

SAVE THIS DOCUMENT WITH YOUR IMPORTANT HOUSEHOLD PAPERS

HIGHLINE COURT HOMEOWNERS ASSOCIATION

No Improvements shall be constructed, erected, placed, planted, applied or installed upon any Lot unless plans and specifications therefor (said plans and specifications to show exterior design, height, materials, color, and location of the Improvements, and type of landscaping, walls, windbreaks and grading plan, as well as such other materials and information as may be required by the Committee), shall have been first submitted to and approved in writing by the Design Review Committee.

Declaration of Covenants, Conditions and Restrictions of Highline Court, Article V, Section 2

Avoid costly mistakes and complete a HOA Modification Request form before making changes to the exterior of your home or yard. The request form is available online at www.highlinecourt.com.

GUIDELINES – REVISED

ABANDONED OR INOPERABLE VEHICLES*

No abandoned or inoperable vehicle can be stored or parked in the community.

ACCESSORY BUILDINGS/SHEDS

1. Design Review Committee (DRC) preapproval is required before the construction or installation of an accessory building or shed. City building and zoning codes and laws must be met prior to application to committee for design approval.
2. No more than one (1) accessory building/storage shed will be permitted per lot.
3. Accessory buildings/sheds shall be consistent with the architectural style of home and construction materials, including roofing, shall match existing home unless otherwise approved by DRC. Color of siding and trim shall match colors of the existing home.
4. Maximum size shall be 8' w x 14' long x 8 ½ h, including skids, foundation and/or concrete slab. Height measurement begins at lowest point of grade.
5. Accessory buildings/sheds shall be located in the most unobtrusive location possible to adjacent properties with a minimum of two (2) feet off any property line and shall not be unreasonably obstruct views of open space.
6. No accessory building/shed shall be built on top of utilities or overflow concrete drainage culverts.
7. All utilities to accessory buildings/sheds shall be underground.
8. Effective November 11, 2006, new accessory buildings and sheds cannot be located in side yards.

Note: If grade is uneven, it may be necessary to excavate to meet the height requirement. Requests will be reviewed on a case by case basis, taking into consideration the lot size and proposed location of accessory building/shed.

See Guidelines for Additions/Expansion or Reconstruction

AIR CONDITIONING EQUIPMENT OR HEATING EQUIPMENT

1. Design Review Committee preapproval is required.
2. No type of air conditioning or heating apparatus is permitted on any roof or in a window, and is not permitted elsewhere on a lot except when appropriately screened.
3. For air conditioner equipment installed at ground level, considerations will include, but may not be limited to, screening and location.

See Guidelines for Evaporative Coolers

ADDITIONS/EXPANSION OR RECONSTRUCTION

1. Design Review Committee preapproval is required.
2. City building and zoning codes and laws must be met prior to application to committee for design approval.
3. This type of construction to the Residence requires submission of detailed architectural plans and specifications.

ARTIFICIAL TURF

Prohibited Use. No new artificial turf will be approved for use in this community effective July 10, 2007.
See Guidelines for Landscaping and Guidelines for Xeriscape

AWNINGS

1. Design Review Committee preapproval is necessary prior to installation.
2. The color must be the same as or generally recognized as a complimentary color to the exterior of the residence.
3. No metal or fiberglass awnings are permitted.

BUSINESS USE*

1. A homeowner may use his lot for professional or home occupation(s) so long as the applicable zoning permits such use and there is no external evidence of it.
2. The amount of traffic or the number of persons in the community cannot increase as a result of such usage.
3. No unreasonable inconvenience to other residents of the lots can be created.

CLOTHESLINES

1. Design Review Committee approval is not required for retractable clotheslines. A retractable clothesline is one, which can be, and is in fact, retracted after each use.
2. The device may be pole-mounted in the rear area of a private yard below the fence-line and shall not be visible from any street except E. 7th Place and/or Chambers Road.
3. The retractable clothesline may not be placed in any front yard.
4. No other clotheslines are permitted on any lot.

DECKS, PORCHES AND PATIOS

1. All decks, porches and patios must be preapproved by the Design Review Committee (DRC) and require submission of detailed plans and specifications.
2. Decks and deck railings will be constructed of weather-resistant wood or composite material, and will be natural in color or finished in a color consistent with the existing structure. Requests must include manufacturer's sample(s) of stain or other finish to be used.
3. Porches and patios will match or be architecturally consistent with the roofline, material, color, texture, and style of the existing structure.
4. The DRC will consider the addition of trellises, lattices, or arbors.

See Guidelines for Additions/Expansion or Reconstruction and Guidelines for Awnings

DOG RUNS*

Dog runs must be appropriately screened and preapproved by the Design Review Committee. No chain link dog runs may be constructed, installed, erected or maintained on any lot.

EVAPORATIVE COOLERS

1. Design Review Committee preapproval is required. Considerations will include, but may not be limited to location and screening.
2. Window units installed at street level must be located in a "side yard" or "rear yard" and must be screened from adjacent properties and street.
3. Evaporative Coolers may not be permitted on any roof.

See Guidelines for Solar Energy Devices and Guidelines for Rooftop Equipment

EXTERIOR PAINT

1. The Design Review Committee (DRC) must first approve all exterior painting. The Modification Form submittal must contain the manufacturers paint chips indicating color number and location of color (i.e., base, trim and accent color). Paint must be low luster, (i.e., satin or flat).

2. The predominate color appearing on any Residence shall be compatible with other structures in the Community. The DRC may permit subdued compatible accent blends ("Trim Color") on fascia, trim, columns, and other structural elements, and, the DRC may permit a dark or richer pallet on doors.
 3. All projections, including but not limited to awnings, porches, trellises, patio covers and sunrooms shall match the permanent color of the surface from which they project, unless the DRC shall have permitted the use of Trim Color on such projections.
 4. The garage doors shall be painted the base color of the house unless otherwise approved by the DRC.
 5. Brick or stone veneer shall not be painted.
- See Guidelines for Fencing*

FENCING

1. No fences are permitted without prior approval of the Design Review Committee (DRC). Double fencing of property lines is not permitted.
2. All homeowner fencing will be 6-foot, dog-eared cedar privacy fences. They may include flat-board top finished detail and may also gradually decrease in height to correspond with split rail community perimeter fencing.
3. The DRC must preapprove a stain color. A manufacturer's sample must be included with Modification Form request.
4. The builder or developer has installed fencing that shall not be removed or modified without DRC approval.
5. The DRC may permit grid wire fencing to be attached to the split rail community perimeter fencing.
6. The front yard of a residence shall not be fenced.
7. The homeowner must maintain fences in a safe and attractive manner.

HOLIDAY DECORATIONS*

Exterior holiday decorations must be removed within 30 days following the holiday.

HOUSE TRAILERS, CAMPING TRAILERS, BOAT TRAILERS, HAULING TRAILERS, BOATS OR ACCESSORIES, OR RECREATIONAL VEHICLES*

No house trailers, camping trailers, boat trailers, hauling trailers, boats, trucks (larger than one [1] ton), or accessories, or recreational vehicles may be parked or stored in our community unless parked or stored in the garage. Exceptions are made for vehicles making deliveries, unloading or loading material or emergency vehicles.

LANDSCAPING

1. Design Review Committee (DRC) preapproval is required for any changes to the landscaping.
2. Detailed plans must be submitted and should conform to the appearance of the community and Table 14.3A or Table 14.3B of the City of Aurora's landscaping standards.
3. Xeriscape landscaping featuring water-smart gardening and environmentally friendly planting is an acceptable alternative.
4. It is recommended that at least 30% of the back and side yards include long-lived organic materials such as sod, turf, shrubs, trees, or similar living material. Barren soil, patches of dirt and weeds are not considered approved landscaping material. Modification requests that include areas for sod must clearly state plans for adequate erosion control if sod installation must be delayed due to draught conditions.
5. Replacement of dead or diseased trees or shrubs does not require DRC approval if the new tree(s) or shrub(s) are of comparable size and appearance to the one(s) being replaced.
6. Replacement of trees located in the area between the sidewalk and street (known as the "tree lawn") is the responsibility of the Homeowner.
7. No new artificial turf will be approved for use in this community effective July 10, 2007.
8. In order to maintain the cohesive appearance of the community, it is preferred that irrigated portions of the tree lawn be maintained as originally landscaped.
9. Buffalo grass will not be approved.

See Guidelines for Artificial Turf; Guidelines for Lot Maintenance; Guidelines for Unsightly Conditions; Guidelines for Xeriscape; and Appendix for Aurora's landscaping Tables 14.3A and 14.3B

LIGHT, SOUNDS OR ODORS*

No lights from any lot may be unreasonably bright or cause unreasonable glare; no sound from any lot may be unreasonably loud; and no odor is permitted from any lot that is noxious or offensive to others.

LOT MAINTAINANCE*

Each lot is to be kept clean at all times. No trash, litter, junk, boxes, bottles, cans, implements or machinery is permitted on any lot. Landscaping shall be maintained in a neat, clean, and healthy condition, including pruning, mowing, weeding, and replacement of dead plants.

MAINTENANCE, REPAIR, REBUILDING, DISMANTLING, REPAINTING OR SERVICING VEHICLES, TRAILERS OR BOATS*

Maintenance, repair, rebuilding, dismantling, repainting, or servicing of vehicles, trailers or boats is allowed within garages if sight and sound of activity is screened from adjoining properties. None of these activities is allowed outside of the garage.

NUISANCES*

No nuisance is permitted in the community or any practice or activity which interferes with the peaceful enjoyment or possession and proper use of the community.

OPEN FIRES*

No open fires are permitted except in a contained barbecue unit while attended.

PAINTING

See Guidelines for Exterior Painting

PATIO COVERS

1. Design Review Committee preapproval is required.
2. Must be constructed of wood or material generally recognized as complimentary to the home and be similar or generally recognized as complementary in color to the colors of the home. Freestanding patio covers may be permitted as well.
3. No metal or fiberglass is allowed.

PETS*

1. Residents may have no more than three (including dogs, cats or other domestic animals) pets.
2. No such pets may be kept for commercial purposes.
3. No other animals, livestock, birds, poultry, reptiles or insects may be raised, bred, kept or boarded on any lot.

POLITICAL SIGNS

1. A political sign is a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official or the passage of a ballot issue.
2. Political signs may be displayed on an owner's property no earlier than 45 days before the day of an election and removed no later than 7 days after an election.
3. One political sign is permitted per political office or ballot issue on any lot and may not exceed 24" x 36" in size.

ROOF SHINGLES (Replacement)

1. Submission of a Modification Request form is required for all roof shingle replacement and must include:
 - a. Name of shingle manufacturer and color
 - b. Name, address and phone number of company installing roof
 - c. Expected date roof will be installed

2. Replacement roof shingles must be asphalt based, must be of a manufactured design commonly known as "dimensional" and have a minimum 30-year warranty.
3. The approved colors are as follows:
 - a. GAF/ELK Timberline: Charcoal (black), Weathered Wood (gray/beige), and Slate (gray)
 - b. Owens Corning: Onyx Black, Driftwood (gray/beige), and Estate Gray

ROOFTOP EQUIPMENT

1. Design Review Committee preapproval is required.
2. Rooftop equipment must be painted a color similar to or generally accepted as complementary to the exterior of the house.
3. All rooftop equipment shall be installed so as to minimize its visibility. Examples include skylights, vents, wind-vanes, and lightning rods.

See Guidelines for Solar Energy Devices, Guidelines for Evaporative Coolers, and Appendix for Standards for Solar Energy Devices

SECURITY OR STORM DOORS

1. Design Review Committee preapproval is required before installation.
2. The color of storm doors should be complementary to the exterior of the residence. Other colors may be considered.
3. Security doors will be considered based on style.

SHINGLES

See Guidelines for Roof Shingles

SIGNS*

1. Owners are allowed a nameplate of the occupant and street number signage.
2. No advertising or additional signs are permitted on any lot other than a "For Sale," "Open House" or "For Rent" sign. These signs may not be larger than 5 square feet.

See Guidelines for Political Signs for the exception to this rule as per Senate Bill 05-100.

SKYLIGHTS

Design Review Committee preapproval is required.
See Guidelines for Rooftop Equipment

SOLAR ENERGY DEVICES

1. Design Review Committee preapproval is required before installation of all solar energy devices.
2. The Owner shall provide the Committee with the following detailed information:
 - a. the location that the device is to be installed on the property/structure,
 - b. the type of device to be installed,
 - c. the dimensions of the device,
 - d. the proposed color of device, and
 - e. a pictorial/brochure of the device (if available).
3. The Owner is encouraged to select equipment that is aesthetically acceptable in the community and integrates with the residence and surrounding landscape to the maximum extent possible.
4. All installations must comply with all applicable building codes and other governmental regulations.

See Appendix for Standards for Solar Energy Devices and Guidelines for Rooftop Equipment

SOLAR PANELS

See Guidelines for Solar Energy Devices and Appendix for Standards for Solar Energy Devices

SOLAR SHADES

1. All exterior operable or motorized solar shades require Design Review Committee preapproval.
2. All windows must be covered on the same elevation.
3. Shades must allow visible light transmittance. Solid shades are not permitted.
4. Shade colors must be submitted and are subject to review for compatibility with the home's base and trim colors.
5. Housing, track (or cable) and mechanism must be concealed behind trim to blend with the home. Window, trim style and shape must be maintained. Details must be submitted with application.
6. Fixed solar shades and operable or motorized solar shades cannot be installed on the same elevation.
7. The solar shade must be marketed for the purpose of reducing energy consumption.

SPAS, HOT TUBS

1. Design Review Committee preapproval is required.
2. Location should not create an unreasonable level of noise for nearby property owners.
3. Spas and hot tubs will be located to minimize the visual effect on surrounding properties. Landscaping and fencing will be submitted with the request. A buffer zone of at least 10 feet within the property lines should be reserved for planned landscaping.

See Guidelines for Decks, Porches, and Patios.

STORAGE AREAS*

No storage area can be visible from a street or from the ground level of any lot.

STORAGE SHEDS, OUTBUILDINGS*

See Guidelines for Accessory Building/Sheds

SWAMP COOLERS

See Guidelines for Air Conditioning Equipment and Evaporative Coolers

TRASH CONTAINERS*

1. Trash containers must be screened from the street and neighboring lots and kept in a clean and sanitary condition.
2. Containers are to be placed at curbside no earlier than the evening prior to the day scheduled for trash pickup, and removed from curbside before the evening of the day of trash pickup.

UNSIGHTLY CONDITIONS, STRUCTURES, FACILITIES, EQUIPMENT OR OBJECTS*

No unsightly conditions, structures, facilities, equipment or objects (i.e., dead or diseased trees and shrubs) can be located on any lot as to be visible from a street or any other lot.

WINDOW WELL COVERS

1. Window well covers, which meet the following guidelines, shall be permitted without the need for Design Review Committee approval: 1.) the cover must be made of either clear plastic or metal and be flush with the top of the window well and 2.) the cover shall not extend more than three inches beyond the edge of the window well.
2. All other types of window well covers must first be preapproved before installation.

WIND TURBINES, WIND-ELECTRIC GENERATORS

1. Design Review Committee preapproval is required.
2. Wind turbines and wind-electric generators may not be seen from street in front of home.
3. All installations must comply with all applicable building codes including setback and height restrictions and other governmental regulations.
4. They must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties and shall not unreasonably obstruct views of open space.

See Guidelines Lights, Sounds or Odors and Nuisances

WOODPILES*

No woodpiles can be visible from a street or from the ground level of any lot.

XERISCAPE

1. Xeriscape landscaping featuring water-smart gardening and environmentally friendly planting is an acceptable alternative for the front yard.
2. All Xeriscape plans are required to receive Design Review Committee preapproval Plans should be detailed and include square footage of front yard excluding tree lawn, sidewalks and driveway.
3. Xeriscape is the application of the principals of landscape planning and design, soil analysis and improvement, appropriate plant selection, limitation of turf area, use of mulches, irrigation efficiency, and appropriate maintenance that results in water use efficiency and water-saving practices. *[Senate Bill 05-100, § 1, ¶D, IV]*
4. Xeriscape plans shall conform to the requirements of Table 14.3B of the city of Aurora's current landscaping standards.
5. No turf is required.

See Guidelines for Artificial Turf, Guidelines for Landscaping, the Appendix for Aurora's Table 14.3B and the Appendix for the checklist used by the DRC

NOTE: Some community covenants are more restrictive than City of Aurora ordinances and codes. In these cases, the community covenants are to be followed. In instances where community covenants are less restrictive than City of Aurora ordinances and codes, city ordinances and codes are to be followed. The builder, David Weekley, may have installed/included some of the aforementioned items during construction/sales and did not need to submit a request to the Design Review Committee.

ALSO NOTE - This information is based on rules listed in the covenants you received when you purchased your home as amended. If you are renting your home, your landlord should provide you with a copy of the document. The rules apply to all of us. Please refer to your copy for more complete information, and note enforcement policies and procedures for these covenants too. Complete information is available online at www.highlinecourt.com.

*Taken from the *Declaration of Covenants, Conditions and Restrictions of Highline Court*.

HIGHLINE COURT HOMEOWNERS ASSOCIATION GUIDELINES – APPENDIX

STANDARDS FOR SOLAR ENERGY DEVICES

Design Review Committee approval is required. While the Association encourages the use of energy devices that are based on renewable resources, it must balance that use with its responsibility to improve and enhance the attractiveness, desirability and safety of the community. Therefore, consistent with Colorado Revised Statute § 38-30-168, and the terms and conditions of the Declaration, Committee approval is required for all roof-mounted devices, including solar devices, and the following standards shall apply with respect to the installation, maintenance, and use of roof-mounted devices and solar devices. "Solar device" shall mean a solar energy device as defined in Colorado Revised Statute § 38-32.5-100.3(2).

A. Location; Installation In connection with obtaining the Committee's approval of any roof-mounted device or solar device, the Owner shall provide the Committee with the following information: (i) the location that the device is to be installed on the property/structure, (ii) the type of device to be installed, (iii) the dimensions of the device, (iv) the proposed color of device, and (v) a pictorial/brochure of the device (if available). Following the Owner's submission of the required information, the Committee will either approve or deny the specific location for the installation of the device as requested by the Owner, or, if feasible, determine an alternative location, based on the following criteria:

- To the maximum extent possible, a roof-mounted device or solar device shall be installed as so to minimize its exposure when viewed from any other Privately Owned Site, Common Area, street, or from the surrounding community unless to do so will have the effect of substantially interfering with the use of the device or significantly increasing the cost of the device.
- The preferred location of the device shall be on the back roof of the residence and below the peak of the roof. Alternatively, the device may be pole-mounted in the rear area of a private yard below the fence-line and, to the maximum extent possible, shall be screened from the view of others by landscaping materials.
- All devices shall be installed flush with the roof unless to do so shall have the effect of prohibiting the collection of solar energy.
- The total number of solar panels and other apparatus installed shall not cover more than 75% of any given roof section, unless to do so will have the effect of prohibiting the collection of solar energy.

The Committee will review other suggested locations/installations if the above are not feasible; provided, however, the Committee may require the applicant to provide the Committee with a written statement by a solar energy expert that the restrictions imposed by the Committee will have the effect of (i) substantially interfering with the collection of solar energy, and/or (ii) significantly increasing the cost of the device. In that case, the Committee will permit variances to these requirements to the minimum amount as is reasonably required to allow the device to function properly and to minimize any increase in the cost of the device of the Owner.

All installations must comply with all applicable building codes and other governmental regulations, and must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.

B. Aesthetics The Association encourages the Owner to select equipment that is aesthetically acceptable in the community and integrates with the residence and surrounding landscape to the maximum extent possible, keeping in mind the design and roofline of the residence on which the device is to be installed. The color of the device and exposed pipes, panels and other apparatus must be approved by the Committee. The device shall have flashing colored or painted to closely match the adjacent roof color. Poles shall be painted a matte color to blend with surrounding landscape. All glazing shall be solar bronze or black with no white or clear glazing allowed.

C. Removal Equipment removal requires restoration of the installation location to its original condition. Owners shall be responsible for all costs relating to restoration.

D. Effect of Approval Committee approval in no way should be construed as a representation, guarantee, or warranty, etc. by the Design Review Committee or Highline Court HOA that collection of solar energy shall be adequate for the Owner's needs or that roof-mounted or solar devices will remain undisturbed by vegetation or improvements located on surrounding properties.

**DRC CHECKLIST
FRONT AND SIDE YARD XERISCAPE**

Xeriscape plans shall conform to the City's current landscaping standards. [Article 14, Landscaping of the City of Aurora, Supplemental Regulations, City of Aurora Zoning Code]

Seven Basic Principles of Landscape

Plan submitted to the Design Review Committee must include all of the following items.

1. Planning and Design

- Square footage for the front yard is calculated excluding tree lawn, sidewalks and driveway
- One of the following features is incorporated: wall, fence, berms, or 3 natural boulders
- Variety of shrubs and plants will provide visual interest during all seasons
- Maximum of 40% brick pavers, asphalt pavers and natural stone
- Inclusion of at least 1 shade tree and 1 ornamental tree or 1 evergreen tree
- At least 50% of all rock and mulch areas are covered by living plant material
- All plant materials comply with requirements found in Sec. 146-1412 Plant Material Requirements of City Code

2. Turf Alternatives

3. Mulches

- Maximum of 50% rock mulch
- Minimum of 10% organic mulch and/or sod

4. Zoning of Plants

5. Soil Improvements

6. Efficient Irrigation

- Notes are included describing the type or irrigation for each area

7. Appropriate Maintenance

- Weed barrier fabric to be included where appropriate (May be omitted under annuals, perennials and groundcover.)

Fig. 4. Turf Option Table.

Table 14.3A Home Yard Landscaping—Turf option Front, Side, and Rear Yard Landscaping Requirements for Single-Family Detached, Two-Family, and Single-Family Attached Duplex Homes.		
FRONT YARD		
	(A) Plant Quality and Type	(B) Requirements
1.	Turf. (At corner lots with a side yard visible to public view, turf areas shall include both front and side yard areas.)	Minimum and Maximum Turf per Lot Size: (See Note 2) Small – 40% Min. and 50% Max. Standard – 30% Min and 40% Max. Large – 25% Min. and 40% Max. Estate – 25% Min. and 40% Max.
2.	1 Shade Tree, and either	2 ½ inch caliper
	1 Ornamental Tree	2 inch caliper
	Or 1 Evergreen Tree	6 foot height
3.	Front yard shrubs per lot size: Small – 8 Standard – 16 Large – 26 Estate – 36	Shrubs – 5 gallon container Min. – Plant material shall conform with <u>American Standard for Nursery Stock, Ansi Z60.1</u> , current addition. Fabric may be omitted under annuals, perennials and groundcovers. Use a variety of shrubs and plant materials that will provide visual interest during all seasons.
SIDE YARDS		
	Internal side yard, not exposed to public view – No plant material is required but mulches are required for soil stability. External side yards on corner lots exposed to public view – Shall be landscaped with turf, and shrubs and trees at the rate of one tree and 10 shrubs per 40 linear feet of side yard.	
REAR YARDS		
	Turf or xeric landscaping is not required. In rear yards the use of natural turf shall be limited to not more than 45% of the area to be landscaped. No maximum restriction shall apply to the use of artificial turf. Rear yards at corner lots exposed to public view shall be landscaped with turf or xeric landscaping.	
NOTE 1: Perennials and ornamental grasses may be substituted for shrubs at 3 one gallon perennial or ornamental grass species per one five gallon shrub.		
NOTE 2: Lot sizes: Small 3,700sf – 5,999sf; Standard 6,000sf – 8,999sf; Large 9,000sf – 14,999sf Estate 15,000sf and greater.		



Landscape Reference Manual

Revised June, 2006

Fig. 2

Table 14.3B Home Yard Landscaping—Xeric Option Front, Side, and Rear Yard Landscaping Requirements for Single-Family Detached, Two-Family, and Single-Family Attached Duplex Homes.		
FRONT YARD		
	(A) Plant Quality and Type	(B) Requirements
1.	Applicability	Requirements apply to all lot sizes.
2.	Turf	No turf is required.
3.	Request and landscape plan	Submit request in writing to Director of planning accompanied with landscape plan at a minimum scale of one inch equals 10 feet.
4.	Rock and inorganic mulches. (See note 1)	Rock mulch is limited to not more than 50% of the area to be landscaped. 50% of all rock and other mulch areas shall be covered with living plant material.
5.	Plant materials (See note 1)	All plant materials shall comply with requirements found in Sec. 146-1426 Plant Material Requirements.
6.	Pavers (See note 1)	Brick pavers, asphalt pavers, and natural stone limited to not more than 40% of the landscaped area.
7.	Features	One of the following features shall be incorporated: a. Wall – 1 ft. to 2 ½ ft. high decorative natural stone, stucco, or approved CMU wall. b. Fence – In accordance with art. 17 Fence. c. Berms – low earth berm 2 ½ ft. tall max. Slopes not to exceed one foot rise for each 4 feet of run. d. Natural boulders – 3 - two feet by three feet min.
8.	1 Shade tree, and either	2 ½ inch caliper
	1 Ornamental tree	2 inch caliper
	Or 1 Evergreen tree	6 foot height
9.	Shrubs: (See notes 2)	Shrubs – 5 gallon container Min. – Plant material shall conform with <u>American Standard for Nursery Stock, Ansi Z60.1</u> , current addition. Fabric may be omitted under annuals, perennials and groundcovers. Use a variety of shrubs and plant materials that will provide visual interest during all seasons.
SIDE YARDS		
	Internal side yards, not exposed to public view – No plant material is required but mulches are required for soil stability. External side yards on corner lots exposed to public view – Shall be landscaped by combining visible side and front yard areas and applying front yard standards.	
REAR YARDS		
	Turf or xeric landscaping is not required. In rear yards the use of turf shall be limited to no more than 45% of the area to be landscaped. Rear yards at corner lots exposed to public view shall be landscaped with turf or xeric landscaping.	
	NOTE 1: At corner lots with a side yard visible to public view, front and side yard areas shall be combined for calculation of xeric requirements.	
	NOTE 2: Perennials and ornamental grasses may be substituted for shrubs at 3 one gallon perennial or ornamental grass species per one five gallon shrub.	