REDLANDS 360

RESIDENTIAL DESIGN GUIDELINES

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1 INTRODUCTION

The community-wide standards for the Redlands 360 master planned community have been established in the Redlands 360 Declaration of Covenants, Conditions and Restrictions (Declaration) in order to ensure a quality environment for the residents. The Redlands 360 Residential Design Guidelines (Guidelines) provide lot development, architectural, landscape, fencing, and exterior home improvement requirements for the community that supplement the Declaration. Should any conflict exist between these Guidelines and the Declaration, the Declaration shall prevail.

A. DESIGN REVIEW PURPOSE

The purpose of the design review process is to ensure that the community-wide standards for Redlands 360 are upheld. Initial construction, initial landscape, and exterior improvements and modifications will be reviewed by either the Design Review Board or the Redlands 360 Homeowners Association. The Guidelines cannot anticipate all possible conditions; therefore, the Design Review Board and the Redlands 360 Homeowners Association reserve the right to approve or disapprove any improvement to ensure the community-wide standards are upheld. Please see the review responsibilities below.

B. WHAT REQUIRES REVIEW?

The items below require review *prior to construction or installation*. Some requirements may overlap with governmental agency requirements. The more restrictive requirement shall prevail where conflicts exist.

1. Initial home construction (architecture plans and elevations, a site-specific plot plan, and color scheme)
2. Initial landscaping plans
3. Any exterior improvements or modifications to a lot, home, or landscaping

C. DESIGN REVIEW BOARD (DRB)

The DRB consists of landscape and architecture professionals appointed by the Declarant and is responsible for:

1. Approving initial home construction plans (architecture plans and elevations, a site-specific plot plan, and color scheme)
2. Approving initial landscape plans
3. Approving all exterior improvements and modifications, *prior to final landscape inspection approval*
4. Conducting final landscape inspections, issuing final landscape inspection approvals, and refunding the landscape deposit (minus the amount retained by the DRB), if applicable.

D. Redlands 360 Homeowners Association (HOA)

The Redlands 360 Homeowners Association (HOA) consists of homeowners from the Redlands 360 community. The HOA:

1. Approves all exterior improvements and landscape modifications, *after final initial landscape inspection approval.*

2. Approves all exterior improvements and landscape modifications for pre-existing homes.

E. Review Fees

Per the Declaration, the DRB and the HOA reserve the right to charge reasonable fees for review of applications and may require fees to be paid in full prior to review of any application.

F. Variances

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

G. Enforcement

The HOA will periodically inspect properties for conformance to these Guidelines and other governing documents. Installation of any exterior improvement without DRB or HOA 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. All costs will be assessed against the homeowner and collected as a specific assessment. Refer to the Declaration for additional information.

H. 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.

I. Right to Remedy

The HOA has the right to remedy any maintenance or landscape issue of any homeowner, after appropriate notification. The HOA may bill the homeowner for the materials and labor or take other enforcement actions according to the Declaration.

J. Maintenance

1. HOA Responsibility

The HOA is responsible for maintaining any property and improvements owned by the HOA, and any additional property as deemed necessary at the discretion of the HOA Board of Directors.

2. Metropolitan District Responsibility

The Redlands 360 Metropolitan District No. 1 (MD) is responsible for maintaining all common area landscaping and irrigation, trail heads, monumentation, detention ponds, community fencing and walls, signs, and the operations and maintenance of any other public, common facilities within the MD boundary.

3. Homeowner Responsibility

Homeowners are responsible for maintaining all improvements on their lot in a manner consistent with the Declaration including:

a. Landscape

b. Irrigation

c. Sidewalks. *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 per the City of Grand Junction (City) City Code.*

2 Approval & Inspection Process

The approval process for initial home construction (architecture, color schemes, and site-specific plot plans), initial landscape installation, and exterior improvements and modifications are described below.

A. Initial Home Construction

All plans for initial home construction, architecture elevations, and home color schemes must be submitted to the DRB for approval ***prior to submitting to a governmental agency and prior to construction***. Please see below for specific requirements.

1. Site-specific Plot Plan Submittal

A plot plan is only required to be submitted for DRB approval if there are site specific requirements such as a retaining wall or grade changes being requested. The site-specific plot plan should be submitted along with the home construction plans and Home Construction Application. Plans must be approved by the DRB ***prior to submitting to a governmental agency and prior to construction***. Contact the DRB for the application, which includes the submittal requirements.

2. Architecture Submittal

The architectural/home construction plans and the Home Construction Application for each home must be approved by the DRB ***prior to submitting to a governmental agency and prior to construction***. Contact the DRB for the application, which includes the submittal requirements.

DRB SUBMITTAL

Design Review Board

DRB360@laplatallc.com

719-260-7477

3. Color Scheme Submittal

The Exterior Color Scheme Application and color blocking for each home must be approved by the DRB ***prior to painting the home***. Contact the DRB for the application, which includes the submittal requirements.

4. How to Submit

Site-specific plot plans, architectural plans, and color schemes, including the applicable completed application(s), must be emailed to the DRB in native PDF format so they can be reviewed electronically. Scanned or photocopies will not be accepted.

5. Application Response Time

After an application and plan are received, DRB reviews are typically completed within 5 business days; however, the DRB may take up to 15 business days to complete a review. The DRB meets weekly, except for holidays.

B. Initial Landscape Plan

The initial landscape plan and completed application must be ***submitted to the DRB for approval within 60 days of home closing***. Homebuyers are strongly encouraged to begin the landscape plan immediately after contract signing. See Section 5 – Landscape for requirements.

1. Submittal

The initial landscape plan ***must be approved by the DRB prior to installation starting.*** Incomplete or illegible submittals will be returned without review. The Application form is at Appendix B to these Guidelines.

2. How to Submit

The initial landscape plan and application must be emailed to the DRB in native PDF format so they can be reviewed electronically. Scanned or photocopies will not be accepted.

NEED TO KNOW

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.C.1 for exceptions.

LANDSCAPE DEPOSIT REFUND

The landscape deposit balance, minus the developer's 10% withhold, will be refunded upon final landscape inspection approval from the DRB, if applicable.

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.

3. Application Response Time

After an application and plan are received, DRB reviews are typically completed within 5 business days; however, the DRB may take up to 15 business days to complete a review. The DRB meets weekly, except for holidays.

C. Landscape Installation

Once the initial landscape plan has been approved by the DRB, installation can begin. Landscaping ***must*** be installed in accordance with the approved landscape plan. Any changes to the landscaping must be approved by the DRB prior to making on-site changes.

1. Timing

a. All initial landscaping must be ***installed within 120 calendar days of home closing***.
b. **Exception**: Homes that close between August 15th and January 15th are granted an automatic extension to have their landscape installed by May 15th of the upcoming planting season. Even though an extension is granted for installation, initial ***landscape plans must still be submitted to the DRB within 60 calendar days of home closing.***

2. 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 the DRB are included in the landscape information package provided by the builder. The DRB 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.

3. Request for Final Inspection

Once the landscape is completely installed per the DRB-approved initial landscape plan, including any additional DRB-approved improvements such as fencing, hot tub, etc., the homeowner must email the DRB (DRB360@laplatallc.com) and request a final inspection. A DRB representative will conduct an onsite inspection of the property.

4. Timing

The DRB will complete the onsite inspection within 15 business days of the request for final inspection. Within 5 business days of the inspection, the DRB will issue a final landscape inspection approval or notify the homeowner of noncompliance with the approved initial landscape plan.

5. Issuance of Refund

Approximately 15 business days of issuing the final landscape inspection approval, the DRB will mail a refund check to the homeowner.

6. Landscape Installation Enforcement

Starting on day 121 after home closing, if the landscaping is not fully installed or an extension has not been granted by the DRB, $1,000 will be deducted from the landscape deposit refund, and an additional $25 will be deducted for every calendar week that lapses until the landscaping is fully installed. If the applicant demonstrates an unwillingness to install the landscaping, the DRB may take further action as permitted by the Declaration.

D. Exterior Improvements & Modifications / Landscape Modifications

This process is for homeowners who have received their final landscape inspection approval from the DRB or for homeowners who have purchased a preexisting home. All exterior improvements and modifications and landscape modifications must be submitted to the HOA for approval ***prior to construction or installation.***

1. Submittal

Contact the Redlands 360 Community Manager for application and submittal requirements.

2. How to Submit

Email the completed application and supporting documentation to the Redlands 360 Community Manager. The Community Manager will provide the applications to the HOA for review.

3. Application Response Time

Contact the Redlands 360 Community Manager for review timeframes.

3 Lot Development

General standards for setbacks, lot coverage, building heights, etc., have been established by the City-approved construction drawings for Redlands 360. In some cases, the standards in these Guidelines may be stricter than the city-approved standards. The stricter requirement shall prevail.

A. Lot Segmentation

Lot segmentation is typically defined by the lot size and housing type on that lot. Lot segmentation for single family lots is determined by the lot frontage (the width of the lot at the front property line) as well as the minimum and maximum square footage of the home. Single family lots within Redlands 360 are segmented as the following: starter/downsize, move-up, intermediate, upgrade, custom and patio homes. Starter/downsize and patio segments will have smaller lot frontages, usually a minimum of 40-feet or less. The move-up segment has a minimum of 50-foot lot frontage; intermediate has a minimum of 60-foot lot frontage; upgrade and custom lots have a minimum of 70-foot lot frontage or more. These are typical widths but can sometimes vary if unique circumstances are present.

For custom lot guidelines, refer to the Redlands 360 Custom Lot Residential Design Guidelines. Additionally, Redlands 360 will include a variety of attached and multi-family segments. Please refer to the Redlands 360 Single-Family Attached and Multi-Family Guidelines for more information.

B. Grading

Grading for the development has been established in the City-approved grading and drainage plan. The development of each lot must conform with this plan. The following designations are used for lot grading:

1. An “A” lot is a relatively flat lot with the high point usually somewhere in the rear yard behind the home. Drainage will run from the high point to both sides of the lot into the side yard swales and then mostly to the front yard/street.

2. A “B” lot is also relatively flat but usually has 2 high points, one on each side property line. Drainage will flow into the side yard swales to both the rear property line and the front yard/street.

3. A “T” lot is a transition lot and indicates a slope change on one or both sides of the lot. The high point is located on one side of the property with drainage flowing to both the rear property line and the front yard/street. Drainage will typically also flow across the lot into that side yard swale and then to the rear property line or front yard/street. There can be substantial grade changes from one side of the lot to the other.

4. A “G” lot is a garden level lot which indicates a garden level basement can be accommodated on the lot. This basement is higher than a traditional under-ground basement but not as high as a walk-out basement. Two high points are usually located closer to the front corners of the lot along both side property lines. A small amount of drainage will flow towards the front yard/street with the majority of the drainage flowing towards the rear property line. Drainage on a “G” lot can flow quickly and cause damage to the property to the rear of the lot if the drainage is not controlled by landscaping. There can be a substantial grade drop from the front of the lot to the rear of the lot.

5. A “WO” lot is a walk-out lot which indicates a walk-out basement can be accommodated on the lot. The high points are located on both sides of the property along the property lines towards the front of the lot. A small amount of drainage will flow to the front yard/street with the majority of the drainage flowing to the rear property line. Drainage on a walk-out lot can flow very quickly and cause damage to the property to the rear of the lot if the drainage is not controlled by landscaping. There is typically a substantial grade drop from the front of the lot to the rear of the lot.

6. Disturbed slopes are limited to a maximum of 3:1. Slopes greater than 3:1 require retaining walls. Refer to Section 7 – Home Improvements for retaining wall requirements.

7. Erosion control devices must be installed as required by the city.

C. Home Orientation

Every effort should be made for the access/entrance to the home be made visible and intuitive from the street view. If this is not possible due to unique circumstances, the DRB will consider a variance on a case - by-case basis.

D. Driveways

1. Driveways from the street to garages that are attached to the home must be concrete.

2. No portion of a driveway shall be within 5 feet of a side property line at the front property line. However, the driveway may begin to taper to within 2 feet of the side property line a minimum of 20 feet from the back of the sidewalk.

3. Driveway grades shall not exceed 10 percent slope, which is measured by calculating the slope down the center of the driveway. Slope is calculated by using the following formula: Driveway slope = (garage apron elevation – back of sidewalk or curb elevation) / driveway run. Where unusual site conditions exist, driveway slopes steeper than 10 percent will be reviewed on a case-by-case basis.

4. Driveway width may not extend beyond the width of the garage at the garage or street right-of-way. See Section 7.F for allowable driveway extensions.

5. Minimum driveway width at the street right-of-way is 12 feet.

6. Driveways may not exceed 30 feet in width at the street right-of-way.

7. Circular driveways shall not exceed 18 feet in width except as necessary to access a 3-car garage.

8. Driveway Lot coverage

    a. On lots with widths (at the front setback line) of less than 75 feet, no more than 45 percent of the required front yard, as measured from the front lot line to the front setback line, shall be used as a driveway or parking area.
    b. The flag of a lot is not included.

4 ARCHITECTURE

A. ARCHITECTURAL STYLES

The purpose of the Redlands 360 neighborhood is to create an aesthetically pleasing community in Grand Junction utilizing architectural styles that are appropriate to the landscape of the Western Colorado region. Redlands 360 is committed to instilling architectural purity into the Grand Valley and for this reason, blending of architectural styles will not be permitted. Each architectural style that has been identified for use within the community is distinct and features unique qualities that are specific to the style. Adherence to these stylistic guidelines will ensure that the beauty and visual interest of the community remain genuine. Redlands 360 consists of the following architectural styles:

1. Desert Modern
2. Mid-Century Modern
3. Gable Modern
4. Prairie
5. Spanish Colonial
6. Adobe/Pueblo

B. GENERAL ARCHITECTURAL REQUIREMENTS

The general architectural requirements for all styles are listed below. Architectural requirements for each style are listed in subsequent sections. Additional requirements for decks, deck stairs, mechanical equipment, patios, retaining walls, etc. can be found in Section 7 – Home Improvements.

1. ARCHITECTURAL ADJACENCY, RANCH RESTRICTIONS & EXPOSURE

a. The DRB highly recommends that the same architectural style not be selected for or constructed on adjacent lots. However, the DRB has the discretion to approve or deny without reason the selection of any architectural style request if the same style has already been granted to an adjacent lot. ***If an architectural style is approved on a lot adjacent to one that has the same approved architectural style, significant architectural revisions must be made in the elevation of a home that is being built to differentiate from the adjacent, existing home***. Please refer to the Adjacency and Fencing Plan for specific information pertaining to each lot.

b. Builders can reserve the architectural style they want to build on a lot as soon as they close on that lot, provided the selected style is approved by the DRB; they do not need to submit a formal plan to do so.

c. Certain lots within the development have been identified as “ranch restricted.” Ranch restricted is defined as a one-story home. A ranch home with a garden or walkout condition is still considered a one-story home.

d. Homes which have their side and/or rear elevation(s) adjacent to open space, common area, street, or other public spaces are considered exposed elevations. Additional architectural elements will be required which may include, but are not limited to:

   i. Windows
   ii. Wall Offsets
   iii. Roof Changes
   iv. Material and Color Variations
   v. Other Architectural Elements

2. Building Elevations & Articulation

a. All building elevations shall express the architectural style of the home, and each individual elevation shall contain articulation in the form of color, texture, shade and shadow, similar to the front elevation, to strongly express the architectural style of the home.

b. All elevations must contain windows, thoughtful use of materials, massing, and/or roof changes.

c. The mass of each home must be scaled to reduce its apparent size and provide visual interest and depth.

d. The rear elevation of all multi-level homes shall incorporate a one-story element a minimum of 5 feet in depth and a minimum of 50 percent of the width of the rear elevation. A covered deck, either roof or trellis, can be used to fulfill the 50 percent one-story element. Certain cantilever elements and/or other projecting elements may be acceptable.

3. Materials

a. All exterior materials must have a minimum 20-year life span.

b. Allowable stucco finishes are fine sand and smooth finish.

c. Siding shall have a maximum exposure of 8 inches

d. Masonry is not required. If masonry is used:

   i. Must be monochromatic in nature and not highly varied in color. No rustic cultured stone.
   ii. Masonry must be integrated into the design of the home.

e. For move-up and intermediate segments, wall materials shall return a minimum of 2 feet.

f. For the upgrade segment, wall materials must cover the entire architectural element and terminate at an inside corner.

g. Wall materials must continue to within 6 inches of finished grade on the front elevation. For all other elevations, the wall material must continue to within 15 inches of finished grade with steps not to exceed 2 feet for side elevations on walkout/garden-level conditions. The unfinished concrete between the wall material and finished grade must be stucco or other similar material,

which must be approved by the DRB on a case-by-case basis. Stone must continue to within 2 inches of finished grade when adjacent to paved surfaces and to within 6 inches of finished grade when adjacent to dirt on all elevations.

h. Exterior wood shall not be left untreated. It must be finished and not left to weather naturally.

i. Unfinished, exposed concrete that is not considered a design element (such as a foundation with visible form lines), aluminum and vinyl siding, and reflective materials are not permitted.

4. GARAGE

Garages, including overhead doors, shall support the architectural style of the home and be an integral part of the design of the home. Additionally, the door hardware must also support the architectural style of the home. Magnetic hardware is not permitted.

a. The maximum number of visible garage bays per property is 4.

b. The width of the garages shall not exceed a maximum of 57 percent of the front elevation of the home for move-up and upgrade lots, and 67 percent for intermediate lots.

c. The maximum number of garage bays on an elevation is 3.

d. Three-car garages must have a 2-foot minimum offset between the main and single garage doors. The third car offset may project in front of or be recessed from the main garage.

e. One double bay is permitted per front elevation. If a second double bay is used, it must be side-loaded or rear-loaded.

f. All garage doors must be recessed a minimum of 8 inches.

g. Plate height of garage elements shall not exceed 30 inches above the top edge of the garage door trim.

h. Side Load

   i. The side of the garage facing the street must include architectural detailing similar to all other elevations.

i. Allowable overhead doors are steel, vinyl, wood, and glass.

   i. Wood garage doors must be a natural wood color with visible grain.
   ii. Faux wood metal paint cannot be used to paint steel garage doors.

j. Windows in the garage door must support the architectural style of the home.

   i. Windows must be frosted, so the contents of the garage are not visible from the front of the garage, unless the windows are in the top one third of the garage door.
   ii. One solid piece of glass or hidden mullions are not permitted. The door must include window frames.

iii. The door and window frames must match the primary or secondary field color of the home or, based on DRB approval, can be black, bronze, silver or a natural wood color.

5. Detached Garage (Primary Garage)

If a home does not have an attached garage, a detached garage that is used for the storage of regularly used, non-recreational vehicles is considered the primary detached garage and the following guidelines apply.

a. May be a maximum of 700 square feet.

b. May not exceed an overall height of 20 feet. If the home is less than 20 feet, the garage may not exceed the height of the home.

c. The front elevation of the garage must be located at least 10 feet behind the rear elevation of the home.

d. Must be located a minimum of 10 feet from the home.

e. Must match the architectural style of the home.

f. Articulation is required on all exposed sides.

g. Must match or complement the color scheme of the home.

h. Refer to Section 3 – Lot Development for driveway requirements.

i. Must meet City code requirements.

6. RV Garage

An RV garage bay is defined as any bay with an overhead garage door 9 feet tall or higher.

a. Attached RV Garages

i. Are not permitted on move-up or intermediate lots.
ii. Are permitted on upgrade lots.
iii. Must be a single bay only.
iv. Limited to 1 RV garage door per home.
v. The maximum allowable overhead garage door height is 12 feet.
vi. The maximum allowable overhead garage door width is 12 feet.
vii. Must be integrated into the style and massing of the home.
viii. Front-loaded RV garages must be recessed from other garage doors by a minimum of 24 inches.

b. RV garages may be detached. Refer to Section 7.E for detached garage guidelines.

7. Projections

Gutters, downspouts, flashing, sheet metal, vent stacks, and pipes shall match the color of the surface to which they are attached or from which they project.

8. Address Numbers

a. Can be vertical, horizontal or diagonal.

b. Must be a minimum of 5 inches high and a maximum of 10 inches high.

c. Must complement the architectural style of the home.

9. Elements That Are Not Permitted

The following are not permitted in Redlands 360:

a. Turrets or towers

b. Grand (2-story) entrances

c. Decorative stucco shapes

d. Stucco trim and stucco detailing

e. Corrugated metal panels

f. Faux shutters

g. Vinyl shutters

Desert Modern



C. Desert Modern

Characterized by features and elements that are suitable to the desert climate and lifestyle, thoughtful mixes of materials, clean lines, and large windows, Desert Modern homes take cues from modern architecture and later modernist movements like Brutalism to create sophisticated dwellings rooted in the desert landscape. They have an emphasis on connecting indoor to outdoor through living spaces and insulating interiors from warm outdoor temperatures.

1. Style Requirements

Desert Modern homes ***must*** include:

a. Strong vertical and/or horizontal lines.

b. Building materials grouped together in masses.

c. Large and/or unique windows that capture the viewsheds.

d. Recessed windows - all windows in stucco must be recessed a minimum of 2 inches.

e. Stucco window trim is not permitted.

2. Materials

a. A maximum of 3 different exterior materials is permitted.

b. If stone is used, it must be a high-quality stone that relates to or comes from the surrounding landscape. High-quality stone consists of stone that is uniform in color, shape, and depth.

c. If stone is used, it must be used as a feature on the home that wraps or surrounds an element or accentuates a particular external architectural feature of the home.

d. Stone may not be used as a wainscot.

3. Roof

a. All roofs must be flat or appear to be flat from the street. Parapets may be used to conceal the slope of a roof.

b. Parapets are permitted.

c. Pitched roofs are not permitted.

4. Columns

a. The use of columns on the front elevation will be considered on a case-by-case basis.

b. If columns are used:

i. Column sizes must be proportionate to the adjacent structure.
ii. Columns must be a minimum of 8 inches by 8 inches.
iii. Two-story, unbroken columns are not permitted.

5. Color

a. Colors must be in the white, cream, grey, or tan families.

b. All exterior colors must be in a neutral color palette.

c. Tone-on-tone palettes are encouraged.

d. Roof color must blend with or complement the body color of the home.

Mid-Century Modern



D. Mid-Century Modern

Mid-Century Modern Architecture was popularized in the United States from roughly the 1940s to the 1960s when production of building materials was altered dramatically post-World War II. These homes are characterized by a minimalist aesthetic, flat planes, low-pitched roofs, clean lines, large windows, angular structures, honest use of materials, and do not include decorative embellishments.

1. Style Requirements

Mid-Century Modern homes ***must*** include:

a. Building materials grouped together in masses.

b. Clerestory windows that follow the roofline on the front elevation.

2. Materials

A maximum of 3 different exterior materials is permitted.

3. Roof

a. Flat, shed, butterfly or folded plate roofs are required.

b. Projecting roofline and/or projecting structural elements.

c. Shed roofs must have a maximum pitch of 3/12.

4. Columns

a. The use of columns on the front elevation will be considered on a case-by-case basis.

b. If columns are used:

i. Column sizes must be proportionate to the home itself.
ii. Columns can be a maximum of 6 inches x 6 inches.
iii. Two-story, unbroken columns are not permitted.

5. Color

a. Accents must be neutral.

b. Bright pops of color on the front door are permitted.

Gable Modern



E. Gable Modern

Gable Modern architecture is a minimalist type of architecture characterized by simple massing, clean lines, and prominent gable forms with moderate to steeply pitched roofs and tight eave overhangs. Use of materials is simple, and ornamentation is absent from facades.

1. Style Requirements

Gable Modern style homes ***must*** include:

a. Flat-front, prominent gables.

b. Facades with little ornamentation.

c. Interesting, unique, and thoughtful window placement.

d. In stucco, windows must be recessed 2 inches minimum.

e. Fascia height is limited to 6 inches maximum.

2. Materials

A maximum of 3 different exterior materials is permitted.

3. Roof

a. Roofs with tight eave overhangs - maximum of 6 inches.

b. Simple rooflines with moderate to steep slope (6/12 - 12/12).

c. Strong roof profile on both the front and rear elevations.

4. Columns

a. The use of columns on the front elevation will be considered on a case-by-case basis.

b. If columns are used:

i. Column sizes must be proportionate to the home itself.
ii. Columns can be a maximum of 8 inches x 8 inches.
iii. Two-story, unbroken columns are not permitted.

5. Color

a. The color palette for this style is very neutral; therefore, only 1 color is permitted for the body of the home.

b. Accent colors different from the body color for massing, bump outs or on the garage of the home are permitted.

c. White, cream, black, or dark grey exterior is required.

Prairie



F. Prairie

Placing special importance on craftsmanship and integration with nature, Prairie architecture believes a structure should reflect and pay homage to the surrounding environment. These homes were originally designed to complement the flat landscape of the Midwest. Prairie homes find well-suited application in the desert, as their horizontal lines and connected indoor/outdoor spaces highlight the drama of the surrounding terrain.

1. Style Requirements

Prairie style homes ***must*** include:

a. Horizontal lines.

b. Rows of windows assembled in horizontal or vertical bands.

2. Materials

a. A maximum of 4 different exterior materials is permitted.

b. Use of natural materials such as high-quality stone, wood, stucco, and brick.

3. Roof

a. Hipped roofs with low pitches (3/12, 4/12).

b. When pitched roof forms are part of the design style, the main roof form must have supplementary forms to break up the main roof. This includes 2 roof breaks on the front of the home.

c. Eaves with deep overhangs – 24 inches minimum.

d. Flat roof elements are allowable as an accent only.

4. Columns

a. Where columns are used, they must be scaled appropriately and integrated into the architecture.

b. Columns must be a minimum of 8 inches x 8 inches.

c. Two-story, unbroken columns are not permitted.

5. Color

a. Body and accent colors must be neutral or historic colors commonly found in Prairie architecture.

Spanish Colonial



F. Spanish Colonial

Dating back approximately 400 years with roots in Mexico and Spain, Spanish Colonial architecture is characterized by light-colored stucco, red tile roofs and dark windows. These homes apply classic architectural features like gables and arches and are popular in the American Southwest. Inspired by historic Spanish haciendas and California mission architecture, these homes harmonize well with a desert environment.

1. Style Requirements

Spanish Colonial style homes ***must*** include:

a. Divided light windows are required on the front elevation.

b. A minimum of 1 arched element (e.g., door, window, courtyard gate).

c. Shutters are permitted only when scaled proportionately to the window.

2. Materials

a. Smooth stucco exterior only.

3. Roof

a. Membrane with parapet or low to moderate roof pitch (3/12 - 6/12).

b. When pitched roof forms are part of the design style, the main roof form must have supplementary forms to break up the main roof. Supplementary roof forms may not be required depending on the design of the home and will be evaluated by the DRB on a case-by-case basis.

c. When parapet walls are part of the design style, the parapets will be evaluated with other aspects of the elevations to determine if the parapets need to be stepped in height to add to the design of the home.

d. Red clay tile roofs, red stone coated steel roofs, or synthetic alternative.

4. Columns

a. Where columns are used, they must be scaled appropriately and integrated into the architecture.

b. Two-story, unbroken columns are not permitted.

5. Color

a. The body color may be white or cream only.

b. Windows in black, dark grey, bronze, green, white, or cream only.

c. Multiple body colors are not permitted.

d. Fascia must blend with either the body color or the roof color.

Adobe/Pueblo



G. Adobe/Pueblo

One of the most recognizable and traditional desert home styles, Adobe homes emulate historical Southwest vernacular architecture, like Pueblo dwellings and Spanish missions in New Mexico. They are characterized by simplicity of form, earthy materials such as stucco, concrete, and adobe, often with irregular parapets and thick, battered walls. Enclosed courtyards and flat or low sloping roofs are also trademarks of this style.

1. Style Requirements

Homes of the Adobe/Pueblo style ***must*** include:

a. Two distinct massing elements on the front elevation – vertical or horizontal wall plane changes (variety of height or depth or both).

b. No window trim.

c. Shutters are permitted only when scaled proportionately to the window.

2. Traditional Interpretations of Adobe/Pueblo

Traditional interpretations ***must*** include:

a. Rounded stucco edges

b. Thick walls

c. One story only, or the second story must be stepped back a minimum of 6 feet from the lower elevation on all sides.

d. Small, square windows

e. Wood beams and wood lintels

f. Parapets, with or without slight decoration and stepping

g. Vigas or other wood accents

h. Entry courtyard or covered patio

i. Windows recessed 2 inches minimum

3. Modern Interpretations of Adobe/Pueblo

Modern interpretations ***must*** include:

a. Square stucco edges

b. Larger windows

c. Awnings or pergola features

d. Windows recessed 2 inches minimum

4. Materials

a. Stucco exterior only

5. Roof

a. Flat roofs or low sloping roofs with parapets

b. When parapet walls are part of the design style, the parapets will be evaluated with other aspects of the elevations to determine if the parapets need to be stepped in height to add to the design of the home.

6. Columns

a. Where columns are used, they must be scaled appropriately and integrated into the architecture.

b. Two-story, unbroken columns are not permitted.

7. Color

a. White, tan, brown, or other colors of the surrounding landscape

b. Only 1 body color is permitted.

c. Roof color must blend with or complement the body of the home.

5 LANDSCAPE

A. DESIGN PRINCIPLES

The Guidelines have been written to incorporate water conservation methods and xeriscape design and are based on the following design principles:

1. All drainage ways must be maintained and treated to prevent erosion. Drainage ways are to be kept clear of plantings, wood mulches, smaller rock or structures.

2. Landscapes must be designed to include texture and color year-round.

3. Preferred plant species are shown in Appendix A.

B. GENERAL LANDSCAPE ELEMENTS

Plantings must be placed every 4 feet to 6 feet on center in all rock and mulch areas based on the size of the plants at 5-year maturity. Please note that the DRB may require additional plant quantities exceeding the minimum standards for larger sized lots in order to adequately fill the yard with plantings.

C. IRRIGATED SOD, INSTALLED NATIVE GRASS & ARTIFICIAL TURF

1. The maximum square footage of irrigated sod and installed native grass permitted per lot is 10 percent of the total lot square footage.

2. Irrigated sod, installed native grass and artificial turf can only be installed in the rear yard.

3. All areas of irrigated sod, installed native grass and artificial turf must be a minimum of 2 feet from the side property lines and 10 feet from the rear property lines (except for "A" lots, which must be at least 2 feet from the rear property line) and must be at least 4 feet from the foundation of the home (or greater as outlined in the Builder's Foundation Warranty).

4. The minimum width of an irrigated sod or installed native grass area is 4 feet.

5. Artificial turf must be a natural color; bright or unnatural colors are not permitted.

D. DRAINAGE

1. 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. To the maximum extent possible and dependent on the location of the high point on the lot, drainage should be encouraged to flow down the side lot swales either toward the front or rear of the lot.

2. The homeowner/landscape installer shall not alter the approved, engineered drainage patterns on the lot as this may cause flooding to basements, flooding or erosion to adjacent properties, or void the homeowner's foundation warranty.

3. Types of Drainage – water draining from a lot comes from two sources:
    a. Surface water
    b. Rooftop water
        i. Surface Water is water that runs above ground usually from rain or melted snow but can also come from overirrigation. For all lots, it is imperative that the side yard swales be maintained to ensure surface water stays in these swales and flows the way it's intended per the grading of the lot – either to the rear or the front of the lot. To avoid erosion issues from concentrated water exiting these swales, homeowners and builders (who are installing landscaping as a part of initial construction) are responsible for installing appropriate landscaping to slow and disperse surface water before draining onto adjacent common areas or lot. The following is required:

            - ❖ On all lots, a minimum of 2-inch diameter rock will be required to be placed in these swales as a part of initial landscaping. Rock larger than 2-inch diameter may be necessary, depending on the slope of the swale.

        ii. Rooftop Water is water that flows from the roof into gutters and downspouts. For all lots, homeowners/builders are responsible for ensuring the roof downspouts drain to the side or rear of the lot. The following is required:

            - ❖ Downspouts on the side of the home must terminate at least 1 foot from the side property line to allow water to flow into the designated swale without overflowing onto the adjacent property. A minimum of 2-inch diameter rock is required in the side yard swales to help slow down the flow of water. Rock larger than 2-inch diameter may be necessary depending on the slope of the swale.

            - ❖ For all "B", transition, garden and walkout lots, downspouts on the rear of the home must daylight at least 10 feet from the rear property line. A minimum of 2-inch diameter rock is required to be installed 10 foot wide along the entire length of the rear property line to slow and disperse water prior to exiting the rear of the property.

        iii. A holding pond is a designated area located in the side yard swale (halfway between 2 adjacent lots) located within 10 feet of the rear property line. A holding pond is a means by which to collect and hold surface and rooftop water allowing water to slowly disperse over the edge of the pond toward the rear property line when full.

            - ❖ Holding pond dimensions: 3 feet wide x 3 feet long x 1 foot deep with 4 – 6 inches of cobble.

            - ❖ Builders are responsible for the following:

                - ➢ Installing at least 1 holding pond within 10 feet of the rear property line in the side yard swale for all transition or "B" lots. The holding pond shall be located in the rear corner of the yard that will have the most drainage.

- Installing 2 holding ponds, 1 in each side yard swale within 10 feet of the rear property line for all garden and walkout lots.

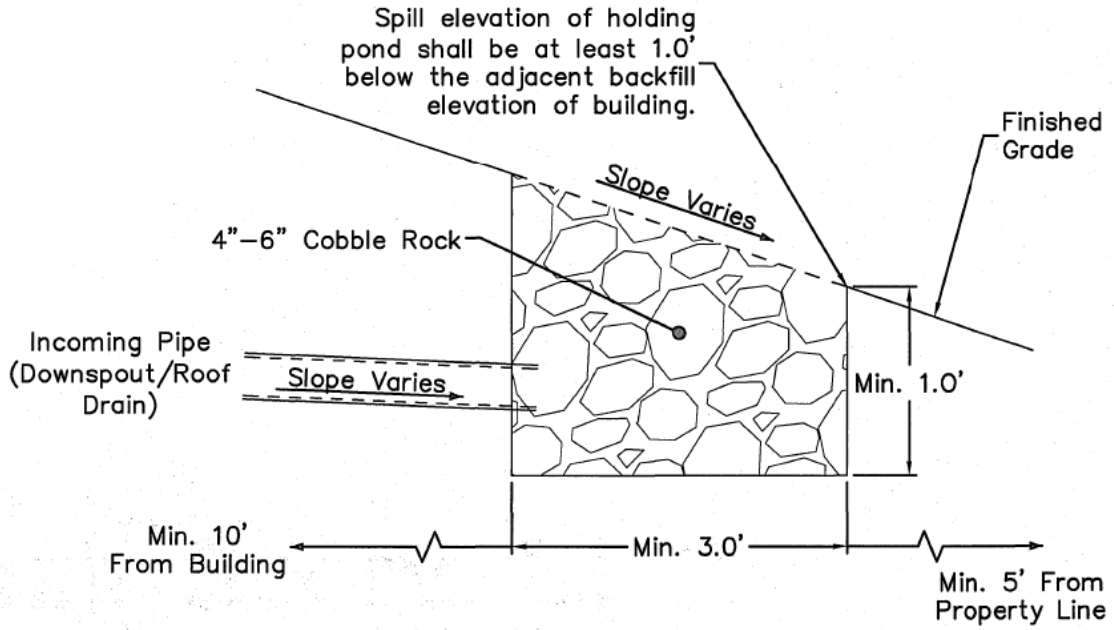
❖ Builders who are not landscaping their lots as a part of initial home construction are also responsible for the following:

- Installing erosion control logs (wattles) in front of the holding pond(s) to prevent dirt/silt from infiltrating the pond(s) until initial landscaping is installed. Homeowners/landscape installers can remove the wattles only when the landscaping has been completely installed.

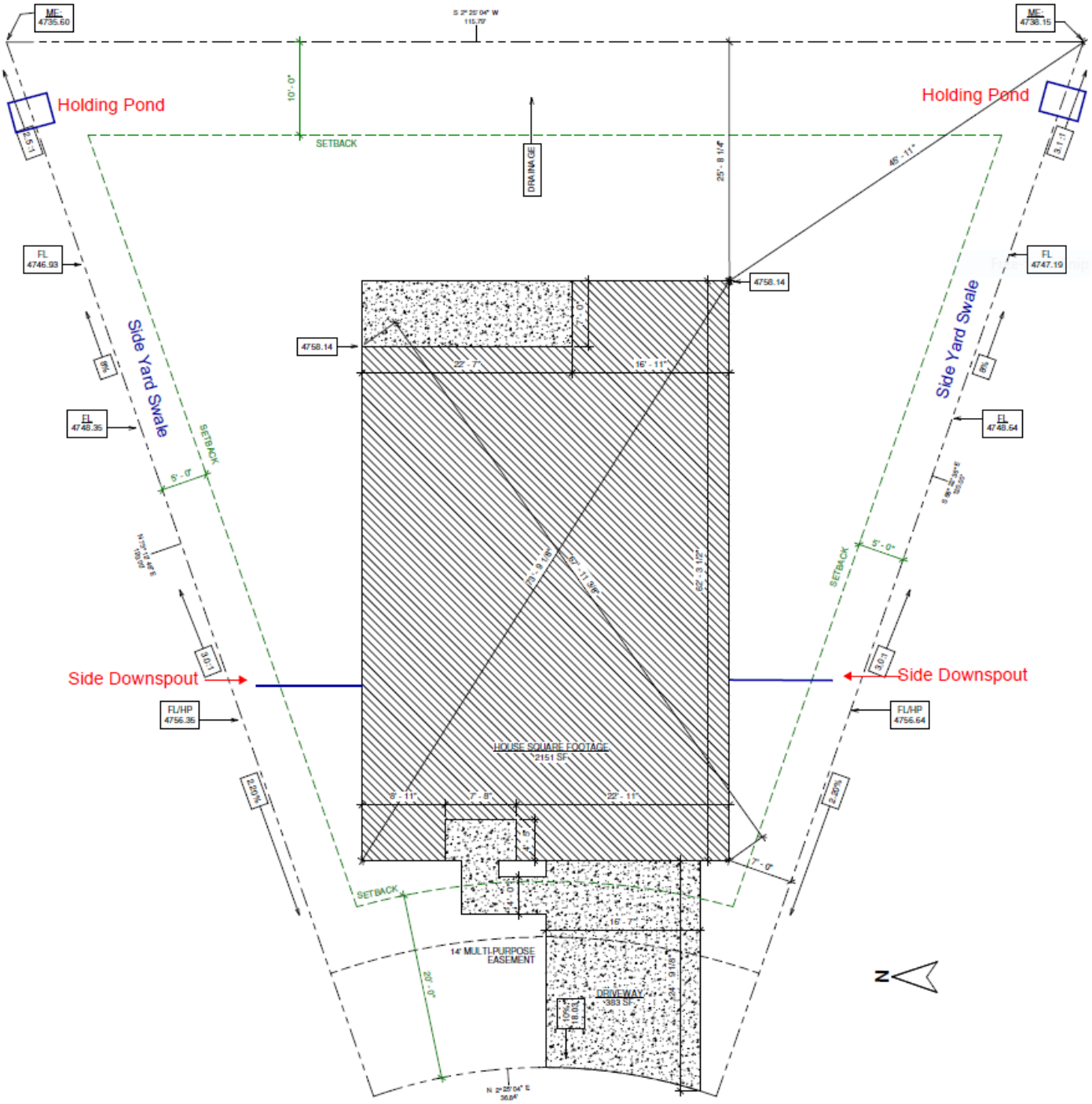
- During or after home construction but prior to home closing, install a minimum of 2-inch diameter rock 10 feet wide along the length of the rear property line. This rock must be installed per Section 5. E. of the Guidelines.

❖ No holding ponds are required for "A" lots.

❖ Holding ponds are not required for any type of drainage flowing to the front of the lot.



Downspout Holding Pond Detail
(N.T.S.)


Holding Pond
Holding Pond
Side Yard Swale
Side Yard Swale
Side Downspout
Side Downspout
SETBACK
SETBACK
SETBACK
SETBACK
HOUSE SQUARE FOOTAGE
2151 SF
DRIVEWAY
383 SF
14' MULTI-PURPOSE EASEMENT
DRAINAGE
ME
4735.60
ME
4738.15
FL
4746.93
FL
4747.19
FL
4748.35
FL
4748.64
FL/HP
4756.36
FL/HP
4756.64
4758.14
4758.14
10' - 0"
5' - 0"
5' - 0"
7' - 0"
7' - 0"
22' - 7"
16' - 11"
8' - 11"
7' - 8"
22' - 11"
20' - 0"
N

E. Rock

1. At least 2 feet of rock must be installed along all property lines for drainage.
2. On all lots except “A” lots, a minimum of 10 feet of at least 2-inch rock is required along the rear property line.
3. Landscape fabric must be installed underneath all rock areas.
4. Rock depth must be at least 3 inches deep.
5. Rock shall be crushed trail mix, up to a maximum of 3-inch diameter.
6. Rock installed in drainage areas shall range in size from a minimum of 2 inches to a maximum of 12 inches in diameter but must be placed in drainage areas only.
7. When rock is installed along rear or side property lines adjacent to common areas where there is open space fencing, edging must be installed along the inside of the open space fencing to keep rock from spilling into the common area.
8. Acceptable rock must be natural, earth-toned colors.
9. Lava rock, white quartz, any solid color rock, or any similar types and colors to these materials are not permitted. Dyed or painted rocks are also not permitted.

F. Wood Mulch

1. Must be professional grade and consistent in size.
2. Must be a natural color without added pigment.
3. May not be placed on steep inclines or drainage areas.
4. Rubber mulch is not permitted.

G. Edging

1. Edging shall not impede drainage.
2. All mulched areas adjacent to irrigated sod, installed native grass or artificial turf shall utilize a metal, concrete, brick, or professional quality edger to define the planting bed and provide a clean maintenance edge.
3. Rock and wood mulch may not be located in the same planting bed unless separated by edging.
4. Edging is required at the rear and side lot lines adjacent to any community tracts to eliminate rock spilling over the lot lines.
5. If edging is needed in drainage areas, perforated edging must be used.
6. Plastic edging is not permitted.
7. Other types of edging materials will be reviewed on a case-by-case basis.

H. Retaining Walls

1. Retaining walls may not impede drainage.
2. Retaining walls must be at least 2 feet from the rear property and side property lines.
3. Retaining walls must be located to avoid blocking or altering the engineered drainage pattern of the lot.
4. Retaining walls in front and side yards will be reviewed on a case-by-case basis.
5. Retaining walls shall not exceed 4 feet in height.
6. If, due to grade changes or the topography of the lot, a wall in excess of 4 feet in height must be installed, the wall must be terraced. Terraced walls must have a minimum of 3 feet between the back of the lower wall and the front of the upper wall.
7. Terraced walls will require additional landscaping. The amount of additional landscaping depends on the height of the retaining walls and their visibility from neighboring lots and open space and is at the discretion of the DRB.
8. Retaining wall materials must complement the architectural style and color of the home. Acceptable materials for retaining walls include brick, concrete, decorative masonry block, manufactured stone, natural stone, and stucco.
9. Railroad ties and plain cinder block are not permitted.

I. Irrigation

1. A fully automated and water-efficient inground irrigation system is required for all yards, to include a backflow preventer.
2. Irrigation is required for all sod and native grass areas.
3. Drip irrigation is required for trees and shrub/perennial beds to conserve water.
4. All irrigation lines must be buried beneath rock, wood mulch, sod or native grass.
5. Irrigation shall be designed and maintained to avoid overspray onto any paved surface, wall, fence, or adjacent property.
6. Watering times must be decreased after the establishment of sod, native grass and plant materials.
7. Irrigation plans do not require DRB or HOA review.

J. Front Yard Landscape

These Guidelines have been written to incorporate water conservation methods. Xeric landscaping is strongly encouraged.

The front yard of a home is defined as the area between the front property line and front corners of the home.

1. Plant Quantities - General

a. All lots must have at least one street tree planted every 35 feet in the parkway (the area between the curb and sidewalk). If there is no parkway, street tree(s) are not required. If multiple street trees are planted in the parkway, they must be at least 35 feet apart to allow for growth. Street trees must come from the below list.

Required Street Trees				
Common Name	Scientific Name	Height (ft)	Spread (ft)	Water Needs
Winter King Hawthorn	Crataegus viridis	20	15	Minimum-moderate
Russian Hawthorn	Crataegus ambigua	19-24	18-24	Xeric
Golden Rain Tree	Koelreuteria	30-40	30-40	Xeric
Bigtooth Maple	Acer grandidentatum	25	25	Xeric
American Smoketree	Cotinus obovatus	18	13	Minimum-Moderate
Sucker Punch Chokecherry	Prunus x virginiana	25	20	Low
Northern Downy Hawthorn	Crataegus submollis	20	20	Low
Peking Tree Lilac	Syringa pekinensis	15	12	Xeric-Low
Sugar Hackberry	Celtis laevigata	45	40	Xeric-Low
Tatarian Maple	Acer tataricum	15-20	15-20	Xeric-Low
Chanticleer Pear	Pyrus calleryana	30	15	Minimum-Moderate
Chinese Pistache	Pistacia chinensis	34	20	Xeric-Low

b. Trees and shrubs for the front and rear yards are listed in Appendix A.

c. Front and rear yard plantings, to include perennials, must be in Hardiness Zones 6 or 7.

d. Unplanted rock or mulch areas are not permitted.

e. Shrubs shall be spaced a maximum of 4 to 6 feet on-center depending on species.

f. A minimum of 60 percent of the rock or mulch beds are required to be planted.

   i. *Please note that the DRB may require additional plant quantities exceeding the minimum standards based upon the size of the lot in order to adequately fill the yard with plantings.*

g. Plant selections must include year-round color.

h. Evergreen plant material and ornamental grasses are recommended for winter color and texture.

2. Plant Quantities - Specific

Front yards must include the following minimum plant quantities:

Front Yard Plant Quantities by Lot			
Lot Square Footage	**Trees**	**Shrubs**	**Perennials**
Lots < 12,000 square feet	**1**	**6**	**10**
Lots ≥ 12,000 square feet)	**2**	**8**	**12**

K. Rear Yard Landscape

The rear yard of a home is defined as the area from the rear corners of the home to the rear property line (including the areas from the side of the home to the side property lines but does not include the corner side yards if the home is on a corner lot). Again, these Guidelines have been written to incorporate water conservation methods. Xeriscape yards are strongly encouraged.

1. Plant Quantities - General

a. Unplanted rock or mulch areas are not permitted.

b. Shrubs shall be spaced a maximum of 4 feet to 6 feet on-center depending on species.

c. A minimum of 60 percent of the rock or mulch beds are required to be planted.

   i. *Please note that the DRB may require additional plant quantities exceeding the minimum standards based upon the size of the lot in order to adequately fill the yard with plantings.*

d. Rear yards that are adjacent to common areas where there is an open space fence, must have edging installed inside the open space fencing to keep rock from going into the common area landscaping.

e. On all lots except "A" lots (which require at least 2 feet of rock along the rear/side property lines) at least 10 feet of at least 2-inch rock is required along the rear property line.

2. Plant Quantities - Specific

Rear yards must include the following minimum plant quantities:

Rear Yard Plant Quantities by Lot		
Lot Square Footage	Trees	Shrubs
Lots < 12,000 square feet	1	4
Lots ≥ 12,000 square feet)	2	6

L. Corner Side Yard Landscape

The corner side yard only applies to lots located on the corner of 2 street intersections and includes the landscape area on the street side of the home, from the front and rear corners to the street (including the parkway, if there is a parkway).

1. Only rock and mulched plant beds are permitted in the corner side yards. Irrigated sod, installed native grass and artificial turf are not permitted.

2. Trees must be planted every 35 feet in the parkway. If there is no parkway, trees are not required.

M. Minimum Plant Sizes

Tree/plant sizes must meet the minimum requirements as shown in the table.

1. Plant material must be hardy to USDA Zone 6 & 7.
2. For non-evergreen trees, the caliper is measured 6 inches from the top of the root ball.

3. A list of approved trees and shrubs is in Appendix A, Required Tree/Shrub List.

Minimum Plant Sizes	
Evergreen Trees	6-foot height
Shade Trees	2-inch caliper
Ornamental Trees	1 ½-inch caliper
Fruit Trees	1 ½-inch caliper
Shrubs	#5 container
Perennials	#1 container

6 FENCING

A. COMMUNITY FENCING

The developer will install community fencing in certain locations throughout Redlands 360.

B. HOMEOWNER FENCING

Homeowners may install the Open Space Fencing or the Privacy Fencing (after approval from the DRB/HOA) in locations as shown on the Adjacency and Fencing Plan. This Plan is available from the DRB/HOA and the on-site sales agents, and clarifies the types of fencing permitted on each lot.

1. GENERAL LOT FENCE REQUIREMENTS

a. Location and materials must be approved by the DRB or HOA prior to installation.

b. Fencing is not permitted in the front yard.

c. If fencing is installed, the entire side/rear yard must be fenced with the fencing located just inside the property lines of the homeowner installing the fence.

d. If homeowners are going to install the optional homeowner-installed Open Space Fencing that will be maintained by the Metro District (as identified on the Adjacency and Fencing Plan), the installation must be done by a DRB/Metro District approved fence installer.

e. Lot fencing for a corner lot must be setback a minimum of 15 feet from the back of curb or 4 feet from the back of sidewalk, whichever is GREATER.

f. Wing fences connecting the side lot fence to the home shall be setback a minimum of 5 feet from the front corner of the home and must match the existing wing fencing on the adjacent property where possible.

g. Temporary fencing is not permitted unless approved by the DRB or HOA prior to installation.

h. At the time of installation, all cedar posts and rails on the Open Space Fencing must be stained on all sides with Clear Behr – Deck Plus Transparent Waterproofing Wood Finish. This is a clear stain and does not have any color tint to it. Exhibit 1 below shows the correct stain.

i. 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. Exhibit 2 below illustrates the post and rail placement.

j. The homeowner who installs the Open Space Fencing is responsible for staining all sides of the fence.

k. Gates must match the type of fencing being installed on the lot.

l. All fencing must step rather than slope to accommodate grade changes. However, a variance may be requested if unique site conditions exist that warrant the fence be sloped rather than stepped.

m. As an option, homeowners can install black Open Space Fencing metal post caps. If installed, the black metal fence caps must be installed on all lot fencing posts. Exhibit 3 below illustrates the black metal fence post caps.



EXHIBIT 1: CLEAR BEHR – DECK PLUS TRANSPARENT WATERPROOFING WOOD FINISH

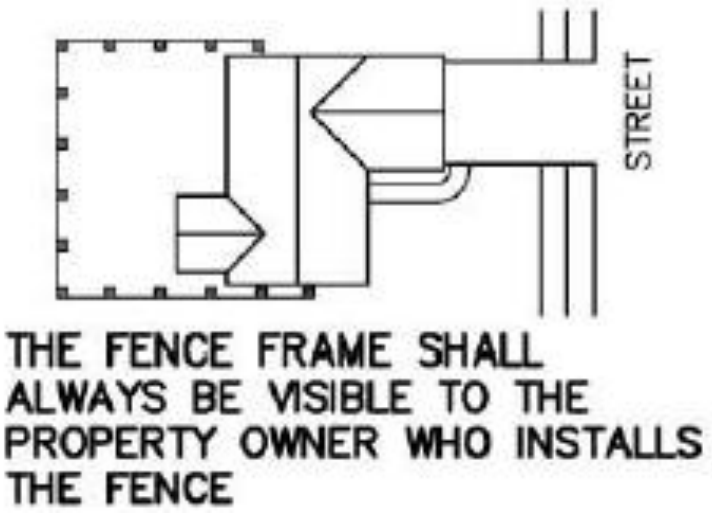


EXHIBIT 2: OPEN SPACE AND VINYL PRIVACY FENCE



EXHIBIT 3: BLACK OPEN SPACE METAL FENCING POST CAPS

C. Dog runs

1. May not exceed 400 square feet.
2. Must be attached to the home and located behind the rear corners of the home.
3. Must be constructed of the community Open Space Fence.
4. Must be a minimum of 5 feet from the side and rear property lines.

D. Invisible Fence

1. Is not permitted in the front yard.
2. The placement of the wire must be such that pets are kept a minimum of 5 feet from the rear and side property lines.
3. A permanent sign indicating the presence of invisible fencing may be kept in the front yard. The sign must meet the sign requirements in Section 7 and must be a maximum of 24 inches in height.

7 Exterior Improvements & Modifications

Due to their uniqueness, home improvements and landscape accessories will be reviewed by the DRB or HOA 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. Improvements or modifications must also meet any applicable requirements in Section 3 Architecture. **Improvements cannot alter or impede drainage.**

A. Accessory Dwelling Unit (ADU)

1. May be attached or detached and must meet City Code requirements.

2. If attached:

    a. ADU's must be integral to the home.

    b. Construction materials and roof pitch of the ADU must match the construction materials and roof pitch of the existing home.

    c. The front yard setback shall be a minimum of 20 feet for the garage portion of a principal structure and 15 feet for the remainder of the principal structure.

3. If detached:

    a. May not exceed an overall height of 20 feet. If the home is less than 20 feet tall, the ADU may not exceed the height of the home.

    b. Must match the architectural style of the home.

    c. Articulation in the form of windows/doors is required on all sides.

    d. Must match or complement the color scheme of the home.

    e. Must be located a minimum of 7 feet from the side and rear property lines.

    f. May be located above a detached garage or attached to a detached garage on the main level.

    g. If the lot size allows, an ADU can be attached to a detached garage. The total combined square footage of the ADU and garage may not exceed 1,400 square feet.

For more information on ADU requirements, refer to City of Grand Junction Ordinance No. 4831.

B. Accessory Structures

1. Design

a. All enclosed accessory structures (sheds, trash enclosures, greenhouses, playhouses, etc.) and freestanding open accessory structures (arbors, pergolas, trellises, etc.) must match or complement the architectural style, material, and color of the home.

b. Accessory structures must be constructed of new materials, be maintained in like-new condition, and appear upscale and neat.

c. Half-round (hoop house) greenhouses are not permitted.

d. Rubber, plastic, and metal sheds are not permitted.

e. Refer to Sections 7.A for ADUs and 7.E for detached garages.

2. Number

A maximum of 2 accessory structures is permitted per lot.

3. Size & Height

a. The maximum size of any enclosed accessory structures is 120 square feet and 10 feet in height.

b. The maximum size of open accessory structures (including play structures, pergolas, shade structures, etc.) is 200 square feet and 12 feet in height.

4. Location

a. Structures are not permitted in front yards.

b. Must be a minimum of 7 feet from any property line and are not permitted within any public easement or any special utility easement.

C. Awnings

1. The material and color must complement the home.

2. Awnings may be solid-treated canvas fabric, standing seam metal, or other similar materials.

3. Lattice, translucent plastic, and untreated fabric and stripes are not permitted.

D. Decks & Balconies

1. Design, Material & Color

a. The design of decks and balconies, including their material and color, must be consistent with and complementary to the architecture and color of the residence.

b. Wood materials must be painted or stained and not left to weather naturally.

c. The color of composite decking material must match or complement the body color of the home.

d. Metal or composite decking may be used for railings.

2. Columns

Refer to Section 3 - Architecture for column requirements by architectural style.

3. Roof Materials

Roof materials for covered decks or balconies must utilize the same roof material as the main home roof.

4. Shading Decks and Balconies

Shade can be provided by installing a pergola or awning. Refer to Sections 7.B. and 7.C. respectively for more information concerning pergolas and awnings.

5. Exterior Stairs

a. Exterior stairs must be designed to minimize visual impact.

b. Stairs and landings must be integral to the deck's design.

c. Stairs may not project perpendicularly from the rear of the home into the yard.

d. Stairs projecting from the side of a deck may not project beyond the rear corners of the home. Refer to Exhibit 4 below.

6. Roof Top Decks

Roof top decks are permitted on homes with flat roofs. Submittals for roof top decks must include:

a. Location of stairs (internal versus external) and materials. If external, the stairs must be located so, they are not visible from the front of the home or are well screened.

b. Items to be located on the roof top deck (i.e., hot tub, fireplace, furniture, BBQ grill, plants, etc.).

c. Type of railing to be installed along with screening to be used (for the hot tub, etc.). Screening must match the architecture and match or complement the color of the home.

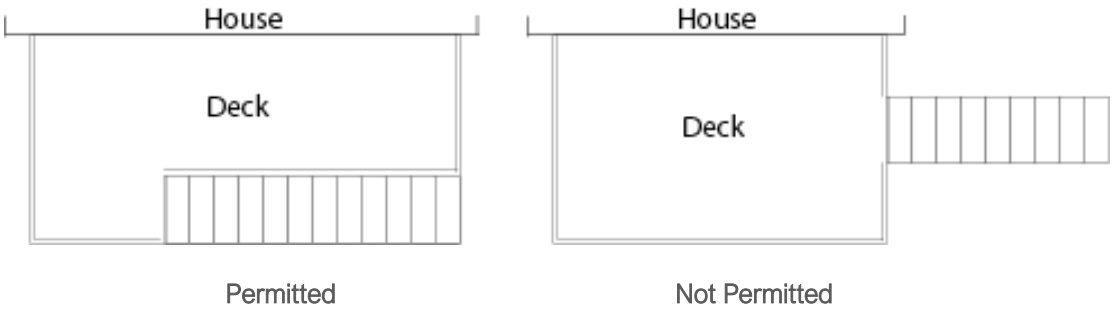


EXHIBIT 4: EXTERIOR STAIRS

E. Detached Garages (Accessory Garage)

A detached garage is considered an accessory structure if it does not meet the definition of a primary detached garage as defined in Section 4.

1. Are not permitted on move-up or intermediate lots.
2. Are permitted on upgrade lots.
3. May be a maximum of 700 square feet.
4. May not exceed an overall height of 20 feet. If the home is less than 20 feet, the garage may not exceed the height of the home.
5. Must be located a minimum of 7 feet from the side and rear property lines.
6. The front elevation of the garage must be located at least 10 feet behind the rear elevation of the home.
7. Must be located a minimum of 10 feet from the home.
8. Must match the architectural style of the home.
9. Articulation is required on all exposed elevations. Refer to the applicable Adjacency and Fencing Plan to determine which lots are considered exposed.
10. Must match or complement the color scheme of the home.
11. Refer to Section 3 – Lot Development for driveway requirements.
12. Must meet City code requirements.

F. Driveway Extensions & Front Walkways

1. DRIVEWAY Extensions

a. Concrete (plain or colored), decorative rock, brick pavers, etc., may be placed along the driveway from the garage to the back of the street sidewalk or curb (whichever is located closer to the home), at a maximum of 3 feet in width on one or both sides of the driveway.

b. The driveway, including the extension, may not exceed the width of the garage at the right-of-way and may not be located within 5 feet of the side property line.

c. All driveway configurations must meet City Code.

2. FRONT Walkways

a. Walkways from the front of the home to the front yard curb or sidewalk cannot be attached to the driveway. They must be a minimum of 1 foot from the driveway.

b. Walkways cannot exceed 4 feet in width.

G. Flags

1. All flags must be placed within the boundary of the lot.
2. All flag poles or flag staffs must be maintained in good condition and must be replaced as necessary.
3. Non-Commercial Flags
   a. Flags shall be no larger than 3 feet x 5 feet.
   b. A maximum of 1 flag is permitted to be displayed within the property at a time.
   c. A flag may be displayed within a window inside the residence, from a balcony, patio or deck adjoining the residence, or from a staff projecting horizontally from a location on the front or back of the residence.
   d. A flag staff may not be longer than 8 feet in length.
   e. Flag illumination shall not disturb other residences.
4. Commercial Flags
   a. Except for flags advertising model homes or home sales by builders or Declarant, all other flags bearing a commercial message, including, but not limited to trade, marketing, landscaping, painting, remodeling, or business advertising are not permitted.

H. Hot Tubs

1. Hot tubs must be in the rear yard and must be designed to minimize visual impact and potential nuisances to adjacent properties, trails, or common areas.
2. Hot tubs may be incorporated into decks or patios or may be freestanding.

I. Home Additions

1. Any addition to the exterior of a residence must match or complement the original structure in architectural style, mass, material, and color. Refer to the architectural requirements in Section 4 – Architecture.

2. The addition must be approved by the DRB or HOA before obtaining a city or Mesa County Building Department permit. Any changes required by the City or Building Department must be resubmitted to the DRB or HOA for approval.

J. Home Repainting & Exterior Color

1. Repainting the exterior of a home with the same color scheme that was originally approved is viewed as necessary maintenance; therefore, approval is not required.

2. Changes to the exterior color scheme must be submitted to the DRB or HOA for review.

K. Lighting -Security Lighting & Holiday Lighting/Decorations

1. Security Lighting

a. Security lighting is lighting installed on the exterior of a home that is meant to illuminate the exterior of the home for security reasons. There are 2 categories of security lighting – passive and active.

b. Security lighting must be dark sky compliant. Dark sky compliant lighting must be pointed downward and/or shielded so it does not cause a light nuisance for neighbors.

c. The HOA or DRB will determine if security lighting is a nuisance if a complaint is received. Homeowners may be required to further dim-down their security lighting or remove/turn off a section of the security lights. Light fixtures must conceal the light source and prevent light spillage onto adjacent properties.

d. House-side shields may be required to protect light spillage onto adjacent properties.

e. Security lighting can only be clear or white lights.

f. Security lighting cannot be colored or twinkling/pulsating/rotating, etc.

g. Above ground plastic housings and connections are not permitted.

h. Passive Lights - Passive lights are on all the time from dusk until dawn. Passive lights:

   i. Must include low wattage bulbs, up to 40 watts and not high-wattage flood lights.
   ii. Can only be installed on the front and rear of the home.
   iii. Homes that border a street or common area/open space on a side of the home can also install passive security lighting on that side of the home.

i. Active lights - Active lights are motion-sensor activated. Active lights:

   i. Consist of flood lights that are on for a short period of time, when activated by a motion.

   ii. Can be installed on all sides of the home, including the sides of the home even if homes are located next door.

2. Holiday Lighting & Decorations

a. Holiday is defined as any commonly recognized, observed, or celebrated day for either religious or secular purposes. There may be various holidays which may not be well-known or commonly recognized in the United States. As such, if the Association is unsure about the specific holiday the resident is celebrating, the Association is entitled to request clarification on the specific holiday. If the Association cannot reasonably determine the holiday a homeowner is celebrating is a well-known, commonly recognized holiday, the Association can require the homeowner to remove lights/decorations.

b. Decorations are defined to mean lighting, to include colored lighting, and/or lawn/roof ornaments pertaining to the specific holiday being celebrated.

   i. Colored lights may be used to celebrate the holiday and colors can cascade or waterfall, but they cannot be twinkling/pulsating/rotating, etc. The cascading or waterfall effect is when the color of each light changes in a gradual manner as to not create a blinking or flashing effect.
   ii. Holiday lawn ornaments are limited to the front and/or rear yards, not exceed 10 feet in height, and shall not unreasonably overwhelm the yard. The HOA reserves the right to determine whether decorations have become unreasonable and may request residents remove any decorations.
   iii. A reasonable number of decorations can be placed on the portion of roof of the home that faces the front and/or rear yards. The HOA reserves the right to determine whether roof decorations have become unreasonable and may request residents remove any roof decorations.
   iv. Decorations may not become a nuisance. If the Association determines that the decorations constitute a nuisance, the resident may be required to remove the decorations. Examples of decorations that may be deemed a nuisance include, but are not limited to, a string of lights with one or more non-functioning or missing bulbs; wires that hang off the home, roof, or trees; frayed or worn wires; worn, tattered or torn decorations; and music or anything that includes music.

c. Decorations, to include colored lights, on a resident's lot/residence will be permitted no earlier than 21 days before the first day of the holiday and no later than 7 days after the last day of the holiday.

d. Appropriate seasonal decorations will also be permitted for the entire period between November 15th and January 15th of each year.

L. Mechanical Equipment

1. All mechanical and electrical equipment, including but not limited to security apparatus, transformers, telephone boxes, radon mitigation systems, generators, and electric and gas meters, must be located to minimize their visual impact and must be painted to match the surface to which they are attached.

2. Air-conditioning 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 buffered from view.

3. Evaporative (Swamp) Coolers are permitted to be installed on the roof after DRB/HOA approval.

    a. Must be located in the least visible area of the roof from the street.

    b. Must blend in with the roof material/color.

    c. All piping and metal must be painted to match the color of the material it is attached to or projecting from.

    d. Protective covers placed over the evaporative cooler during non-use months must match the color of the evaporative cooler/roof.

    e. A picture of the evaporative cooler must be provided at the time of submittal.

M. Patios

1. Patios can be constructed of a hard surface, e.g., concrete, brick pavers, or flagstone, a mixture of a hard surface and rock/breeze, or breeze/crushed trail mix/crusher fines.

2. Patios cannot extend into the rear or side easements.

3. Patios may not overwhelm a yard.

4. Roof materials for covered patios must utilize the same roof material as the main home roof.

5. Shade can be provided by installing a pergola or awning. Refer to Sections 7.B. and 7.C. respectively for more information concerning pergolas and awnings.

N. Play & Sports Equipment

1. Design, Height, & Size

a. The maximum height of any play or sports equipment is 12 feet, except for the height of basketball hoops, which is 13 feet.

b. The overall size of play areas must 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 HOA.

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

d. Play and sports equipment must be constructed of high-quality treated wood or metal.

e. Solid color canvas, vinyl, or wood are acceptable materials for canopies on play equipment.

2. Location

a. 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).

b. Equipment must be a minimum of 7 feet from any property line.

c. Equipment location must minimize the visual impact to adjacent properties, trails, or common areas.

d. All play and sports equipment must be located so that drainage patterns are not impeded.

3. Basketball Hoops

a. Basketball backboards must be white, off-white, clear, or other neutral color at the discretion of the DRB or HOA.

b. Support poles must be black, dark gray, or dark green.

c. 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.

d. Hoops may be attached to a residence above the garage.

e. Basketball hoops located in the front yard must be:

   i. Permanently and professionally mounted on the pole.
   ii. Permanently installed in the ground, within 1 foot to 2 feet of the edge of the driveway.
   iii. Installed approximately halfway between the back of the sidewalk and the front of the residence or near the garage.

f. Hoops located in rear yards must be kept a minimum of 7 feet from any property line.

4. Play Surfaces

a. Play and swing sets may be placed on top of grass or mulched play areas. Mulch used in play areas must meet the requirements outlined in Section 5.F. Additional fall-zone materials will be reviewed on a case-by-case basis.

b. Sports courts will require specialized tiles for this purpose or rubber surfaces that are either green, blue, or a neutral toned color. Vivid/bright colored sport court pads are not permitted.

5. Trampolines

a. Safety netting must be black.

b. In-ground trampolines are permitted. The hole for an in-ground trampoline must include a drainage system so rain/water that gets into the hole has a way of draining out and not becoming stagnant in the hole.

O. Pools

1. Pools must be located in the rear yard and must be designed to minimize visual impact and potential nuisances to adjacent properties, trails, or common areas.

2. Pools may not impede drainage on the lot or be graded in a way to direct drainage to neighboring properties.

3. Pools must be a minimum of 10 feet from the side or rear property line.

4. Above-ground pools must be sturdy and maintain their shape/form. Pool colors must be earth-tone, neutral colors to include blues and greens; bright unnatural colors are not permitted.

5. Pool covers must match the color of the pool.

6. Pools are permitted during the months of April – October. During the off season of November – March, pools must be drained and stored out of sight.

P. Privacy Screening

1. A fence/wall may be used to screen a patio, hot tub, pool, or deck or to create a private space.

2. A maximum of 200 linear feet of fencing/wall is permitted per lot. If a pool is included, additional linear feet may be permitted at the discretion of the DRB/HOA.

3. The fence/wall must be located behind the rear corners of the home with at least one end of the fence/wall terminating at the home.

4. The fence/wall height is limited to a maximum of 6 feet.

5. A fence/wall cannot be placed on top of a retaining wall. A minimum of 3 feet is required between the back of the retaining wall and the front of the fence/wall. Plantings are required between the fence/wall and retaining wall.

6. The fence/wall cannot be located within the building setbacks or easements.

7. The fence/wall design and color/material must match or complement the color/material of the home.

8. Gates must match or complement the fence/wall material.

9. A dog-eared picket fence is not permitted.

Q. Rain Barrels

1. A maximum of 2 rain barrels with a combined storage capacity of 110 gallons or less can be installed to collect precipitation from a downspout or rooftop.

    a. Rain barrels are not permitted in the front yard and must be located in the side or rear yard, behind lot fencing.

    b. The collected precipitation can only be used for outdoor purposes; it cannot be used for drinking water or indoor household purposes.

    c. No portion of the rain barrel or related collection system can extend outside the Lot.

    d. Overflow lines or related collection system equipment may not direct water onto or adversely affect adjacent properties or Common Areas.

    e. Owners must comply with any directives, rules or regulations, or best practices promulgated by the Colorado Division of Water Resources or Department of Public Health & Environment regarding rain barrel use and rooftop precipitation collection.

    f. Any owner or resident who keeps or maintains a rain barrel with the community is deemed to have agreed to indemnify and hold the DRB and the Association, its directors, officers and agents free and harmless from any loss, claim or liability of any kind or character whatsoever arising by reason of keeping or maintaining a rain barrel in the community.

    g. The rain barrel should be disconnected from the downspout if the owner plans to be away from the residence for more than 1 week. Additionally, the rain barrel must be emptied and winterized to prevent damage from freezing temperatures. Once winterized or disconnected from the downspout, the downspout must be returned to its original condition.

2. Aesthetics
    a. Rain barrels must be installed on a level base with the downspout leading directly into the rain barrel inlet.

    b. Rain barrels must have sealable lids to prevent insects or other pests from getting into the water.

c. The color(s) of the rain barrels must match or complement the body color of the home and have no signage or language displayed.

d. The components of the rain barrel and related collection equipment must be screened from view from any street, adjacent home or Common Area. Type of screening is at the discretion of the DRB or HOA.

e. All hoses attached to the rain barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible location when not in use.

f. All rain barrels and related collection system equipment must be maintained in good repair.

R. RV Outdoor Storage

1. Exterior RV parking is not permitted on any lots in Redlands 360.

2. Recreational vehicles of every kind and type are required to be stored and parked only within fully enclosed garages.

S. Satellite & Communications Equipment

1. In accordance with the Telecommunications Act of 1996, satellite dishes measuring 1 meter in diameter or less must be installed such that acceptable signal reception will not be impaired.

2. Dishes shall be at the lowest and least visible location.

3. No equipment shall be attached to any yard wall or fence. Refer to the Declaration for additional information.

4. Citizen band radio, television antennas, and satellite dishes greater than 1 meter in diameter are not permitted.

T. Security

1. Security window bars and roll-up coverings are not permitted.

2. Decorative grills must be complementary to the architectural style of the residence.

U. Signs & Symbols

1. All signs must be placed within the boundaries of the lot.

2. All signs and symbols must be maintained in good condition and must be replaced as necessary when damaged, worn, or faded.

3. Non-Commercial Signs

   a. Signs may be no larger than 18 inches x 24 inches in size.

b. A maximum of 1 non-commercial sign is permitted to be displayed on a property at a time.

c. A sign may be displayed within a window inside the residence or in the front yard.

d. Front yard signs must be located within 10 feet of the front entry of the residence.

e. Yard signs may not be affixed to the fencing, if any.

4. Commercial Signs

a. For Sale Signs Open House Signs:

i. One professionally lettered sign may be placed on the property offered for sale.
ii. The sign may not be more than 18 inches x 24 inches in size.
iii. The For Sale sign must be removed no later than the date of closing.

b. For Rent Signs

i. One professionally lettered sign may be placed on the property offered for rent.
ii. The sign may not be more than 18 inches x 24 inches in size.
iii. The For Rent sign must be removed when the property is leased.

c. Open House Signs

i. One professionally lettered sign may be placed on the property.
ii. The sign may not be more than 18 inches x 24 inches in size.
iii. The Open House sign may be placed on the property on the day of the open house and must be removed at the end of the day.

d. Security Signs

i. One professionally lettered sign may be placed on the property.
ii. The sign may not be more than 18 inches x 24 inches in size.
iii. A reasonable number of professional security decals not larger than 8 inches x 8 inches may be displayed within the windows in a residence.

e. Builder Signs

i. Signs advertising model homes or home sales by builders or the Declarant are permitted and are not subject to the size, number, or location restrictions in the Guidelines.

f. With the exception of the permitted signs above, all other trade, marketing, or commercial signs, including but not limited to, landscaping, painting, remodeling, or business advertising, are not permitted.

5. Religions Items or Symbols

    a. A religious item or symbol means an item or symbol displayed because of a sincerely held religious belief. A religious item or symbol may not contain graphics, language, or any display that is obscene or otherwise illegal.

    b. A religion item or symbol may be displayed on an entry door or entry door frame of a residence, individually or in combination with other religious items or symbols, as long as they do not cover an area greater than 36 square inches.

V. Solar Panels & Equipment

1. Must be integrated into the roof design and positioned flush with roof slopes.
2. Frames must complement the roof to which they are attached.
3. Reflective glazing is not permitted.
4. Related plumbing and mechanical equipment must be enclosed and/or buffered from view.
5. Conduit, pipes, etc. shall match the color of the surface to which they are attached or from which they project.

W. Vegetable Gardens

1. May be located in the front, side, or rear yard.
2. Must be located at least 5 feet from the foundation (or greater if required by builder's foundation warranty).
3. Must be located 7 feet from all property lines and 10 feet from the back of the sidewalk or curb, if there is no parkway.
4. Must be planted annually at the beginning of the growing season and dead plant material must be removed or mulched into the soil at the end of each growing season.
5. Raised planters or garden boxes must minimize visual impact. Muted, earth-toned colors are required. Planters/boxes can be constructed of wood, stone, colored concrete, colored concrete blocks, composite material or modular metal. Railroad ties, pallets and plastic planters or boxes are not permitted.
6. The garden should be automatically irrigated on its own drip line for water efficiency.
7. Gardens cannot impede drainage.
8. Refer to Appendix E for examples of how to incorporate vegetable gardens in the front yard. Plans must still be submitted to the DRB/MC to ensure all landscaping requirements are met.

X. Window Coverings

1. Window coverings must appear permanent and be maintained in a like-new condition.
2. Temporary coverings are not permitted, (e.g., sheets or blankets hanging in windows).
3. Reflective window tint or coverings (e.g., aluminum foil) are not permitted.

Y. Yard Amenities

1. The number, size, design, and placement of decorative items including lawn ornaments, flag poles, statues, fire pits, fountains, and other water features shall be minimized to reduce visual clutter.

2. Because of the highly variable and site-specific nature of these items, they will be reviewed by the DRB or HOA on a case-by-case basis and may require additional screening.

3. Please submit photos with the application for approval before adding any of these to your yard.

APPENDIX A – REQUIRED TREES/SHRUBS FOR FRONT/REAR YARDS

VERY LOW WATER ZONE:

Once established, little irrigation required

COMMON NAME	BOTANICALNAME
SHADE TREES – Height x Width	
Bur Oak – 55x45	*Quercus macrocarpa*
Hackberry – 55x35	*Celtis occidentalis*
Bigtooth Maple – 30x20	*Acer grandidentatum*
ORNAMENTAL TREES – Height x Width	
Desert Willow – 20x15	*Chilopsis linearis*
Gambel Oak – 20x15	*Quercus gambelii*
Wavyleaf Oak – 15x10	*Quercus undulata*
EVERGREEN TREES: Height x Width	
Pinyon Pine – 20x15	*Pinus edulis*
Rocky Mountain Juniper – 20x15	*Juniperus scopulorum*
Utah Juniper – 20x15	*Juniperus osteosperma*
SHRUBS – Large, 6+ feet:	
Big Sagebrush	*Artemisia tridentata*
Bitterbrush Antelope / Desert	*Purshia tridentata / glandulosa*
Mexican Cliff Rose	*Purshia mexicana*
Shrub Live Oak	*Quercus turbinella*
Smith's Buckthorn	*Rhamnus smithii*
SHRUBS – Medium, 3 to 6 feet:	
Apache Plume	*Fallugia paradoxa*
Fernbush (*Desert Sweet)	*Chamaebatiaria millefolium*
Fourwing Saltbush	*Atriplex canescens*
Leadplant	*Amorpha canescens*
Little Leaf Mountain Mahogany	*Cercocarpus intricatus*
Littleleaf Mockorange	*Philadelphus microphyllus*
Mormon Tea	*Ephedra viridis*
Squaw Apple	*Peraphyllum ramosissimum*
Tall Blue Rabbitbrush (*White Stemmed Rabbitbrush)	*Chrysothamnus nauseosus* spp. *albicaulis*
Wax Currant	*Ribes cereum*
Yucca	*Yucca* spp.
SHRUBS – Low Growing, 1 to 3 feet:	
Broom Snakeweed	*Gutierrezia sarothrae*
Dwarf Leadplant (*Dwarf Wild Indigo)	*Amorpha nana*
Fringed Sagebrush	*Artemisia frigida*
Sea Foam Sage	*Artemisia versicolor* 'Sea Foam'
Shadscale Saltbush	*Atriplex confertifolia*

NOTE: This is not an exclusive plant list. These are plants that the City of Grand Jct. Forestry Dept. believes will grow well in the valley.

LOW WATER ZONE:

Once established, water during hot and dry periods

COMMON NAME	BOTANICAL NAME
SHADE TREES – Height x Width	
Baldcypress – 35x30	*Taxodium distichum*
Chinese Pistache – 25x20	*Pistacia chinensis*
Fruitless White Mulberry – 40x40	*Morus alba* – fruitless cultivars
Kentucky Coffeetree – 55x45	*Gymnocladus dioicus*
Netleaf Hackberry – 20x15	*Celtis reticulata*
Singleleaf Ash – 25x15	*Fraxinus anomala*
ORNAMENTAL TREES – Height x Width	
Golden Rain Tree – 35x35	*Koelreuteria paniculata*
EVERGREEN TREES – Height x Width	
Arizona Cypress – 25x20	*Cupressus arizonica* 'Arizonica'
Black Hills Spruce – 25x20	*Picea glauca* 'Densata'
Eastern Redcedar – 20x15	*Juniperus virginiana*
Juniper	
Cologreen (20x12) / Grey Gleam (15x10)	*Juniperus scopulorum* - cultivars
Wichita Blue (20x12)	
SHRUBS – Large, 6+ feet:	
Caragana	*Caragana arborescens*
Common Purple Lilac	*Syringa vulgaris*
Curl Leaf Mountain Mahogany	*Cercocarpus ledifolius*
Juniper	
Sea Green / Table Top	*Juniperus chinensis / scopulorum* – cultivars
Mugo Pine	*Pinus mugo* - cultivars
New Mexican Privet	*Foresteria neo-mexicana*
Serviceberry	
Saskatoon / Utah	*Amelanchier alnifolia / utahensis*
Siberian Peashrub	*Caragana arborescens*
Smoke Tree	*Cotinus obovatus*
Three-Leaf Sumac	*Rhus trilobata*
SHRUBS – Medium, 3 to 6 feet:	
Mountain Ninebark	*Physocarpus monogynus*
Red Coralberry	*Symphoricarpos orbiculatus*
Rock Spirea	*Holodiscus dumosus*
Rocky Mountain Sumac	*Rhus glabra* 'Cismontana'
Russian Sage	*Perovskia atriplicifolia*
True Mountain Mahogany	*Cercocarpus montanus*
Western Sandcherry	*Prunus besseyi*
SHRUBS – Low Growing, 1 to 3 feet:	
Mentor Barberry	*Berberis x mentorensis*
Greenleaf Manzanita	*Arctostaphylos patula*
Juniper	
Hughes / Broadmoor / Buffalo / Wilton Carpet	*Juniperus horizontalis / sabina* – cultivars

MODERATE WATER ZONE:

Water plants monthly after establishment, may require more frequent water depending on weather

COMMON NAME	BOTANICAL NAME
SHADE TREES – Height x Width	
Ash	
Autumn Purple (55x40) / Marshall Seedless (60x35) Patmore (60x35) / Summit (55x30)	*Fraxinus americana / pennsylvanica* – *cultivars*
Callery Pear	
Aristocrat (40x30) / Autumn Blaze (35x20) Cleveland Select (40x15) / Redspire (40x15)	*Pyrus calleryana* – cultivars
Dawn Redwood – 55x30	*Metasequoia glyptostroboides*
Elm	
Frontier (40x35) / Pioneer (40x35)	*Ulmus x 'Frontier', x 'Pioneer'*
Honeylocust	
Imperial (35x35) / Shademaster (50x40) Skyline (50x40)	*Gleditsia tricanthos inermis* – cultivars
Japanese Pagoda Tree – 45x40	*Sophora japonica*
Linden	
American (55x30) / Littleleaf (45x30) Glenleven (55x30) / Greenspire (45x30)	*Tilia americana / cordata* – cultivars of *cordata*
London Planetree – 60x45	*Platanus x acerifolia*
Oak	
English (55x40) / Swamp White (45x40)	*Quercus robur / bicolor*
Sensation Boxelder (*Sensation Maple) – 45x35	*Acer negundo 'Sensation'*
Western Catalpa – 55x35	*Catalpa speciosa*
ORNAMENTAL TREES – Height x Width	
Canada Red Chokecherry	*Prunus virginiana* 'Canada Red'
Crabapple	
Adams (pink flowers, 20x20) / Radiant (pink, 25x25) Indian Summer (red, 20x20) / Red Barron (red, 20x10) Snow Drift (white, 20x20) / Spring Snow (white, 25x20)	*Malus* spp.
Eastern Redbud – 30x25	*Cercis canadensis*
Hawthorne	
Paul's Scarlett (25x25) / Russian (20x20) Thornless Cockspur (20x20) / Washington (20x20) Winter King (20x20)	*Crataegus* spp.
Hotwings Tatarian Maple – 20x15	*Acer tataricum* 'GarAnn'
Japanese Tree Lilac – 30x20	*Syringa reticulata*
Native Chokecherry – 20x20	*Prunus virginiana*
Newport Plum – 20x20	*Prunus cerasifera* 'Newport'
Oklahoma Redbud – 25x20	*Cercis reniformis* 'Oklahoma'
EVERGREEN TREES – Height x Width	
Austrian Pine – 35x30	*Pinus nigra*
Scotch Pine – 45x25	*Pinus sylvestris*
Southwestern White Pine – 45x25	*Pinus strobiformis*
SHRUBS – Large, 6+ feet:	
Burning Bush	*Euonymus alatus*
Butterfly Bush	*Buddleia davidii*
Cotoneaster	*Cotoneaster acutifolia*

MODERATE WATER ZONE continued:

Water plants monthly after establishment, may require more frequent water depending on weather

COMMON NAME	BOTANICAL NAME
SHRUBS – Large, 6+ feet:	
Firethorn	*Pyracantha* spp.
Forsythia	*Forsythia* spp.
Holly	
Blue Prince / Blue Princess	*Ilex x meserveae*
Honeysuckle	*Lonicera* spp.
Hybrid Lilacs	*Syringa hybrids*
Nanking Cherry	*Prunus tomentosa*
Rose of Sharon	*Hibiscus syriacus*
Royal Purple Smokebush	*Cotinus coggygria* 'Royal Purple'
Silver Buffaloberry	*Shepherdia argentea*
Viburnum	*Viburnum* spp.
SHRUBS – Medium, 3 to 6 feet:	
Alpine Current	*Ribes alpinum*
Austrian Copper Rose	*Rosa foetida*
Barberry	*Berberis*
Blue Mist Spirea	*Caryopteris x clandonensis*
Cheyenne Privet	*Ligustrum vulgare* 'Cheyenne'
Cistena Plum	*Prunus cistena*
Double Flowering Plum	*Prunus triloba*
Flowering Quince	*Chaenomeles japonica*
Golden Current	*Ribes aureum*
Golden Vicary Privet	*Ligustrum x vicaryi*
Cranberry Cotoneaster	*Cotoneaster apiculatus*
Dark Knight Spirea	*Caryopteris x clandonensis* 'Dark Knight'
Japanese Yew	*Taxus cuspidata*
Oregon Grape Holly	*Mahonia aquifolium*
Rose Glow Barberry	*Berberis thunbergii* 'Rose Glow'
Snowmound Spirea	*Spiraea nipponica* 'Snowmound'
Weigela	*Weigela* spp.
White Snowberry	*Symphoricarpos albus*
Woods' Rose	*Rosa woodsii*
SHRUBS – Low Growing, 1 to 3 feet:	
Barberry	
Concorde / Crimson Pygmy	*Berberis thunbergii* – cultivars
Dwarf European Cranberry Bush	*Viburnum opulus* 'Nanum'
Emerald Mound Honeysuckle	*Lonicera xylosteum* 'Emerald Mound'
Euonymus	
Emerald Gaiety / Emerald n' Gold	*Euonymus fortunei* – cultivars
Potentilla	*Potentilla fruticosa* – cultivars

Application for Initial Landscape Plan

REDLANDS 360

Date Received:

Homeowner's Name_____ Lot#_____

Address_____

Phone #_____ Home Closing Date_____ Lot Size (Sq. ft.) _____

E-mail address: _____

Approved Landscape Designer Name: _____

Approved Landscape Installer Name: _____

Date Landscape is scheduled for install (Due 120 Days from closing): _____

The following checklist is to be used for all initial landscape plans submitted to the Design Review Board for approval. Plans are due **60 days** after home closing.

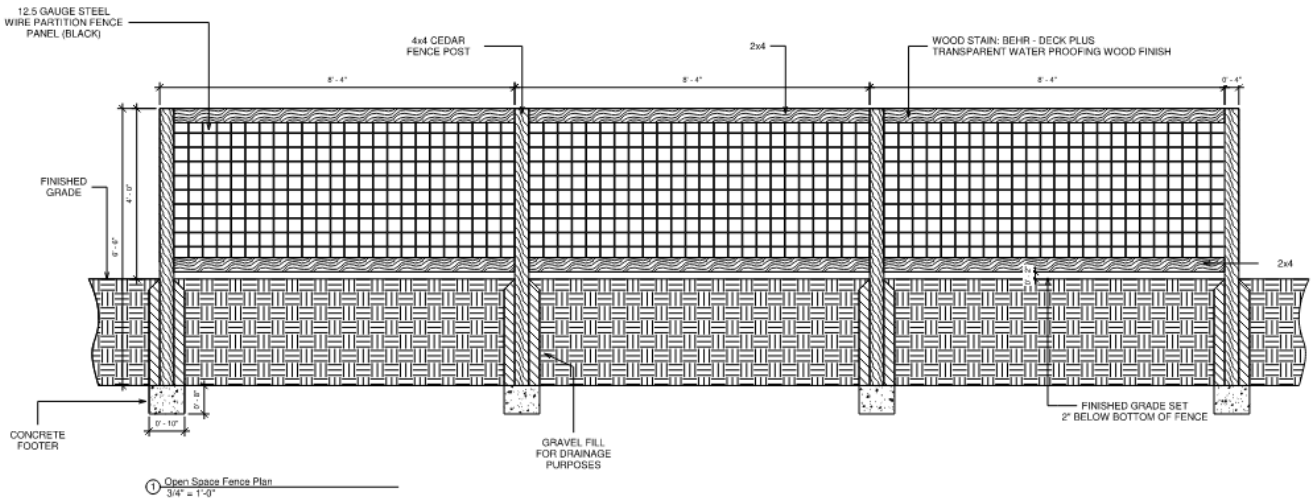
Please check any of the following items included in this landscape plan submittal:

- ☐ **Accessory Structures/ADUs/Gazebos & Arbors/Pergolas (Section 7B)**
- ☐ **Play and Sports Equipment (Section 7.N.)**
- ☐ **Decks and Balconies (Section 7.D.)**
- ☐ **Accessory Dwelling Unit (Section 7.A.)**
- ☐ **Driveway Extensions & Front Walkways (Section 7.F.)**
- ☐ **Privacy Screening (Section 7.P.)**
- ☐ **Detached/Accessory Garages (Section 7.E.)**
- ☐ **Vegetable Gardens (Section 7.W.)**
- ☐ **Rain Barrels (Section 7.Q.)**
- ☐ **Lot Fences (Section 6.B.)**
- ☐ **Hot Tubs (Section 7.H.)**
- ☐ **Yard Amenities (Section 7.Y.)**
- ☐ **Retaining Walls (Section 5.H.)**
- ☐ **Flagpoles (Section 7.G.)**
- ☐ **Solar Panels (Section 7.V.)**
- ☐ **Patios (Section 7.M.)**
- ☐ **Pools (Section 7.O.)**

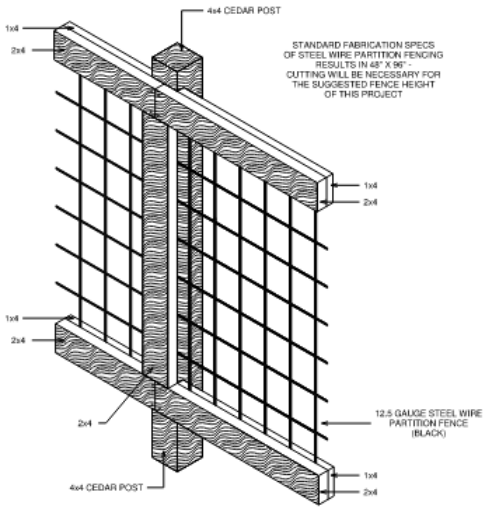
Other _____

Variance Requested (include reason for variance request)

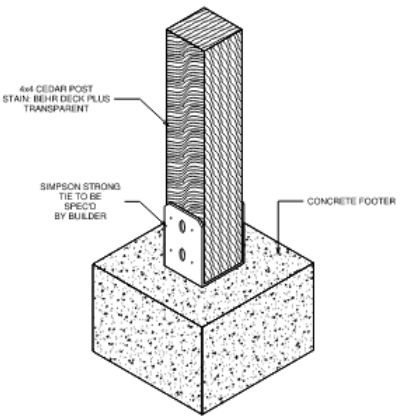
APPENDIX C – OPEN SPACE FENCE DETAILS



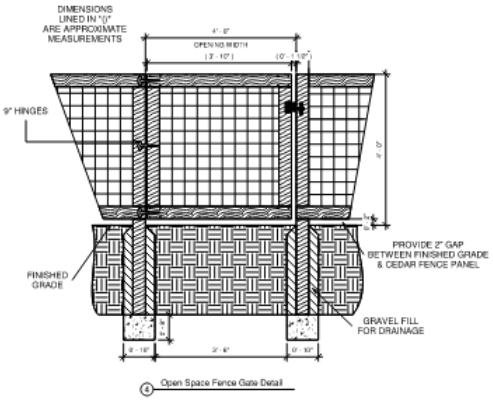
1 Open Space Fence Plan
3/4" = 1'-0"



2 Open Space Fence Partition Wire Detail

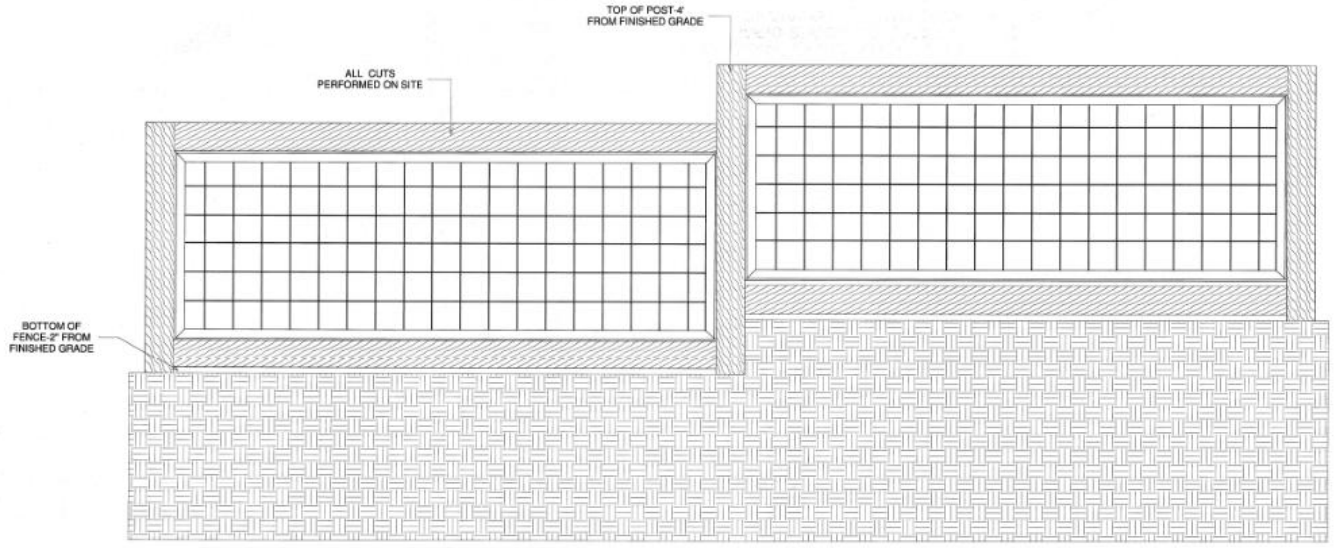


3 Column Installment Detail



4 Open Space Fence Gate Detail

APPENDIX C – OPEN SPACE FENCE DETAILS

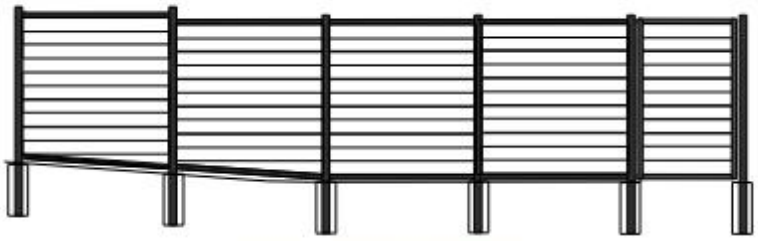


1 Open Space Fence on Grade
1/8" = 1'-0"

APPENDIX D – PRIVACY FENCING DETAILS

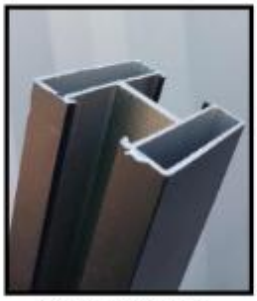
Redlands 360

Avimore Privacy Fencing

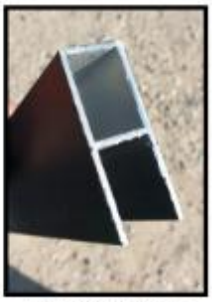




Infill - Homeland Mocha Walnut Vinyl Pickets



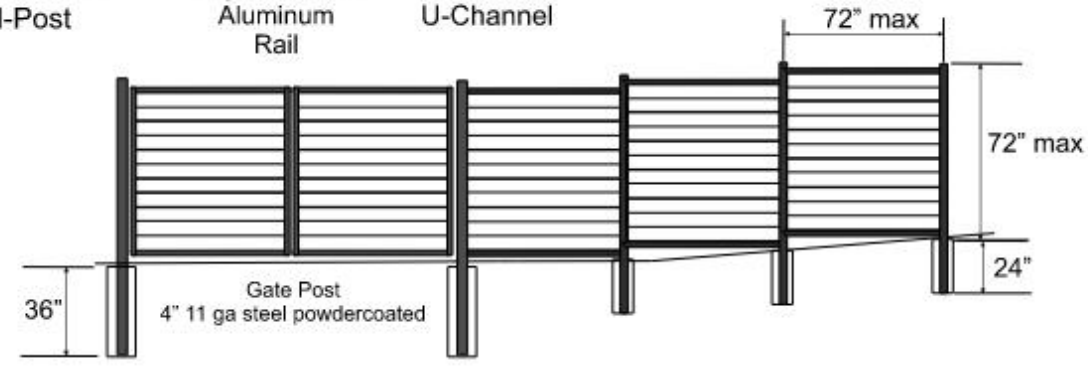
3" Aluminum H-Post



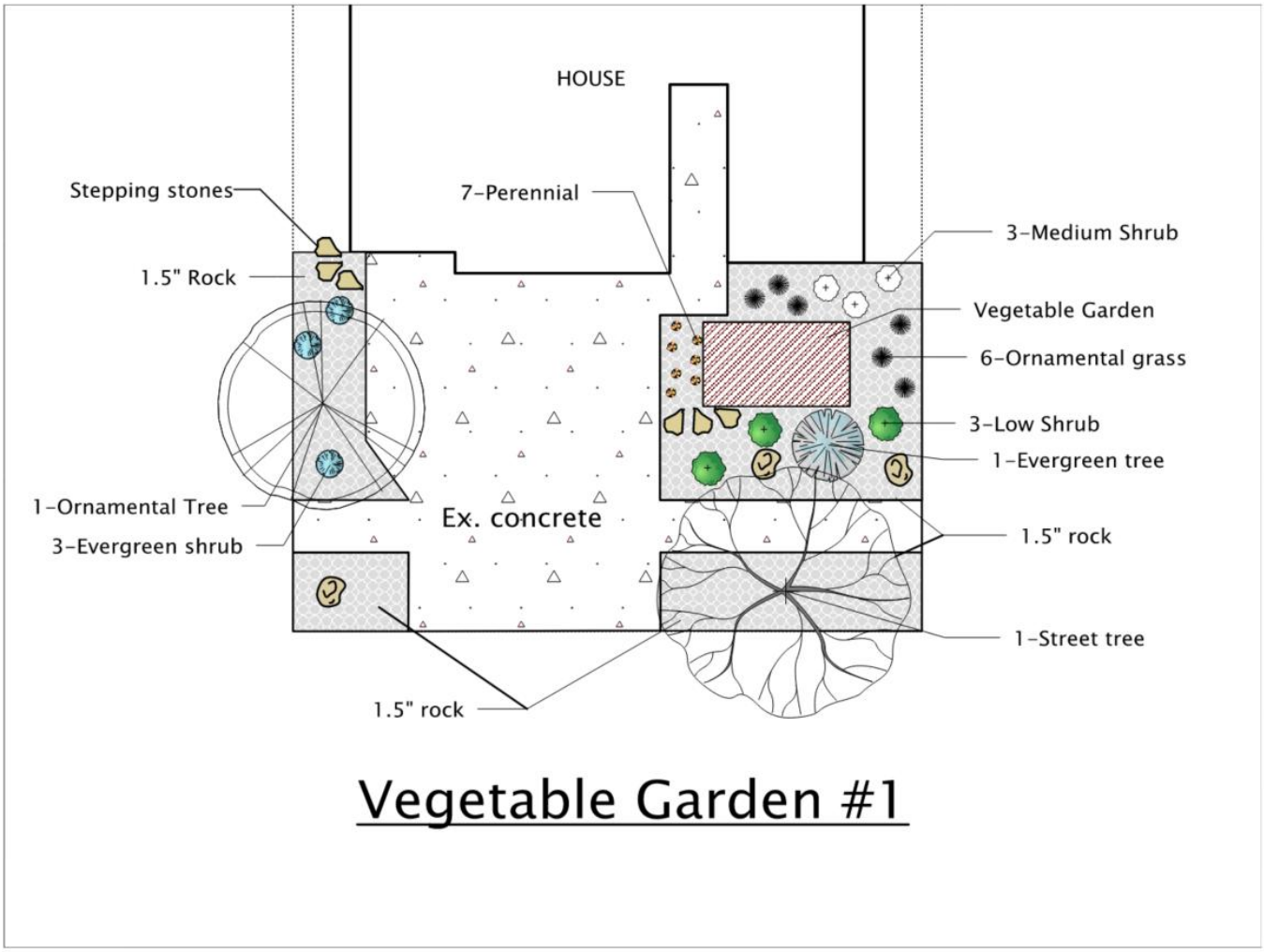
Top & Bottom Aluminum Rail



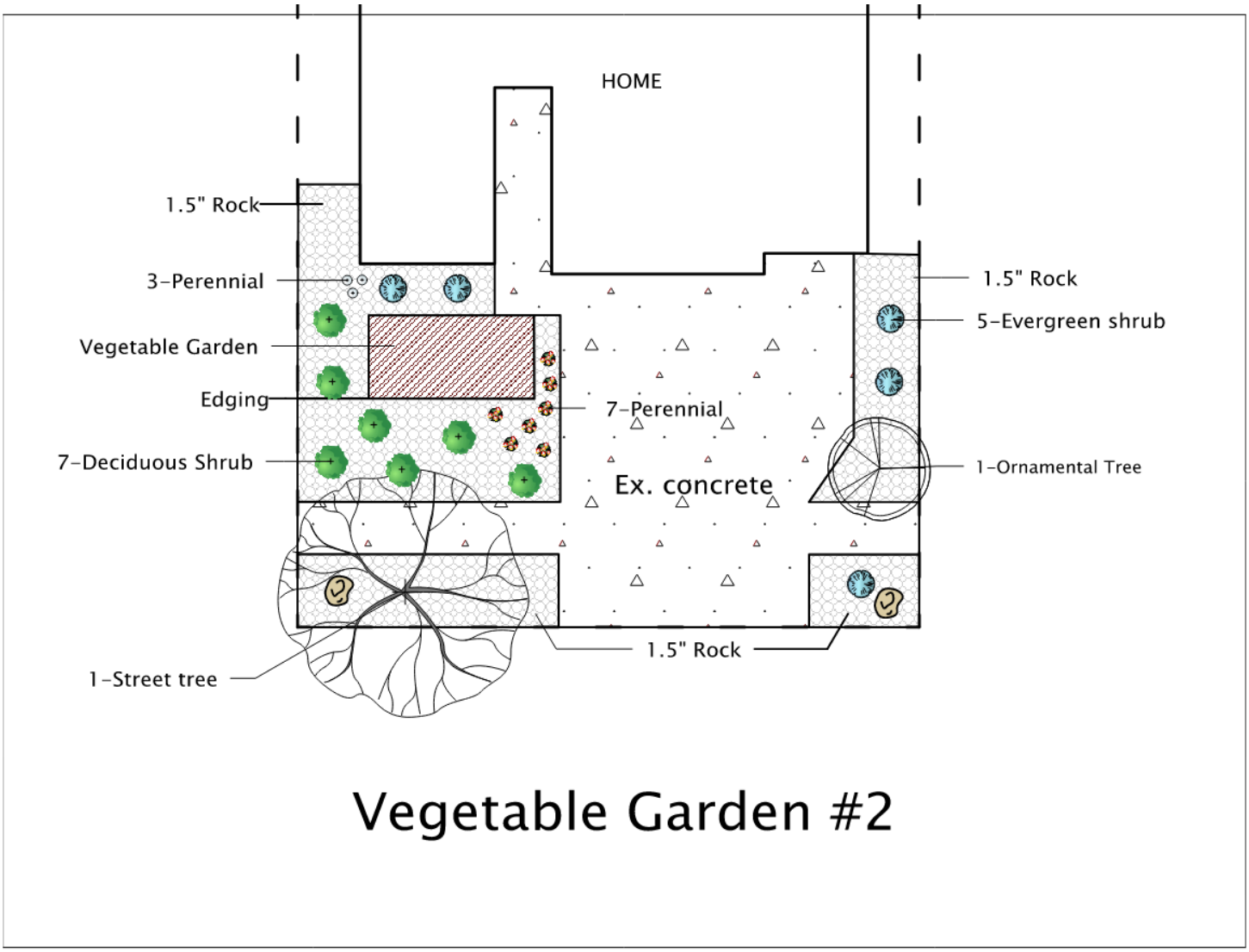
Aluminum U-Channel



APPENDIX E – FRONT YARD VEGETABLE GARDEN PLANS



APPENDIX E – FRONT YARD VEGETABLE GARDEN PLANS



Vegetable Garden #2

APPENDIX E – FRONT YARD VEGETABLE GARDEN PLANS

