

**RESIDENTIAL IMPROVEMENT GUIDELINES
AND SITE RESTRICTIONS**

***REUNION HOMEOWNERS
ASSOCIATION, INC.***

May, 2014

THESE RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS HAVE BEEN PREPARED BY THE ARCHITECTURAL REVIEW COMMITTEE AND ADOPTED BY THE BOARD OF DIRECTORS OF THE REUNION HOMEOWNERS ASSOCIATION, INC. IN ACCORDANCE WITH SECTION 10.8 AND SECTION 5.10 OF THE DECLARATION FOR REUNION HOMEOWNERS ASSOCIATION, INC. THE ARCHITECTURAL REVIEW COMMITTEE RESERVES THE RIGHT TO MODIFY OR AMEND THESE GUIDELINES AT ITS DISCRETION. PLEASE CHECK WITH THE ARCHITECTURAL REVIEW COMMITTEE TO

BE CERTAIN THAT YOU HAVE THE MOST CURRENT EDITION.

1.0 INTRODUCTION

1.1 Basis for Guidelines

These Residential Improvement Guidelines and Residential Site Restrictions are intended to assist homeowners in Reunion in the making of landscaping and other improvements to their property, and as provided for in Section 5.1 of the Community Declaration, to list the rules and regulations adopted by the Reunion Homeowners Association with respect to the use of Residential Sites. **THE COMMUNITY DECLARATION FOR REUNION HOMEOWNERS ASSOCIATION, INC. REQUIRES PRIOR APPROVAL OF THE ARCHITECTURAL COMMITTEE BEFORE ANY "IMPROVEMENT TO PROPERTY" INVOLVING A RESIDENTIAL LOT IN REUNION.** "Improvement to Property" is very broadly defined in the Community Declaration. For instance, an Improvement to Property would include any landscaping or change of grade of property; the construction or installation of any accessory building, patio, deck, pool or hot tub; the demolition or removal of any building or improvement; and any change of exterior appearance of a building or other improvement. In order to assist homeowners, the Community Declaration authorizes the Architectural Committee to establish guidelines and certain pre-approved designs for several types of Improvements to Property, such as fencing. This booklet contains the guidelines established by the Architectural Committee with respect to residential property. Throughout this document the term "property" shall refer to a Residential Site.

PLEASE NOTE THAT THE COMMUNITY DECLARATION REQUIRES THAT INITIAL LANDSCAPE OF A RESIDENTIAL SITE SHALL BE INSTALLED WITHIN NINETY (90) DAYS AFTER RECORDATION OF A DEED OF A RESIDENTIAL SITE TO AN OWNER, OR WITHIN SUCH LONGER PERIOD AS MAY BE APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE. THE 90-DAY INSTALLATION PERIOD BEGINS MARCH 1 FOR HOMES PURCHASED DURING THE LATE FALL AND WINTER MONTHS OF OCTOBER THROUGH MARCH.

1.2 Contents of Guidelines

In addition to the introductory material, these guidelines contain (a) a listing of specific types of improvements which homeowners might wish to make with specific information as to each of these types of improvements; (b) rules and regulations applicable to Residential Sites; (c) a summary of procedures for obtaining approval from the Architectural Committee; (d) attachments for fencing guidelines; and (e) a section to define commonly used terms herein.

1.3 Architectural Committee

The Architectural Committee consists of three (3) members; all of whom currently are appointed by Shea Homes as Declarant under the Reunion Homeowners Association, Inc. Community Declaration.

1.4 Committee Address and Phone

The address of the Architectural Committee will be the same as the address of the Reunion Homeowners Association, Inc. The present address of the Architectural Committee is c/o MSI, 11002 Benton Street, Westminster, CO 80020. The phone number of the Architectural Committee is (303) 420-4433

1.5 Effect of Community and Supplemental Declarations

The Community Declaration of Reunion Homeowners Association, Inc. is a document governing property within Reunion. Particular areas or groups of lots become part of the Homeowners Association Area by Annexation pursuant to a Supplemental Declaration. Copies of the Community Declaration and of the applicable Supplemental Declaration should be provided by the builder to new home buyers when they purchase their homes and are available at any time at the Homeowners Association office. Each homeowner should review and become familiar with the Community Declaration and with the Supplemental Declaration applicable to his or her property. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Community Declaration or of the applicable Supplemental Declaration and, if there is any conflict or inconsistency, the Community Declaration and the applicable Supplemental Declaration will control. Provisions relating to the use of property and to improvements to Property are found in Article X of the Community Declaration and in Article IV in most Supplemental Declarations.

Any improvement not in compliance with these Guidelines and Restrictions may result in a fine against the owner, following Notice and an opportunity for Hearing and such further action, legal or otherwise, as permitted by the Community Declaration or statute.

All approvals by the Architectural Committee are final. Approved plans and improvements completed as approved are not subject to appeal or request for Hearing.

If any provision of these Guidelines and Restrictions is ruled invalid or unenforceable, the remainder of these Guidelines and Restrictions shall remain in full force and effect.

1.6 Effects of PUD

The Buffalo Hills Ranch PUD zone document No. 3262 was approved by the City of Commerce City Council, July 17, 2001 and recorded in the Adams County real estate records (the "PUD"), as amended from time to time. The PUD defines permitted uses in the various areas of Reunion and contains provisions which affect improvements by homeowners. The PUD establishes among other things, minimum lot area and, in some cases, minimum front yard, side yard and rear yard distances (i.e., "set backs") and

maximum building height. The PUD identifies permitted accessory building uses and sets development standards for accessory buildings. The PUD contains specific standards for landscaping. The PUD also contains provisions for off-street parking.

Reunion is being developed in accordance with land use regulations set forth in the Reunion PUD Zone Document #3615, as approved by the City Council of the City of Commerce City, and recorded in the Adams County public records on December 17, 2002 at Reception No. C1068494 ("Reunion PUD"). The Reunion PUD is enforced by The City of Commerce City and may be amended from time to time. A copy of the Reunion PUD is available for review at Commerce City Community Planning office.

Shea Homes, for itself and successor developers, reserves the right to obtain modifications and amendments of the Reunion PUD, subject to the approval of The City of Commerce City. Such modifications and amendments could change the uses of adjacent and nearby land from the uses, which are set forth herein.

1.7 Effect of Governmental and Other Regulations

Use of property and Improvements to Property must comply with applicable building codes and other governmental requirements and regulations. Approval by the Architectural Committee will not constitute assurance that improvements comply with applicable governmental requirements or regulations, nor does approval assure that a permit or approvals are not also required from applicable governmental bodies.

For general information about City of Commerce City requirements, homeowners may write or call the City of Commerce City Building Department, 5291 E. 60th Avenue, Commerce City, CO 80022, (303) 289-3683.

1.8 Interference with Utilities

In making improvements to Property, homeowners are responsible for locating all water, gas, sewer, electrical, cable television or other utility lines or easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved and homeowners will be responsible for damage to any utility lines. All underground utility lines and easements can be located by contacting the following entities:

Reunion Metropolitan District **(303) 420-4433**.

Utility Notification Center (cable, electric, gas, telephone) **800-922-1987**

1.9 Goal of Guidelines

Compliance with these Guidelines and Restrictions, the provisions of the Community Declaration and the applicable Supplemental Declaration will help preserve the inherent architectural and aesthetic quality of Reunion. It is important that the improvements to Property be made in harmony with, and not be detrimental to, the rest of the community. A spirit of cooperation with the Architectural Committee and neighbors will go far in creating an optimum environment, which will benefit all homeowners. By following these Guidelines and Restrictions and obtaining approvals for Improvements to Property from the

Architectural Committee, homeowners will be protecting their financial investment and will help insure that improvements to Property are compatible with standards established for Reunion. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines and Restrictions, the Architectural Committee's interpretations thereof shall be final and binding.

2.0 SPECIFIC TYPES OF IMPROVEMENTS – GUIDELINES

2.1 General.

Following is a listing, in alphabetical order, of restrictions as well as a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each. **UNLESS OTHERWISE SPECIFICALLY STATED (SEE PROCEDURES FOR COMMITTEE APPROVAL, ARTICLE 3), DRAWINGS OR PLANS FOR A PROPOSED IMPROVEMENT MUST BE SUBMITTED TO THE ARCHITECTURAL COMMITTEE AND THE WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE OBTAINED BEFORE THE IMPROVEMENT IS MADE. ANY IMPROVEMENT NOT SPECIFICALLY LISTED HEREIN REQUIRES COMMITTEE REVIEW AND WRITTEN APPROVAL PRIOR TO INSTALLATION AND/OR CONSTRUCTION OF THE IMPROVEMENT.**

2.2 Accessory Buildings

Committee approval is required. Considerations will include, but may not be limited to, the following criteria:

- ☒ Materials, including roofing, shall match existing house unless otherwise approved by Committee.
- ☒ Smaller lots may not have a suitable location for a storage shed. In any case, no more than (1) storage shed and one (1) playhouse shall be permitted per property.
- ☒ Color of siding and trim shall match colors of the existing house.
- ☒ Maximum size is 8' by 10' by 8 ½' in height, including skids, foundation or concrete slab.
- ☒ Shall be complimentary to the architectural style of the house.
- ☒ Shall be "screened" by a fence or vegetation. Vegetation must be evenly distributed on all exposed sides and shall not allow more than 50% of building to be viewed from ground level, within five years of installation (which is assumed to be a reasonable period of time for plant material to mature and effectively provide the intended "screening").
- ☒ Shall be located in the most unobtrusive location possible to adjacent properties. Placement of shed shall meet City of Commerce City Accessory Use setback requirement, and/or shall be set back a minimum of 5' from side and/or rear property lines (whichever set-back requirement is greater)..
- ☒ Any utilities to accessory building shall be underground.
- ☒ Shall not unreasonably obstruct views of properties on open spaces (see View and Solar Obstructions, Section 2.94).

Note: If grade is uneven, it may be necessary to excavate to meet the height requirement. Submittals will be reviewed on a case-by-case basis, taking into consideration the lot size and proposed location of shed or accessory building. In no case should excavation, or other grading practices, alter drainage patterns along the property line as shown on the grading certificate provided at the time the home was constructed.

A playhouse shall not be considered an accessory building, and does not require Committee approval, if it is less than 24 square feet and less than six (6) feet in height from highest peak to ground (see Playhouses, Section 2.61).

Approval by the Committee shall not be deemed to constitute compliance with the requirements of any local building codes, development regulation or other applicable laws, and it shall be the responsibility of the Owner to comply therewith, nor does approval assure that a permit or approvals are not also required from applicable governmental bodies. For general information regarding building permits, contact the City of Commerce City Building Department prior to construction of the Improvements (303) 289-3683.

2.3 Additions and Expansions

Committee approval is required. Additions or expansions to the home will require submission of two (2) sets of detailed plans and specifications (including, but not limited to, exterior elevations of the existing structure and the proposed addition, site plan and floor plan). Materials and colors shall match the existing house. Site plans should be submitted at a minimum scale of 1" = 20'-0" and floor plans and elevations at ¼" = 1'0". The Architectural Review committee will assess an administrative fee of \$ 150.00 for review of additions and or expansions. In addition the Committee may assess additional fees to cover for any architect, engineer or other professional consultant engaged by the committee to assist with review of submitted plans for such improvements. The additional fee will be determined by actual costs incurred by the Committee and will be collected prior to an approval letter being issued. The minimum review period is 30 days; however more extensive plans may require additional time for expert consultant reviews.

2.4 Address Numbers.

Numbers shall be contrasting to the residence, readable from the street and six (6) inches or smaller. Numbers painted on curbs do not require Committee approval if they are six (6) inches or smaller and are black and white. Curb numbers are not required.

2.5 Air Conditioning Equipment

Committee approval is required. Window units installed at street level must be located in a "side yard" or "rear yard" and must be "screened" from adjacent properties. Installation of air conditioning equipment above street level will not be permitted unless totally "concealed".

For air conditioner equipment installed at ground level, considerations will include, but may not be limited to, location and screening.

Evaporative Coolers (swamp coolers) require Committee approval. Considerations will include, but may not be limited to, location and screening. No rooftop installations will be approved.

2.6 Animals

No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot or Tract except (a) domesticated birds and fish and other small domestic animals permanently confined indoors and (b) an aggregate of not more than three domesticated animals (e.g., two cats and one dog) provided that they are not kept, bred or maintained for any commercial purpose. Subject to the foregoing exceptions, no animal of any kind shall be permitted that in the opinion of the Board of Directors makes an unreasonable amount of noise or odor or is a nuisance. All household pets shall be controlled by their Owner and shall not be allowed off the Owner's Lot except when properly leashed and accompanied by the pet Owner or such Owner's representative. Each Owner of a household pet shall be financially responsible and liable for any damage caused by said household pet. The Board of Directors shall have the right, but not the obligation, to adopt and issue standards and requirements regarding the keeping, boarding and maintenance of animals in the Community Area, provided that any such standards and requirements are consistent with this Declaration. All Owners of a household pet shall be responsible for immediate removal and proper disposal of any pet waste deposited on Common Areas by said household pet.

2.7 Antennas/Satellite Dishes

No more than two (2) small satellite antennae may be installed and maintained on any Lot, and only upon compliance with the following conditions:

- a. The satellite antennae must be forty (40) inches or less in diameter and should, to the extent reasonably possible without unreasonable expense or delay, be disguised to resemble and be visually indistinguishable from other structures, devices or improvements otherwise allowed in the community and/or by the Declaration and/or these Guidelines.
- b. The Committee recommends screening the satellite antennae from neighboring Lots, parks, parkways, greenbelts, school grounds, and open space.
- c. All satellite antennae installed on a Lot or Site is restricted for the personal use of the owner of the Lot or Site.
- d. The installation of the satellite antennae must comply with any zoning requirements and building codes.

NOTE: Committee approval of a satellite dish antennae is in no way to be construed as a representation, guaranty, warranty, etc. by the Committee and/or the Reunion Homeowners Association that reception and/or transmission signals will be adequate or will remain undisturbed by vegetation or improvements located on surrounding properties.

2.7.1 Location

2.7.1.1. All antennas/dishes shall be installed with emphasis on being as unobtrusive as possible to the community. To the extent that reception is not substantially degraded or costs unreasonably increased, all antennas/dishes shall be screened from view from any street and nearby lots to the maximum extent possible, and placement shall be made in the following order of preference.

- A. Inside the structure of the house, not visible from the street,
- B. "Rear" yard or "side" yard, behind and below the fence line,
- C. "Rear" yard or "side" yard, mounted on the house, in the least visible location below roofline,
- D. "Side" yard in front of wing fence, screened by and integrated into landscaping,
- E. "Front" yard screened by and integrated into landscaping,
- F. Back rooftop.

If more than one (1) location on the property allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above shall be used, and the least visible site shall be selected.

2.7.1.2. If the selected site is not inside the structure or in the "rear" or "side" yard below the fence line (B.1.a. and B.1.b), the Owner shall complete a notification form and deliver it to the Association, along with a statement signed by the Owner and the installer of the antenna/dish stating that all positions, described in paragraph B.1., have been tried in order of rank, and that the site of installation is the first site whereby an acceptable quality signal can be received.

For example, if an acceptable quality signal is available from a site in the "rear" yard below fence level, sites listed below B.1.b (c., d., e., and f.) are not acceptable.

2.7.1.3. Antennas/dishes shall not encroach upon common areas or any other Owner's property.

2.7.2 Installation

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

2.7.2.2 All antennas/dishes shall be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal. 2.6.2.3 Owners are responsible for all costs associated with the antenna/dish, including but not limited to costs to install, replace, repair, maintain, relocate, or remove the unit.

2.7.2.4 All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Antennas/dishes, masts and any visible wiring may be required to be painted to match the color of the structure to which they are attached. The owner should check with the installer/vendor for the appropriate type of paint.

2.7.2.5 Except as otherwise provided hereinabove, to the extent not prohibited by the FCC Rule, approval of the location, height, materials and other features regarding the appearance of any antenna/dish shall be submitted in accordance with the Community Declaration.

Note: Antenna registration with the Architectural Committee is in no way to be construed as a representation, guaranty, warranty, etc. by the Architectural Committee and/or the Reunion Homeowners Association, Inc. that reception and/or transmission signals will be adequate or will remain undisturbed by vegetation or improvements located on surrounding properties.

All other antennas, not addressed above, shall remain restricted on all residential sites and Committee approval is required.

2.8 Awnings

Committee approval is required. No front yard awnings will be approved. The color shall be complimentary to the exterior of the residence.

2.9 Balconies

See Decks, Section 2.21.

2.10 Barbeque Grills

Proper placement of free standing, portable barbeque grills is in rear yards for primary use. Free-standing, portable barbeque grills may be used in front porch areas, but then must be stored in the garage or rear yards when not actually in use.

2.11 Basketball Backboards, Portable and Permanent Backboards

Basketball hoops shall only be allowed in front Lot areas if: (i) the backboard is installed on a separate free-standing post or pole and is set perpendicular to the street; (ii) is portable and can be removed from the driveway; or (iii) as otherwise approved by the Architectural Committee. No basketball backboards shall be attached to the garage or set facing the street.

Portable basketball backboards do not need Architectural Committee approval, provided the following guidelines are met:

1. Portable units cannot be placed in the public right of ways, streets, alleys and/or sidewalks.

2. Location must be at least half (1/2) of the length of the driveway away from the street. This location constitutes proper placement and the unit must be kept in this location or stored out of sight.
3. The location should not impede or obstruct the use of the garage or driveway and the unit must be leveled so that the unit is balanced and standing upright.
4. Portable units shall not be allowed to fall into disrepair, and must be maintained to preserve their original appearance. Ripped nets must be promptly replaced. Portable basketball units are to be moved with other personal belongings when a property changes ownership or residents.

2.12 Birdbaths

Committee approval is not required for one (1) birdbath if placed in “rear” yard and of a height not greater than three (3) feet, including pedestal. Additional units or placement in “front” yard or “side” yard requires Committee approval.

2.13 Birdhouses and Birdfeeders

Committee approval is not required for two (2) “rear” yard installations. Size is limited to 1’ x 2’ x 18”. Additional units or location in “front” or “side” yard requires Committee approval. If the birdhouse or birdfeeder is to be pole mounted maximum height shall be six (6) feet.

2.14 Boats

See Motor Vehicles/Recreational Vehicles, Section 2.51.

2.15 Business Activity from a Residence

Homeowners should contact the City of Commerce City for zoning restrictions regarding home-based businesses, (303) 289-3683. Generally there shall be no external evidence of a home-based occupation and no unreasonable inconvenience to the neighbors shall be created .

2.16 Campers

See Motor Vehicles/Recreational Vehicles, Section 2.51.

2.17 Car Covers

Committee approval is required. Shall be manufactured as the specific cover for the vehicle, shall be of neutral color, and must be well maintained at all times. Covered vehicles shall only be allowed to be parked in the garage or driveway.

2.18 Carports

Not permitted. See Motor Vehicles/Recreational Vehicles, Section 2.51 for allowable methods of vehicle storage.

2.19 Clothes Lines and Hangers

Committee approval is not required for temporary clothes lines or clothes drying structures

in the backyard that have adequate visual screening and which can be, and are in fact, taken down after each use. Note that, under many of the currently existing Supplemental Declarations, clothing, fabrics and other articles may not be hung, dried or aired so as to be visible from other property except as provided in guidelines of the Committee.

2.20 Commercial and/or Oversized Vehicles

Reunion Homeowners Association understands that some residents of the Association will drive company vehicles as a condition of their employment. It is not the desire nor the intent of the Association to prohibit any resident from being able to pursue the occupation of their choice. It is the desire and intent of the Association to provide Guidelines and Rules that will promote a sense of community within Reunion. Courtesy to neighboring properties in not parking in front of adjacent residences is appropriate and greatly appreciated.

An “Oversized Vehicle” is defined as a vehicle that cannot be parked within the garage. The definition of “Commercial Vehicle” is somewhat subjective, but tends to include the following: truck size in excess of $\frac{3}{4}$ ton; and/or with commercial lettering on the side; and/or work materials/equipment/tools exposed in back. Further, any vehicle falling within the definition of “Commercial Vehicle” as defined by the Colorado Department of Highways, as amended from time to time, shall be considered a “Commercial Vehicle” for purposes of Reunion Homeowners Association.

The parking of Commercial Vehicles as defined above will be prohibited at Reunion with the exception of parking within a completely enclosed garage with the following exceptions:

- 1) Residents will be allowed to park commercial vehicles containing commercial lettering on the vehicle provided that the resident shall provide and use a plain magnetic “shield” to cover the commercial lettering while parking the vehicle within Reunion HOA.
- 2) Residents will be allowed to park those commercial vehicles with “work materials” exposed, as long as the exposed work materials are removed during regular non-work hours (all times other than 7:00 am – 6:00 pm Monday through Friday and nationally recognized holidays).
- 3) Oversized vehicles must have Committee approval to be parked in the driveway. Such approval will be based upon, but not limited to, no more than (1) vehicle, effect on curb appeal, effect on safety and effect on street traffic.
- 4) Emergency service vehicles which meet the following criteria:
 - a. The vehicle has a gross vehicle weight rating of ten thousand pounds or less;
 - b. The unit owner is a bona fide member of a volunteer fire department or is employed by an emergency service provider (as defined by Colorado Revised Statutes);
 - c. The vehicle bears an official emblem or other visible designation of the emergency service provider;
 - d. Parking of the vehicle can be accomplished without obstructing emergency access or

interfering with the reasonable needs of other unit owners to streets and driveways.

2.21 Compost

Container shall not be immediately visible to adjacent properties and street, and odor must be controlled. Underground composting is not permitted. Compost container should be a commercially available plastic container designed for that purpose no greater than 48" in height so it does not extend above the fence, no greater than 36" in any dimension at the base, and have a secure lid. Homemade, alternative containers, or rotating compost containers will require committee approval.

2.22 Decks

If the deck meets all of the following conditions, it will not need to be submitted: (a) is installed directly behind the house, (b) does not extend beyond the sides of the house, (c) is constructed of redwood or cedar, (c) is left a natural or stained a cedar tone, (e) is not larger than 25% of the total backyard area, (f) is not more than 30 inches off ground level at any point, and (g) is not covered.

All other deck plans must receive Committee approval. Considerations will include, but may not be limited to, size, location and material. Color must be similar to, or generally acceptable, as complimentary to the house. Decks shall not be constructed on or over utility easements.

Approval by the Committee shall not be deemed to constitute compliance with the requirements of any local building codes, development regulation or other applicable laws, and it shall be the responsibility of the Owner to comply therewith, nor does approval assure that a permit or approvals are not also required from applicable governmental bodies. For general information regarding building permits, contact the City of Commerce City Building Department prior to construction of any desired deck Improvements (303) 289-3683.

2.23 Deck Cover

Committee approval is required for any type of deck cover. Considerations will include, but may not be limited to, material, location, size and color.

2.24 Disability Accessibility

Committee approval is required. Such items shall include, but may not be limited to, ramps, railings, landings, lifts, and hard surface (paving) alterations. Considerations will include, but may not be limited to, integration into the landscape and if the improvement is complimentary to the home including materials, colors and screening.

2.25 Dog Runs/Dog Houses

Committee approval is required. Considerations include, but may not be limited to, location in "rear" or "side" yard and abutting the house, proximity to neighbors' outdoor living

areas, adequate visual “screening” and type of cover, if applicable.

The Committee limits the size of dog runs to a maximum of 250 square feet for most properties. Chain link may be approved if “concealed” from view and shall not extend above perimeter fencing.

Optional 2” X 4”, 12 gauge welded wire may be installed on 48” 4-rail open fence for pet containment purposes. Wire mesh shall be installed as stated in 2.30 B 2 on the inside of the fence.

2.26 Doors

Committee approval is not required for the addition of screen/storm or other doors, if no modification to the framing is required, and material and color are complimentary to the house. If style of door is not similar to existing door, approval is required. Security treatments for doors and windows (i.e., bars and grills, etc.) require approval.

2.27 Drainage

Committee approval is required for any change affecting drainage. Section 9.12 of the Community Declaration requires that there be no interference with the established drainage pattern over any property except as approved in writing by the Architectural Committee. The established drainage pattern means the drainage pattern as engineered and constructed by Developer/Builder prior to (or in some cases, immediately following) conveyance of title from Developer/Builder to the individual homeowner. Landscaping should conform to the established drainage pattern. When installing landscaping, it is very important to ensure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks and driveways. Water should flow fully over walkways, sidewalks and driveways into the street. The Architectural Committee may require a report from a Colorado registered civil engineer as part of landscaping or improvement plan approval, the cost of which shall be borne by the Resident. Sump pump drainage should not discharge directly onto adjacent properties.

2.28 Driveways

Committee approval is required for modification, expansion, or resurfacing of driveways. Expansion of driveways is prohibited. See Motor Vehicle/Recreational Vehicles, Section 2.51.

2.29 Evaporative Coolers

Committee approval is required. No rooftop installations are permitted. See Air Conditioning Equipment, Section 2.5.

2.30 Fences

A. General Statement: Homeowners are not required to install fencing. Fences

constructed by the DEVELOPER OR BUILDER along or abutting property lines, arterial streets, collector streets, and local streets may not be removed, replaced, painted a different color or altered, including, adding a gate, without approval of the Architectural Committee. If any such fences constructed by the Developer or Builder which are located upon a homeowner's property are damaged or destroyed, the homeowner shall repair or recondition the same at the homeowner's expense. Some fences may be located upon property owned by the Reunion Metropolitan Districts and, if so, the approval of such Districts shall also be obtained before any such fence is removed, replaced, painted or altered.

B. Theme Fencing: (fencing that has been installed by the Developer or Builder along or abutting property lines on residential streets, parks, green belts, or non-urban areas):

1. Arterial fencing (along major roadways): No change in this fencing is permitted without approval of the Reunion Metropolitan Districts and the Architectural Committee.

2. Non-Arterial Fencing (48" 4-rail open fence): Open fence that is adjacent to or abuts open space shall not be changed. Welded wire (2" x 4") may be installed on the inside of the fence, without Committee approval, but the height is not to exceed the top rail.

C. Pre-approved Fence Designs. Fences (not previously installed by a Builder or Developer) that will be located in the "rear" or "side" yard along property lines, and that will be constructed in exact accordance with the specifications shown in Figures 1 and 3 do not require Committee approval. Property line fences may be "open" or "solid". A "solid" fence shall be no more than forty-eight (48) inches in height and must be constructed in accordance with Figure 1 or Figure 5. An "open" fence shall be no more than forty-eight (48) inches in height and must be constructed in accordance with Figure 3. **DOUBLE FENCING OF PROPERTY LINES IS NOT PERMITTED.**

All fencing in Figures 1 through 5 shall be constructed of rough sawn cedar. All "solid" fencing must be top capped as illustrated in Figures 1 and 5.

Gates shall be constructed in accordance with Figures 2 and 4.

D. Maintenance/Staining: Regular physical and aesthetic maintenance of fencing is required. Fences not finished by the Builder or Developer may be left natural, sealed with a clear waterproof sealant, or finished using Behr Solid Color Cedar #SC146. When refinishing fences; in order to maintain a unified appearance, power washing and overcoat with the approved stain color shall be required.

E. Fences Requiring Architectural Approval. Any fence improvement that varies from the pre-approved fences listed above requires Architectural Committee approval. Alternative fence types and locations which would require approval include, but are not limited to, the

following (but must nonetheless be constructed in accordance with Figures 1 through 5):

1. "Front" yard fencing: Committee approval is required. Fencing shall be constructed in substantial conformance with the "open" fence specifications provided herein, and shall not exceed forty-two (42) inches in height.
2. Interior fencing in "side" and "rear" yards: Committee approval is required.
3. Retaining Walls/Fencing: Committee approval is required if the fence is to be located on top of a retaining wall, or it will be within 18 inches of a retaining wall.
4. Removal of Builder or Developer Installed Fencing: Fencing which was installed by the Builder or Developer shall not be removed or modified without Committee approval.

F. To Be Noted: Fence sections which front or abut any public or private street, another front yard, common walkway, greenbelt, park or non-urban area must be constructed so that the side of the fence which is generally accepted as being the most "finished" side or rail-side, fronts or abuts public or private streets, common walkways, etc. The most effective method of avoiding this situation is to construct the entire fence with the "finished" side out.

The Architectural Committee will require a transitional section of fencing, as applicable, where a 4' or 5' fence adjoins a fence of any lesser height, for symmetry and aesthetics. No electric fences are permitted (other than pet containment fencing installed below grade), and all wire installed must comply with the wire specified hereinabove.

It is important to remember that certain drainage patterns may exist along, or under, proposed fence locations. When constructing a fence, be sure to provide for adequate space between the fence and the ground to accommodate these drainage patterns.

When making a submittal for fencing, include a plot plan with the location of the fence clearly marked, style and height of the fence, color of stain, and all other descriptive details.

Approval by the Committee shall not be deemed to constitute compliance with the requirements of any local building codes, development regulation or other applicable laws, and it shall be the responsibility of the Owner to comply therewith, nor does approval assure that a permit or approvals are not also required from applicable governmental bodies. For general information regarding building permits, contact the City of Commerce City Building Department prior to construction of any desired fencing Improvements (303) 289-3683.

2.31 Firewood Storage

Committee approval is not required for storage of one (1) cord or less. Must be located in the "side" or "rear" yard, must be neatly stacked, and must not be located so as to block established drainage patterns. All other wood must be stored in an approved enclosure, or "screened" from view.

2.32 Fire Pit

Portable, commercially-available fire pits/chimineas, located in the rear yard with a minimum of five (5) feet off any property line do not require Committee approval. Committee approval is required for permanent, outdoor fireplaces and considerations will include, but are not limited to material, design, size and proximity to neighboring properties.

2.33 Flagpoles

Committee approval is required. May not exceed height of the peak roofline of the house. Flagpoles or flags may not be illuminated without prior Architectural Committee approval

Service Flags: A single Service Flag no larger than 18 inches by 32 inches that signifies the service of a homeowner or homeowner's immediate family in the active or reserve military service of the United States during a time of war or armed conflict is permitted on the inside of a window or door large enough to accommodate the entire flag.

2.34 Front Yards (See also, Tree Lawns, Section 2.91)

Builder-installed material may not be altered without Architectural Committee approval, except replacement of dead plant material with like material. Replacement trees in the tree lawn shall be a minimum of 2" caliper.

2.35 Garage Sales

No garage, patio, porch or lawn sale shall be held on any Residential Site within the Annexed Property, except that the Owner of any such Residential site may conduct such a sale for up to three (3) consecutive days not more than twice in any calendar year if (a) the items sold are only his own furniture and furnishings, not acquired for purposes of resale; (b) such sale is held at such time and in such manner as not to unreasonably disturb any other resident of the area; and (c) such sale is held in full compliance with the requirements of all applicable Law.

In order to maintain the highest level of community appearance, all signage for garage sales held as permitted above will be of "sandwich variety" (no posts which are driven into the ground) and may be purchased for a nominal amount from Reunion Metropolitan District (call (303) 288-5431 for information on where to purchase garage sale signage). All signs will be uniform in size and color and will make it easy for those traveling the community visiting garage sales to locate the homes having the garage sales. Representatives of Reunion Homeowners Association will remove any signs found not meeting the above criteria.

2.36 Garbage Containers and Storage.

See Trash Containers, Enclosures and Pick-up, Section 2.89

2.37 Gardens – Flower.

Committee approval is not required unless flower bed(s) will be raised. Railroad ties/timbers may not be stacked above grade unless it is integrated into an overall landscape design and does not alter drainage patterns of the lot. Raised beds may not extend greater than eight inches above finished grade. See Walls-Retaining, Section 2.96. All flower gardens must be weeded and carefully maintained.

2.38 Gardens – Vegetable

Committee approval is not required if “screened” and if located in the “rear” or “side” yard and is not a “raised bed”. Railroad ties/timbers may not be stacked above grade unless it is integrated into an overall landscape design and does not alter drainage patterns of the lot. Raised beds may not extend greater than eight inches above finished grade. See Walls-Retaining, Section 2.96. Garden must be weeded and carefully maintained.

2.39 Gazebo.

Committee approval is required. Should not unreasonably obstruct view of properties on open space (see View and Solar Obstructions, Section 2.94). Maximum height of the gazebo shall be 10’6” from floor level or 11’6” from grade. Must be an integral part of the landscape plan.

2.40 Grading and Grade Changes

See Drainage, Section 2.26.

2.41 Greenhouses

Committee approval is required. See Accessory Buildings, Section 2.2.

2.42 Hot Tubs

Committee approval is required. Committee recommends that unit be an integral part of the deck or patio and/or the landscaping. Hot tub must be installed in “side” or “rear” yard in such a way so as not to be immediately visible to adjacent property owners.

2.43 Inoperable Vehicles

See Motor Vehicles/Recreational Vehicles, Section 2.51.

2.44 Irrigation Systems

Underground manual or automatic irrigation systems will not require approval of the Architectural Committee. See Irrigation, Section 4.10.

2.45 Kennels

Are not allowed for commercial purposes. See Dog Runs/Dog Houses, Section 2.24.

2.46 Landscaping

Committee approval is *not required* in the following circumstances:

- A. If you are replacing dead or dying landscape elements with similar landscape elements.
- B. More than 50% sod in the “front” and/or “rear” yards (or “side” yards are not wider than 15 feet).
- C. If the lawn area will be sodded. (The use of seed requires committee approval)
- D. Exclusive from sod, planting densities for the remainder of the lot (back and side yards) not within the private zone of a residence is met, as follows:

Small (≤ 6000 sq ft.) – 6 Shrubs equivalents*, 1 Deciduous Tree.

Standard (6001-7500 sq ft.) – 12 Shrubs equivalents*, 1 Deciduous Tree, 1 Evergreen Tree.

Large (7501-9000 sq ft.) – 14 Shrubs equivalents*, 2 Deciduous Trees, 1 Evergreen Tree, 1 Ornamental Tree.

Extra Large (> 9000 sq ft.) – 24 Shrubs equivalents*, 2 Deciduous Trees, 1 Evergreen Trees, 1 Ornamental Trees.

*One “shrub equivalent” shall be defined as 1 woody deciduous or evergreen shrubs #1 gallon container or greater or 3 ornamental grasses or 3 perennials.

- E. The plan does not include hardscape or paving, which may include, but not be limited to pavers, sidewalks, patios, decorative concrete, stone paths, etc.
- F. The plan does not include irrigated sod within five feet of the building foundation. Use of drought resistant plant selections is encouraged adjacent to building foundations utilizing only drip irrigation system.

Committee approval is *required* when the landscaping includes:

- A. Retaining walls or grade changes.
- B. Hardscape or paving, which may include, but not be limited to pavers, sidewalks, patios, stone paths, etc.
- C. Has less than 50% sod in the “front” and/or “rear” yards (or “side” yards if they are wider than 15 feet). No more than 25% of the improved area may be “non-living” material such as rocks, concrete areas and mulch without plants.
- D. If the lawn area will be seeded. If lawn area will be seeded and that if the first attempt at seeding is not successful, you may be required to install sod in order to be in compliance. Buffalo grass will not be approved as “Front” yard turf.
- E. If the property adjoins open space (see View and Solar Obstructions, Section 2.94).
- F. If the landscape includes other architectural elements such as fire pits, trellis, pergolas, sculptures, bird baths, storage sheds, or items as defined elsewhere in these covenants or lacking a definition or standard.
- G. Less than the established minimum planting densities for the remainder of the lot (back

and side yards) not within the private zone of a residence, as follows:

Small (≤ 6000 sq ft.) – 6 Shrubs equivalents*, 1 Deciduous Tree.

Standard (6001-7500 sq ft.) – 12 Shrubs equivalents*, 1 Deciduous Tree, 1 Evergreen Tree.

Large (7501-9000 sq ft.) – 14 Shrubs equivalents*, 2 Deciduous Trees, 1 Evergreen Tree, 1 Ornamental Tree.

Extra Large (> 9000 sq ft.) – 24 Shrubs equivalents*, 2 Deciduous Trees, 1 Evergreen Trees, 1 Ornamental Trees.

*One “shrub equivalent” shall be defined as 1 woody deciduous or evergreen shrubs #1 gallon container or greater or 3 ornamental grasses or 3 perennials.

. Planting areas are defined as rock or mulch areas that are incorporated in the landscaping plan. Use of a variety of mulch material and landscape edging/borders to break up large planting areas.

H. Irrigated sod located adjacent to the building foundation.

I.. A professionally designed xeriscaping plan. “Xeriscape” means the combined application of the seven principles of landscape planning and design, soil analysis and improvement, hydro zoning of plants, use of practical turf areas, use of mulches, irrigation efficiency, and appropriate maintenance (as defined under C.R.S. 38-35.7-107(1)(a)(III)(A).

Upon final inspection the Committee reserves the right to require additional plant material to be added to your landscaping should it be deemed necessary in order to comply with an approved landscaping plan. In the absence of an approved landscaping plan, additional plant material may be required in order to comply with current landscaping plan approved standards.

Landscape Installation Schedule

Landscaping of all yards shall be installed within ninety (90) days after Recordation of a deed of a Residential Site to an Owner, or within such longer period as may be approved in writing by the Architectural Committee. The 90-day installation period begins March 1st, for homes purchased during the late fall and winter months of October through March. The owner shall install and thereafter maintain landscaping on the Residential site, including the area between the sidewalk and curb of the street, also known as the “Tree Lawn Area”.

NOTE: The Reunion Metropolitan District perimeter fencing may not be removed or altered for the purpose of landscape material delivery, and open space areas are not to be accessed for such deliveries.

2.47 Latticework

Committee approval is required for any type of trellis or latticework. Adequate framing is required. Considerations will include, but may not be limited to, height, color and material.

2.48 Lights and Lighting

Committee approval is required to modify or add exterior lighting. Therefore, the use of motion detector spotlights, spotlights, floodlights or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) requires Committee approval. Considerations will include, but may not be limited to, the visibility, style and location of the fixture.

Exterior lighting for security and/or other uses must be directed at the ground and house, whereby the light cone stays within the property boundaries and the light source does not cause glare to other properties (bullet type light fixtures are recommended).

Holiday lighting and decorations do not require approval. They not be installed more than 30 days prior to the holiday. They shall be removed within 30 days following the holiday. "Holidays" for purposes of this provision shall include Memorial Day, 4th of July, Halloween, Thanksgiving and Christmas and/or Chanukah.

2.49 Mailboxes

Maintenance of the mailbox unit installed by the Developer shall be the homeowner's responsibility. If such mailbox unit is a shared unit, each owner receiving mail from the unit shall share in the cost of any required maintenance, repair or replacement. Homeowners shall not alter or replace mailbox units. Routine maintenance, including painting of the mailbox, repair or replacement of the post, etc. shall not require Committee approval provided that like colors and materials are used.

2.50 Motorcycles

See Motor Vehicles/Recreational Vehicles, Section 2.52.

2.51 Motor Homes

See Motor Vehicles/Recreational Vehicles, Section 2.52.

2.52 Motor Vehicles/Recreational Vehicles

The Declarations of Reunion Homeowners Association, Inc. specify that all types of "Recreational Vehicles", including but not limited to trucks, trailers, mobile homes, detached camper units, utility and boat trailers, snowmobiles, race cars, watercraft or house trailers, are prohibited from parking anywhere within Reunion unless they fit entirely within an enclosed garage. That covenant also specifies that such Recreational Vehicles may not park in Reunion at all unless "such parking or storage is entirely within the garage area of any lot," except for the "temporary expedient of loading, delivery or emergency." Reunion Homeowners Association policy allows three overnights (i.e., 72 hours) during a seven (7) day period for loading and unloading. Parking of a recreational vehicle for a period of time in excess of 72 hours in a 7-day period is prohibited, except as may be

approved in writing by the Architectural Committee. Periodic movement of the vehicle for purposes of circumventing this standard shall not qualify the vehicle for exception from this standard.

Any "Recreational Vehicle", including but not limited to trucks, trailers, mobile homes, detached camper units, utility and boat trailers, snowmobiles, race cars, watercraft or house trailers shall not be parked, kept, stored or maintained on or adjacent to any open space area within the Project, except while temporarily engaged in loading or unloading of trucks or RVs not to exceed more than one (1) consecutive day. Vehicles in violation hereof shall be subject to ticketing and/or towing at owner's expense, as provided herein or by applicable law.

INOPERATIVE, UNUSED, UNREGISTERED OR ABANDONED VEHICLES: No inoperative, unused, unregistered or abandoned vehicle shall be stored, parked, maintained or kept upon any open area within the Project. "Inoperative, abandoned, or unused vehicle" shall mean any automobile, truck, motorcycle or motorbike which has not been driven under its own propulsion or has not been moved outside of the Project for a period of 2 weeks or longer. The foregoing restriction shall not include otherwise permitted vehicles parked by owners while on vacation or during a period of illness. Inoperative, abandoned, unregistered or unused vehicles shall be subject to ticketing and/or towing at owner's expense, as provided herein or by applicable law.

All major vehicle repairs including, but not limited to body or engine work, overhauling or similar automotive repair work are prohibited in any open portion of the Project. Only minor repair work requiring no more than 30 minutes are permitted. Minor repairs including checking and/or adding automotive fluids, changing a flat tire, jump-starting a vehicle, changing a windshield wiper, and changing a headlight are permissible. There shall be no draining of fluids and no use of heavy tools. Debris from repairs must be immediately picked up and properly disposed of. In all cases, no automotive maintenance or repair work shall be conducted or carried on within the Project so as to become an annoyance, nuisance, eyesore, or hazard or which in any way causes damage to the common areas.

Vehicles shall not be parked on landscaped (i.e., rock, sod, mulch, plants, etc.) areas. No portion of the driveway apron in alleyways shall be used for the parking of vehicles.

The **SUPPLEMENTAL DECLARATION** provides that no "recreational vehicles", "campers", campers and/off a vehicle, "boats", "mobile homes", "horse trailer" or other "trailers", "tractors", "motor homes" or "trucks" (other than a pickup) may be stored in such a manner as to be visible from any other property for longer than 72 hours in a seven (7) day period, except as may be approved in writing by the Architectural Committee. Such vehicles may be kept only within garages or enclosed structures approved by the Committee. Periodic movement of the vehicle for the purpose of circumventing this standard shall not qualify the vehicle for exception from this standard.

The purpose of the 72 hours is to load and unload the RV, not to provide storage/parking for the unit. RVs must be stored/parked in the garage, off site, or as otherwise approved in writing by the Architectural Committee.

Vehicles shall not be parked on landscaped (i.e., rock, sod, mulch, plants, etc.) areas. No portion of the driveway apron in alleyways shall be used for the parking of vehicles. Inoperable vehicles (“legally” and/or “mechanically”) are not permitted to remain on any residential property so as to be visible.

2.53 Ornaments

Committee approval is not required if installed in “rear” yard and of a height less than three (3) feet. No more than three (3) small (less than 12 inches in height) “front” yard ornaments do not require approval, if ornament is at ground level, and color and design integrate into landscape.

2.54 Oversized and/or Commercial Vehicles

See Commercial Vehicles, Section 2.19.

2.55 Painting

Architectural Committee approval is required for all exterior painting, even if painting the same color. The submittal must contain the manufacturer’s paint chips indicating color number and location of color, (e.g., base, trim and accent color). Photos of neighboring properties immediately adjacent to and across the street shall also be provided. Paint must be flat or low luster, (e.g., satin). Considerations will include, but may not be limited to, the home’s architecture, stone or brick accents, roofing color, and neighborhood. The garage door/s shall be painted the base color of the house, unless otherwise approved by the Committee. Committee approval is not required for “touching up” small portions of the home if using the same color. Such examples include repainting railings, shutters, or columns which have faded or flaked.

2.56 Patio Covers.

Committee approval is required. Shall be constructed of wood or material generally recognized as complimentary to the home, and the color shall be generally recognized as complimentary to the home. If the cover is to be painted, the color must match the siding and/or trim color of the existing house.

2.57 Patios

Committee approval is required. See Decks, Section 2.21 and Paving, Section 2.58.

2.58 Patios – Enclosed.

Committee approval is required. See Additions and Expansions, Section 2.3.

2.59 Paving.

Committee approval is required, regardless of whether for walks, driveways, patio areas or other purposes, and regardless of whether concrete, colored/decorative concrete, asphalt, brick, flagstones, stepping stones, pre-cast patterned, or exposed aggregate concrete pavers are used as the paving material. Maximum permitted width of sidewalk is 4', and shall be located a minimum of 2' off adjacent property lines(s).

2.60 Pipes.

Exterior pipes, conduits and equipment must be approved. Adequate "screening" may be required. See Utility Equipment, Section 2.93.

2.61 Play and Sports Equipment.

Committee approval is required if equipment is more than twelve (12) feet in height, or has a foot print of more than 100 square feet. Consideration should be given to adjacent properties, so as not to create an undue disturbance. The following must be taken into consideration – setback from property lines, visual "screening", and for lots adjacent to open space, see View and Solar Obstructions, Section 2.94. Other play equipment is to be stored out of view when not in use, particularly in the "front" yard. For playhouses, refer to Section 2.61.

2.62 Playhouse

Committee approval is required if a structure is more than 24 square feet and/or over six (6) feet high. See Accessory Buildings, Section 2.2.

2.63 Poles

Committee approval is required. See Basketball Backboards, Section 2.16, Birdhouse and Birdfeeders, Section 2.12, Flagpoles, Section 2.32, Utility Equipment, Section 2.93, etc.

2.64 Ponds and Water Features

Committee approval is required. Considerations by the Committee will include, but not limited to, the following criteria:

- A. Must be integrated into landscape scheme.
- B. Set back shall be a minimum of five feet off all property lines.
- C. Must not affect existing drainage.
- D. Must be maintained at all times.

2.65 Pools

Committee approval is required. Above ground pools shall not be approved. One (1) wading pool, if less than 18 inches high and eight (8) feet in diameter, per property, is permitted on a temporary basis without prior approval, if placed in the "rear" yard. See Hot Tubs, Section 2.41.

2.66 Radio Antennas

See Antennas/Satellite Dishes, Section 2.6.

2.67 Radon Mitigation Systems

Committee approval is required.

2.68 Railings

Committee approval is required.

2.69 Retaining Walls

Committee approval is required. Timbers shall not be stacked above grade. Walls shall not prohibit reasonable fencing of property lines. Builder or Developer installed retaining walls shall not be removed or altered without prior Committee approval. See Landscaping Suggestions, Section 4.5. Approval of any retaining wall shall not constitute an approval of any alteration of existing drainage patterns resulting from the installation of retaining walls. Homeowners are reminded that there shall be no interference with the established drainage pattern over any property. Any adverse drainage condition created by the installation of proposed improvements shall be the responsibility of the homeowner. Wood of any sort used for retaining grade (unless approved by the Committee for gardening purposes) shall be prohibited.

2.70 Roofs (Replacement)

If you wish to replace your current roof with the same material and color, Architectural Committee approval is not required. **If you plan to change the color or material, Architectural Committee approval is required.** A sample illustrating color, style and material, will be required as part of the submittal if your choice of color and material is not already on file in the Architectural office.

Roofs may be replaced with the same Level material, or upgraded to a higher "Level" as defined below. A replacement roof of a lower Level than the current roof will not be approved.

Level 1 – Standard Composition Roofing: This conventional material includes Three Tab, T-Lock, and a Laminated 2-ply (5 tab) Shingle. It may be replaced with the same standard composition, or one (1) of the following upgrades, with Architectural Committee approval.

Level 2 – Concrete Shakes: This lightweight concrete roofing replicates split wood shakes.

Premium High Profile Asphalt Roofing: This heavily textured thick butte shingle labeled by the manufacturer "40 year" is an acceptable replacement for homes. The term "40 Year" refers to the weight and thickness of the shingle, not the life span. Examples of these roofs are Owens Corning Oakridge Shadow, Elk Prestique Plus, CertainTreed Grand Manor, and

Celotex Presidential or Ambassador. These roofs can be replaced with the same material; or tile, after approval.

Level 3 – Tile Roofing: These types of roofs are commonly constructed of clay tiles, concrete files or a composite of concrete and fiber. Tile roofing varies from manufacturer to manufacturer, affecting the dead load of the roof structure. You are advised to consult a structural engineer before installing tile roofing. Tile may only be replaced with tile.

New roofing products are being developed and put on the market. At the present time, systems that will not be approved include metal roofs and rolled roofing. The final decision for approving changes to existing roof materials, style and color, will be made by the Architectural Committee on a case by case basis, following the standard submittal procedure. The Architectural Committee will take into consideration the characteristics of each neighborhood. Certain sub-associations may have more restrictive covenants that require a separate submittal.

2.71 Rooftop Equipment

Committee approval is required. Rooftop equipment must be submitted by Architectural Committee approval and must be painted a color similar or generally accepted as complimentary to the exterior of the house. All rooftop equipment shall be installed so as to minimize its visibility.

2.72 Satellite Dishes

See Antennas/Satellite Dished, Section 2.6

2.73 Saunas

Committee approval is required. If a structure is more than 24 square feet and/or over six (6) feet high, it shall be considered an accessory building. See Accessory Buildings, Section 2.2.

2.74 Screen Doors.

See Doors, Section 2.25.

2.75 Sewage Disposal System

Committee approval is required. Cesspools, septic tanks, or other non-central systems, other than recycling systems and storm water recycling systems, will not be approved. See Section 9.15 of the Community Declaration.

2.76 Sheds

Committee approval is required. See Accessory Buildings, Section 2.2.

2.77 Shutters

Committee approval is required.

2.78 Siding

If you wish to replace the current siding with the same material and color, Architectural Committee approval is not required. If you plan to change the color or material, Architectural Committee approval is required. Submittal should include a sample of material and color. Consideration will be given to each neighborhood and style of home.

2.79 Signs and/or Advertising Devices

One (1) temporary sign advertising property for sale or lease, which is ground mounted, no more than four (4) feet high, and no more than two (2) feet by three (3) feet in dimension, and which is conservative in color and style, may be installed on the property without Architectural Committee approval. No lighted signs shall be permitted. See Section 9.10 of the Community Declaration, Restrictions on Signs and Advertising Devices.

A temporary trade sign pertaining to, but not limited to, contractors, landscapers, painters and roofers, may only be displayed while work is in progress, or not to exceed six (6) months, whichever is less. This signage must meet the above specifications.

See Section 2.34 for acceptable garage sale signage.

In an effort to maintain neighborhood aesthetics, Reunion Homeowners Association requests that political signs not be displayed more than three (3) weeks prior to elections and shall be removed within five (5) days after the election. The number of political signs is limited to one sign per political office or ballot issue that is contested in the pending election.

No other signage shall be permitted without Committee approval.

2.80 Skylights

Committee approval is not required if each unit is three (3) feet by five (5) feet or smaller, and if there will be three (3) or less per single roof slope.

2.81 Solar Energy Devices

Committee approval is required. See Rooftop Equipment, Section 2.69.

2.82 Sprinkler Systems

Committee approval is not required. See Landscaping Suggestions, Irrigation, Section 4.10.

2.83 Statues

See Ornaments, Section 2.52.

2.84 Storage Sheds

See Accessory Buildings, Section 2.2.

2.85 Sunshades

Committee approval is required.

2.86 Swamp Coolers

See Air Conditioning Equipment, Section 2.5 and Evaporative Coolers, Section 2.28.

2.87 Swing Sets.

See Play and Sports Equipment, Section 2.60

2.88 Synthetic/Artificial Turf

Committee approval is required. Detailed below are the District's minimum requirements, but may not be limited to, the following criteria:

General Synthetic Turf Guidelines:

- The synthetic turf must be natural in appearance and integrated into the overall landscape design in a natural looking manner, so as not to appear as a sports field and it shall not be installed directly adjacent to the property line.
- The general appearance of the synthetic turf must be designed and installed in such a manner as to effectively simulate the appearance of a well-maintained lawn.
- The synthetic turf uniformity must be maintained for all areas.
- The synthetic turf shall not be installed on slopes greater than 6%, unless it has been reviewed and approved by licensed professional. This consultation service will be an expense of the homeowner.
- All synthetic turf will need to be screened by a 3' rock or mulch bed boarding the perimeter of the property. The bed will consist of 1 shrub equivalent* for every 15 sq ft of bed.
- No synthetic turf shall be installed or approved in the front yard.
- Artificial turf is approvable for use in rear yards only.
- Maximum area of artificial turf permitted in rear yard shall follow the same standards for turf in rear yards.

Synthetic Turf Guidelines for Backyard Lawn:**Product Specifications:**

- Turf must be natural in appearance
- Pile height must be at least 2 inches and no more than 3 inches
- Pile weight must be in the range of 30 to 60 ounces per square yard

- Turf must have a minimum of an 8-year product warranty and the warranty shall not be limited to the amount of usage, lawn elevation, nor the type of footwear that can be worn.
- The product shall allow for vertical drainage at a minimum 10' of standing per hour
- Turf must have UV protection
- The yarn denier needs to be a minimum 75 microns thick
- Infill material shall consist of sand, rubber or a combination of the two products
 - Sand will need to be silt free
 - Rubber with steel filaments will not be allowed.
- Primary backing system will require a minimum 8 ounces per square yard
- Secondary backing system will require a minimum 8 ounces per square yard
- No felt backing is allowed

Product Installation:

- Turf must provide adequate drainage both horizontal and vertical
- Turf cannot be placed directly on top of existing grass, dirt or hardscape adequate sub-grade must be installed.
- Sub-grade
 - Should include a geo-textile fabric that is placed between the existing, compacted soil and the porous aggregate material.
 - Porous Aggregate layer is defined as a material that is compacted and will provide stabilization stability for the sub-grade and the material should be porous enough to allow for sufficient vertical drainage.
- Turf must be adequately secured – no ripples or seams showing
- Seaming should be completed using an approved tape and glue or stitching.
- The stitch rate should be a minimum of 10 stitches per 3"
- Tear Strength should be a minimum of 200 lbs
- Turf edges must be finished and anchored with the either concrete curb, treated wood header, trench drain or an approved composite edging material. Turf needs to be securely fastened to prevent any lateral movement of the backing material.
- Turf must have prepared base of "infill" as defined in the product specification section
- Turf must have a minimum 1-year installation/workmanship war

Putting Green Guidelines:

- No greater than 350 s.f. total
- Must be located in the back-yard only and cannot be adjacent to property lines
- Must use Putting Green specific Turf
- Turf must be natural in appearance
- Pile height must be at least ¼ inch
- Turf must have a minimum of an 8-year product warranty

- Turf must have a minimum 1-year installation/workmanship warranty
- Turf must have UV protection and should not fade during the manufacturer's warranty period
- Turf must provide adequate drainage
- Turf cannot be placed directly on top of existing grass, dirt or hardscape
- No felt backing

Artificial Turf Maintenance Guidelines:

- The manufacturer and/ or installer shall provide the homeowner with detailed maintenance instructions for the synthetic turf.
- Removal of all organic material from the surface
- If you have animals that will use the turf, please remove the animal feces on a frequent basis, and wash the area with a hose. Urine should flow through the turf like rainwater
- A spray irrigation system is recommended if using synthetic turf in yards containing pets, as this allows for regular washing of the material.
- Color and appearance of turf must remain as originally submitted to the Architectural committee. If not, this constitutes and is subject to covenant violation. In more detail the property would be considered in violation of landscape maintenance and possibly subject to levied fines until matter is rectified.

ARCHITECTURALSUBMITAL APPLICATION NEEDS REQUIREMENTS:

1. Photo of the area to be covered by the artificial turf and photo of proximity areas
2. Professionally prepared, scaled plan showing the area to be covered in context of the yard with the total square footage of the synthetic turf area and the total square footage of the rear yard clearly labeled on the plan.
3. One square foot sample of the selected turf
4. Selected product specifications
5. Description of the method of installation

2.89 Temporary Structures/Fencing

Committee approval is required. Section 9.8 of the Community Declaration prohibits tents, shacks, temporary structures or temporary buildings without the prior consent of the Architectural Committee, and except in unusual circumstances, such consent will not be given. Camping tents for occasional overnight sleeping by children will not require Committee approval if left up for no longer than a total of 72 hours in any seven (7) day period. Temporary fencing is not permitted.

2.90 Temporary Vehicles

See Motor Vehicles/Recreational Vehicles, Section 2.51.

2.91 Trailers

See Motor Vehicles Trailers/Recreational Vehicles, Section 2.51.

2.92 Trash Containers, Enclosures, and Pick Up

As provided in Section 5.16 of the Community Declaration, the Board may designate day for trash pickup. Trash may be placed on the street or alley the evening prior to pickup. After pickup, trash containers must then be properly stored (appropriately “screened” from view) the same day as pickup. Proper storage for purposes of this section shall mean within a garage, behind the wing fence, or within an approved trash enclosure.

Trash enclosures shall comply with Fencing Guidelines for privacy fencing, see Section 2.29. Section 9.7 of the Community Declaration provides that refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored or permitted to accumulate on any lot except within an enclosed structure or appropriately screened from view.

2.93 Tree houses

Shall not be permitted

2.94 Tree Lawn

Homeowners are not permitted to alter plant material installed by the Builder or Developer in the area between the curb and sidewalk (the “Tree Lawn”), except to replace dead plant material with like material, or as otherwise approved in writing by the Architectural Committee. Maintenance of material installed in the Tree Lawn is the responsibility of the homeowner. Replacement trees in the tree lawn shall be a minimum of 2” caliper.

2.95 Trucks

See Commercial Vehicles, Section 2.19, Oversized Vehicles, Section 2.53 and Motor Vehicles/Recreational Vehicles, Sections 2.51.

2.96 Utility Equipment

Installation of utilities or utility equipment requires Committee approval unless located underground or within an approved enclosed structure. Under Section 9.8 of the Community Declaration, pipes, wires, poles, utility meters and other utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an approved enclosed structure. See Pools, Section 2.64.

2.97 View and Solar Obstructions

Lots adjoining open space will have “view” rights. Property owners should review the provisions contained in the Community Declaration, any Supplemental Declaration and these Residential Improvement Guidelines and Site Restrictions when making landscape plans. Most Supplemental Declarations state that no vegetation or other improvements

shall be planted, constructed, located or of a height as to unreasonably obstruct “the view” from any other lot in the vicinity, or as to unreasonably obstruct the operation of any previously existing solar energy installation.

The Reunion Homeowners Association, Inc. and the Architectural Committee consider a protected “view”, if applicable, to be established from the outdoor primary living area installed at the time of initial construction of the home; provided, however, that the Reunion Homeowners Association, Inc. and the Architectural Committee do not consider a protected “view” to be impaired in any way by future residential or commercial development constructed on property which is visible from any Privately Owned Site, if and when developed in accordance with zoning and permitted usage. Any and all “views” are subject to Declarant's Rights as more fully documented in the Governing Documents of Reunion (please consult your Contiguous Area Report).

Vegetation or improvements greater than six (6) feet in height located in the back half (1/2) of the backyard of lots adjacent to open space may be unreasonable because these locations may obstruct views from the adjoining property. Any vegetation or improvement located in the back half (1/2) of the backyard on lots adjacent to open space must meet the above criteria and receive the approval of the Architectural Committee. See Landscaping, Section 2.45.

NOTE: Lots adjoining parks, golf courses, parkways, greenbelts, school grounds, etc. are considered to be open space lots.

Some homeowners may potentially have other view rights listed in the Community Declarations or Supplemental Declarations that are not covered by the Reunion Homeowners Association’s definition of protected views. Disputes arising from these issues have no internal remedy and must be handled in separate civil actions.

2.98 Vents

See Rooftop Equipment, Section 2.69.

2.99 Walls-Retaining

Committee approval is required. Timbers shall not be stacked above grade. Walls shall not prohibit reasonable fencing of property lines. Builder or Developer installed retaining walls may not be removed or altered without prior Committee approval. See Landscaping Suggestions, Section 4.5.

2.100 Water Systems

Committee approval is not required if the water system is completely contained within the dwelling unit and causes no architectural change to the exterior of the dwelling unit. Section 9.16 of the Community Declaration prohibits individual exterior water supply or water softener systems except as approved by the Committee and except if designed, located, constructed and equipped in accordance with requirements, standards and

recommendations of any applicable water and sanitation district or other governmental authorities having jurisdiction.

2.101 Wells

Not permitted. Section 9.11 of the Community Declaration prohibits the use of the property for the purpose of mining, quarrying, drilling, boring, exploring for or removing oil, gas or other hydrocarbons, minerals, rocks, stones, gravel or earth (except drilling for underground water by Shea Homes or an entity designated by Shea Homes to provide water service to Reunion).

2.102 Windows Replacement

Committee approval is required. Considerations will include, but may not be limited to, size, color, window style and style of home.

Note: Committee approval is required for ornamental and stained glass windows.

2.103 Windows: Tinting, Security Bars, etc.

Committee approval is required.

Note: Highly reflective and/or dark tinting is considered too commercial for residential applications. Security bars may not be approved on second story windows and other windows visible to the street.

2.104 Wind turbines, Wind vanes, Directional's, etc

Committee approval is required.

2.105 Wood Storage

See Firewood Storage, Section 2.30.

2.106 Xeriscape

Committee approval is required. Using drought tolerant plantings and other water conservation methods of landscaping is encouraged; however, a professionally designed xeriscaping plan must be approved. A landscape that contains less than 50% sod in the "front" and/or "rear" yards, or "side" yards wider than 15 feet, shall be considered xeriscape.. "Xeriscape" means the combined application of the seven principles of landscape planning and design, soil analysis and improvement, hydro zoning of plants, use of practical turf areas, use of mulches, irrigation efficiency, and appropriate maintenance (as defined under C.R.S. 38-35.7-107(1)(a)(III)(A)).

3.0 PROCEDURES FOR COMMITTEE APPROVAL

3.1 General

As indicated in the listing of specific types of improvements, there are some cases in which advance written approval of the Architectural Committee is not required if the guidelines with respect to that specific type of improvement are followed. In a few cases, as indicated in the listing, a specific type of improvement is not permitted under any circumstances. **IN ALL OTHER CASES, INCLUDING IMPROVEMENTS NOT INCLUDED IN THE LISTING, ADVANCE OR PRIOR WRITTEN APPROVAL BY THE ARCHITECTURAL COMMITTEE IS REQUIRED BEFORE AN IMPROVEMENT TO PROPERTY IS COMMENCED. THIS SECTION OF THE GUIDELINES EXPLAINS HOW SUCH APPROVAL IS TO BE OBTAINED.**

3.2 Drawings or Plans

See Section 10.6 of the Community Declaration. The Architectural Committee requires all submittals to list the address of the property and name and address of property owner. Submittal must be made prior to commencement of work on any Improvement to Property, “descriptions, surveys, plot plans, drainage plans, elevation drawings, construction plans, specifications and samples of materials and colors” as the Architectural Committee may reasonably request showing “the nature, kind, shape, height, width, color, materials and location” of the proposed Improvement to Property. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect or draftsman and a simple drawing and description will be sufficient. In the case of major improvements, such as room additions, structural changes or accessory building construction, detailed plans and specifications, prepared by a registered architect and/or engineer, may be required. Whether done by you or professionally, the following guidelines should be utilized in preparing drawings or plans:

A. The drawing or plan should be done to scale and should depict the property lines of your lot and the outside boundary lines of the home as located on the lot. If you have a copy of an improvement survey of your lot obtained when you purchased it, this survey would be an excellent base from which to draw.

B. Existing improvements, in addition to your home, should be shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, walks, decks, trees, bushes, etc.

C. The proposed improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed improvement, including the material to be used and the colors. (Example: Redwood deck, 10 feet by 12 feet with two (2) inch by four (4) inch decking, natural stain.)

D. Landscape plan submittals should identify the total number of plants proposed, the plant species being used, and the approximate square footage of rear yard, mulch, and turf areas. It is recommended that this be shown as a table on the plan.

E. The plan or drawing and other materials should show the name of the property owner,

the address of the home and a telephone number where the property owner can be reached.

3.3 Submission of Drawings and Plans

Submittals for expansions or additions require two (2) sets of plans be submitted to the Architectural Committee at the address in the introductory of these guidelines. Only one (1) copy is required for all other improvements. These plans become a permanent part of the homeowner's file and will not be returned.

3.4 Review Fee

A review fee of \$150.00 is required by the Architectural Committee for expansions or additions to a home. There are no charges for any other type of submittal. Section 10.9 of the Community Declaration authorized the Architectural Committee to collect a fee for review of plans of proposed improvements.

3.5 Action by Committee

The Architectural Committee will meet regularly to review all plans submitted for approval. Under Section 10.6 of the Community Declaration, the Committee may require submission of additional material and the Committee may postpone action until all required materials have been submitted. The Committee will contact you, by phone if possible, if the Committee feels additional materials are necessary, or if it needs additional information or has any suggestions for change. Under Section 10.10 and 10.12 of the Community Declaration, the Architectural Committee must act on the plans within 30 days after receipt of all materials required by the Committee (unless the time is extended by mutual agreement). You will be notified, in writing, of the decision of the Committee within this time period.

3.6 Prosecution of Work

Section 10.14 of the Community Declaration requires that, after approval, a proposed Improvement to Property should be accomplished as promptly and diligently as possible in accordance with the approval plans and description. With the exception of landscaping of a Lot which shall be completed within 90 days after Recordation of a deed in accordance with Section 2.45, under this provision, the work must be completed, in any event, within one (1) year, or resubmittal shall be required. Section 10.16 of the Community Declaration gives the Committee the right to inspect the work and Section 10.17 gives the Committee the right to file a Notice of Completion, and under Section 10.18, the Committee must act within 30 days after receipt of a Notice of Completion or the Improvement to Property is deemed to be in compliance.

3.7 Right of Appeal

A homeowner may, under Section 10.11 and 10.19 of the Community Declaration, appeal to the Board of Directors of Reunion Homeowners Association, Inc. in the event of adverse action by the Architectural Committee.

3.8 Questions

If you have any questions about the Committee's procedures, feel free to call and talk to the Committee or its representative at the phone number and address listed in the introductory part of these Guidelines.

4.0 LANDSCAPING SUGGESTIONS

4.1 General

The purpose of this section of the guidelines is to help you prepare an appropriate landscaping plan for your home site. Careful landscape planning and design of your site will greatly enhance the ultimate appearance of the Community. The information set forth in this section is suggestive only, and not mandatory.

4.2 Slopes

In some cases, there may be relatively steep slopes on an owner's property. It is important to note that if slopes are left un-landscaped, severe erosion and silting may occur. As a result, it is recommended that slopes be landscaped, by the homeowner, as soon as possible after moving in. Slopes and banks should be planted with drought tolerant plants. Terracing, or surfacing with stone and other free drainage materials can lessen erosion of slopes. Loose aggregate or wood chips are not recommended on slopes unless measures are taken to prevent erosion or displacement by wind and/or water. Slopes can also be seeded/planted with groundcovers, shrubs, and bushes to prevent erosion. Rock gardens are another technique to help prevent slope erosion and create a landscape amenity. Slopes given proper design treatment can become an attractive, interesting part of the landscape.

4.3 Drainage/Grading

Soils in this area of Colorado on which your home has been constructed may consist in part of a soils material commonly termed "expansive soils". The prime characteristic of this material is that it swells when introduced to water. It, in essence, acts as a sponge. When this expansion takes place, extreme pressures are exerted on foundations and other man-made structures, which are placed in the ground, the results of which can cause severe structural problems to your home. Your foundation and lot have been designed and engineered according to the latest state-of-the-art procedure for minimizing these problems. It is our intent to remind you that a potential hazard exists when proper drainage is not maintained and/or when these "expansive soils" soils adjacent to your foundation are permitted to be subjected to excessive amounts of water.

Residents should investigate the existing drainage conditions and preserve and accommodate the drainage situation that exists on their particular site at the time they

purchased their home from the Developer. See guidelines under “Drainage” in the listing of specific types of improvements. Minor drainage modifications may be made to your lot providing you do not alter the engineered drainage pattern of the lot existing at the time the lot was conveyed to you from the Builder or the previous homeowner. Grading can be used to create berms, slopes and swales which can define space, screen undesirable views, noise and high winds. Grassed slopes or berms are suggested to not exceed three (3) feet of horizontal distance to one (1) foot of rise or vertical height (3 to 1 slope) in order to permit greater ease of mowing and general maintenance.

4.4 Soil Preparations

Soil conditions may vary throughout Reunion. Individual soils testing is suggested for each lot to determine the exact nature of the soil and the desired level of amendment needed such as mulch, sand and fertilizer to optimize plant growth. Soil preparation is very important due to our soil and climate. Local nurseries may offer assistance in determining the proper quantity and type of soil amendment. After the soil has been amended, make sure that the existing drainage pattern is re-established on your lot. It is suggested that a minimum of five (5) yards per 1,000 square feet of organic material be tilled in six (6) to eight (8) inches.

4.5 Retaining Walls

Retaining walls may be used to accommodate or create abrupt changes in grade. Such walls should be properly anchored to withstand overturning forces. Stonewalls should be made thicker at the bottom than at the top to achieve stability. To avoid destructive freeze-thaw action, all retaining walls should incorporate weep holes into wall design to permit water trapped behind them to be released. . Walls should not be located so as to alter the existing drainage patterns, and should provide for adequate drainage over or through (by means of weep holes) the wall structure.

4.6 Climate and Soils

Typical climatic conditions of this area include low precipitation, low average humidity, variable winds, and a fairly wide temperature range.

4.7 View and Solar Obstructions

See View and Solar Obstructions, Section 2.97

4.8 Screening Views and Directing Winds.

Plant materials can frame pleasant vistas such as views of the mountains. Less desirable views of adjacent land (e.g. highways) can be screened with dense coniferous plantings, earth mounds, fences or walls. High velocity winds can be effectively directed by dense planting. Care should be taken, however, to respect and preserve views of adjacent lots.

4.9 Rockscapes

Boulders and cobbles present an attractive landscape element if used sensitively within the

overall landscape composition. Large expanses, over 25% of any yard area, front and/or back, of this type material require Committee approval. Check with the Architectural Committee.

4.10 Irrigation

Automatic sprinkler systems connected to the dual-irrigation system shall be required in the rear yard. Information may be obtained from the Reunion Metropolitan Districts, **(303) 791-0430 or South Adams County Water and Sanitation District, (303) 288-2646**. It is recommended that you water in the morning or evening. One of the most common tendencies is to over-saturate your lot. We urge each homeowner to conserve water and as a result minimize problems on their own lots as well as on adjacent property owners' lots caused by over-watering. This can be accomplished by watering at shorter cycles more often during the course of the day.

Several systems can be used to water your lawn: manual and automatic sprinkler systems and portable sprinklers (for supplemental water and/or winter watering purposes). The following are some facts to consider in selecting the type and location of the sprinkler system you are going to use: (a) size and shape of areas to be watered, (b) type of turf or ground cover, (c) available water supply and pressure, (d) environment of the area – wind, rain, temperature, exposure and grades, (e) low spraying irrigation devices may help minimize wasted water due to winds, (f) installation of an irrigation system directly adjacent to front sidewalks may eventually cause undermining and deterioration to concrete and paved areas, (g) type of soil and its ability to accept water (local nurseries or do-it-yourself stores have detailed information concerning the type and installation of irrigation systems), and (h) drip irrigation systems are recommended for tree and shrub areas.

4.11 Paved Areas

Paving may be used to define areas of intense activity and circulation patterns, such as patios, walks and steps. Materials that can be used to create attractive patterns and textures are brick, flagstone, stepping-stone, and pre-cast patterned or exposed aggregate concrete pavers. These materials are often more desirable than asphalt or poured concrete. It is suggested that paving materials be earth tone colors. Sufficient slope should be maintained in all paved areas to insure proper drainage.

4.12 Shade

Shade trees should be sized and planted so as to maximize the shade to the home and activity areas. Avoid shading a solar collector, or inhibiting the effectiveness of passive solar design measures. For example, broad-leaved deciduous trees screen out the intense summer sun, but allow winter warmth to penetrate. Trees and shrubs in general should not be planted within existing drainage swales so as to block designated drainage patterns.

Tree trimming – As between homeowners, the homeowner of the lot upon which trees and other plants are planted may be liable for all damage to neighboring property in connection

with such trees and plants, including damages from trimming and removal. These risks can be reduced by planting trees and other plants a sufficient distance from your property line.

4.13 Landscape Materials

Deciduous canopy trees and dense **evergreen trees** provide summer shade. Evergreens provide good backdrops for displaying ornamental trees and contrasting flowers, as well as providing a visual screen.

Shrubs may be used as specimens or in masses. Shrubs can also be used in combination with trees as windbreaks or to add color and texture to the landscape. Low growing, spreading shrubs may be used as groundcover treatment and present an attractive method of reducing water consumption.

Ornamental grasses are drought tolerant after they are established, provide impact and visual interest to your landscape, and are available in a wide variety of colors to compliment your seasonal plantings.

Ornamental trees provide accent, color and additional interest to the residential landscape and may be a more appropriate scale for small areas of a lot.

Groundcovers play an important role in consolidating the surface of fine-grained soils to prevent erosion and sedimentation. They may be useful in place of a lawn, especially on steep banks where they will also require less water than turf grass.

Vines may be used as groundcover a shading element over a trellis, or a screen when planted adjacent to a fence.

Garden flowers may be used as elements of seasonal color. Perennials and annuals should be considered. Vegetable gardens may be integrated with planting beds and used ornamentally.

Refer to Section 4.16 for list of suggested plants for consideration when selecting materials for your landscape project.

Plant availability and plant species varies each year. Also individual lots have a variety of soil, water, and light conditions which can affect a plant's growth. Consulting with a landscape or garden center professional is highly recommended before selecting plants for your yard.

4.14 Mulches

Mulches modify the extremes of soil temperature and improve soil by producing humus, and reducing evaporative loss. Suggested minimum depth of mulches is three (3) inches. Mulches are typically used in shrubs and groundcover beds and consist of a variety of

organic materials such as ground bark, wood chips, pole peelings or chipper chips. Suitable crushed aggregate of dark, earth-toned colors may be used as an alternative mulch material.

4.15 Landscaping Maintenance

Good consistent maintenance is essential for healthy plant materials. The following are some suggested maintenance considerations and ways of minimizing maintenance problems: (a) plant with regard to Reunion's climate, (b) consider ultimate size, shape and growth rate of species, (c) locate plants and irrigation heads out of the way of pedestrian/bicycle traffic and car bumpers, (d) provide simple guying systems for trees for a minimum of two (2) years and wrap trees most susceptible to sun scald with burlap or paper during fall and winter months, (e) make provisions for efficient irrigation; drain and service sprinkler systems on a regular basis and conduct operational checks on a weekly basis to insure proper performance of the system, (f) provide good soil mixes with sufficient organic material – 30% per tilled depth is desirable, (g) use wood mulch at least three (3) inches deep to hold soil moisture and to prevent weeds and soil compaction (rock raises the temperature in beds), (h) provide required fertilization, weed and pest controls, etc. as required for optimum plant growth, (i) prune woody plants when needed; never prune more than 1/3 of foliage, (j) space groves of trees or single trees to allow for efficient mowing, (k) locate plants with similar water, sun and space requirements together, and (l) consider utility equipment access when placing plants.

4.16 Planting Densities and Suggested Plant List

Planting densities for the remainder of the Lot (back and side yards) not within the private zone of a residence, are as follows:

Small (≤ 6000 sq ft.) – 6 Shrub equivalents*, 1 Deciduous Tree.

Standard (6001-7500 sq ft.) – 12 Shrub equivalents*, 1 Deciduous Tree, 1 Evergreen Tree.

Large (7501-9000 sq ft.) – 14 Shrub equivalents*, 2 Deciduous Trees, 1 Evergreen Tree, 1 Ornamental Tree.

Extra Large (> 9000 sq ft.) – 24 Shrub equivalents*, 2 Deciduous Trees, 1 Evergreen Tree, 1 Ornamental Tree.

. Planting areas are defined as rock or mulch areas that are incorporated in the landscaping plan.

*One "shrub equivalent" shall be defined as 1 woody deciduous or evergreen shrubs #1 gallon container or greater or 3 ornamental grasses or 3 perennials.

For your convenience, the following list of shrubs, trees, flowers and grasses is provided:

Deciduous Street Trees	Small Deciduous Trees	Evergreen Trees	Evergreen Shrubs
Autumn Fantasy Maple	Amur Maple	Colorado Spruce	Blue chip Juniper
Northwood Maple	Serviceberry	Southwestern White Pine	Mugho Pine
Horsechestnut	River Hawthorn	Colorado Blue Spruce	Green Mound Juniper
Buckeye	Russian Hawthorn	Austrian Pine	Andora Youndstown Juniper
Kentucky Coffee Tree	Thornless Cockspur Hawthorn	Ponderosa Pine	Blue Globe Spruce
Swamp White Oak		Pinyon Pine	Buffalo Juniper
Burr Oak	Native Hawthorn	White Fir	
Red Oak	Radiant Crabapple	Fat Albert Spruce	
Shademaster	Thunderchild Crabapple	Bristlecone Pine	
Honeylocust	Mayday Tree	Scots Pine	
Weeping Willow	Purple Leaf Mayday	Douglas Fir	
Greenspire Linden	Prairie Gem Pear		
Redmond Linden	Chanticleer Pear		
	Spring Snow Crabapple		

Deciduous Shrubs	Groundcover & Vines	Ornamental Grasses
Nanking Cherry	Carpet Bugle	Little Bunny Grass
Arthur Simmons Blue Mist Spirea	Rockcress	Annual Rose Fountain Grass
Tall Blue Rabbit Brush	Snow in Summer	Plume Grass
Dwarf Siberian Peashrub	Bunchberry Dogwood	Karl Foerester Feather Reed Grass
Alpine Currant	Maiden Pink	Northern Sea Oats Grass
Siberian Peashrub	Cottage Pink Dianthus	Ravenna Grass
Miss Kim Dwarf Lilac	Sulfur Flower	Sea Urchin Blue Fescue
Wavy Leaf Oak	Wintercreeper Euonymus	Blue Oat Grass
Apache Plum	Wild Strawberry	Japanese Blood Grass
Mountain Mahogany	CandyTuft	Miscanthus
Creeping Western Sand Cherry	White Nancy Nettle	Maiden Hair Grass

Spanish Gold Broom	Moneywort	Purple Silver Grass
Western Sand Cherry	Running Mat Phlox	Yuka Jima Maiden Grass
Compact American Cranberrybush	Emerald Pink Phlox	Zebra Grass
Dwarf Green Rabbit Brush	Prostrate Veronica	Veriegated Moor Grass
Three Leaf Sumac	Periwinkle	Northern Indian Rice Grass
Russian Sage		Switchgrass
		Dwarf Fountain Grass

4.17 Recommended Grasses:

A. High maintenance areas: Will require permanent irrigation and regular mowing: 4 Way Blend of Kentucky Bluegrass (fine blade, more water)

Alta Tall Fescue Grass and Bluegrass Blend “90/10 Blend” (coarse blade, less water)

Fine Fescue Grass (fine blade, less water, less traffic tolerant)

“Texas Bluegrass” Blend (heat tolerant, moderate water use, traffic tolerant)

Buffalo grass (requires little water, will brown with no water, and is not allowed in front yards)

Brome grasses and blends containing Brome grass (requires less water, has a coarse blade, and are generally discouraged because they do not have a manicured appearance)

All turf grass will require full coverage, spray irrigation, regular mowing, and regular fertilization.

B. Alternative ground covers or turf types can be considered on a case by case basis and should be included in a Xeriscape plan and program. However Buffalo grass in front yards is prohibited.

5 DEFINITIONS AND ATTACHMENTS

5.1 Definitions:

Boat: A boat is a structure designed for navigation on the water and is propelled by oars, paddles, sails or active power, and includes any object commonly understood to be a boat.

Camper Coach: An item of mounted equipment which when temporarily or permanently

mounted on a motor vehicle adapts such vehicle for use as temporary living or sleeping accommodations.

Camping Trailer: A vehicular portable unit mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping and travel use.

Concealment: Requires that 80% of the area or object be hidden from the view of the adjacent properties, street, parks and open spaces.

Dog Kennel: A structure where animals are individualized for purposes of boarding, breeding or training or any type of commercial venture.

Dog Run: A contained space that is intended to allow one (1) or more animal's free movement in the outdoors.

Legally Inoperable: A vehicle which does not have a visible current valid license plate.

Mechanically Inoperable: A vehicle which is not road-ready (flat tires, stored on blocks, missing windshield, headlights etc.)

Mobile Home: A mobile home is any type of trailer or vehicle body, regardless of any appurtenances, additions, or other modifications thereto, without independent active power, manufactured upon an integral chassis or under carriage and designed either for travel over the highways or for housing accommodations or both.

Motor Home: A vehicular unit, built on a self-propelled motor vehicle chassis, primarily designed to provide temporary living quarters for recreational, camping, or travel use.

Open Space: Land that has been dedicated to Reunion Metropolitan Districts. It is non-irrigated parkland that may contain a variety of easements. Parks, green belts, streetscape, etc. are not open space.

Ornament: A decoration that lends interest to the house and/or yard.

Paving: The use of asphalt, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers for walks, driveways, patio areas or other purposes.

Pickup Truck: A truck with a cab and standard truck bed. "Flat bed" or "stake bed" trucks shall be considered commercial vehicles.

Recreation Vehicle: A recreational vehicle is a vehicle-type unit often designed as temporary living quarters for recreational, camping, or travel use, which either has its own active power or is mounted on or drawn by another vehicle. Also included are vehicles used

specifically for recreation, such as boats, jet skis, snowmobiles, etc.

Screened: Requires that 50% of the area or object be hidden from the view of the adjacent properties, streets, parks, or open space.

Sheen: Sheen is the degree of luster of a dried paint film. The Architectural Committee will approve paint with an angular sheen of 0-25 degrees for base and trim in approved colors.

Trailer/Trailer House: A trailer is any vehicle coupled to, or drawn, by any motor vehicle. A trailer house is a trailer designed to serve wherever parked as a dwelling or a place of business.

Truck Camper: A portable unit, designed to be loaded onto, or affixed to, the bed or chassis of a truck, constructed to provide temporary living quarters for recreational, camping or travel use. This does not include pickup trucks $\frac{3}{4}$ ton or less in size with a topper or shell that does not exceed the height of the cab.

View: A view is established from the rear outside main living area of properties adjoining open space. A view, if applicable, is established with the initial construction of the home. A view cannot be established by additions such as a second story deck. See View and Solar Obstructions, Section 2.97.

Yard: (These are illustrated examples only.) F = "front" yard; S = "side" yard; R = "rear" yard

5.2 Attachments:

Figure 1: Solid Fence

Figure 2: Solid Fence/Optional Gate

Figure 3: Open Fence

Figure 4: Open Fence/Optional Gate

Figure 5: Alternate 4' Solid Fence Option