globe Juniper  
Juniperus (Bonsai Species)

Perennials

Ajuga  
Reptans atropurpurea (Bronze Carpet)  
"Burgundy Glow"  
Baby's Breath  
Bachelor's Button  
Balloon Flower  
Barren Strawberryj  
Butterfly Weed  
Daylilly  
Fleece Flower  
Himalayan Border Jewel  
Houttuynia  
Ice Plants  
Delosperma Cooperi ("Purple Ice Plant")  
Iris, Bearded  
Iris Sibirica (Siberian Iris)  
Japanese Anenome  
Lady's Mantle  
Lambs Ear  
Lavander Cotton  
Monk's Hood  
Penstemon, Prairie Fire  
Perennial Flax  
Linum Flavum (Yellow Flax)  
Periwinkle  
Poppy Mallow  
Potentilla  
Nepalensis (Miss Wilmott)  
Tabernaemontani (Verna)  
Pussytoes  
Red Valerian  
Saxifirage  
Sedum  
Alba  
Autumn Joy  
Blue Spruce  
Dragons Blood  
Hybridum  
Spiderwort  
Snow in Summer  
Strawbery, Barren  
Sunrose  
Yarrow  
Millefolium (Common Yarrow)  
Millefolium rosa (Pink Yarrow)