Estate Lot Home Improvement and Landscape Design Guidelines

February 3, 2017

La Plata Communities, Inc.
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1 INTRODUCTION

1.1 COMMUNITY VISION
North Fork at Briargate is a residential community in Briargate. The schools, common areas, park and trails link a variety of housing types including estate homes, production single-family homes, town homes and apartments.

Architecture and landscape are key elements of the North Fork community and identity.

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

These guidelines work in concert with the Architectural Design Guidelines and the Declaration. However, should any conflict exist between these guidelines and the Architectural Design Guidelines, the Architectural Design Guidelines shall prevail. Should any conflict exist between both the Home Improvement and Landscape Design Guidelines or Architectural Design Guidelines with the Declaration, the Declaration shall prevail. The Design Review Board (DRB) has sole discretion in resolving conflicts. In addition, certain requirements in North Fork 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 North Fork are upheld. The Design Review Board (DRB) is responsible for the administration of the Architectural Design Guidelines and Home Improvement and Landscape Design Guidelines and the review and verification of all applications for initial construction in North Fork. The Modifications Committee (MC) is responsible for all applications for modifications to existing homes and lots. The DRB and MC can assist residents in understanding the requirements for North Fork when considering a home improvement project.

The DRB and the 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.

All exterior improvements or modifications to a lot or residence, including all landscaping, require review and approval by the DRB or MC before any installation. All plans requiring governmental approval must be reviewed and approved by the DRB or MC before governmental agency submittal. Refer to Section 2.9 regarding enforcement.
2 APPROVAL PROCESS

2.1 PURPOSE
In order to promote and maintain the architectural character, aesthetics and Community-Wide Standard of North Fork, materials used in modifications to structures, as well as landscaping materials, must be compatible with the residence and overall architectural style and theme of North Fork. The approval process assures the continuity of character and helps preserve or enhance the appearance and overall value of every property. Except for the conversion of garages to living space, any interior of a residence may be modified without DRB or MC approval.

2.2 DESIGN REVIEW PROCEDURE
Landscape plans and specifications showing the nature, kind, shape, color, size, materials and location of all proposed exterior structures, landscaping and home improvements shall be submitted to the DRB or MC for review and approval prior to installation or construction. Initial landscaping plans will be reviewed by the DRB. Modifications to existing properties will be reviewed by the MC. Incomplete or illegible submittals will be returned to the applicant without review.

2.3 INITIAL LANDSCAPING SUBMITTAL PROCESS
2.3.1 BUILDER LANDSCAPING
A builder may, but is not obligated to, offer home buyers the option to purchase a lot that is landscaped in accordance with the landscaping standards outlined in the design guidelines herein. If the builder is responsible for installing landscaping on a Lot, the builder will engage a landscape designer to submit a plan to the DRB.

2.3.2 LANDSCAPING BY HOME BUYERS
If a home buyer elects to be responsible for landscaping on the home site, the home buyer shall have a professional landscaper prepare and submit a landscape plan to the DRB for review and approval. If a home buyer elects to be responsible for design and installation of landscaping, a deposit will be collected at home closing to cover plan design and installation review costs. La Plata will refund the balance of the landscape deposit if and only if a home buyer completes installation of the landscaping in accordance with the plan approved by La Plata and within the time period set forth in the landscape guidelines. The amount of the landscape deposit and the portion to be retained by La Plata shall be stated in the landscape information package provided by the builder at contract signing.

2.4 WHERE TO SUBMIT

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| La Plata Communities, Inc.  
Attn: Design Review Board  
Linda Skalla  
lskalla@laplatallc.com  
(719) 260-7477 | North Fork at Briargate Homeowners Association  
Sue Renfro  
Attn: Community Manager  
srenfro@msihoa.com |

2.5 WHAT TO SUBMIT
All landscape plans are required to be designed by a professional landscaping company and must be approved by the DRB prior to installation. The landscaping plan must be submitted via email in PDF format. Any applications must be submitted in the electronic format as distributed by the DRB.
2.6 APPLICATION RESPONSE TIME

2.6.1 DRB RESPONSE TIME
The DRB meets weekly except for holidays. Typically, reviews can be accomplished within five business days; however, the DRB may take up to fifteen business days from the meeting date for review. If the DRB fails to review an application within this period, the application will be deemed approved. However, no application shall be inconsistent with the Design Guidelines or Community Guidelines.

2.6.2 MC RESPONSE TIME
The MC meets when there is an active application to review. Typically, reviews can be accomplished within five business days; however, the MC may take up to fifteen business days from the meeting date for review. If the MC fails to review an application within this period, the application will be deemed approved. The DRB maintains the right to veto any action taken by the MC. However, no application shall be inconsistent with the Design Guidelines or Community Guidelines.

2.7 LANDSCAPE INSTALLATION & TIMING

2.7.1 OVERVIEW
Lots must be landscaped immediately around the residence and accessory structures with ground cover, rock, mulch, plantings and grass (if used). The landscaped area around the home will be reviewed on a case-by-case basis as each estate lot will be laid out in a custom manner by the home builder. Areas not immediately around the home and accessory structures must be seeded with native seed as landscaping is not encouraged in open areas of the large lots. Lots should be seeded by the developer and builder prior to home closing.

A landscape plan outlining the landscape treatment must be submitted to the DRB for review and approval prior to installation commencement. Landscape installations must be installed in accordance to the approved landscaping plan. Any changes to the landscaping must be approved by the DRB prior to making changes on-site.

2.7.2 TIMING
The landscape plan outlining the landscape treatments is required to be submitted no later than 60 calendar days from home closing. The landscape plan must be in accordance with the landscape requirements outlined in Section 4 of the guidelines.

Landscape installation may commence upon approval of a landscaping plan. All initial landscapes are required to be fully installed no later than 120 days from home closing. Homes closing between September 15th and January 15th are granted an automatic extension to have the landscaping installed by May 15th of the upcoming planting season. However, the landscaping plan is still required to be submitted to the DRB for review and approval no later than 60 days after home closing. Failure to complete landscape installation within the required timeframe will result in sanctions outlined in Section 2.8 Enforcement below.

2.8 VARIANCES
The DRB or MC may grant variances to the Design Guidelines or Community 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.
2.9 ENFORCEMENT

The North Fork Homeowners Association will periodically inspect properties for conformance to the Community Guidelines and other governing documents. Additionally, installation of any exterior improvement without DRB or MC approval constitutes a violation of the Declaration. If an improvement is deemed nonconforming, the DRB 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 may enter the property and remove the violation or restore the property so that it is in conformance. All costs will be assessed against the homeowner and collected as a specific assessment. Refer to the Declaration for additional information.

In regards to initial landscape installation, starting on Day 121, if the landscaping is not fully installed, an immediate sanction 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 if necessary.

2.10 DISPUTE RESOLUTION

The Guidelines have been designed to minimize disputes between neighbors concerning the subject matters contained herein and in the Declaration and Design Guidelines. However, when disputes arise, it is the intent of the North Fork Homeowners Association to encourage the amicable resolution of disputes and to avoid the emotional and financial costs of litigation whenever possible. Accordingly, the North Fork Homeowners Association and each homeowner agrees 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.
3 ESTATE LOT ACCESSORY STRUCTURES

3.1 PURPOSE AND DESIGN

An accessory structure is allowed on an estate lot. These accessory structures shall be detached from the primary residence and shall be for the purpose of RV & vehicle storage, workshop/home office space and general storage. Garage doors are limited on an estate lot per the development plan approved by the City of Colorado Springs. Garage doors for the primary residence and accessory garage may not exceed more than six doors per lot. Accessory structures shall be an integral part of the design of the lot and shall not dominate or overwhelm the site.

Maximum square footage for an accessory structure is 2,100 square feet and must be smaller than the principal building.

The height of an accessory structure is limited to 30 feet in height, but not greater than the primary residence.

3.2 PLACEMENT AND SETBACKS

Per the North Fork at Briargate Development Plan approved by the City of Colorado Springs, the accessory structure must be positioned on the lot to comply with the following setbacks:

Front Setback: 40 feet minimum from the front property line (Accessory structure may not be placed in front of the primary residence at the front setback)

Side Setback: 25 feet minimum from the side property line

Side Setback from Forest Creek Dr.: 50 feet minimum from the side property line

Rear Setback: 25 feet minimum from the rear property line

Rear Setback from Howells Rd.: 50 feet minimum from the rear property line

3.3 COLORS AND MATERIALS

Accessory structures shall be as close to the main home color as possible. Acceptable wall materials include steel siding, manufactured siding and shingles, natural wood, stucco, brick and stone. Fabric, unfinished concrete and exposed concrete block are not permitted. Wainscot should be considered and can be applied in the materials listed above. Masonry elements must be integral to the architecture and not merely an applied feature. Masonry shall wrap masses in their entirety or return a minimum of two feet.

3.4 ROOF FORM, PITCH AND OVERHANGS

Accessory structures shall have gable, monitor, shed, or gambrel roofs with a minimum pitch of 4:12. Hoop roof structures are not allowed. Lean-to roof covers are not allowed for outside storage purposes. The minimum roof overhang at all rakes and eaves is 12 inches. Roof materials may utilize the same roof material as the main house roof or steel. Decorative cupolas and weathervanes are permitted and shall complement the scale and style of the accessory structure.

3.5 DOORS AND WINDOWS

Doors shall be painted to match or complement the main body color. Window groupings and placement should complement the interior and exterior of the structure. Window placement on each elevation shall reflect logic from an exterior standpoint to form cohesive, interesting exterior elevations.
3.6 GUTTERS AND DOWNSPOUTS
Gutters and downspouts shall be integrated into the design of the accessory structure and should be located on vertical members in inconspicuous locations. The color of all gutters, downspouts, flashing, sheet metal, vent stacks, and pipes shall match the surface to which they are attached or from which they protect.

3.7 FINISHED GRADE
Wall materials must be continued to within six inches of finished grade on all elevations with steps not to exceed two feet for side elevations on walkout conditions.

3.8 MECHANICAL EQUIPMENT
All mechanical and electrical equipment, including but not limited to security apparatus, transformers, telephone boxes, and electric and gas meters, must be located to minimize their visual impact. Air-conditioned and evaporative cooling units shall not be located on roofs, in windows, in a front yard or mounted on the sides of buildings. All air-conditioning units shall be located at ground level, adjacent to buildings they serve, and preferably in a fenced yard.

EXHIBIT 1: TYPICAL ACCESSORY STRUCTURES
4 GENERAL HOME IMPROVEMENTS

4.1 GENERAL IMPROVEMENTS
Due to their uniqueness, home improvements and landscape accessories will be reviewed by the DRB or MC with the guidelines outlined in this section. Any home improvements not outlined in this section will be reviewed on a case-by-case basis to ensure that the improvement is architecturally compatible with the residence and community.

4.2 HOUSE REPAINTING
Changes to the exterior color of a residence or accessory structure must be submitted to the DRB for review and approval prior to color application on the home dwelling. Colors should blend with the natural surroundings. Combinations of grays, greens, browns, muted reds, light blues, yellows, and off whites shall be used for trim and body colors. Vivid colors will be considered on a case-by-case basis for accent elements only. Exterior wood shall not be left untreated and shall be stained with an opaque stain color. All exposed metal such as skylights, frames, stacks, vents, gutters, downspouts, flashings, flues, air handling equipment, etc., must be finished to blend with the building.

4.3 DECKS, BALCONIES AND PATIOS

4.3.1 DESIGN AND COLOR
The design of elevated decks and balconies, including their material and color, must be consistent with and complementary to the architecture and color of the residence and shall not appear to be “tacked on”. Upgraded metal railing can be used and the color will be reviewed on a case-by-case basis. Composite decking may also be used; however, the color of the material shall blend with the primary residence to avoid appearing tacked on.

4.3.2 ROOF MATERIALS
Roof materials for covered decks or patios may utilize either the same roof material as the main house roof, large-dimension wood lattice (2”x2” minimum) or awnings.

4.3.3 COLUMNS AND SUPPORTS
Columns and supports should appear substantial and in proportion to the overall building mass. They shall be a minimum of six inches in section.

4.3.4 PATIO ENCLOSURES
Patio enclosures must match the architecture, material and color of the home. Patio enclosures on perimeter lots must incorporate architectural details appropriate to the architectural style of the home.

4.3.5 SETBACKS AND LOT COVERAGE
Per the North Fork at Briargate Development Plan approved by the City of Colorado Springs, accessory structures and home improvements must be positioned on the lot to comply with the following setbacks:

Front Setback: 40 feet minimum from the front property line
(Accessory structure may not be placed in front of the primary residence at the front setback)

Side Setback: 25 feet minimum from the side property line

Side Setback from Forest Creek Dr.: 50 feet minimum from the side property line

Rear Setback: 25 feet minimum from the rear property line

Rear Setback from Howells Rd.: 50 feet minimum from the rear property line
4.3.6 EXTERIOR STAIRS
Exterior stairs must be designed to minimize visual impact. Stairs and landings must be integral to the deck’s design and not project out into the yard. Refer to Exhibit 1 below.

EXHIBIT 2: EXTERIOR STAIRS

4.4 HOUSE ADDITIONS

4.4.1 REQUIREMENTS
Any addition or modification to the exterior appearance of a residence must match the original structure in architectural style, mass, material and color. Additions and modifications will be reviewed with the Nork Fork at Briargate Architectural Guidelines and must be approved by the DRB or MC before obtaining an El Paso County Regional Building Department (RBD) or City of Colorado Springs permit. Any changes required by RBD or the City must be resubmitted to the DRB or MC for approval.

4.4.2 GARAGE CONVERSIONS
Refer to the Declaration regarding garage conversions.

4.5 DRIVEWAYS
Paved driveway width shall not exceed 24 feet at the back of sidewalk for any lot. The driveway for estate lots will be reviewed on a case-by-case basis in the yard due to the layout of the home and accessory structures. Decorative rock mulch, brick pavers, and colored concrete may be used for driveway applications from the residence to the back of the street sidewalk. Please note that any paving extensions must taper down at the back of sidewalk to a maximum 24 feet. The right of way paving shall meet City Code.

4.6 WINDOW COVERINGS, AWNINGS AND STORM DOORS

4.6.1 WINDOW COVERINGS
Window coverings facing a street or common area must appear permanent and maintained in like-new condition. Temporary coverings are prohibited. Reflective window tint is also prohibited.

4.6.2 AWNINGS
Awnings must complement and integrate with the architecture and not appear to be “tacked on”. Awnings are permitted on side and rear elevations only. However, awnings on the front elevation will be reviewed on a case-by-case basis.

Acceptable awning treatment includes solid color, treated canvas fabric. The color must complement and not contrast with the residence. Unacceptable awning treatments include plastic, untreated material or striped fabric. Awnings must be maintained in like-new condition.
4.6.3 SECURITY SYSTEMS
Security window bars and roll-up coverings are not permitted where visible from a street, or common area. Decorative grills complementary to the architectural style of the residence will be reviewed by the DRB or MC on a case-by-case basis.

4.6.4 STORM DOORS
Storm doors must complement the door color or the door trim color of the home. Door styles will be reviewed by the DRB or MC on a case-by-case basis.

4.7 MECHANICAL EQUIPMENT AND AIR CONDITIONING UNITS
All mechanical and electrical equipment, including but not limited to security apparatus, transformers, telephone boxes, and electric and gas meters, must be located to minimize their visual impact. Air-conditioned and evaporative cooling units shall not be located on roofs, in windows, in a front yard or mounted on the sides of buildings. All air-conditioning units shall be located at ground level, adjacent to buildings they serve, and preferably in a fenced yard.

4.8 SOLAR PANELS AND SKYLIGHTS
Skylights and solar panels, when provided, 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. Approval will be on a case-by-case basis and must be approved by the DRB or MC before obtaining an El Paso County Regional Building Department (RBD) or City of Colorado Springs permit. Any changes required by RBD or the City must be resubmitted to the DRB or MC for approval.

4.9 SATELLITE/COMMUNICATION EQUIPMENT
4.9.1 SATELLITE DISHES
In accordance with the Telecommunications Act of 1996, satellite dishes measuring 1 meter in diameter or less must be installed such that it does not impair acceptable signal reception. Dishes shall be located at the lowest possible height, screened from public view and placed in the rear or side yard of the lot. Equipment shall be attached to any fence.

4.9.2 OTHER EQUIPMENT
Citizen band radio, television antennas and satellite dishes greater than 1 meter in diameter are strictly prohibited. The appropriateness of any other external antennas shall be determined on a case-by-case basis.

4.10 GUTTERS, DOWNSPOUTS AND VENTS
4.10.1 DESIGN
Gutters and downspouts shall be integrated into the design of the residence and appear as an unobtrusive architectural element. Downspouts shall be located on vertical members in inconspicuous locations. Downspout extensions may not be directed toward neighboring lot.

4.10.2 COLOR REQUIREMENTS
All gutters, downspouts, flashing, sheet metal, vent stacks and pipes shall be painted to match the surface to which they are attached or from which they project.
4.11 LANDSCAPE STRUCTURES, GAZEBOS AND ARBORS/PERGOLAS

4.11.1 DEFINITIONS
Landscape structures are defined as completely enclosed structures having a door and/or windows. Examples include, but are not limited to: garden or utility sheds, greenhouses and detached garages. Gazebos may be open structures or partially enclosed.

4.11.2 DESIGN REQUIREMENTS
All accessory structures must match the architectural style, material and color of the residence on that lot. Accessory structures must be constructed of new materials and maintained in like-new condition. Please use the North Fork at Briargate Architecture Guidelines.

4.11.3 SHEDS
Small sheds shall not exceed 100 square feet with a maximum height of 10’. For large workshop sheds, please refer to Section 3 Accessory Structures. Whether constructed or pre-manufactured, the small shed must be complimentary to the architecture of the home and shall match the body and trim colors. Screening by fencing and/or landscaping may be required. Sheds must be setback a minimum of 20 feet from any property line.

4.11.4 GAZEBOS
Gazebo architecture must be consistent with and complementary to the style, material, and color of the house. The maximum size of a gazebo will be reviewed on a case-by-case basis.

4.11.5 ARBORS AND PERGOLAS
Arbors and pergolas close to or attached to the house should be painted to match the body color or trim color of the home. Structures that appear disconnected from the home may be stained a natural wood color. Size and height will be evaluated by the DRB or MC on a case-by-case basis.

4.11.6 LOCATION
Accessory structures, gazebos and arbors/pergolas are permitted in front yards, side yards and rear yards. However, they are not permitted within any public easements.

4.11.7 REVIEW REQUIREMENTS
Due to their uniqueness, all submittals will be reviewed by the DRB or MC on a case-by-case basis.

4.12 HOT TUBS/SPAS AND POOLS

4.12.1 DESIGN REQUIREMENTS
Hot tubs may be incorporated into decks or patios or may be freestanding; however, all freestanding units must be treated to visually blend with the residence in color.

4.12.2 LOCATION
Hot tubs and pools are permitted in rear yards only and must be designed and located to minimize visual impact and potential nuisances to adjacent properties or common areas. Landscape screening may be required depending on the location of the hot tub.
4.13 PLAY AND SPORTS EQUIPMENT

4.13.1 DESIGN

a) The maximum height of any play or sports equipment (except basketball backboards) is 13 feet. The DRB or MC may consider equipment height greater than 13 feet on a case-by-case basis.

b) Canopies (canvas or vinyl) must be solid, with either muted or natural colors. Examples of muted natural colors include: brown, black, white, green, blue, and burgundy. The body of a play structure must be a stained wood color or natural color metal.

c) Major structural elements do not exceed 13 feet and the total height of the structure does not exceed 13 feet.

d) The structure cannot be placed within 20’ of any property line.

e) The visual impact to adjacent properties, common areas and school site must be minimized. Screening will be necessary for any lots backing to a public roadway.

f) Paved basketball/sport courts may not impede drainage and the location will be reviewed on a case-by-case basis.

g) Trampoline safety netting is required black to minimize visual impact. Vivid colors for the post supports and accessories are not allowed.

4.13.2 LOCATION

Play and sports equipment (except basketball backboards) is not permitted in front or side yards. Equipment location must minimize the visual impact to adjacent properties and common areas. Play and sports equipment must be setback a minimum of 20 feet from any property line. Screening, including landscape buffers, may be required at the discretion of the DRB or MC to minimize visual impact.

Basketball backboards located in front yards must be PERMANENTLY mounted on a pole on the exterior side of the driveway approximately halfway between the sidewalk and the front of the residence. Backboards may not be located along any sidewalk or street. Backboards attached to a residence and portable backboards are not permitted in front yards. Backboards located in rear yards must be set back a minimum of 20 feet from a property line. Trampolines with side safety nets and sports courts will be reviewed by the DRB or MC on a case-by-case basis based on visual impact.

4.13.3 COLOR

Equipment visible from roadways and common areas are limited to muted colors. Solid green is the preferred color for canvas canopies on play equipment. However, solid, muted or natural colors are allowed for the canopy. Examples of muted natural colors include: brown, black, white, green, blue, and burgundy. The body of the play structure must be a stained wood or muted colored metal.

Basketball backboards must be white, off-white or clear. Support poles must be black, dark gray or dark green.

4.13.4 MATERIALS

All equipment must consist of new materials and maintained in like-new condition.

4.13.5 REVIEW REQUIREMENTS

All play and sports equipment must be approved by the DRB or MC before installation. Photos or brochures of the equipment shall be included with the application for approval. The
equipment must be illustrated on a landscape plan or site plan to illustrate the location of the equipment.

4.14 LAWN DECORATIONS

The number, size, design and placement of decorative items such as flagpoles, lawn ornaments, statues, fountains and other water features shall be minimized to reduce visual clutter. Because of the highly variable and site-specific nature of these items, they will be reviewed by the DRB or MC on a case-by-case basis.

4.15 VEGETABLE GARDENS

4.15.1 VEGETABLE GARDENS

a) Gardens shall be located a minimum of 3 feet from the house foundation and 20 feet from any property line. Check with builder warranty for more specific setback information.

b) Gardens shall not be located where lot drainage patterns would be impaired.

c) The maximum garden size will be reviewed on a case-by-case basis.

d) Raised planters or garden boxes are acceptable.

e) A garden should be automatically irrigated on its own drip zone for water efficiency.

f) Annual gardens shall be replanted seasonally.

4.16 LIGHTING

4.16.1 LANDSCAPE LIGHTING

a) If owners choose landscaping lighting, the fixture is required to be dark sky compliant. Lighting that causes glare, discomfort or disrupts the visual environment of neighboring lots is prohibited. All lighting requires approval of the DRB or MC before installation.

b) The design of the fixture should be high-quality and blend with the residence.

c) Colored lighting other than landscape decorative lights installed from November 15 to January 15 is prohibited.

4.16.2 EXTERIOR AND SECURITY LIGHTING

a) All exterior home and security lighting including sports court and motion-detector security lighting, shall be dark sky compliant. All lighting requires approval by the DRB or MC before installation.

b) Concealed light sources such as wall sconces, recessed lighting, soffit lighting and directional lighting are preferred. Exposed bulbs (not within a fixture) are not permitted.
5 LANDSCAPING

5.1 GENERAL DESIGN STANDARDS

While the vision and values of North Fork have always promoted a respect for our natural resources, drought conditions have prompted the need to provide better water conservation. Accordingly, these guidelines have been written to incorporate water conservation methods.

5.1.1 LANDSCAPE TERMINOLOGY

There are some technical words and phrases that are helpful in the planning, installation and maintenance of landscape. Appendix D lists those words and phrases.

5.1.2 LANDSCAPING IMMEDIATELY AROUND THE HOME

Bluegrass (or equivalent) is acceptable in these areas. Native seed will be reviewed by the DRB based upon the following criteria, including but not limited to: location, visibility (from street and open space), seed mixture, sufficient irrigation, and long-term maintenance.

Xeriscape landscaping is permitted. Plantings must be spaced at a maximum of 4-6 feet on center depending on species. Grouped plantings are also allowed to provide design impact and variation.

5.1.3 MINIMUM PLANT MATERIAL SIZES

- Deciduous Trees: 1½-inch caliper
- Evergreen Trees: 8-foot height
- Ornamental Trees: 1½-inch caliper
- Shrubs: #5 container

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 1-inch caliper minimum.

5.1.4 PLANT MATERIAL SELECTION

See Appendix A for plant selection. Make sure the trees and plants are suitable for our climate (USDA Zone 4 or hardy to -20 degrees to -30 degrees)

5.1.5 TURF SELECTION

a) Bluegrass (or equivalent) is acceptable.

b) The use of turf in front and side and rear yards must not exceed a maximum of 50% of the landscape area immediately around the home.

c) Turf is not permitted on slopes that are 4:1 (one foot of vertical rise to four feet of horizontal run) or greater.

d) Artificial turf is permitted in the rear yard. Location of the artificial turf will be reviewed on a case-by-case basis with the home layout. The turf shall appear like natural sod and be maintained in a like new condition. Bright or unnatural colors of turf are not permitted.

e) Artificial turf should not impede drainage to neighboring properties.

f) Native seed will be reviewed by the DRB based upon the following criteria, including but not limited to: location, visibility (from street and open space), seed mixture, sufficient irrigation, and long-term maintenance.
5.1.6 TURF INSTALLATION

a) Turf must be kept a minimum of 3 feet from all foundations.

b) Turf areas may not exceed 50% of the non-paved area in the front or rear yard. The recommended minimum width of a turf area is 4 feet.

g) Turf is not permitted on slopes 4:1 (1 foot of vertical rise to 4 feet of horizontal run) or greater.

d) Turf must be a minimum of 1 foot away from the side property line.

e) All turf areas are required to be amended with a minimum of 3 cubic yards per 1000 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 4-6 inches.

5.1.7 XERISCAPE

Xeriscape landscaping is permitted and encouraged. Plantings must be spaced at 4 feet to 6 feet apart, depending on plant species. Grouped plantings are also allowed to provide design impact and variation.

5.2 ESTATE LOT FRONT YARD LANDSCAPING

5.2.1 FRONT YARD LANDSCAPE

a) Front yards shall be fully landscaped using the following minimum plant quantities:

**ESTATE LOT FRONT YARD MINIMUM PLANTING REQUIREMENT**
3 front yard trees, 15 shrubs and 15 perennials

Shrubs and perennials must be planted 4 feet to 6 feet on center, at a maximum. Grouping plantings together to create a visual impact or focal point is also allowed.

b) Yards without sod are permitted and xeriscape plans will be reviewed on a case-by-case basis. Formal rock/mulch beds with plantings are allowed and must be planted with shrubs with a maximum spacing of 4 feet on-center. Plantings may be grouped to allow for visual impact and layering effect. Please note that plant quantities for xeriscape plans may exceed the minimum standards to adequately fill the yard with plantings. Plant selections for xeriscaped yards must include year-round color. Evergreen plant material is recommended for winter coloring.

c) All exposed house foundations visible from the street, or common areas must be screened using a mixture of medium to large shrubs to provide substantial coverage within a 2-year growth period, typically 4 to 6 feet on-center depending on species.

d) Unplanted rock or wood mulch areas are not permitted in the front yard. Shrubs shall be spaced a maximum of 4 to 6 feet on-center depending on species, unless a xeriscape plan is utilized, where 4’ on-center is the maximum standard.

e) The minimum width of an entry walk is 4 feet.

5.3 CORNER SIDE YARD LANDSCAPING

5.3.1 CORNER SIDE YARD LANDSCAPE

a) The use of turf in corner side yard must not exceed a maximum of 50% of the non-paved area. The recommended minimum width of a turf area is 4 feet.
b) Unplanted rock or wood mulch areas are not permitted along corner side yards. Shrubs shall be spaced a maximum of 4 to 6 feet on-center depending on species.

5.4 REAR YARD LANDSCAPING

5.4.1 REAR YARD LANDSCAPING

a) The use of turf in the rear yard must not exceed a maximum of 50% of the non-paved landscape area. The recommended minimum width of a turf area is 4 feet. The recommended minimum width of a turf area is 4 feet.

b) Rear yards shall be fully landscaped using the following minimum plant quantities:

**ESTATE LOT REAR YARD MINIMUM PLANTING REQUIREMENT**

1 tree, 4 shrubs

5.4.2 LOT DRAINAGE

a) Positive drainage away from all dwellings shall be provided at completion of initial construction of the home by the builder and maintained thereafter by the homeowner. Homeowner shall not alter the approved, engineered drainage patterns of the lot as this may cause flooding to basements, cause erosion to adjacent properties or void the owner’s foundation warranty.

b) Swales with a minimum of 2% slope shall be maintained on side property lines for proper drainage.

c) Roof downspouts shall be designed to carry water away from house foundations. Where possible, downspout drainage shall be directed towards the front yard to flow into internal streets. Downspout outlets shall avoid surface erosion. Downspouts may not be day lighted on neighboring properties.

5.5 IRRIGATION DESIGN

An automated, underground irrigation system is required for all yards. Overhead spray irrigation is recommended for turf areas only. Drip irrigation is strongly encouraged for shrub/perennial beds to conserve water. Drip irrigation lines must be buried beneath rock or wood mulch cover. Irrigation shall be designed and maintained to avoid over-spray onto any paved surface, wall or fence. 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

5.6 ROCK AND WOOD_MULCH AREAS

5.6.1 ROCK AND WOOD_MULCH AREAS

a) Shrub and perennial beds must be lined with landscape fabric or other acceptable landscape weed barrier if covered with rock mulch.

b) A similar type and color of mulch must be used in abutting planting beds on adjacent lots to unify the landscapes. The use of two different colors of rock mulch in the same bed is
not allowed unless it is matching abutting plant beds.

c) Rock mulch size shall be a minimum of ¾ inch diameter and a maximum of 1-1/2 inch diameter. Drainage rock is allowed up to 8 inches. Smaller mulch may be used in sandboxes and larger sizes may be used in drainage and accent areas as specifically approved by the DRB or MC. Acceptable rock mulch color includes natural, earth-toned colors. Prohibited rock mulch includes: lava rock, white marble or any similar types and colors to these materials. Dyed or painted rocks are also prohibited.

d) Wood mulch must be of professional grade and consistent in size. It shall be of natural color without added pigment. Rubber mulch is not permitted.

e) All mulched areas adjacent to turf shall utilize a metal, concrete, brick or professional quality edger to define the planting bed and provide a clean maintenance edge. However, edging shall not be placed to impede drainage. The DRB recommends utilizing perforated edging in areas of drainage should edging need to be utilized. Other types of edging materials will be reviewed on a case-by-case basis.

5.7 FENCING

5.7.1 PERIMETER YARD FENCING

a) All lot fencing shall be constructed of high-quality concrete 3-rail fence which is available from Split Rail Fence Company.

b) The maximum height of a lot fence is 4 feet.

c) Wing fencing must be set back a minimum of 5 feet from the front corner of the residence. Wing fencing shall match the setback of existing wing fencing on the adjacent property where possible.

d) On corner side yards, lot fencing must be set back a minimum of 15 feet from the back of curb of all streets or 4 feet from the back of sidewalk, whichever is greater.

e) All fences shall be stained on both sides. The required stain color is “North Fork Fence Brown”. This is a custom chocolate brown color available at Lowe’s Home Improvement Warehouse in Briargate Crossing at 4252 Royal Pine Drive.

f) Split Rail Fence Company is the installer of the concrete 3-rail fence and can be reached at (303) 204-7418.
5.7.2 PRIVACY FENCING

a) Privacy fencing is allowed adjacent to the home and accessory structures. Privacy fencing should be located inside the lot lines of the property and must be at least five (5) feet from side property lines and fifteen (15) feet from the rear property line. The size will be reviewed on a case-by-case basis depending on the fence design and location.

b) The maximum height of a privacy fence is six (6) feet. Acceptable fencing materials include: cedar pickets or composite pickets by Endwood, or any upgrade material which coordinates with the residence. Fencing shall be stained “North Fork Fence Brown”, Sequoia by Endwood if composite pickets are used, or painted to match the body color of the home if the dog run is adjacent to the home and highly visible from public view. Unacceptable materials include: chain link or lattice. Location and materials must be approved by the DRB or MC prior to installation. Screening, including landscape buffers, may be required at the discretion of the DRB or MC to minimize visual impact.

5.7.3 DOG RUNS

a) Dog runs may be used on the property and their size will be reviewed on a case-by-case basis. Dog runs should be located inside the lot lines of the property and must be at least five (5) feet from side property lines and fifteen (15) feet from the rear property line. Dog runs must be located adjacent to the home in the rear yard. The specific location must be approved prior to installation.

b) Acceptable fencing materials include: 3-rail fence, cedar pickets or composite pickets by Endwood. Fencing shall be stained “North Fork Fence Brown”, Sequoia by Endwood, or painted to match the body color of the home if the dog run is attached to the home and highly visible from public view.

c) The maximum height of dog run is as follows:

1. Cedar or Composite – The maximum height is 6 feet
2. 3-Rail – The maximum height is 4 feet

d) Two (2) inch x four (4) inch mesh may be attached to the 3-rail dog run with a small gauge, non-rusting type of wire. See Exhibit 4.
e) Unacceptable materials include: chain link or lattice. Location and materials must be approved by the DRB or MC prior to installation. Screening, including landscape buffers, will be required at the discretion of the DRB or MC to minimize visual impact. Natural vegetation may not be removed for this installation. Invisible fencing is permitted in North Fork.

f) Galvanized wire mesh may be attached to the homeowner installed 3-rail fence and the community 3-rail fence with coated or non-rusting small gauge wire that will cause no damage to the community fence. The community 3-rail fence is in a tract and owned and maintained by the North Fork Homeowners Association. If any maintenance is needed to be done on the community fence the homeowner shall be required to remove the wire from the community fence.

g) Chicken wire and low quality mesh materials are prohibited.

5.8 RETAINING WALLS

5.8.1 RETAINING WALLS

a) Retaining walls shall not be placed within public utility and drainage easements. Retaining walls in front yards will be reviewed on a case-by-case basis.

b) Retaining walls shall not exceed 36 inches in height.

c) Acceptable materials for retaining walls located in front yards or visible from common areas include: natural stone, manufactured stone, decorative masonry block, brick and stucco. High quality wood timbers will be considered on a case-by-case basis.
5 Maintenance

5.1 ASSOCIATION RESPONSIBILITY
The North Fork at Briargate Home Owners Association, Inc. is responsible for maintaining all improvements within common areas, any property owned by the North Fork Homeowners Association and any additional property as deemed necessary at the discretion of the North Fork at Briargate Homeowners Association Board.

5.2 HOMEOWNER RESPONSIBILITY
Homeowners are responsible for maintaining all improvements on his or her lot in a manner consistent with the North Fork at Briargate Declaration.

Homeowners are responsible for the maintenance of landscape, irrigation and sidewalks within the easements on their property. Homeowners are also responsible for the maintenance of landscape, irrigation and sidewalks in the street right-of-way from the back of curb to their property line. Homeowners are responsible for keeping all sidewalks and driveways on their lot or within the right-of-way adjacent to their lot free from snow and ice within a reasonable period after a storm.

5.3 RIGHT TO REMEDY
The North Fork at Briargate Homeowners Association has the right to remedy any maintenance or landscape issue of any homeowner, after appropriate notification. The Association may bill the homeowner for the materials and labor or take other enforcement actions according to the Declaration.
A palette of plant materials has been established for use in North Fork. All plant materials must be selected from this list. Plants not on this list must be submitted to the DRB for approval.

### DECIDUOUS AND STREET TREES

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Water Requirement</th>
<th>Maintenance Requirement</th>
<th>Street Tree</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Norway Maple</td>
<td>Acer platanoides</td>
<td>Medium</td>
<td>Low</td>
<td></td>
<td>Good fall color (yellow)</td>
</tr>
<tr>
<td>Red Maple</td>
<td>Acer rubrum</td>
<td>M</td>
<td>L</td>
<td></td>
<td>Good fall color (yellow to red)</td>
</tr>
<tr>
<td>Autumn Blaze Maple</td>
<td>Acer rubrum ‘Autumn Blaze’</td>
<td>M</td>
<td>L</td>
<td></td>
<td>Good fall color (red)</td>
</tr>
<tr>
<td>Ohio Buckeye</td>
<td>Aesculus glabra</td>
<td>M</td>
<td>L</td>
<td></td>
<td>Poisonous seeds, good fall color</td>
</tr>
<tr>
<td>Native Riverbirch</td>
<td>Betula fontinalis</td>
<td>H</td>
<td>L</td>
<td></td>
<td>Tolerates moisture</td>
</tr>
<tr>
<td>Western Catalpa</td>
<td>Catalpa speciosa</td>
<td>M</td>
<td>M</td>
<td></td>
<td>Fruits can be messy</td>
</tr>
<tr>
<td>Western Hackberry</td>
<td>Celtis occidentalis</td>
<td>M</td>
<td>L</td>
<td></td>
<td>Slow to leaf out in spring</td>
</tr>
<tr>
<td>Autumn Purple Ash</td>
<td>Fraxinus am. ‘Autumn Purple’</td>
<td>M</td>
<td>L</td>
<td></td>
<td>Good fall color (burgundy)</td>
</tr>
<tr>
<td>Green Ash</td>
<td>Fraxinus pennsylvanica</td>
<td>M</td>
<td>L</td>
<td></td>
<td>Good fall color (yellow)</td>
</tr>
<tr>
<td>Honeylocust</td>
<td>Gleditsia triacanthos inermis</td>
<td>M</td>
<td>L</td>
<td></td>
<td>small leaves</td>
</tr>
<tr>
<td>Bur Oak</td>
<td>Quercus macrocarpa</td>
<td>M</td>
<td>L</td>
<td></td>
<td>Slow growing</td>
</tr>
<tr>
<td>Columnar Oak</td>
<td>Quercus robur x ‘Crimscilmid’</td>
<td>M</td>
<td>L</td>
<td></td>
<td>Narrow variety</td>
</tr>
<tr>
<td>English Oak</td>
<td>Quercus robur</td>
<td>M</td>
<td>L</td>
<td></td>
<td>Good fall color</td>
</tr>
<tr>
<td>Northern Red Oak</td>
<td>Quercus rubra borealis</td>
<td>M</td>
<td>L</td>
<td></td>
<td>Slow growing</td>
</tr>
<tr>
<td>American Linden</td>
<td>Tilia americana</td>
<td>M</td>
<td>L</td>
<td></td>
<td>White flowers</td>
</tr>
<tr>
<td>Redmond Linden</td>
<td>Tilia euchlora ‘Redmond’</td>
<td>M</td>
<td>L</td>
<td></td>
<td>White flowers</td>
</tr>
</tbody>
</table>

### EVERGREEN TREES

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Water Requirement</th>
<th>Maintenance Requirement</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>White Fir</td>
<td>Abies concolor</td>
<td>M-H</td>
<td>L</td>
<td>Does well in slightly moist areas</td>
</tr>
<tr>
<td>One seed Juniper</td>
<td>Juniperus monosperma</td>
<td>L</td>
<td>L</td>
<td></td>
</tr>
<tr>
<td>Rocky Mountain Juniper</td>
<td>Juniperus scopulorum ‘Varieties’</td>
<td>L-M</td>
<td>L</td>
<td>Susceptible to snow damage</td>
</tr>
<tr>
<td>Red Cedar</td>
<td>Juniperus virginiana ‘Varieties’</td>
<td>M</td>
<td>L</td>
<td></td>
</tr>
<tr>
<td>Baby Blue Eyes Spruce</td>
<td>Picea pungens ‘Baby Blue Eyes’</td>
<td>M</td>
<td>L</td>
<td>Narrow and dwarf. Good for small areas</td>
</tr>
<tr>
<td>Black Hills Spruce</td>
<td>Picea glauca densata</td>
<td>M-H</td>
<td>L</td>
<td></td>
</tr>
<tr>
<td>Colorado Blue Spruce</td>
<td>Picea pungens ‘Glaucal’</td>
<td>M-H</td>
<td>L</td>
<td></td>
</tr>
<tr>
<td>Bristlecone Pine</td>
<td>Pinus aristata</td>
<td>L-M</td>
<td>L</td>
<td>Slow growing</td>
</tr>
<tr>
<td>Pinon Pine</td>
<td>Pinus edulis</td>
<td>L-M</td>
<td>L</td>
<td>Slow growing, Edible seeds</td>
</tr>
<tr>
<td>Limber Pine</td>
<td>Pinus flexilis</td>
<td>L-M</td>
<td>L</td>
<td>Soft needles</td>
</tr>
<tr>
<td>Austrian Pine</td>
<td>Pinus nigra</td>
<td>L-M</td>
<td>L</td>
<td>Casts needles in fall</td>
</tr>
<tr>
<td>Ponderosa Pine</td>
<td>Pinus ponderosa</td>
<td>L</td>
<td>L</td>
<td>Casts needles in fall</td>
</tr>
<tr>
<td>Southwestern White Pine</td>
<td>Pinus stroboformis</td>
<td>L-M</td>
<td>L</td>
<td>Has large spread</td>
</tr>
<tr>
<td>Scotch Pine</td>
<td>Pinus sylvestris</td>
<td>L-M</td>
<td>L</td>
<td></td>
</tr>
<tr>
<td>Douglas Fir</td>
<td>Pseudotsuga menziesii ‘Taxifolia’</td>
<td>M</td>
<td>L</td>
<td></td>
</tr>
</tbody>
</table>

### ORNAMENTAL TREES

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Water Requirement</th>
<th>Maintenance Requirement</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amur Maple</td>
<td>Acer ginnala</td>
<td>M</td>
<td>L</td>
<td>Good fall color (orange to red)</td>
</tr>
<tr>
<td>Shadlow Serviceberry</td>
<td>Amelanchier canadensis</td>
<td>M</td>
<td>L</td>
<td>Nice fall color (yellow to red)</td>
</tr>
<tr>
<td>Thornless Cockspur</td>
<td>Crataegus crus-galli inermis</td>
<td>L</td>
<td>L</td>
<td>Thornless, good fall color (orange to red)</td>
</tr>
<tr>
<td>Washington Hawthorn</td>
<td>Crataegus phaenoypyrum</td>
<td>L</td>
<td>L</td>
<td>Thorns, good fall color (orange to red)</td>
</tr>
<tr>
<td>Toba Hawthorn</td>
<td>Crataegus x mordenensis</td>
<td>L</td>
<td>L</td>
<td></td>
</tr>
<tr>
<td>Goldenrain Tree</td>
<td>Koelreuteria paniculata</td>
<td>M</td>
<td>L</td>
<td>Showy flowers</td>
</tr>
<tr>
<td>Flowering Crab</td>
<td>Malus varieties</td>
<td>L-M</td>
<td>M</td>
<td>Look for persistent fruit varieties</td>
</tr>
<tr>
<td>Aspen</td>
<td>Populus tremuloides</td>
<td>M</td>
<td>M</td>
<td>Suckers heavily</td>
</tr>
<tr>
<td>Canada Red Cherry</td>
<td>Prunus virginiana ‘Schubert’</td>
<td>M</td>
<td>L</td>
<td>Red-purple foliage White flowers</td>
</tr>
<tr>
<td>Japanese Tree Lilac</td>
<td>Syringa reticulata</td>
<td>L-M</td>
<td>L</td>
<td>Showy flowers, good fall color</td>
</tr>
<tr>
<td>European Mountain Ash</td>
<td>Sorbus aucuparia</td>
<td>L</td>
<td>M</td>
<td>White flowers, Red-orange berries</td>
</tr>
</tbody>
</table>
## DECIDUOUS SHRUBS

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Water Requirement</th>
<th>Maintenance Requirement</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thin Leaf Alder</td>
<td>Alnus tenuifolia</td>
<td>M</td>
<td>L</td>
<td>Nice fall color (yellow)</td>
</tr>
<tr>
<td>Serviceberry</td>
<td>Amelanchier alnifolia</td>
<td>L</td>
<td>L</td>
<td>Nice fall color</td>
</tr>
<tr>
<td>Chokeberry</td>
<td>Aronia melanocarpa</td>
<td>H</td>
<td>M</td>
<td>Good fall color (red)</td>
</tr>
<tr>
<td>Sagebrush</td>
<td>Artemisia</td>
<td>L</td>
<td>L</td>
<td></td>
</tr>
<tr>
<td>Four Wing Saltbush</td>
<td>Atriplex canescens</td>
<td>L</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Barberry</td>
<td>Berberis</td>
<td>M</td>
<td>M</td>
<td>Thorns</td>
</tr>
<tr>
<td>Blue Mist Spirea</td>
<td>Caryopteris x clandonesis</td>
<td>L</td>
<td>L</td>
<td></td>
</tr>
<tr>
<td>Mountain Mahogany</td>
<td>Cercocarpus</td>
<td>L</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Quince</td>
<td>Chaenomeis spp.</td>
<td>M</td>
<td>M</td>
<td>Showy flowers</td>
</tr>
<tr>
<td>Rabbit Brush</td>
<td>Ericameria nauseos</td>
<td>L</td>
<td>M</td>
<td>Colored twigs provide winter color</td>
</tr>
<tr>
<td>Dogwood</td>
<td>Cornus</td>
<td>M-H</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Cotoneaster</td>
<td>Cotoneaster</td>
<td>M</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Silverberry</td>
<td>Elaeagnus commutata</td>
<td>M</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Burning Bush</td>
<td>Euonymus alatus</td>
<td>M</td>
<td>M</td>
<td>Nice fall color (red)</td>
</tr>
<tr>
<td>New Mexico Privet</td>
<td>Forestiera neomexicana</td>
<td>M</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Forsythia</td>
<td>Forsythia intermedia</td>
<td>M</td>
<td>M</td>
<td>Showy flowers in spring. Tolerates clay soil</td>
</tr>
<tr>
<td>Honeysuckle</td>
<td>Lonicera</td>
<td>M</td>
<td>M</td>
<td>Tolerates clay soil</td>
</tr>
<tr>
<td>Mockorange</td>
<td>Philadelphus</td>
<td>L-M</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Ninebark</td>
<td>Physocarpus</td>
<td>L</td>
<td>L</td>
<td></td>
</tr>
<tr>
<td>Potentilla</td>
<td>Potentilla fruticosa</td>
<td>M</td>
<td>M</td>
<td>Showy flowers</td>
</tr>
<tr>
<td>Sandcherry</td>
<td>Prunus besseyi</td>
<td>M</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Cistena Plum</td>
<td>Prunus cistena</td>
<td>M</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Nanking Cherry</td>
<td>Prunus tomentosa</td>
<td>L</td>
<td>L</td>
<td>Edible fruit</td>
</tr>
<tr>
<td>Scrub Oak</td>
<td>Quercus gambelii</td>
<td>L</td>
<td>L</td>
<td></td>
</tr>
<tr>
<td>Columnar Buckthorn</td>
<td>Rhamnus frangula columnaris</td>
<td>M</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Sumac</td>
<td>Rhus</td>
<td>L</td>
<td>M</td>
<td>Suckers</td>
</tr>
<tr>
<td>Currant</td>
<td>Ribes</td>
<td>L-M</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Shrub Rose</td>
<td>Rosa</td>
<td>L-M</td>
<td>M</td>
<td>Look for varieties on their own root</td>
</tr>
<tr>
<td>Willow</td>
<td>Salix</td>
<td>M-H</td>
<td>M-H</td>
<td>Best in moist areas</td>
</tr>
<tr>
<td>Elder</td>
<td>Sambucus</td>
<td>M-H</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Buffaloberry</td>
<td>Shepherdia argentea</td>
<td>L</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Spirea</td>
<td>Spirea</td>
<td>M</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Snowberry</td>
<td>Symphoricarpos</td>
<td>M</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Lilac</td>
<td>Syringa</td>
<td>M</td>
<td>M</td>
<td></td>
</tr>
<tr>
<td>Viburnum</td>
<td>Viburnum</td>
<td>L-M</td>
<td>M</td>
<td>Nice fall color (varies)</td>
</tr>
<tr>
<td>Privet</td>
<td>Ligustrum</td>
<td>M</td>
<td>M</td>
<td></td>
</tr>
</tbody>
</table>

## EVERGREEN SHRUBS

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Water Requirement</th>
<th>Maintenance Requirement</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Juniper</td>
<td>Juniperus sp.</td>
<td>L-M</td>
<td>L</td>
<td></td>
</tr>
<tr>
<td>Yew</td>
<td>Taxus x media 'Hicksii'</td>
<td>L-M</td>
<td>M</td>
<td></td>
</tr>
</tbody>
</table>

## PERENNIALS, GROUND COVERS AND ORNAMENTAL GRASSES

Due to the large quantity, variety and changing availability of these plants, please consult your local nursery. Height, color, texture, moisture, light requirements and hardiness need to be considered when specifying these plants. USDA Zone 4, Hardy to -20 to -30 degrees plants perform best.

- **L** = Low water usage or amount of maintenance time
- **M** = Medium water usage or amount of maintenance time
- **H** = High water usage or amount of maintenance time
North Fork Landscape Plan Application and Checklist

Homeowner’s Name _________________________________ Lot# ______ Lot Size (Sq. ft.)__________
Address________________________________________ Phone # __________________________
E-mail address: ___________________________ Home Closing Date______________
Name of installer: __________________________ Date Landscape is scheduled for install:_____

The following checklist is to be used for all landscape plan submitted to the Design Review Board for approval.

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

- Accessory Structures/Gazebos (Reference Section 3.10)
- Lot Fences and Walls (Reference Section 4.9)
- Play and Sports Equipment (Reference Section 3.12)
- Hot Tubs/Spas and Pools (Reference Section 3.11)
- Deck, Balcony & Patio Additions (Reference Section 3.3)
- Lawn Decorations (Reference Section 3.13)
- Driveway Extension (Reference Section 3.3)
- Landscape Lighting (Reference Section 3.15)
- Vegetable Gardens (Reference Section 3.14)
- Other __________________________________________

______________________________________________________________
______________________________________________________________
______________________________________________________________
______________________________________________________________
______________________________________________________________

Use electronic format, Landscape plan completed to scale.
Please check any of the following items included in this submittal:

- Fill out submittal form completely
- Lot boundaries with dimensions, lot area and 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) (if applicable).
- Fencing: Label type (existing or proposed), height (6 ft. picket 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 – Pictures and details indicating the type, height, and color.
- 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 and reason why.
- Only illustrate what will be installed within 120 days of submittal.

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 50’. Must be 1 1/2” caliper, planted between the curb and sidewalk or if sidewalk is attached, within 5’ of back of sidewalk. Please refer to the City Of Colorado Springs approved street tree list for choices [http://www.springsgov.com/units/parksrec/SuitableStreetTrees.pdf](http://www.springsgov.com/units/parksrec/SuitableStreetTrees.pdf)

- **Front Yard Requirements**: Lots sizes up to 12,000 s.f. require 1 front yard tree, 6 #5 shrubs and 10 #1 perennials or 60% of plant beds planted. The larger the lot the more the minimum plants are required. Maximum of 50% turf in the “front yard” zone. No artificial turf allowed.

- **Back Yard Requirements**: Lots sizes up to 12,000 s.f. require 1 Tree, 4 #5 shrubs or 60% of plant beds planted. The larger the lot the more the minimum plants are required.

- **Required Plant Material Sizing**: Deciduous trees- 1 1/2 inch caliper; Evergreen trees 8 foot height; Ornamental trees-1 ½ inch caliper; Shrubs #5 container; Perennials 1 gallon.
- **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 community landscape and buffer zones if required. Rock mulch size is a minimum ¾”

**Landscape Plan Review Decision – For Design Review Board Use Only:**

- □ Approved as submitted
- □ Approved subject to the following conditions/requirements:
  - •
  - •
  - •
  - •
- □ Disapproved; address the following comments and resubmit within 5 days:
  - •
  - •
  - •
  - •
- □ Unreviewable

Landscape Installation required by: ____________________________

DRB Member Signature: ____________________________ Date: ________
Establishment Permit
A permit granted by the City of Colorado Springs for a newly installed landscape. The permit allows a homeowner a temporary variance from current watering restriction schedules.

Front Yard
The landscape area generally from the front corners of the home to back of sidewalk and laterally to side property lines (excluding the parkway).

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

Types:
- Pop Up or Rotor Head Irrigation System: an overhead spray system utilizing spray heads (shorter distances), or rotor heads (long distances).
- Drip System: an above ground, separate low pressure, low water use irrigation zone to irrigate plants.
- 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 footprint not covered with concrete.

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

Modified Landscape
Any change (or renovation) to an existing landscape.

Mulch
Rock, wood or other ground cover material approved by the DRB.

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

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

Parkway
(cross reference Sidewalk definition)

With Detached Sidewalk
The area between the street curb and sidewalk.

With Attached Sidewalk
See Street Tree Planting Zone definition.

Paved Area
An area covered with concrete.

Positive Drainage
A minor slope (minimum of 2%) away from an area or structure.

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

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.
<table>
<thead>
<tr>
<th><strong>Soil Amendment</strong></th>
<th>Organic materials introduced into the existing soil that assist in water retention, plant nutrition, air circulation and overall soil improvement.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Street Tree Planting Zone</strong></td>
<td>An area within the front yard that is measured 4-7 feet from the back edge of the sidewalk in which street trees are to be located. See <strong>Sidewalks</strong> definition.</td>
</tr>
</tbody>
</table>
| **Turf** | Common Bluegrass or (Equivalent)  
High water use grass (typically in sod form). |
| **Native Seed Mixture** | Low water use grass (in sod or seed form). |
| **Turf Establishment Period** | Two to four week period when newly laid sod, or newly applied seed, requires more water to establish roots into the amended soil (See **Establishment Permit** definition). |