



Landscape & Home Improvement Guidelines

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Section 1 — Introduction

1.1 The Farm Vision

The Farm is envisioned as an upscale residential community oriented to outdoor recreational amenities connected through an extensive trail system. The common areas, parks, and trails will link a variety of housing types, including custom homes and production single-family homes.

The design of The Farm celebrates the area's unique history through the planning and architectural themes. It respects natural land forms and vegetation for the enjoyment of everyone.

The many aspects of our built and natural environment – homes, facilities, interior and exterior spaces, infrastructure, parks, and open spaces – are an integral part of The Farm. Every new space and structure serves to define and shape The Farm's personality. Ensuring effective transportation networks and setting appropriate levels of urban amenities and design are important elements in achieving this. Well-planned, designed, and constructed environments sustain and enrich the community.

1.2 Purpose of Guidelines

The purpose of The Farm Landscape and Home Improvement Guidelines (Guidelines) is to provide a convenient synopsis of the improvements requiring approval, community standards, maintenance responsibilities, and the home improvement and landscape approval process for homeowners in The Farm. Community-wide standards have been established in the Declaration of Covenants, Conditions and Restrictions for The Farm (Declaration) to ensure a quality environment from the design and maintenance of the homes to the quality of life of its residents.

The Guidelines work in concert with the Residential Design Guidelines, which outline the architectural requirements for the community, and the Declaration. However, should any conflict exist between these Guidelines and the Residential Design Guidelines, the Residential Design Guidelines shall prevail. Should any conflict exist between both these Guidelines or the Residential Design Guidelines with the Declaration, the Declaration shall prevail. The Design Review Board has sole discretion in resolving conflicts until, as stated in the Declaration, the responsibility for design review is transferred to The Farm Homeowners Association. In addition, certain requirements in The Farm may overlap with governmental agency requirements. The more restrictive requirement shall prevail where conflicts exist.

1.3 Design Review Purpose

The purpose of the architectural and landscape review process is to ensure that the community standards for The Farm are upheld, which will preserve and enhance the appearance and overall value of every property.

1.4 Design Review Board

The Design Review Board (DRB) consists of La Plata Communities (La Plata) staff and is responsible for the administration of the Guidelines, and the review and verification of all applications for initial construction/landscaping in The Farm. The DRB:

- Approves initial landscape plans
- Conducts final landscape inspections
- *Prior to final landscape inspection approval*, approves ALL exterior home improvements (fencing, storm doors, window well covers, etc.)

Once the DRB inspects and approves the initial landscape installation, any landscape modifications or exterior home improvements must be submitted to The Farm Community Manager for approval by the Modifications Committee.

1.5 Modifications Committee

The Modifications Committee (MC) consists of resident volunteers appointed by The Farm Homeowner's Association (HOA) Board of Directors. The MC:

- *After final initial landscape inspection*, approves ALL exterior home improvements and landscape modifications

A homeowner may appeal the MC's decision to the HOA Board of Directors. The HOA Board of Directors may veto any action taken by the MC.

1.6 What Requires Approval?

Any exterior improvements or modifications to a lot or home, including landscaping, and installation of window well covers, accessory structures, hot tubs, storm doors, radon mitigation systems, solar panels, etc., requires review and approval by the DRB or MC prior to construction or installation. Plans requiring governmental approval must be reviewed and approved by the DRB or MC prior to submittal to the governmental agency. Refer to Section 1.10 regarding enforcement.

The interior of a residence may be modified without DRB or MC approval; however, the conversion of garages into living space, must be approved by the DRB or MC.

1.7 Review Fees

The DRB and MC may establish and charge reasonable fees for review of applications and may require fees to be paid in full prior to review of any application.

1.8 Variances

The DRB or MC may grant variances to the Guidelines only when unique circumstances dictate that the requirements cannot be met. Financial hardship is not a consideration in granting variances. Variances must be granted in writing from the DRB or MC to be effective and must not be contrary to the Declaration. Refer to the Declaration for additional information.

1.9 Maintenance Responsibilities

A. Allison Valley Metro District No. 2 (AVMD)

The Allison Valley Metro District No. 2 (AVMD2) is funded by a mill levy that is included in each of The Farm resident's property taxes. AVMD2 is responsible for maintenance of the common areas throughout the community. Common areas include the parks, play structures, landscaping, mail kiosk structure, entrance features, community fencing, trails, bridges, and possibly the ponds and open space adjacent to the ponds.

B. HOA

The HOA is responsible for trash collection, mail boxes (not the mail kiosk structure), covenant control, and The Gathering Place clubhouse/landscaping.

- Homeowners are responsible for maintaining all improvements on their lot in a manner consistent with the Declaration and these Guidelines.
- Homeowners are responsible for the maintenance of landscape, irrigation, and sidewalks within the easements on their property and in the street right-of-way – from the back of the street curb to their property line.
- Homeowners are responsible for keeping all sidewalks on their lot or within the right-of-way adjacent to their lot free from snow and ice. Snow must be removed within 24 hours after the end of a snowfall (regardless of accumulation) per the City of Colorado Springs.

1.10 Enforcement

The HOA will periodically inspect properties for conformance to these Guidelines and other governing documents. Installation of any exterior improvement without DRB or MC approval constitutes a violation of the Declaration. If an improvement is deemed nonconforming, the DRB or HOA will notify the homeowner in writing requesting that the improvement be removed or modified so that it is in conformance. These changes will be at the homeowner's expense. If the changes are not made, an authorized agent of the DRB or HOA may enter the property and remove the violation or restore the property so that it is in conformance. Refer to Chapter 9 - Compliance and Enforcement in the Declaration for more information. All costs will be assessed against the homeowner and collected as a specific assessment. Refer to the Declaration for additional information.

Regarding initial landscape installation, starting on day 121 after home closing, if the landscaping is not fully installed, a fine of \$1,000 will be charged and an additional \$25.00 will be assessed for every calendar week that lapses until the landscaping is fully installed. If the applicant demonstrates unwillingness to install the landscaping, the DRB may take further action as allowed by the Declaration.

1.11 Dispute Resolution

The Guidelines have been designed to minimize disputes between residents concerning the subject matters contained herein and in the Declaration. However, when disputes arise, it is the intent of the HOA to encourage the amicable resolution of disputes and to avoid the emotional and financial costs of litigation whenever possible. Accordingly, the HOA and each homeowner agree that it shall attempt to resolve all claims, grievances, or disputes arising out of or relating to the interpretation, application, or enforcement of the governing documents. Refer to the Declaration for additional information.

Section 2 — Approval Process

2.1 New Construction Homeowners

For owners of a newly constructed home who plan to make exterior home improvements, including initial landscape installation, fencing, storm door, window well covers, etc., an application must be submitted to the DRB for approval.

A. Initial Landscape Plan

For owners of a newly constructed home who plan to make exterior home improvements, including initial landscape installation, fencing, storm door, window well covers, etc., an application must be submitted to the DRB for approval.

The initial landscape plan must be submitted to the DRB within 60 calendar days of home closing. The following must be submitted to the DRB for review:

- ☐ The landscape plan design must meet the criteria outlined in Section 5
- ☐ Submitted via email in PDF format
- ☐ Drawn in CAD or a comparable electronic landscape program format
- ☐ Include all items on the Landscape Plan and Home Improvement Application and Checklist – see Appendix B
- ☐ Email the initial landscape plan and completed application to the DRB

NEED TO KNOW

Exterior Improvements

If you have not received final landscape inspection approval, all exterior improvements (landscape, fence, storm door, window well covers, AC units, etc.), must be submitted to the DRB for approval

Landscape Plan

Must be submitted within 60 calendar days of home closing.

Landscape Installation

Must be completely installed within 120 calendar days of home closing. See 2.1.B for exceptions.

Deposit Refund

The landscape deposit balance will be refunded upon final landscape inspection approval from the DRB.

B. Landscape Installation

The initial landscape must be completely installed within 120 calendar days of home closing.

Homeowners who close between September 15 and January 15 are granted an automatic extension to have their landscaping installed by May 15 of the upcoming planting season.

Landscape installation may not begin until the initial landscape plan is approved.

C. Landscape Deposit & Refund

If landscaping is not installed by the home builder, homeowners are required to pay a landscape deposit at home closing. The amount of the deposit and portion to be retained by La Plata are included in the landscape information package provided by the builder. La Plata will refund the balance of the homeowner's landscape deposit upon final landscape inspection approval from the DRB. The landscape must be installed per the approved plan and must be installed within the time period set forth in the Guidelines.

D. Exterior Home Improvements

Homeowners who wish to make exterior improvements, including but not limited to, air conditioning units, fencing, hot tubs, play equipment, radon mitigation systems, sheds, storm doors, window well covers, etc., that will be installed prior to landscaping completion, email a completed Landscape Plan & Home Improvement Application and Checklist to the DRB for approval.

E. Application Response Time

The DRB may take up to fifteen (15) business days to review an application. The DRB meets weekly except for holidays. **Homeowners may not begin construction or installation until written approval via email is received from the DRB.**

F. Inspection

Upon completion of the initial landscape installation and exterior home improvements, contact the DRB for a final inspection. To receive final landscape inspection approval, your landscape and other home improvements must be installed per the DRB approved plan(s).

2.2 Home Improvements & Landscape Modifications

For homeowners who have received final landscape inspection approval from the DRB or for homeowners who have purchased a pre-existing home, exterior home improvements and landscape modifications must be submitted to the MC for approval.

A. Home Improvements & Landscape Modifications Submittal

The following must be submitted to the MC for review:

- ☐ Drawn in CAD or a comparable electronic program format or be drawn to scale on the existing, DRB-approved landscape plan or plot plan. *The approved landscape plan and plot plan may be available from The Farm Community Manager.*

DRB SUBMITTAL

Email the completed Landscape Plan & Home Improvement Application and Checklist to:

La Plata Communities, Inc.

Design Review Board

DRB@laplatallc.com

- ❑ Include all items on the Application for Home & Yard Improvements, which can be obtained by registering on The Farm HOA website at www.frm.msihao.co.
- ❑ Email the completed application and supporting documentation to The Farm Community Manager (email address available on The Farm HOA website - www.frm.msihao.co). The Farm Community Manager will provide the applications to the MC for review.

B. Application Response Time

The MC may take up to fifteen (15) business days to review a submittal. The MC meets bimonthly except for holidays. **Homeowners may not begin construction or installation until written approval is received from the MC.**

C. Inspection

Upon completion of the home improvement and/or modification, contact The Farm Community Manager for inspection requirements.

Section 3 — Exterior Home Improvements

3.1 Accessory Structures (gazebos, pergolas, playhouses, sheds, etc.)

A. Design

- All enclosed accessory structures (sheds, greenhouses, play houses, etc.) and open accessory structures (arbor, pergola, trellis, etc.) must match or complement the architectural style, material, and color of the home.
- Accessory structures must be constructed of new materials and be maintained in like-new condition.
- Greenhouses must appear upscale and neat.
- Half-round (hoop house) greenhouses are prohibited.
- Pre-fabricated rubber or plastic and metal sheds are not permitted.

B. Number

- A maximum of two (2) accessory structures allowed per lot.

C. Size & Height

- The maximum size of any enclosed accessory structures (except playhouses) is 120 square feet and eight (8) feet in height.
- The City of Colorado Springs allows playhouses to be six (6) feet or less in height.
- The maximum size of open accessory structures is 120 square feet and twelve (12) feet in height.

D. Location

- Structures are not permitted in front yards.
- Must be a minimum of seven (7) feet from any property line and are not permitted within any public easement or any special utility easement.
- The structure must not impede drainage.
- Refer to Section 3.16 regarding the preservation of existing vegetation.

E. Landscape Buffering

- Structures must be constructed, located, and buffered with landscaping to minimize visual impact to adjacent properties, parks, trails, or common areas.
- Additional landscaping will be required to visually buffer the structure at the discretion of the DRB or MC.
- Structures facing corner lots must be buffered from the side street with a minimum of one (1) eight (8) foot tall evergreen tree. Additional evergreen trees may be required at the discretion of the DRB or MC.

3.2 Awnings

- Awnings are permitted and may include solid treated canvas fabric, metal, and others.
- The color must complement and not contrast with the home.
- Unacceptable awning treatments include thin wood lattice, translucent plastic, untreated fabric, and stripes.
- Awnings should be reserved for rear elevations (e.g. deck or patio coverings).

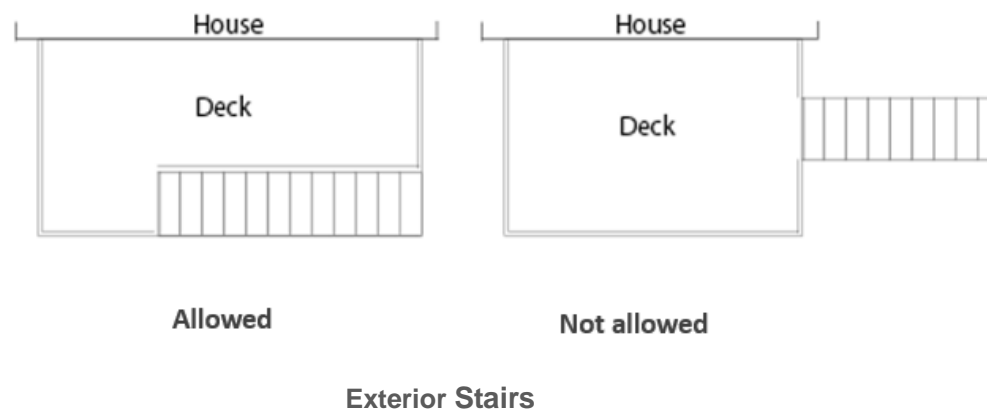
3.3 Decks

A. Deck Design

- Elevated decks and balconies, including their materials and colors, shall be consistent with and complementary to the main structure and not appear “tacked on.”
- The color and material of the vertical elements (railings, supports, and columns), fascia, and overhead structures shall be consistent with and complementary to the deck or balcony and the main structure. These elements shall not be left to weather naturally.
- Use of composite decking or other fire-resistant decking material is encouraged.
- Materials and finishes must have a five (5) year minimum warranty to ensure a consistent look.
- Decks less than three (3) feet from finished grade are required to have a skirt to conceal views under the deck.

B. Deck Stairs

- Exterior stairs must be designed to minimize visual impact.
- Stairs and landings must be integral to the deck’s design.
- Stairs may not project perpendicularly from the rear of the home into the yard.
- Stairs projecting from the side of a deck, may not project beyond the rear corners of the home. Refer to the Exterior Stairs illustration below.



C. Deck Covers

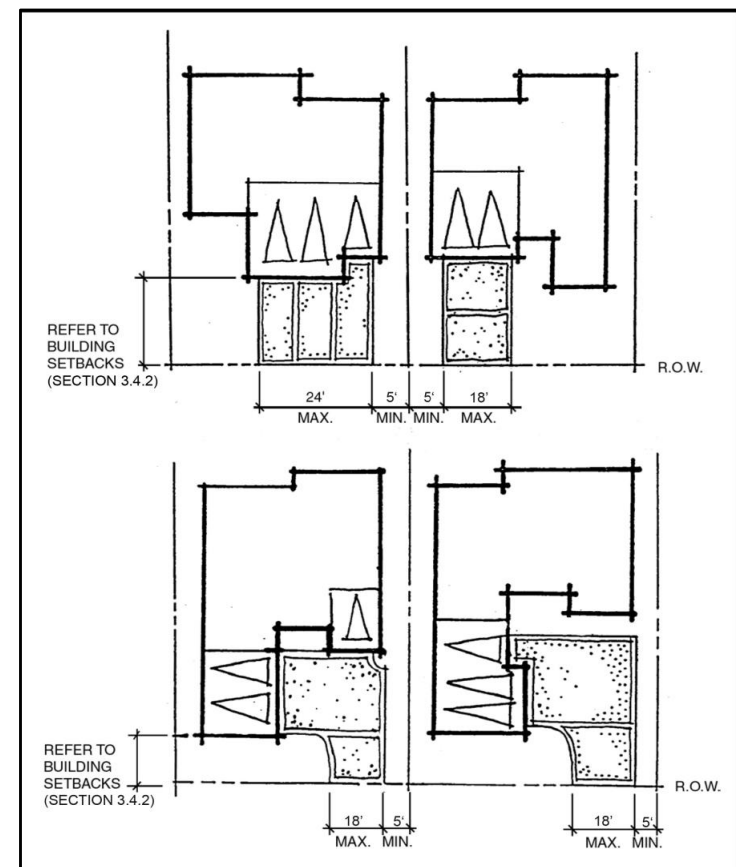
- Roof materials for covered decks may utilize either the same roof material as the main roof, large-dimension wood lattice (2"x 2" minimum), pergola, or awnings.

3.4 Downspouts, Gutters, Pipes, & Vents

- Downspouts and gutters should be integrated into the design of homes and appear as a continuous architectural element.
- The color of all gutters, downspouts, flashing, sheet metal, vent stacks, radon mitigation pipes, and any pipes attached to the home shall match the surface color to which they are attached or from which they project.
- These items should be located inconspicuously on the home.
- Downspouts shall not discharge onto adjacent properties and/or community tracts and must be a minimum of one (1) foot from the side property line.
- The visual impact of vents and spark arrestors from chimneys should be minimized.
- Where direct vent or other gas fireplaces are used, their forms must complement the wall on which they are located.
- Exhaust diffusers are not permitted on the front elevation or on side elevations within eight (8) feet of the front corner.

3.5 Driveways, Driveway Extensions, & Walkways

- A. Driveways serving single-family homes shall meet the width and lot coverage requirements identified in the City of Colorado Springs Zoning Code as well as the following:
- Driveways for front-loaded, three-car garages shall be a maximum of twenty-four (24) feet wide at the street right-of-way.
 - Driveways for front-loaded, two-car garages shall be a maximum of eighteen (18) feet wide.
 - Driveways for side-loaded (turn-in) garages shall be a maximum of eighteen (18) feet wide at the street right-of-way.
 - Circular driveways shall not exceed eighteen (18) feet wide except as necessary to access a three-car garage.
 - Driveway width may not extend beyond the width of the garage.



Driveways

- The driveway width may be extended by a maximum of two (2) feet on one or both sides by use of decorative rock, colored or plain concrete, or paver bands. The extensions are permitted between the garage and back of sidewalk only. The extension may not be placed between the curb and front of sidewalk. The driveway must taper down to eighteen (18)' for two-car, side-loaded, and circular driveways or twenty-four (24) feet for three-car garages at the street right-of-way.
 - No portion of a driveway shall be located within five (5) feet of a side property line.
 - Driveways shall intersect the right-of-way at right angles unless unusual site conditions prevent complying with this requirement.
 - Driveway grades shall not exceed 10% slope, which is measured by calculating the slope down the center of the driveway. Slope is calculated by using the following formula: $\text{Driveway Slope} = (\text{garage apron elevation} - \text{back of sidewalk elevation}) / \text{driveway run}$. Where unusual site conditions exist, driveways steeper than 10% will be reviewed on a case-by-case basis.
 - Refer to Section 3.16 regarding the preservation of existing vegetation.
- B. Walkways
- Front yard walkways may not be attached to the driveway or driveway apron. A walkway must be located a minimum of one (1) foot away from the driveway and driveway apron. The walkway may be a maximum of four (4) feet wide.
 - Side yard walkways may not exceed four (4) feet in width.
 - Refer to Section 3.16 regarding the preservation of existing vegetation.

3.6 Hot Tubs

- A. Hot tubs must be located in the rear yard and must be designed to minimize visual impact and potential nuisances to adjacent properties, parks, trails, or common areas.
- B. Hot tubs may be incorporated into decks or patios or may be freestanding.
- C. Freestanding units must visually complement the residence in color or be visually buffered by a privacy fence or adequate landscaping to minimize visual impact to neighboring properties.
- D. Must be buffered with a minimum of one (1), eight (8) foot tall evergreen tree. Additional landscape may be required at the discretion of the DRB or MC.

3.7 House Additions

- A. Any addition to the exterior of a residence must match the original structure in architectural style, mass, material, and color. Refer to The Farm Residential Design Guidelines for architectural requirements.
- B. Must be approved by the DRB or MC before obtaining a City of Colorado Springs (City) or Pikes Peak Regional Building Department (RBD) permit. Any changes required by the City or RBD must be resubmitted to the DRB or MC for approval.
- C. Refer to Section 3.16 regarding the preservation of existing vegetation.

3.8 House Repainting and Exterior Color

- Repainting the exterior of a home the same color scheme is viewed as necessary maintenance; therefore, approval is not required.

- Changes to the exterior color scheme must be submitted to the DRB or MC for review.
 - Refer to The Farm Residential Design Guidelines and adjacency matrix for each Filing for color scheme separation requirements.
 - Each exterior color scheme will be reviewed on a case-by-case basis to ensure that the colors selected are appropriate for the architectural style of the home – see The Farm Color and Material Book for guidelines.

3.9 Lighting

Light fixtures shall be architecturally compatible with the home, must conceal the light source, and prevent light spillage onto adjacent properties. Light fixture colors are limited to black, bronze, or a color that blends into the area on which the fixture is attached. Above ground plastic housings and connections are prohibited. House-side shields may be required to protect light spillage onto adjacent properties. Multi-colored lights are prohibited – refer to Section 3.9.B for Seasonal Lighting.

A. Landscape Lighting

- The use of landscape up-lighting and down-lighting is permitted.
- Lighting must not be directed toward adjacent properties.
- Lighting must be designed to avoid spilling onto adjacent properties.

B. Seasonal Lighting

Seasonal decorative lights may be installed from November 15 to January 15.

C. Site & Security Lighting

- Flood lights shall be designed to avoid spilling onto adjacent properties.
- Concealed light sources such as wall scones, recessed lighting, soffit lighting, and directional lighting are preferred.
- Exposed bulbs are prohibited.

D. Sports Court & Accessory Structure Lighting

- Lighting for sports courts and accessory structures must not be directed toward neighboring properties and must be focused on the play/sports area.
- House-side shields may be required to protect light spillage on to adjacent properties at the discretion of the DRB or MC.

E. Yard Lamps

- Front yard lamp posts are permitted.
- Must be architecturally compatible with the home.
- The post must be located in the front yard at least four (4) feet from the back of sidewalk.
- Front yard lamps may not exceed six (6) feet in height from existing grade to the top of the light fixture.

3.10 Mechanical Equipment

- All mechanical and electrical equipment, including but not limited to air-conditioning units, soft-water tanks, security apparatus, transformers, telephone boxes, and electric and gas meters, must be located to minimize their visual impact.
- All air-conditioning units shall be located at ground level, adjacent to buildings they serve, and buffered from view.
- Air-conditioning units shall not be located on roofs, in windows, in a front yard, or mounted on the sides of buildings.

3.11 Patios

- Patios must be a hard, solid surface such as concrete, pavers, or flagstone.
- Breeze is not an acceptable material.
- Patios and extensions should be kept to a minimum. They should not dominate or overwhelm a yard.
- Patios and extensions must not adversely affect drainage or extend beyond the side of the home.
- Patios and extensions may not extend into any drainage or utility easement.
- The size will be reviewed on a case-by-case basis.
- Refer to Section 3.16 regarding the preservation of existing vegetation.

3.12 Patio Coverings & Enclosures

- Patio enclosures shall match the materials and colors of the main structure.
- Roof materials for covered patios may utilize either the same roof material as the main roof, awnings, pergola, or large-dimension wood lattice (2" x 2" minimum).
- Refer to the City Zoning Code for deck, balcony, and patio setback requirements.

3.13 Pergolas

- Wood pergolas are acceptable as a deck or patio covering.
- The design of the pergola should reflect the design of the home and use similar or complementary materials.
- Refer to Section 3.16 regarding the preservation of existing vegetation.
- Free standing pergolas will be reviewed by the DRB or MC on a case-by-case basis.

3.14 Play & Sports Equipment

A. What is allowed?

- Swing sets, play structures, and basketball hoops are allowed.
- Trampolines are strictly prohibited per Section 7.1(i) of the Declaration.

B. Design, Height, & Size

- The maximum height of any play or sports equipment (except basketball hoops) is thirteen (13) feet.

- The overall size of play areas should be limited to the immediate vicinity of the play equipment, giving consideration to the associated activities taking place there, the intended age group using the equipment, the size of the yard, any other manufacturer or recognized agency recommendations/requirements, and any other relevant considerations, at the discretion of the DRB or MC.
- All equipment must consist of new materials and be maintained in like-new condition.
- Play and sports equipment must be constructed of a high-quality treated wood or metal.
- Canvas, vinyl, or wood are acceptable materials for canopies on play equipment. Canopies must be a solid color; not striped.

C. Location

- Play and sports equipment (except basketball hoops) are not permitted in front or side yards unless extenuating lot circumstances exist (i.e. corner lots or where drainage flow might be impeded if equipment is located in the rear yard).
- Equipment must be a minimum of seven (7) feet from any property line.
- Equipment location must minimize the visual impact to adjacent properties, parks, trails, or common areas.
- All play and sports equipment must be located not to impede drainage patterns.

D. Landscape Buffer

- Play equipment must be buffered with a minimum of two (2), eight (8) foot tall evergreen trees with a minimum mature height of twelve (12) feet.
- Substantial landscape buffering may be required depending on size of lot, height, and location of equipment, and other factors deemed relevant by the DRB or MC.

E. Basketball Backboards & Hoops

- Basketball backboards must be white, off-white, clear, or other neutral color at the discretion of the DRB or MC.
- Support poles must be black, dark gray, or dark green.
- Basketball hoops are permitted in front or rear yards only; side yards may be considered on corner lots or if there are other extenuating lot circumstances.
- Basketball backboards mounted on a pole and located in the front yard must be:
 - Permanently and professionally mounted on the pole
 - Permanently installed in the ground, within one (1) foot to two (2) feet of the edge of the driveway
 - Installed approximately halfway between the back of the sidewalk and the front of the residence.
- May not be located along any sidewalk or street.
- Backboards may be attached to a residence above the garage.
- Basketball hoops located in rear yards must be kept a minimum of seven (7) feet from any property line.
- Where there is a community fence or no fence adjacent to the backboard, additional trees and/or plantings will be required between the backboard and property line to provide visual buffering at the discretion of the DRB or MC.

F. Play Surfaces

- Play and swing sets may be placed on top of grass or natural-colored mulch. Additional fall-zone materials will be reviewed on a case-by-case basis.
- Sports courts may consist of specialized tiles, rubber surfaces, or concrete surfaces that are either green, blue, gray, or a neutral toned color. Vivid/bright colored sport court pads are not permitted.

3.15 Pools

- Pools must be located in the rear yard and must be designed to minimize visual impact and potential nuisances to adjacent properties, parks, trails, or common areas.
- Pools may be incorporated into decks and patios.
- Pools may not impede drainage on the lot or be graded in a way to direct drainage to neighboring properties.
- Above-ground pools are strictly prohibited.
- Landscape buffering may be required at the discretion of the DRB or MC.
- Safety fencing around pools will be reviewed at the discretion of the DRB or MC.

3.16 Preservation of Natural Landscape

This section is applicable to any improvements that may impact the natural landscape of a lot. The intent of the Guidelines is to maintain the valuable natural landscape that exists throughout the community. Native vegetation is an important design characteristic of the community, and it is important to keep the vegetation in place. In order to preserve the natural landscape, the following requirements have been established.

A. General Requirements

- When submitting a request for landscape or home improvements, all native vegetation located within the lot must be shown and any native vegetation that is proposed to be removed, replaced, or relocated must be specifically called out.
- Plans which remove native vegetation unnecessarily will be denied as they do not enhance the natural character of the area.
- The DRB and MC recognize that selective removal of native vegetation may be necessary, but any removal must be approved by the DRB or MC prior to construction.
- Driveways may not be widened which cause removal of native vegetation.
- If vegetation is removed from a yard without prior approval from the DRB or MC, replacement will be required at the expense of the homeowner.
All replacement vegetation must be of equal or greater size than the vegetation removed.

B. Grading

Areas of The Farm have been intentionally designed to be constructed without excessive or unnecessary modifications to the grade in an attempt to protect the character and enhance the value of the area by preserving the existing topography.

- Slopes exceeding 3:1, must be protected immediately by straw netting, hydromulching, silt traps or meandering rock or cobble along drainage channels, or by using other similar methods.
- Erosion should be minimized on each site by re-vegetating any disturbed areas as soon after construction as possible.

3.17 Retaining Walls

A. Height

- Retaining walls shall not exceed four (4) feet in height. Grade changes requiring walls in excess of this height shall be terraced.
- Terraced walls will require a minimum separation of three (3) feet from the face of both walls and include landscaping between these walls.

B. Location

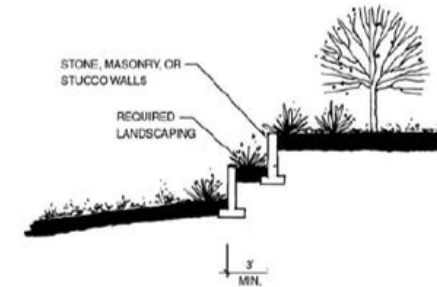
- Retaining walls shall not be placed within the side or rear yard utility and drainage easements; however, occasionally, unique site conditions may require a retaining wall to be located within the side or rear yard utility easement. At a minimum, the retaining wall must terminate two (2) feet from the nearest side or rear property line, the wall may not impede drainage, and the homeowner will assume the responsibility for removal and replacement of the wall if any work is needed in the easement. The DRB or MC will review these unique site conditions on a case-by-case basis.
- Walls must be set back a minimum of four (4) feet from street right-of-way or front property line or two (2) feet from the back of a sidewalk, whichever is greater.
- Retaining walls located along a side lot line may not exceed three (3) feet in height within the front yard and must terminate a minimum of five (5) feet from the front property line.
- Retaining walls cannot impede drainage.
- May not impede fence installation.

C. Materials

- Acceptable materials for retaining walls include: natural stone, manufactured stone, decorative masonry block, brick, and stucco.
- High quality wood timbers will be reviewed on a case-by-case basis.
- Railroad ties are not permitted.

D. Waterproofing & Drainage

All concrete-backed retaining walls must be waterproofed. Walls must also be adequately drained (as necessary) on the uphill or surcharge side.



Terraced Retaining Wall

E. Buffer

Additional landscaping may be required for buffering the retaining wall(s) at the discretion of the DRB or MC.

3.18 Satellite & Communication Equipment

- In accordance with the Telecommunications Act of 1996, satellite dishes measuring one (1) meter in diameter or less must be installed such that acceptable signal reception will not be impaired.
- Dishes shall be located at the lowest possible level, buffered from public view, and placed in the rear or side of the residence.
- No equipment shall be attached to any yard wall or fence. Refer to the Declaration for additional information.
- Citizen band radio, television antennas, and satellite dishes greater than one (1) meter in diameter are prohibited.

3.19 Security

- Security window bars and roll-up coverings are not permitted.
- Decorative grills must be complementary to the architectural style of the residence.

3.20 Storm Doors

- Storm doors must complement the architectural style of the residence.
- The color of the storm door must complement the primary body color of the residence, front door color, or the door trim color of the home.

3.21 Skylights & Solar Panels

- Skylights and solar panels shall be integral to the roof design and parallel to roof pitches.
- Skylight glazing should be flat with frosted, clear, solar bronze, or gray color. Reflective glazing is not permitted.
- Framing material color shall be copper, bronze, or colored to match the surrounding roof.

3.22 Window Coverings

- Window coverings must appear permanent and be maintained in like-new condition.
- Temporary coverings are prohibited.
- Reflective window tint or coverings (e.g. aluminum foil) is prohibited.

3.23 Window Well Covers

- Must be designed to minimize visual impact
- Must be neutral in color to minimize visual impact.
- Shall not project vertically above the window well and must be positioned flat to minimize visual impact.
- May be fabricated with metal in grate-like appearance or solid clear polycarbonate

3.24 Vegetable Gardens

A. Location

- Must be located in the rear yard.
- On a corner lot, within the side or rear yard, the garden must be located a minimum of five (5) feet from the back of the sidewalk.
- Must be a minimum of three (3) feet from the house foundation or a distance recommended by builder warranty.
- Must be located a minimum of two (2) feet from the side or rear property line.
- Must not impact drainage patterns.

B. Design

- Raised planters or garden boxes are acceptable.
- Planter boxes may be constructed of wood timbers, stone, colored concrete blocks, or a material that is architecturally compatible with the home. Railroad ties are not permitted.
- The garden size will be reviewed on a case-by case basis.

C. Maintenance

- Dead plant material must be removed or mulched into the soil at the end of the growing season.
- The gardens shall be replanted seasonally.
- For guidelines regarding edible perennials within a traditional landscape plan, please refer to Appendix A.

3.25 Yard Accessories

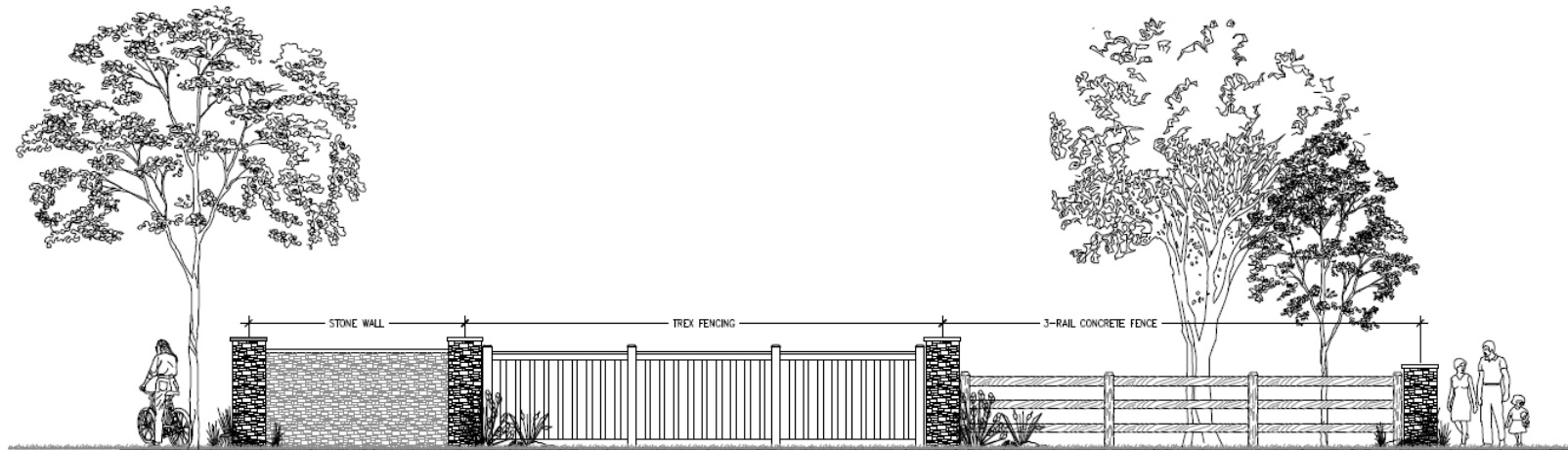
The number, size, design, and placement of decorative items including, but not limited to, yard ornaments, statues, fountains, other water features, and freestanding/permanent fireplaces, and fire pits shall be minimized to reduce visual clutter.

- Decorative items may not exceed four (4) feet in height.
- The number of decorative items in the front yard is limited to three (3).
- Screening may be required at the discretion of the DRB or MC.

Section 4 – Fencing & Walls

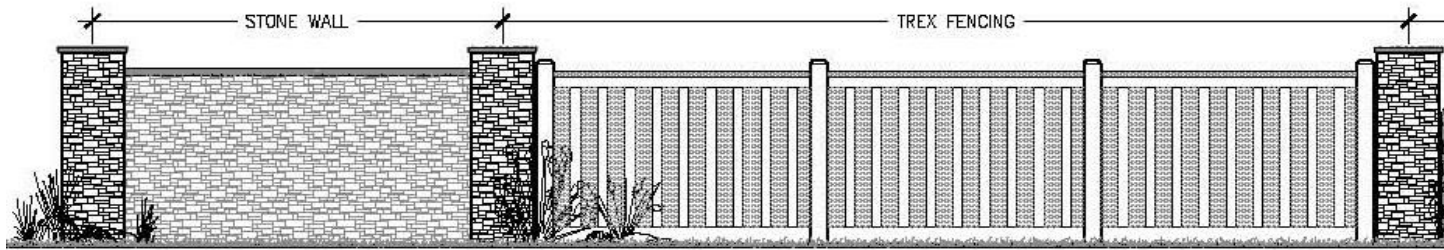
4.1 Community Fencing & Walls (Developer-Installed)

The fencing and walls in The Farm are intended to preserve the history of the land which features various fencing types that were built over time. As is typical on farms, varying fence types were intermixed on the property as it aged. The perimeter wall and fence systems for The Farm were selected to maintain that eclectic design and visually complement the surroundings. Because of the beauty of the existing land forms and abundance of native landscape, some areas will not have fencing. The location of the fencing and walls were carefully planned and are outlined on a fencing map available at the builder's sales office or from The Farm Community Manager. Note that the native vegetation will not be removed by the developer for the installation of fence or wall systems; therefore, there may be breaks in the wall or fence where appropriate.



4.2 Community Opaque Wall System

A varied opaque wall system is constructed to buffer residential lots from roadways. The opaque wall system is a mix of masonry wall and composite fence on a single plane. The design is random to create an asymmetrical pattern along the roadway drawing interest to the eye.



A. Masonry Wall

- 5'-4" tall measured from finished grade to the bottom of the sandstone cap
- Stone columns are approximately six (6) feet tall
- The community side of the wall will be finished with D Stone Prestige Dry Stack stone veneer
- The resident side of the wall will be finished with Robinson Block Split Face Concrete Masonry Block in Charcoal
- The wall and columns will be capped with a flat natural stone in a buff color



**PUBLIC FINISH & 3- RAIL
STONE COLUMN
D STONE
PRESTIGE DRY STACK**



**RESIDENT FINISH
ROBINSON BLOCK
CHARCOAL
SPLIT FACE CONCRETE
MASONRY BLOCK**

B. Trex Fence

- 5'-4" tall measured from the lowest part of the bottom rail to the highest part of the top rail
- Trex Seclusions shadowbox pattern in Winchester Grey



**PUBLIC & INTERIOR FINISH
TREX FENCING
IN WINCHESTER GREY
SECLUSIONS PROFILE**

4.3 Community 3-Rail Concrete Fence

In order to preserve the open space feel found at The Farm, open rail fencing has been selected for areas of the community. The developer-installed 3-rail concrete fence will typically be installed adjacent to lots that border open space, parks, and trails. The fencing is designed to create a soft border between residential lots and amenities around the community as well as an open feeling for park and trail users. The fence is reminiscent of the historic fencing on the property.

A. 3- Rail Concrete Fence

- Four (4) feet tall measured from the finished grade to the top of the highest rail
- Stained Sherwin Williams Heron Plume SW6070
- Rails and posts will be adjacent to stone columns

B. 3- Rail Concrete Fence Columns

- Stone columns are approximately 4'-6" tall (all sides of column will be clad with stone)
- Approximately twenty-two (22) inches wide
- Stone columns will be finished with D Stone Prestige Dry Stack stone veneer
- The wall and columns will be capped with a flat natural stone in a buff color

4.4 Homeowner Lot Fencing

A. General Fence Installation Requirements

- Determine the type of fencing allowed on a lot by reviewing the fencing matrix for the filing and lot. The matrix is available from the builder or The Farm Community Manager.
- Fencing must be located within the property line of the homeowner installing the fence.
- Wing fences connecting the side lot fence to the home shall be setback a minimum of five (5) feet from the front corner of the home.
- Lot fencing for a corner lot must be setback a minimum of fifteen (15) feet from the back of curb or four (4) feet from the back of sidewalk, whichever is greater.

B. Trex Composite Lot Fence & Gate

The composite fence is durable and has a longer life expectancy and much less maintenance than a cedar wood fence. The following are the design requirements:

- Style - Trex Seclusions shadowbox fence.
- Color - Trex Winchester Grey.
- Height - 5'-4" measured from the lowest part of the bottom rail to the highest part of the top rail.
- Gates must be made of Trex material and must be the same height and color as fence.



PUBLIC & INTERIOR FINISH

**TREX Fencing – Seclusions Profile
In Winchester Grey**

C. Opaque Cedar Fencing & Gate

For homeowners who choose not to install a composite Trex fence, the option for a similar fence using cedar is available. The cedar fence is designed to match the Trex composite fence with the addition of a 2" x 4" rail. The design requirements are described. Refer to Appendix D for construction details.

- Posts, slats, rails and caps to match Trex fencing pictured.
- Fence to have a shadowbox pattern.
- Color: "The Farm Picket Fence" available at Lowe's on 4252 Royal Pine Drive.
- Height: 5'-4" measured from the lowest part of the bottom rail to the highest part of the top rail.
- 2" x 4" horizontal rail along the middle of the fence for support.
- The framework of the fence must face the installing homeowner's yard. The smooth side of the fence must always face outward towards the public or neighbor's view.
- All sides of the fence panel must be stained at the time of installation by the homeowner responsible for the installation.
- Gates must be cedar material and must be the same height and color as the fence.
- **For Filing 1B lots 15-25 and Filing 2 Lots 21-31 (lots adjacent to the future school site) see Cedar Fence Detail in Appendix D.**

D. Concrete 3-Rail Fence & Gate

The design requirements are described below. Refer to Appendix D for construction details.

- Color: Sherwin Williams Heron Plume SW6070
- Height: Four (4) feet tall
- If the community fence (installed by the developer) was installed with gaps to preserve scrub oak, homeowners may use a developer-approved or HOA-approved installer to complete the fence through the scrub oak. The cost for the fence installation will be the responsibility of the homeowner. AVMD2 will maintain the fencing once it is installed. Scrub oak may not be trimmed lower than the bottom rail of the fence (approximately 10 inches above the ground). Scrub oak may be limbed up to install the fence, but the amount of scrub oak limbed up shall not exceed two feet on either side of the fence.
- Gates for homeowner installed fencing: select from the two black wrought iron gate choices. See 3-Rail & 4-Rail Fence Gate Detail Choice 1 and 2 in Appendix D
- Gates for community fencing (developer installed), the following requirements must be met:
 - Homeowner must pay for the purchase and installation of the gate by a DRB- or HOA-approved installer. A copy of the cost estimate from the approved installer must be provided with the application to the DRB or MC.
 - Select from the two black wrought iron gate choices. See 3-Rail Fence Gate Detail Choice 1 and 2 in Appendix D.

E. Cedar 4-Rail Fence & Gate

The cedar 4-Rail fence can be installed on certain custom lots in Filing 3 – Julep Estates. Refer to the Filing 3 fencing matrix. Design requirements are described below. Refer to Appendix D for construction details.

- Color: Valspar Solid Color – Darkest Night (Available at Lowe's)
- Height: 4' 2"
- Gaps were installed to preserve scrub oak, homeowners may use a developer-approved or HOA-approved installer to complete the fence through the scrub oak. The cost for the fence installation will be the responsibility of the homeowner. Scrub oak may not be trimmed lower than the bottom rail of the fence (approximately 10 inches above the ground). Scrub oak may be limbed up to install the fence, but the amount of scrub oak limbed up shall not exceed two feet on either side of the fence.
- Gates: select from the two black wrought iron gate choices. See 3-Rail & 4-Rail Fence Gate Detail Choice 1 and 2 in Appendix D.

F. Welded Wire for Concrete 3-Rail Fence and Cedar Wood 4-Rail Fence

Homeowners are permitted to install a welded wire to the 3-rail fence and 4-rail fence and must meet the following requirements:

- Must be constructed of two (2) inch x four (4) inch square galvanized welded wire and must be wired to the 3-rail fence.
- The welded wire may not be zip-tied.
- Chicken wire and/or chain link is not acceptable.
- The wire shall only be mounted on the side of the fence facing the inside of a property.
- For sections of community 3-rail fence (developer installed), welded wire is required to be installed by a DRB- or HOA-approved contractor.
- Welded wire installation on homeowner installed fencing must be comparable to the community fence.
- Use of the same developer-approved contractor is highly recommended for resident installed fence for continuity.

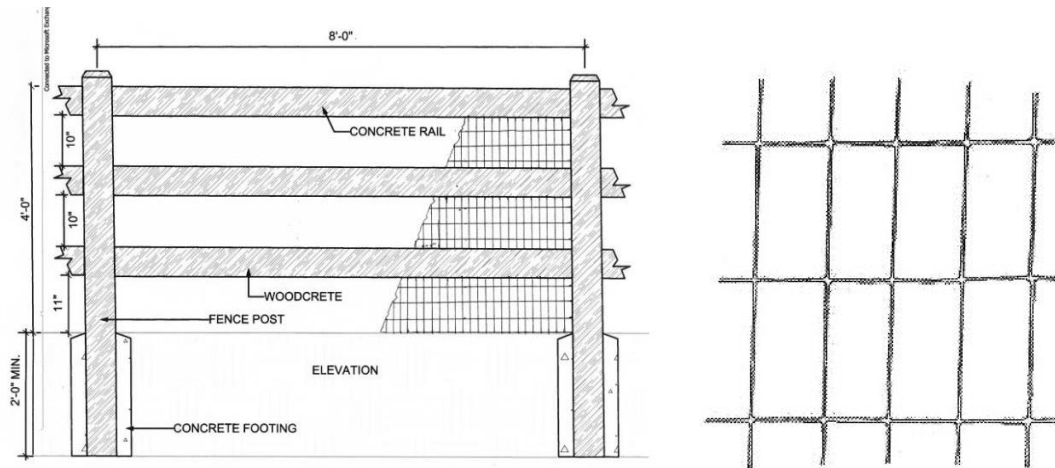
G. Invisible Fence

Invisible fencing provides an opportunity to contain pets without incurring the short- and long-term maintenance costs of a dog run, privacy fencing, or lot fencing. The following is a list of installation specifications:

- Invisible fencing is not allowed in front yards.
- The placement of the wire must be such that pets are kept a sufficient distance from the side and rear property lines. At a minimum, pets shall be kept five (5) feet off side and rear property lines.
- Any temporary flags installed for the purpose of training must be removed within 45 days of installation. The DRB/MC will consider requests for variances to this requirement only for the purposes of training the pet that is being contained.
- A permanent sign indicating the presences of invisible fencing may be kept in the front yard. However, it must not exceed five inches x eight inches (maximum 24 inches from grade) and may be located in a visible yet discreet location, preferably next to the front porch/stoop.
- Existing vegetation may not be removed for the installation of invisible fence.

4.5 Dog Runs

- A. May be constructed out of concrete 3-rail fence or milled cedar 3-rail fence
- B. For homes with solid fencing, 5-foot or 6-foot privacy fencing, or 3-rail fencing, the dog run must be painted to match the body color of the home if the dog run is attached to the home, or must be painted Sherwin Williams Heron Plume SW6070.
- C. For homes with 4-rail fencing (Filing 3 – Julep Estates), the dog run must be painted to match the body color of the home or stained Valspar Solid Color – Darkest Night (available at Lowe's).
- D. May not exceed 400 square feet in size.
- E. Must be located adjacent to the home in the rear yard. Specific location must be approved by the DRB or MC prior to installation.
- F. Dog runs closer than five (5) feet to the side property line will be considered on a case-by-case basis
- G. Welded wire shall only be attached on the side of the fence facing the inside of the dog run and must meet the applicable requirements in Section 4.4.F.
- H. Visual impact to public spaces must be minimized.
- I. Landscape buffering will be required. Buffering will include two (2) eight (8) foot tall evergreen trees. These trees are in addition to rear yard landscaping requirements.



Section 5 — Landscape

5.1 Design Vision

Landscaping in The Farm is intended to preserve natural vegetation, provide beauty in the community, promote water conservation, and enrich the character of the community. Landscaping can significantly increase and maintain the value of a home. The standards in these Guidelines are intended to provide a visually pleasing landscape that will preserve native vegetation and accompany the unique architectural styling of the community. Water conservation is highly encouraged; therefore, these Guidelines are written with an emphasis in xeriscape practices. Much of The Farm was once covered in vegetation such as Scrub Oak, yucca, various cactus species, and pine trees. By implementing xeric plantings, the original vegetation and character is further preserved. The DRB and MC encourage all homeowners to utilize native plants to promote sustainability. Above all else, the intent of the Guidelines is for every homeowner to have a landscape that will complement the beautiful community.

5.2 Design Requirements

Landscape plans must incorporate the design principles below.

Landscape Design Principles	
<ul style="list-style-type: none">• Lots must utilize existing vegetation (scrub oak, mountain mahogany, evergreen trees, etc.) when present.• Existing vegetation must NOT be removed for the installation of new landscaping.• Lots must be fully landscaped with ground cover, rock, mulch, plantings, and grass (if used).• Bare, untreated soil or planting beds will not be permitted.• Minimize bluegrass turf areas.	<ul style="list-style-type: none">• Encourage the use of xeric plants and ornamental grasses• Encourage the use of large boulders with interlaced plantings.• Encourage the use of perennials, ground covers, and shrubs on slopes.• Pathways not to exceed four (4) feet in width.

5.3 Preservation of Native Vegetation

The native vegetation has survived decades on the land and is indigenous to the area. In order to preserve the native vegetation and grade, the following requirements have been established for landscaping lots with native vegetation.

- All native plant material, including but not limited to Scrub Oak, evergreen trees, Mountain Laurel, Mountain Mahogany, remaining on the property after home construction must be maintained, preserved, and kept in good health.
- Native vegetation may not be removed for any purpose, especially for the purpose of planting a typical suburban landscape.
- Please keep in mind that all existing vegetation must be shown on the landscape plan.
- Native plants should be enhanced with plants that have similar water requirements. See Appendix A for a list of recommended plants for preservation landscaping.



Tips for Maintaining Native Landscape

- Scrub Oak is a slow growing shrub that does not take well to transplanting; however, once established the plant is hardy. Hand groom excessive (over six (6) inches), accumulated soils from construction off the roots of all vegetation.
- If a section of Scrub Oak has died, it is acceptable to trim back the dead areas in order to give the new growth room to grow.
- When Scrub Oak becomes taller, limb up the bottom to form it into the shape of trees. This way you will be able to plant underneath the Scrub Oak for a fuller landscape.

5.4 Drainage

- Planting and hardscape areas shall not impede or alter drainage patterns.
- Landscape grading should produce graceful contours, not sharp angles or abrupt grade changes that deviate from the intended drainage swales and patterns.
- Smooth transitions shall be made from the lot to the trails, parks, or common areas.

A. Dwellings

- Positive drainage away from all dwellings shall be provided by the builder at completion of initial construction of the home and maintained thereafter by the homeowner and homeowner's contractors.
- Builders, homeowners, and homeowners' contractors shall not impede or alter the approved, engineered drainage, high point (as determined on the approved plot plan for each lot), and/or grading patterns of the lot as this may cause flooding to basements, erosion to adjacent properties, or void the homeowner's foundation warranty.
- Maintenance of positive drainage patterns may include erosion control devices.
- Roof downspouts and their drain extensions shall be located to carry water away from the house foundation and into the designated drainage pattern for the lot.
- Downspouts shall not discharge onto adjacent properties and/or tracts.
- Downspouts must terminate a minimum of one (1) foot from the side property line. Surface sheet flow at the end of the downspout will then shed to the lot line swale.
- Buried downspouts are not recommended (reference the individual builder manual regarding foundation warranty).
- Swales with a minimum of 2 percent slope shall be maintained on side property lines to help direct positive drainage to the designated location.

B. Community Wall

- Drain holes in the community wall must be kept free of debris and landscape material. These holes are to be utilized as a drainage outlet and landscape design must encourage drainage to exit through these holes.
- Native seed or rock are appropriate materials to use in front of drain holes.

5.5 Front Yard Landscaping

- Please note that these are minimum standards.
- Grass in the front yard must meet the standards outlined in Section 5.15-5.17.
- Vast, unplanted rock or wood mulch areas are not permitted.
- Rock is required along all property lines. The rock area must be a minimum of two (2) feet wide.
- Sod cannot exceed 50 percent of the non-paved/non-concrete area in the front yard.

Front Yard Minimum Plant Quantities
For Lots Less Than 12,000 Square Feet

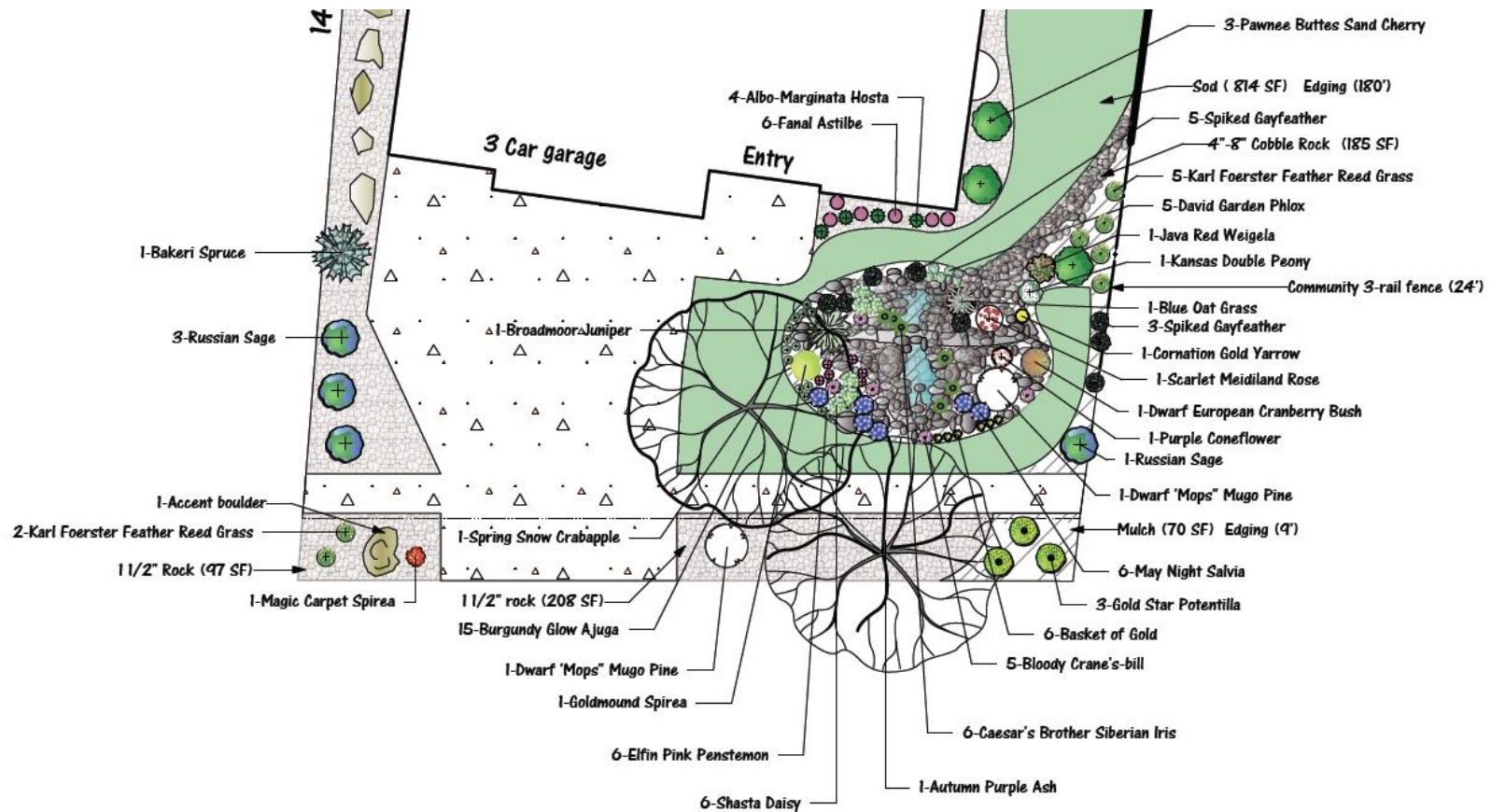
- 1 Tree (Deciduous or Evergreen)*
- 8 Shrubs
- 12 Perennials

*A street tree(s) is required in addition to the front yard minimum tree requirement. Refer to Section 5.6.

Front Yard Minimum Plant Quantities
For Lots Greater Than or Equal to 12,000 Square Feet

- 2 Trees (Deciduous or Evergreen)*
- 12 Shrubs
- 20 Perennials

*A street tree(s) is required in addition to the front yard minimum tree requirement. Refer to Section 5.6.

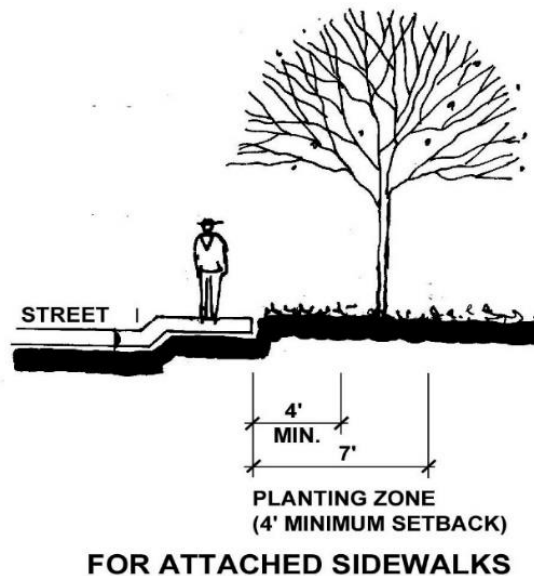
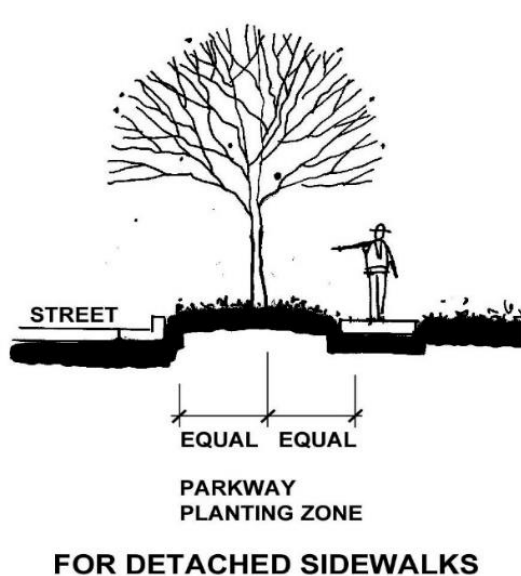


5.6 Parkway Landscaping & Street Trees

The parkway is the area between the curb and sidewalk. Deciduous tree(s) are required to be planted in this space to provide a shade canopy along the streetscape.

- All lots must plant street trees in the parkway every thirty-five (35) feet apart.
- Corner lots are required to plant street trees in the front and side parkways.
- These trees must be a minimum one and one-half (1 ½) inch caliper at the time of planting.
- The street tree(s) shall be centered between the curb and sidewalk. It is recommended the tree be placed in the longer side of the parkway between the driveway and the property line.
- If the sidewalk is attached to the curb, the street tree shall be placed within (4) feet to seven (7) feet of the back of the sidewalk.
- Trees must be selected from the approved Colorado Springs city street tree list.
https://coloradosprings.gov/sites/default/files/parks_recreation_and_cultural_services/Forestry/suitablestreettrees_0.pdf
- A mulch ring four (4) to six (6) feet in diameter is recommended around trees planted in turf.
- All turf parkways are not recommended.

Typical Street Tree Quantities	
Lot Size	Tree Quantity
50' Lot	1
50' Corner Lot	3-4
60' Lot	1-2
60' Corner Lot	4-5
70' Lot	1-2
70' Corner Lot	4-5
Larger Lots	5+



5.7 Corner Lot Side Yard Landscaping

- The use of turf on a corner side yard must not exceed a maximum of 50 percent of the non-paved/non-concrete area. The recommended minimum width of a turf area is four (4) feet.
- Vast, unplanted rock or wood mulch is not permitted along corner side yards.
- Rock is required along all property lines. The rock area must be a minimum of two (2) feet wide.

5.8 Rear Yard Landscaping – Interior Lots (*lots that back to another lot*)

- The rear yard must be fully landscaped at initial installation.
- Vast, unplanted rock or wood mulch areas are not permitted in rear yards.
- The use of turf in the rear yard must not exceed a maximum of 50 percent of the non-paved/non-concrete area. The recommended minimum width of a turf area is four (4) feet.
- Rock is required along all property lines. The rock area must be a minimum of two (2) feet wide.
- *Please note that these minimum requirements do not include the buffer zone for rear lots that are exposed to trails, parks, and community landscaping tracts. For rear exposed lots, refer to Section 5.9.*

Rear Yard Minimum Plant Quantities For Interior Lots <u>Less Than</u> 12,000 Square Feet	
1	Tree (Deciduous or Evergreen)*
4	Shrubs

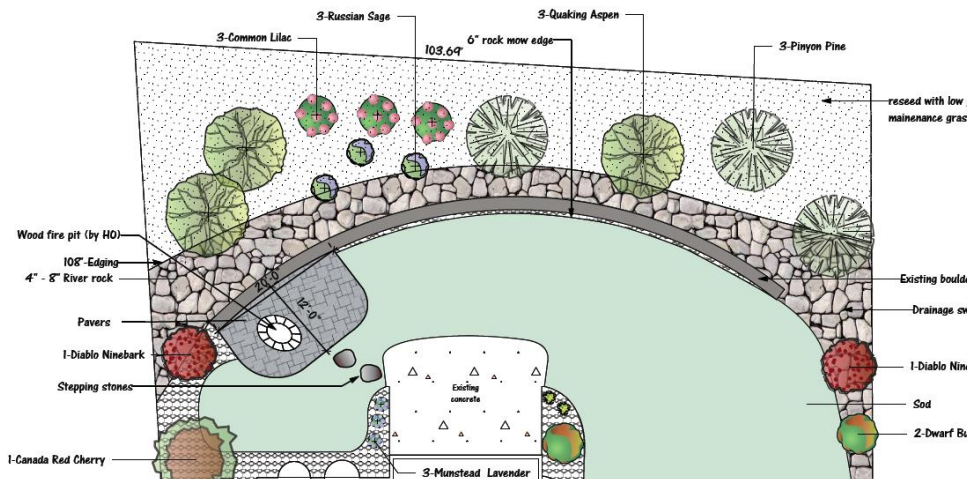
Rear Yard Minimum Plant Quantities For Interior <u>Lots Greater Than or Equal to</u> 12,000 Square Feet	
2	Trees (Deciduous or Evergreen)*
8	Shrubs

5.9 Rear Yard Landscaping – Rear Exposed Buffer Zone

The Buffer Zone is designed to create a transition from the rear yard to common areas (parks, trails, etc.) into individual landscapes. The goal of the Buffer Zone is to provide visual spacing for pedestrians using the common area and to define property boundaries for lots with rear exposure to common areas.

This Section applies to:

- Homes that have rear yards adjacent to parks, trails, and other common areas (without a community wall, Trex fence, or picket fence) **and** homes that have 3-rail fencing along the rear property line.
- Native vegetation can be integrated within the buffer zone requirements.



Buffer Zone Requirements	
Width	Must be ten (10) feet deep starting from the rear property line and must meander to provide a soft transition.
Tree Quantity	One (1) tree per every thirty (30) linear feet of frontage along the common area(s). Trees may be clustered or spaced evenly. <i>This is in addition to the rear yard tree requirement.</i>
Shrub Quantity	<ul style="list-style-type: none"> • Lots <i>less than</i> 12,000 square feet: Six (6) • Lots <i>greater than or equal to</i> 12,000 square feet: Ten (10) shrubs • Shrubs may be clustered or spaced evenly. • Perennials and fountain grasses are permitted, but cannot be substituted for shrubs. • These are in addition to the required number of rear yard shrubs.
Ground Plan	Rock, wood mulch, and native grass are permitted. However at least 2 feet of rock is required along all property lines.
Grading	Dirt or mulch may <u>not</u> be backfilled against the community fence. Finished grade should have a smooth transition to the fence.
Drainage	Drainage channels shall be no wider than three (3) feet
Setback	An eighteen (18) inch clearance will be maintained between shrubs or trees and any fence or wall maintained by AVMD2.
Edging	Required along the rear lot line to contain rock that is adjacent to community tracts or vacant lots.

5.10 Plant Material & Sizes

- The DRB has included a list of suggested plant materials in Appendix A of the Guidelines.
- Plant material should be hardy to USDA Zone 4 or -20° to -30° for best results.
- Due to the numerous vegetable varieties, the DRB will review edible species on a case-by-case basis.
- Smaller trees will be reviewed by the DRB or MC on a case-by-case basis for lots that exceed the required minimum quantity and for interior side and rear yard locations.
- Multi-stem trees, such as aspens, require at least one stem measuring a 1-inch caliper minimum.
- For non-evergreen trees, the caliper is measured six (6) inches from the top of the root ball.

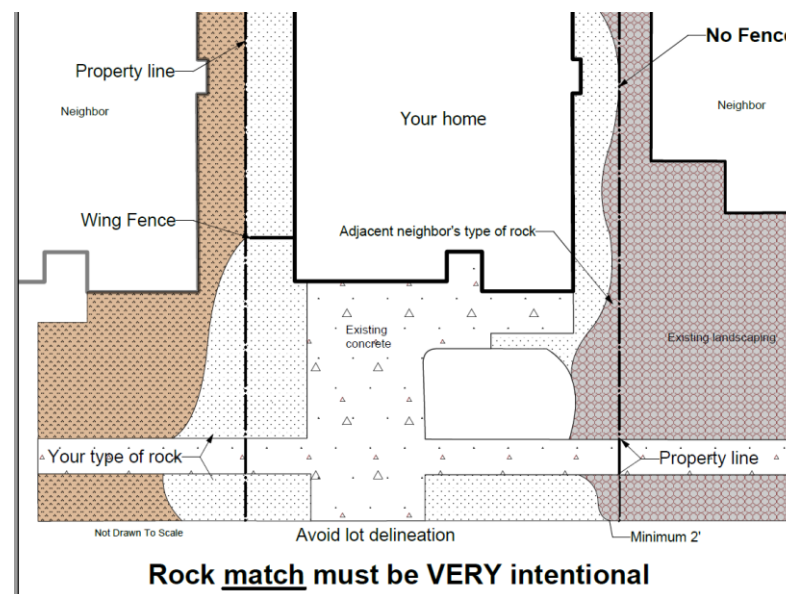
5.11 Plant Spacing

- Shrubs must be calculated at four (4) feet to six (6) feet on center, at a maximum, but should be planted in groupings of at least three (3).
- Perennials must be calculated at two (2) feet to three (3) feet on center as the plants are smaller, but should be planted in groupings of at least three (3).
- When turf is not used in the yard, plantings must be spaced at a maximum of four (4) feet apart, depending on plant species, to adequately cover plant beds.
- Xeric plants may also be planted in groupings.

5.12 Landscape Transitions Between Lots

- The side lot line rock must match the rock on the adjacent property for a minimum of 40 feet, to a wing fence, or when no longer visible from the sidewalk to avoid delineating lot lines.
- The rock installation must be curvilinear and a minimum of 24 inches wide measured from the side property line.
- Tree and shrub massing shall blend, and hard edges such as mow strips, edging and walls between lots shall be minimized.
- Landscaping between lots shall present a uniform appearance.

Minimum Plant Sizes	
Evergreen Trees	8-foot height
Deciduous Trees	1 ½ inch caliper
Ornamental Trees	1 ½ inch caliper
Fruit Trees	1 ½ inch caliper
Shade Trees	1 ½ inch caliper
Shrubs	#5 container
Perennials	#1 container
Edible Perennials	2 ¼ inch to #1 container



5.13 Irrigation

- An automated, underground irrigation system is required for all yards.
- Overhead spray irrigation is required for turf areas only.
- Drip irrigation is required for shrub/perennial beds to conserve water.
- Drip irrigation lines may not be exposed.
- Irrigation shall be designed and maintained to avoid over-spray onto any paved surface, wall, fence, or adjacent property.
- Water efficient irrigation system parts and maintenance practices shall include, but not be limited to, the following:
 - Multi-programmable irrigation controller
 - Master valve
 - Rain sensor
 - Check valves
 - Routine maintenance of system
- Irrigation plans do not require DRB or MC review.
- Watering times must be decreased after the establishment of sod and plant materials.
- Preserved native vegetation on site, such as Scrub Oak, will need little to no irrigation. In the event of drought-like conditions, it is the responsibility of the homeowner to hand water all preserved native vegetation.

5.14 Rock & Mulch Beds

A. General Requirements

- Rock or mulch areas that are visible from the street, common areas, trails parks, and adjacent neighbors shall be planted in accordance with Section 5.11.
- Shrub and perennial beds that utilize rock must be lined with landscape fabric or other acceptable weed barriers (no plastic allowed).
- The mixture of rock and wood mulch in the same planting bed is NOT permitted. However, rock and wood mulch beds may be adjacent to one another within a yard if they are separated by professional quality edging.
- A ring of mulch four (4) to six (6) feet in diameter is highly recommended around the base of trees when located in turf areas.
- Planting beds may also be designed in a way to facilitate tree placement within the bed.

B. Rock

- Rock is required along all property lines. The rock area must be a minimum of two (2) feet wide.
- Rock size shall be $\frac{3}{4}$ - 1½-inch in diameter.
- Refer to Section 5.12 for front and side yard rock transition requirements.
- Smaller rock may be used in sandboxes, play areas, dog runs, or pathways.
- Larger rock may be used in drainage (cobble creek beds are strongly encourage) and accent areas at the discretion of the DRB or MC.

- Acceptable rock colors include natural and earth-toned.
- Prohibited rock includes: lava rock, white quartz, solid black rock or similar types and colors to these materials. Dyed or painted rocks are also prohibited.
- Accent boulders are permitted.

C. Mulch

- Mulch must be of professional grade, consistent in size, and a natural wood color.
- Pigmented mulches are not permitted (red, green, etc.).
- Wood mulch may not be placed on steep inclines.
- It is recommended that a mulch material is installed three (3) inches in depth.
- Wood mulch is not allowed in drainage swales.
- Rubber mulch is not permitted in planting beds and tree rings, but will be considered in play areas.
- Mulch may not be placed on steep slopes or adjacent to high water drainage areas.

D. Edging

- All contrasting ground cover materials shall utilize metal, brick, or other professional quality edging to define the areas and provide a clean maintenance edge. Other edging materials may be considered by the DRB on a case-by-case basis.
- Plastic edging is prohibited.
- All edging materials must be installed so as to not impede the approved drainage design patterns for the lot and must not restrict the flow of drainage away from the house. Please reference the individual builder manual regarding foundation warranty.
- Lots that are adjacent to vacant lots/community tracts are required to install edging to prevent rock from washing into these areas.

5.15 Native Seed

Native seed is highly encouraged due to the native preservation look of The Farm. Visual interest is also created as native seed mixes provide species that are hardy in different seasons. Additionally, water requirements are significantly less than common turf grass as many species are able to survive without consistent watering. Preferred species include Blue Grama, Buffalograss, and Fine Fescue.

- Native seed is not allowed in front yards.
- Must be kept a minimum of three (3) feet from all foundations.
- May not exceed 50 percent of the non-paved/non-concrete area in the rear yard. A combination of native seed, sod, and artificial turf may not exceed 50 percent of the non-paved/non-concrete area in the rear yard. Custom lots in Filing 3 will be reviewed on a case-by-case basis.
- The recommended minimum width of a native seed area is four (4) feet.
- Must be a minimum of two (2) foot away from the side property line – rock is required adjacent to the property line.

- All native seed areas are required to be amended with a minimum of three (3) cubic yards per 1,000 square feet of an acceptable soil amendment (either a peat moss/compost mixture, or a peat moss/compost/manure mixture), rototilled to a depth of six (6) inches.
- Planting on 4:1 (one (1) foot of vertical rise to four (4) feet of horizontal run) slopes or greater is permitted.
- Must be irrigated.
- Must be mowed 2-3 times per year.
- Must be maintained so as not to appear unkempt.

5.16 Turf

- Must be kept at a minimum of three (3) feet from all foundations.
- May not exceed 50 percent of the non-paved/non-concrete area in the front or rear yard. A combination of native seed, sod, and artificial turf may not exceed 50 percent of the non-paved/non-concrete area in the rear yard.
- The recommended minimum width of a turf area is four (4) feet.
- Turf is not permitted on slopes 4:1 (one (1) foot of vertical rise to four (4) feet of horizontal run) or greater.
- Turf must be a minimum of two (2) feet away from the side property line – rock is required adjacent to the property line.
- All bluegrass turf areas are required to be amended with a minimum of three (3) cubic yards per 1,000 square feet of an acceptable soil amendment (either a peat moss/compost mixture, or a peat moss/compost/manure mixture), rototilled to a depth of six (6) inches.

5.17 Artificial Turf

- Artificial turf is permitted in the rear yard of fenced yards only.
- May not exceed 50 percent of the non-paved/non-concrete area. A combination of native seed, sod, and artificial turf may not exceed 50 percent of the non-paved/non-concrete area in the rear yard.
- The turf should be high quality and shall appear like natural turf.
- Artificial turf should be maintained in a like-new condition.
- Bright or unnatural colors of turf are not permitted.
- Artificial turf may not impede drainage to neighboring properties.
- All artificial turf should have drainage measures in place so water does not sheet flow on the surface. Most high-quality artificial turf products have drainage holes at the base of the turf to allow water to drain to the soil.

Appendix A – Suggested Plant Materials

All plant materials for The Farm should be selected from USDA Zone 4 – 6,800'

DECIDUOUS TREES – 1 ½" CALIPER

Ash – *Fraxinus pennsylvanica*
 Aspen – *Populus tremuloides*
 Boxelder – *Acer negundo*
 Canada Red Cherry – *Prunus virginiana*
 Crabapple – *Malus* (w/persistent fruit)
 Elm – *All varieties* (Zone 4)
 Hackberry – *Celtis occidentalis*
 Hawthorn – *Crateagus*
 Honeylocust – *Gleditsia trianthos*
 Lilac Tree – *Syringa reticulata*
 Kentucky Coffee Tree – *Gymnocladus dioicus*
 Linden – *Tilia americana*
 Maple – *All varieties* (Zone 4)
 Mountain Ash – *Sorbus aucuparia*
 Oak – *All varieties* (Zone 4)

Fruit Trees (Zone 4)
 Plum – *All varieties*
 Apple – *All varieties*
 Apricot – *All varieties*
 Cherry – *All varieties*
 Peach – *All varieties*
 Pear – *All varieties*
 Plum – *All varieties*

THE FARM
FAVORITE



Crabapple



Boxelder



Canada Red Cherry



Aspen



Elm



Honeylocust



Maple



Linden



Cherry



Pear



Apple



Lilac

All plant materials for The Farm should be selected from USDA Zone 4 – 6,800'

EVERGREEN TREES – 8' MINIMUM HEIGHT

Scotch Pine – *Pinus sylvestris*

White Fir – *Picea abies*

Austrian Pine – *Pinus nigra*

Pinion Pine- *Pinus edulis*

Limber Pine – *Pinus flexilis*

Ponderosa Pine – *Pinus ponderosa*

Spruce – *Picea pungens*

Upright Juniper – *Juniperus scopulorum*



Scotch Pine



White Fir



Austrian Pine



Pinion Pine



Limber Pine



Ponderosa Pine



Spruce



Upright Juniper

All plant materials for The Farm should be selected from USDA Zone 4 – 6,800'

DECIDUOUS SHRUBS– #5 CONTAINER

Barberry – *Berberis X*
 Buckthorn – *Rhamnus frangula*
 Burning Bush – *Euonymus alatus*
 Chokeberry – *Aronia spp.*
 Cistina Plum – *Prunus cistina*
 Cotoneaster – *Cotoneaster apiculatus*
 Currant – *Ribes*
 Daphne – *Daphne burkwoodii*
 Dogwood - *Cornus sericea*
 Elder – *Sambucus nigra*
 Forsythia – *Forsythia x intermedia*
 Honeysuckle – *Lonicera*
 Lilac – *Syringa*
 Mock Orange – *Philadelphus*
 Ninebark – *Physocarpus opulifolius*
 Peashrub – *Caragana arborescens*
 Potentilla – *Potentilla fruticosa*
 Privet – *Ligustrum vulgare*
 Shrub Rose – *Rosa spp.*
 Sage – *Perovskia atriplicifolia*
 Sandcherry – *Prunus bessyi*
 Silverberry – *Eleagnus commutata*
 Snowberry – *Symphoricarpos*
 Spirea – *Spiraea spp.*
 Sumac – *Rhus spp.*
 Viburnum – *Viburnum ssp.*
 Weigela – *Weigela florida*



Barberry



Buckthorn



Burning Bush



Chokeberry



Cistina Plum



Cotoneaster



Daphne



Dogwood



Forsythia



Lilac



Mock Orange



Potentilla



Privet



Shrub Rose



Sage



Sandcherry



Spirea



Sumac



Viburnum



Weigela

All plant materials for The Farm should be selected from USDA Zone 4 – 6,800'

EVERGREEN SHRUBS – #5 CONTAINER

Spreading Juniper – *Juniperus* (low horizontal species)

Dwarf Eastern White Pine – *Pinus strobus* 'Nana'

Scotch Globe Pine – *Pinus sylvestris* 'Globe Viridis'

Hillside Creeper Pine – *Pinus sylvestris*

Dwarf Mugo Pine – *Pinus mugo* 'White Bud'

Birds Nest Spruce – *Picea pungens* 'Pendula'

Elegans Spruce – *Picea abies* 'Elegans'

Dwarf Norway Spruce – *Picea abies* 'Pumila'

Globe Blue Spruce – *Picea pungens* 'Glauca Globosa'

Mrs. Cesarini Spruce – *Picea pungens* 'Mrs. Cesarini'

Procumbens Spruce – *Picea pungens* 'Procumbens'



Spreading Juniper



Dwarf Eastern White Pine



Scotch Globe Pine



Dwarf Mugo Pine



Elegans Spruce



Mrs. Cesarini Spruce

All plant materials for The Farm should be selected from USDA Zone 4 – 6,800'

EDIBLE PERENNIALS – 2 ¼" - #1 CONTAINER

Artichoke, or Sunchoke – *Helianthus tuberosus*

Asparagus – *Asparagus officinalis*

Currant – *Ribes*

Cucumber – *Cucumis sativus*

Elderberry – *Sambucus*

Good King Henry – *Chenopodium bonus-henricus*

Gooseberry – *Ribes uva-crispa*

Groundnut – *Apios*

Lovage – *Levisticum officinale*

Persimmon – *Diospyros virginiana*

Pole Bean – *Phaseolus coccineus*

Raspberry – *Rubus idaeus*

Rhubarb – *Rheum x cultorum*

Serviceberry – *Amelanchier*

Strawberry – *Fragaria ananassa*

Tomato – *Solanum lycopersicum*

Chives – *Allium schoenoprasum*

Oregano – *Origanum vulgare*

Lavender – *Lavandula angustifolia*

Marjoram – *Origanum majorana*

Sage – *Salvia officinalis*

Cilantro – *Coriandrum sativum*



Artichoke



Asparagus



Good King Henry



Groundnut



Lovage



Raspberry



Rhubarb



Strawberry



Chives



Cilantro



Lavender



Sage

All plant materials for The Farm should be selected from USDA Zone 4 – 6,800'

PERENNIALS – #1 CONTAINER

Due to the vast variety of perennials, all could not be listed below.

Achillea	Centranthus	Hyssop	Penstemon
Ajuga	Cerastium	Iberis	Persicaria
Agastache	Chrysanthemum	Iris	Phlox
Aegopodium	Coreopsis	Kniphofia	Physostegia
Alcea	Dianthus	Lamium	Potentilla
Alchemilla	Dicentra	Lavandula	Ratibida
Alyssum	Digitalis	Leucanthemum	Salvia
Anemone	Delosperma	Liatris	Santolina
Antennaria	Delphinium	Lilium	Saponaria
Aquilegia	Echinacea	Limonium	Sedum
Artemisia	Erigeron	Liriope	Sempervivum
Armeria	Eriogonum	Lobelia	Stachys
Aster	Fallopia	Lupinus	Tanacetum
Astilbe	Gaillardia	Lychnis	Thymus
Aubrieta	Geranium	Lysimachia	Tradescantia
Aurinia	Geum	Mondara	Veronica
Bergenia	Gypsophila	Myosotis	Vinca
Berlandiera	Helianthus	Nepeta	Viola
Brunnera	Helenium	Oenothera	Zachaneria
Callirhoe	Hemrocallis	Osteospermum	
Campanula	Heuchera	Paeonia	
Catananche	Heucherella	Pachysandra	
Centaurea	Hosta	Papaver	



Hemrocallis



Delphinium



Phlox



Salvia



Tanacetum



Gypsophila



Vinca



Armeria



Persicaria



Stachys



Astilbe



Bergenia

All plant materials for The Farm should be selected from USDA Zone 4 – 6,800'

GRASSES – #1 CONTAINER

Blue Avena/Oat grass - *Helictotrichon sempervirens*

Blue Gramma – *bouteloua curtipendula*

Big Bluestem – *Andropogon gerardii*

Little Bluestem – *Schizachyrium scoparium*

Feather Reed Grass – *Calamagrostis*

Blue Fescue Grass – *Festuca glauca*

Fountain Grass – *Pennisetum*

Maiden Grass – *Miscanthus sinensis*

Plume Grass – *Erianthus ravenne*

Prairie Drop Seed Grass – *Sporobolus heterolepis*

Ribbon Grass – *Phalaris*

Sedge Grass – *Carex*

Switch Grass – *Panicum*



Blue Avena



Feather Reed Grass



Plume Grass



Maiden Grass



Little Bluestem



Switch Grass

All plant materials for The Farm should be selected from USDA Zone 4 – 6,800'

PLANTINGS FOR PRESERVATION LANDSCAPING

The use of the following plants is encouraged next to existing native plants. These plants have the same water needs as those which grow naturally in the area. They will enhance the existing native landscape and work as a transition to more manicured areas.

Blazingstar Gayfeather – *Liatris spicata*

Cranesbill Geranium – *Geranium maculatum*

Fall Aster – *Aster spp.*

Grama Grass – *Bouteloua curtipendula*

Indian Paintbrush – *Castilleja spp.*

Kinnikinnick – *Arctostaphylos uva-ursi*

Lanceleaf Coreopsis – *Coreopsis lanceolata*

Little Bluestem Grass – *Schizachyrium scoparium*

Mountain Mahogany – *Cercocarpus montanus*

Ponderosa Pine – *Pinus ponderosa*

Prickly Pear Cactus – *Opuntia ficus-indica*

Sage – *Artemisia spp.*

Scrub Oak – *Quercus berberidifolia*

Wild Garlic – *Allium ursinum*

Wild Rose – *Rosa spp.*

Yarrow – *Achillea millefolium*

Yucca – *Yucca spp.*



Scrub Oak



Yarrow



Sage



Mountain
Mahogany



Little Bluestem Grass



Wild Garlic



Kinnikinnick



Prickly Pear Cactus

Appendix B – Application Form & Checklist



Submittal Date:

The Farm Landscape Plan Application and Checklist

Homeowner's Name _____ Lot# _____ Lot Size (sq. ft.) _____

Address _____ Phone # _____

E-mail address _____

Name of Installer _____ Date Landscape Scheduled for Install _____

The following checklist is to be used for all landscape plans submitted to the Design Review Board for approval. Please reference the corresponding Section # to [The Farm Landscape and Home Improvement Guidelines](#) for detailed requirements and further information about each checklist item.

Please check any of the following items included in this submittal:

- | | | |
|---|---|--|
| <input type="checkbox"/> Accessory Structures/Gazebos (Section 3.1) | <input type="checkbox"/> Lot Fences and Walls (Section 4.4) | <input type="checkbox"/> Skylights/Solar Panels (Section 3.21) |
| <input type="checkbox"/> Deck Additions (Section 3.3) | <input type="checkbox"/> Patio Additions (Section 3.11) | <input type="checkbox"/> Storm Doors (Section 3.20) |
| <input type="checkbox"/> Driveway Extensions (Section 3.5) | <input type="checkbox"/> Patio Enclosures (Section 3.12) | <input type="checkbox"/> Window Well Covers (Section 3.23) |
| <input type="checkbox"/> Hot Tubs/Spas (Section 3.6) | <input type="checkbox"/> Play/Sports Equipment (Section 3.14) | <input type="checkbox"/> Vegetable Gardens (Section 3.24) |
| <input type="checkbox"/> Landscape Lighting (Section 3.9) | <input type="checkbox"/> Pools (Section 3.15) | <input type="checkbox"/> Yard Accessories (Section 3.25) |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Retaining Walls (Section 3.17) | |

Use electronic format, Landscape Plan completed to scale and includes the following: (please check)

- ☐ Fill out submittal form completely.
- ☐ Lot boundaries with dimensions, lot area, lot number, adjacent streets with names, north arrow, drawing scale, and adjacent lot/tracts labeled as residential or open space.
- ☐ A Plant Schedule indicating the Latin (scientific) and common names of all existing and proposed landscape materials for the property as well as indicating the total quantity of each plant and the proposed installation size of each plant.
- ☐ Approximate square footage of turf areas labeled by type and installation method (sod or seed).
- ☐ Approximate square footage of wood mulch or rock mulch labeled including type and size. Must match adjacent lot(s) per Section 5.12 (if applicable).
- ☐ Fencing: Label type (existing or proposed), height (5'-4" cedar/Trex or 4 ft. 3-rail), stain color.
- ☐ Accessory Items: Dimensions, colors and materials – provide photos/brochures for items such as water features, sport courts, fire pits, etc.
- ☐ Retaining walls: Indicate the height & length, design and materials of walls.

- ☐ All paved surfaces including existing driveway, entryway and walk, public sidewalk and patio – indicate the materials and colors of each.
- ☐ All play and sports equipment, including sport courts – Pictures and details indicating the type, height, and color.
TRAMPOLINES ARE NOT PERMITTED IN THE FARM!
- ☐ All Exterior Lighting by type and height – indicating the wattage and type of bulb.
- ☐ When asking for any variance, state on the submittal form your request & reason why.
- ☐ Only illustrate what will be installed within 90 days of submittal. If phasing landscaping, a new application must be submitted with each phase.

CONTACT THE BUILDER IF YOU SEE ANY ISSUES WITH THE GRADE BEFORE PROCEEDING WITH INSTALLATION –
REMEMBER – ONCE YOU START, YOU ASSUME RESPONSIBILITY!

- ☐ Street Tree Planting Requirements: Require 1 tree every 35'. Must be 1 ½" caliper, planted between the curb and sidewalk or if sidewalk is attached, within 5' of back of sidewalk. See Section 4.10.

Please refer to the City of Colorado Springs approved street tree list for choices
<http://www.springsgov.com/units/parksrec/SuitableStreetTrees.pdf>

- ☐ Front Yard Requirements: Lots sizes up to 12,000 sf require 1 tree, 8 #5 shrubs and 12 #1 perennials in addition to the required number of street trees. For lots over 12,000 sf, 2 trees, 12 #5 shrubs and 20 #1 perennials are required in addition to the required number of street trees. Additionally, there must be plantings every 4'-6' on center in rock and mulch areas. Maximum of 50% turf in the "front yard" zone. Artificial turf is not allowed. See Section 5.5.
- ☐ Back Yard Requirements: Lots sizes up to 12,000 sf require 1 Tree, 4 #5 shrubs and plantings every 4'-6' on center in rock and mulch areas. For Lots greater than 12,000 sf, 2 trees and 8 #5 shrubs are required in addition to plantings every 4'-6' on center in rock and mulch areas. See Section 5.8.
- ☐ Required Plant Material Sizing: Deciduous trees- 1 ½" caliper; Evergreen trees-8-foot height; Ornamental trees- 1 ½-inch caliper; Shrubs-#5-container; Perennials- #1.
- ☐ Planting Bed Requirements: All plant beds must contain enough plants so that the plant beds are 60% planted so there are no large expanses without significant plant material (4'-6' on center). Blending of landscape materials at property lines – this includes matching with the neighbor, community landscape, and buffer zones if required. Rock mulch size is a minimum ¾"- 1 ½" maximum.

Updated 10/19/2020

Appendix C – Landscape Definitions

Architectural Design Guidelines: Refers to The Farm Architectural Design Guidelines applicable to all residential development within The Farm. The Architectural Design Guidelines are primarily written for the initial construction of homes and lots.

Buffer Zone: An undulating zone along the property line (usually rear) abutting a trail, park or common area, which covers the full length of the shared property line and is approximately ten (10) feet wide, but no narrower than seven (7) feet, and aligns with any adjoining Buffer Zone(s) at the point where they meet.

Builder: Refers to the entity that constructs improvements on a lot for later sale to an Owner.

CAD: Computer-aided design program used to create electronic design documents.

City: Refers to the City of Colorado Springs, El Paso County, Colorado.

City Code: Refers to the City of Colorado Springs Ordinances, Code and Manual requirements.

Common Area: Refers to all real and personal property, including easements, belonging to and/or maintained by the Master Developer or Metro District for the common use and enjoyment of The Farm residents.

Community Fences and Walls: Refers to fencing and walls built along the perimeter of a parcel, fronting a street or adjacent to parks, trails or common areas. Specific wall/fence types include masonry wall panels and neighborhood fences constructed out of composite fence and concrete rail fencing. The Master Developer will be responsible for the construction of all Community Fences and Walls, unless specified otherwise in a sales contract.

Community Regulations: The document which outlines the set of standards, rules and processes which regulate use of property, activities and resident conduct within The Farm.

Community Wide Standard: Where the Governing Documents require compliance with the “Community-Wide Standard,” the standard to be applied is the highest of: (a) the standard of use, conduct, architecture, landscaping, or aesthetic matters generally prevailing in the Community, or (b) the minimum standards described in the Governing Documents. The Community-Wide Standard may contain objective elements, such as specific maintenance requirements, and subjective elements, such as matters subject to the discretion of the Board or the Reviewer (as defined in Chapter 6 in the Declaration).

Corner Side Yard: An area that only applies to lots located on the corner lot of a street, and is that area on the street side of the home, between the front yard and rear yard.

Declaration: The Declaration of Covenants, Conditions and Restrictions for The Farm, and all subsequent amendments, which creates obligations that are binding upon the Association and all present and future Owners of property in The Farm.

Design Guidelines: Refers to the combined set of Architectural Design Guidelines and Landscape Design Guidelines, written for the initial construction of homes, lots and their landscape and landscape improvements.

Detail Grading Plan: The grading plan provided by the Master Developer, identifying each lot's approved spot elevations and the approved drainage plan for the filing.

DRB: Refers to the Design Review Board as established by the Declaration.

Establishment Permit: A permit granted by the City of Colorado Springs for a newly installed Landscape, which allows a homeowner a temporary variance from current watering restriction schedules.

Front Yard: The front yard is that area generally between the front corners of the home and the back of sidewalk and laterally to the side property lines (excluding the Parkway)

Guidelines: Refers to The Farm Landscape and Home Improvement Guidelines, The Farm Residential Architecture Design Guidelines, The Farm Color and Material Book and the design standards and architectural and aesthetic guidelines adopted pursuant to Chapter 6 of the Declaration, as they may be amended, which govern new construction, including structures and other items on Units, and landscaping, and which also regulate modifications to Units, including improvements and landscaping, after initial construction or installation.

Improvement Guidelines: Refers to the Cordera Home Improvement Guidelines, written for homeowners in order to establish policy and procedure for the review and approval process for any initial or subsequent landscape improvements or modifications made to a home by its homeowner.

Irrigation System: A watering system designed to transport and distribute water to the Landscape.

Irrigation System Types:

- a) Pop Up or Rotor Head Irrigation System: an overhead spray system utilizing spray heads (shorter distances), or rotor heads (long distances).
- b) Drip System: an above ground, separate low pressure, low water use irrigation zone to irrigate plants.
- c) Subterranean Irrigation System: an underground drip system to properly irrigate sod.

Landscape: The designed layout of plants, sod, paving and other elements on a property.

Landscape Area: The area outside of the home foot print, not covered with concrete.

Landscape and Home Improvement Guidelines: Refers to The Farm Landscape and Home Improvement Guidelines, written specifically for and are applicable to Approved Contractors for the installation of initial Landscapes and Landscape improvements within The Farm including planting design, fences, walls, lighting and other site furnishings for all residential properties.

Landscape Plan: A scaled diagrammatic drawing showing the placement, size and relationship of plants, sod, paving, and other elements.

Lot: Refers to an area of land shown as a lot on a recorded final plat within The Farm.

Lot Fence: Fencing installed for/by the homeowner and used to define side and rear lot lines, or to accommodate other privacy/buffering functions within the yard.

Master Developer: Refers to La Plata Communities, Inc., its successors or assigns, the developer of The Farm, also referred to as Declarant in the Declaration.

Modified Landscape: Any landscape that has had a Significant Revision made to it.

Modifications Committee (MC): A committee which reviews landscape and home improvement modifications, after initial landscaping is installed.

Mulch: Wood or other similar loose ground cover material approved by the DRB.

Native Seed: Blend of seed that requires less water than common bluegrass and tends to go dormant with drought and high temperatures.

Nature Vegetation: Vegetation that exists in open space and lots prior to any construction.

Net Lot Area: Total lot square footage minus the house footprint.

Opaque Wall System: Consists of a masonry wall and fence where residential lots abut common areas. The design will consist of a 5-foot, 4-inch masonry wall and composite fence system where residential lots abut common areas.

Owner: Refers to the titleholder of a lot or condominium unit.

Parcel Developer: Refers to the entity that constructs improvements on a parcel for single-family attached homes or prepares a parcel for lot sales to a single-family Builder.

Parkway: With Detached Sidewalk
 The area between the street curb and Sidewalk.

 With Attached Sidewalk
 See Street Tree Planting Zone definition.

Patio: A hard, solid surface made of material such as flagstone, concrete, or brick pavers. Breeze is not an acceptable material.

Paved Area: An area covered with concrete or similar material.

Perimeter Lot: Refers to any lot with a side or rear lot line abutting a public street, common area, school or park site.

PDF: Refers to a portable document format made available by Adobe Systems.

Positive Drainage: At least a two percent (2%) slope away from an area or structure.

Purchase Agreement: A contract to purchase property.

Rear Yard: The area from the rear corners of the home to the side and rear property lines.

Recommended Landscaper: A list of landscapers recommended by the Declarant to perform landscaping design and installation services. The declarant in no way warranties or guarantees the work by said landscaper.

Required Information (for Plans):

The following information that must accompany submittals to the DRB:

- Appropriate submittal form (including all contact and property information)
- Legend and/or key
- Be to a legible scale and have a north arrow
- Proposed location in relation to the home and the plot plan (include any setbacks, property lines or easements)
- Lot specific information (e.g. if a lot borders a street, open space, park, etc.)
- Information on adjacent lots (e.g. if neighbors have fencing)
- Dimensions, colors and materials
- If available, provide photos/brochures

Rock: Generally 3/4" - 1 1/2" Rock ground cover material approved by DRB. Drainage rock may be of larger size 8" – 12"

Side Yard: The area on the side of the house, between the front yard and rear yard.

Sidewalk: Attached Sidewalk
A sidewalk that is connected to the street curb.

Detached Sidewalk
A sidewalk that is not connected to the street curb.

Significant Revision: Any change to the approved landscape plan that affects the materials and/or layout of the landscape at any shared property line, the overall appearance of the landscape, the grading and/or drainage of the lot, or any other standard established by the DRB.

Soil Amendment: Organic materials introduced into the existing soil that assist in water retention, plant nutrition, air circulation and overall soil improvement.

Standard Landscape Plan: A plan customized to fit a specific lot anywhere within The Farm, and in compliance with the Landscape and Home Improvement Guidelines, excluding irrigation design and any hardscapes, structures, water features, planned use spaces or similar elements.

Street Tree Planting Zone:

Detached Sidewalk

The area between the curb and sidewalk (also known as the Parkway).

The Farm: Refers to the residential community located in the City of Colorado Springs, El Paso County, Colorado and commonly known as The Farm.

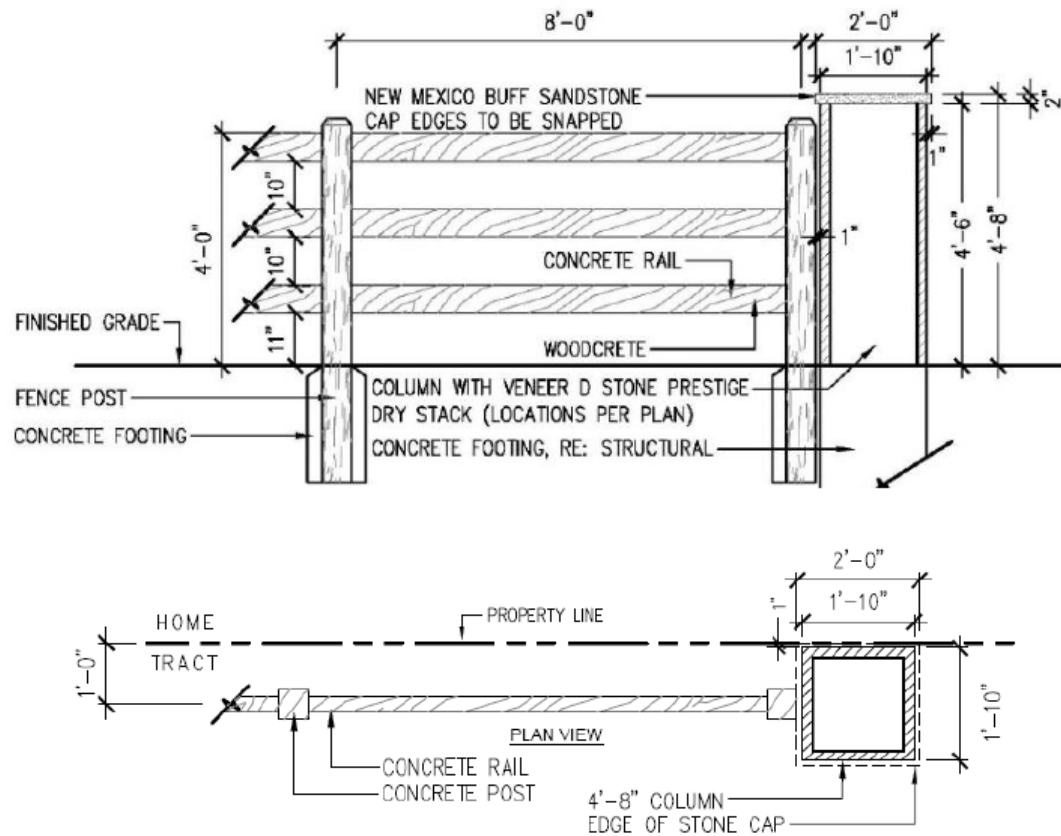
The Farm Homeowners Association, Inc.: The Declarant has established the Association as the primary entity responsible for administering The Farm in accordance with the Governing Documents. The Association may exercise all rights and powers that the Governing Documents and Colorado law expressly grant to it, as well as any rights and powers that may reasonably be implied under the Governing Documents.

Visual Impact: The aesthetic appearance of a structure in view from adjacent properties, and parks, trails and common areas, based on its height, color, relationship to surrounding grade, proximity to adjacent fences or walls and other relevant factors, as defined by the DRB.

Wing Fence: The fence which connects the lot fence defining the side property line to the home.

3-Rail Fence: Consists of a 4-foot tall concrete fence system with three horizontal rails.

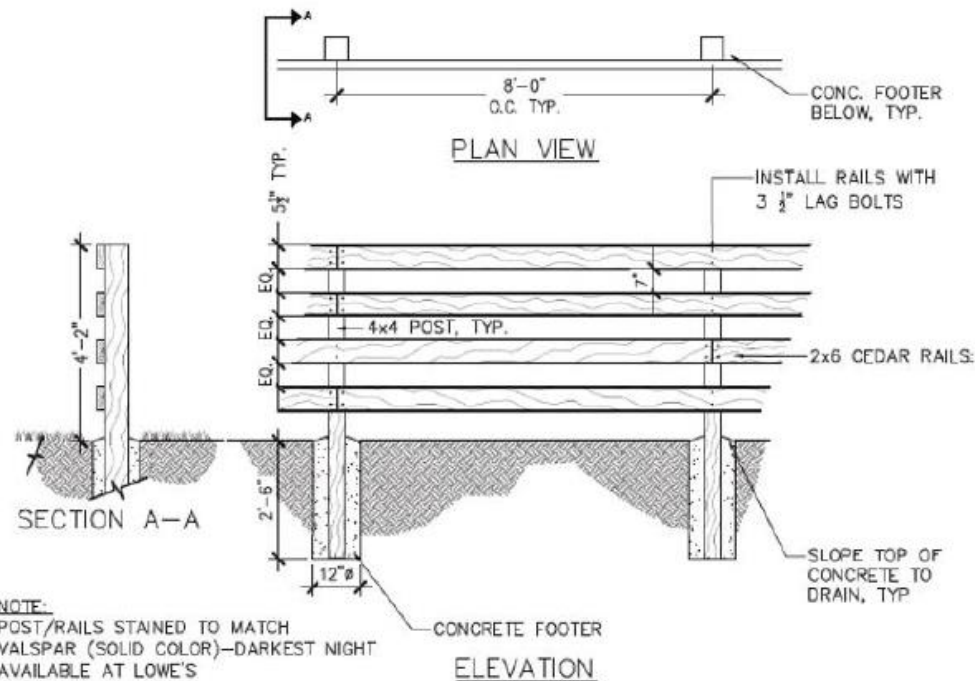
3-Rail Concrete Fence Detail



3-rail concrete fence must be painted Sherwin Williams, Heron Plume SW6070

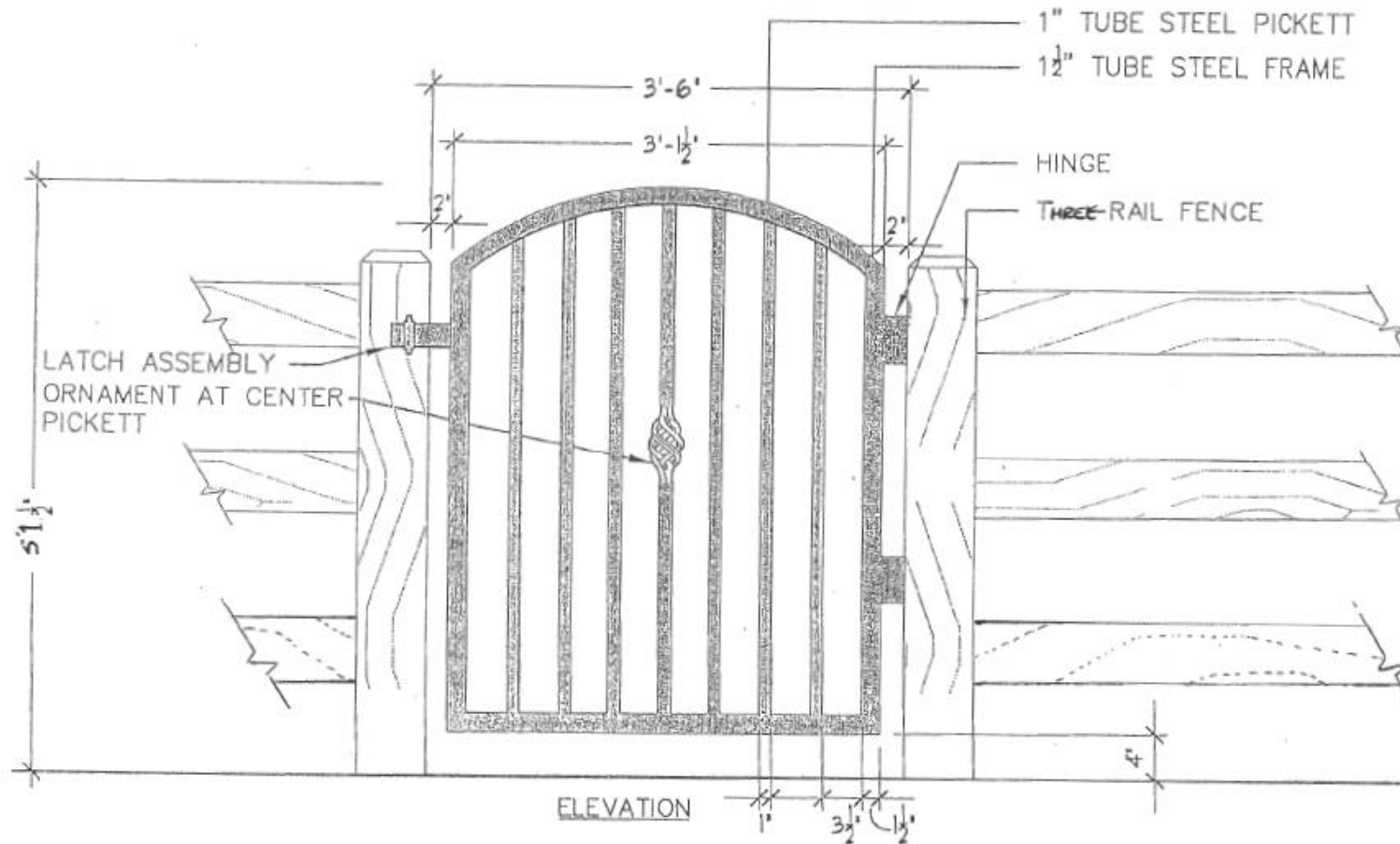
4-Rail Cedar Fence Detail

Filing 3 – Julep Estates



4 4-RAIL CEDAR FENCE

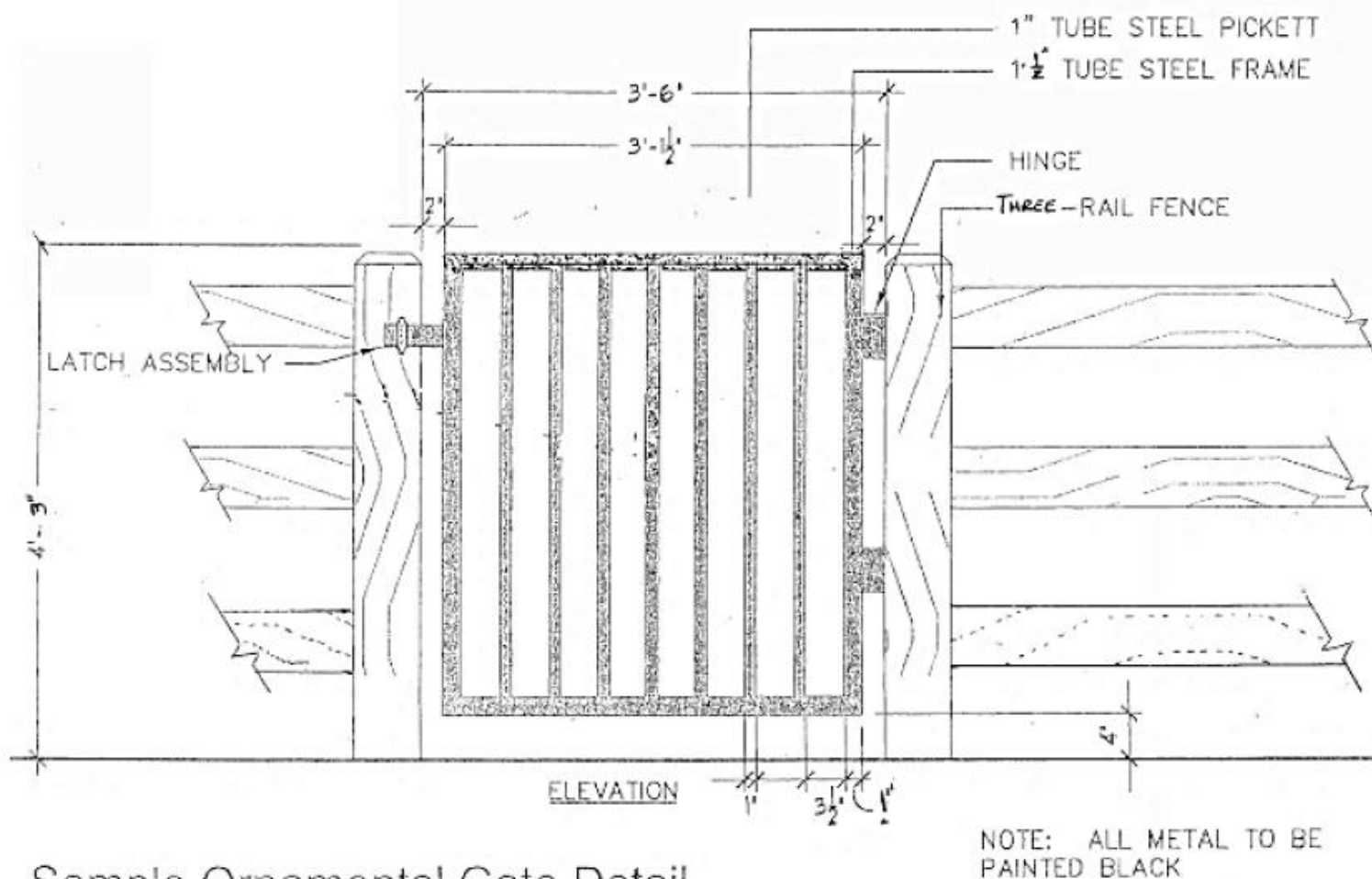
3- Rail & 4-Rail Fence Gate Detail Choice 1



NOTE: ALL METAL TO BE
PAINTED BLACK

Sample Ornamental Gate Detail

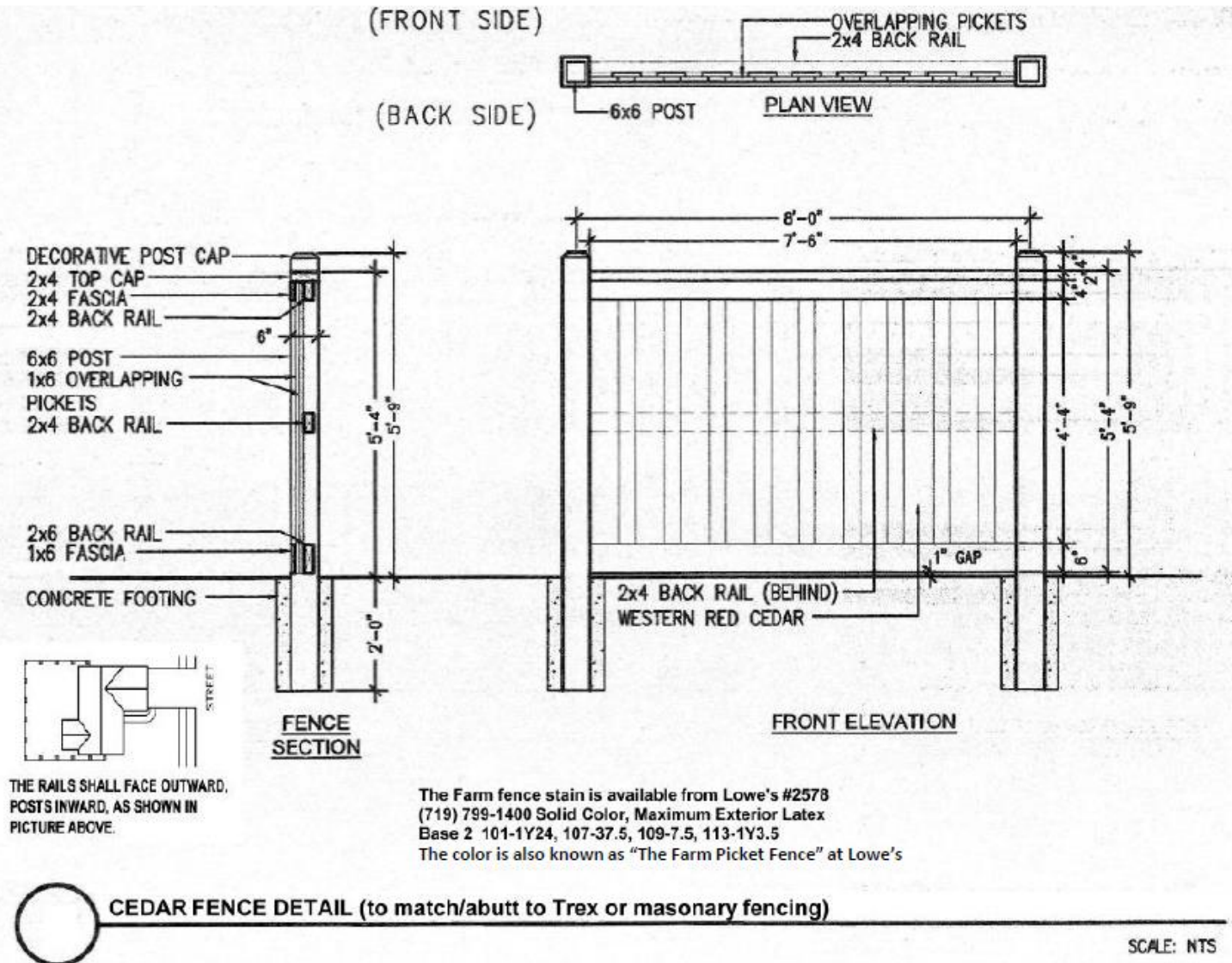
3- Rail & 4-Rail Fence Gate Detail Choice 2



Sample Ornamental Gate Detail

Scale 1"=1'-0"

Opaque Cedar Fence Detail



Opaque Cedar Fence Detail

Filing 1B Lots 15-25 & Filing 2 Lots 21-31

