



Belleview Village Design Guidelines

March 2021

Table of Contents

Table of Contents	i
Introduction and Purpose	1
Administration of Design Standard	1
Variances	2
Revisions to Design Guidelines	2
Effect of Governmental and Other Regulations	3
Design Guidelines Enforcement Policy	3
Design Review Procedures	4
General Conditions	4
Design Review Committee Process	5
Submittal Review Process and Final Approval	6-7
Initial Landscape Submittals	7-8
Field Changes	8
Submittal Requirements	8-9
Landscape Plan (Initial Design or Amendment) – Front, Side or Rear Yards	9
Architectural Standards	9
Residential Landscape Standards	10
Character	10-11
Water Efficiency / Xeric Landscape Principles	11
General landscape	11
Landscape Materials	11
Minimum Plant Sizes	12
Maintenance	12
Other Standards	12
Landmark Landscaping Requirements	13
Front Yard Landscape	13
Quantities Front Yard Turf... ..	13
Quantities Front Yard Trees	13
Quantities Front Yard Shrubs.....	13
Side Yards	13
Rear Yards	13-14
Specific Site Improvements for Landmark	14
Basketball Backboards	14
Decks, Balconies and Covered Patios	14
Drainage	14-15
Fences	15
Ground & Garden Level Decks	15
Heights-Maximum	15
Pet Enclosures	15-16

Play Equipment	16
Pools & Spas	16
Solar Energy Systems	16
Storage Sheds / Utility Buildings – Prefabricated or Custom 120 Square Feet or Less.....	17
Walls	17
Cityscape Landscaping Requirements	17
Landscape... ..	17
Specific Site Improvements for Cityscape	17
Basketball Backboards	17
Structures.....	18
Solar Energy Systems	18
Specific Site Improvements for Belleview Village.....	18
Address Sign.....	18
Animals... ..	18
Artificial Plantings	18
Drainage.....	18
Drains	19
Exterior Lighting	19
Exterior Painting	19
Exterior Shutters.....	19
Exterior Stairs.....	19
Garden Ornaments – Front Yard	19
Garden Window	19
Holiday Lighting.....	20
Irrigation	20
Lamp Posts	20
Ramps- Handicap.....	20
Screen/storm Doors	20
Trash/Recycle Cans.....	20
Unsightly Items	20
Window Awnings	20
Window Coverings	21
Community Guidelines for Belleview Village... ..	21
Tenant Guidelines	21
Vehicle Repair	21
Commercial Vehicles.....	22
Appendix A: Approved Plants.....	23
Appendix B: Fencing	27

Introduction and Purpose

The goal of the Belleview Village Design Guidelines, as amended from time to time ("Design Guidelines") is to provide general design criteria and guidance for current and future homeowners regarding home and lot enhancements or modifications and to ensure compatibility with the subject house's particular architectural style and with the overall character of the community.

The Belleview Village Design Review Committee ("DRC") acts pursuant to the authority granted to it by the Board of Directors of Belleview Village Metropolitan District (the "Board" or the "District"), the Declaration of Covenants, Conditions and Restrictions for Belleview Village, recorded on [RESERVED], at Reception No. [RESERVED] in the real property records of Jefferson County, as it may be amended or modified from time to time (the "Covenants"), and these Design Guidelines. The DRC's authority concerns regulation of the design and aesthetic aspects of all real property covered by the Declaration (the "Property"), which includes all Lots and any Improvements thereon, as such terms are defined in the Covenants (each Lot, including any Improvements thereon, is referred to as a "Residential Site"). The Board may act as the DRC itself, or the Board may appoint between one and five individuals to serve as the DRC.

The DRC must approve all plans for any alterations of the exterior of a Residential Site, including architectural or landscape modifications, before the alterations are made. The DRC also has the right to review alterations as they are constructed and to make determinations as to final approval of completed alterations.

Administration of Design Guidelines

It is the responsibility of the DRC to ensure that all proposed Improvements and Residential Site alterations meet the requirements of these Design Guidelines and to promote quality design for the neighborhood in accordance with the Covenants and as determined by the Board.

The DRC reviews and makes determinations concerning approval of Improvements and Residential Site alterations regarding compliance with only the Design Guidelines and the Covenants. By conducting such reviews and making such determinations, the DRC does not make any representations whatsoever concerning any design plan's or related work's integrity or compliance with any other applicable requirements, including but not limited to:

- Federal, State, or other local laws, policies, codes, and permits.
- Engineering, technical, or structural requirements or standards.
- Drainage requirements, including any drainage plans approved by Jefferson County.

It is the homeowner's responsibility to ensure all applicable laws, codes, requirements, and standards are followed, including obtaining any permits that are required by a county, city, or another governmental entity.

The DRC will review and make determinations concerning final approval for all front, side, and rear yard landscape reviews in accordance with the Covenants, these Design Guidelines, and other applicable District policies. The DRC will conduct such reviews in a reasonably timely manner and will communicate directly with each homebuyer as needed. The homebuyer may elect to submit their front, side, and/or rear yard design plan and associated, nonrefundable fees prior to the house closing to expedite the process. Prompt submission of design plan materials and fees will assist homeowners with completing their landscaping in the required time frame as described in the Covenants and the Submittal Review Schedule section below.

Conditions and matters not defined or addressed specifically within these Design Guidelines shall be addressed, permitted, or prohibited at the discretion of the DRC and/or the Board from time to time.

Variances

The Board, or if the Board delegates its authority to the DRC, then the DRC shall have the authority to grant a variance to any provision of the Covenants and/or the Design Guidelines that is within the authority of the Board or the DRC, as the case may be. Such variance will only be made upon a finding (1) of unreasonable hardship not created by the Residential Site Owner or circumstances where literal enforcement of the provision or provisions will create a material hardship to the applicant, and (2) that such a variance is not contrary to the intent or interests of the Community, District and Owners, as those terms are defined in the Covenants. A variance may be made subject to terms and conditions approved by the Board or the DRC. If a variance is denied, the applicant may not bring another application for a similar variance for the same Residential Site for a period of one year after submittal of the original request. Should the DRC grant a variance to any of the provisions of the Covenants or Design Guidelines in a certain circumstance, such a grant does not constitute waiver or modification of the Covenants or Design Guidelines for any other circumstances.

Revisions to Design Guidelines

The District reserves the right to revise these Design Guidelines from time to time as changing conditions, needs, or priorities arise. The District and/or the DRC will make the currently effective Covenants and Design Guidelines available upon request and expect to provide such documents to homeowners by posting on the District website or by other means of communication. **But, homeowners are ultimately responsible for obtaining, reviewing, and complying with the Covenants and Design Guidelines and any amendments or modifications thereto.**

Effect of Governmental and Other Regulations

The Design Guidelines are a supplement to the Covenants, District policies and resolutions, and all other applicable laws, codes, and regulations. The Design Guidelines do not supersede or modify any existing applicable codes, requirements, ordinances, or regulations of Jefferson County or any other governmental entity. Any requests for variances to any codes, requirements, ordinances, or regulations of Jefferson County or any other governmental entity apart from the District and the DRC shall be submitted to the appropriate entity according to such entity's procedures following review and approval by the DRC of the underlying proposed design plan. In the event of conflict or discrepancy between these Guidelines and the Covenants or between these Guidelines and any other laws, ordinances, codes, or regulations, the most restrictive requirements shall generally apply.

Notwithstanding any provision to the contrary in these Design Guidelines, no term or provision of these Design Guidelines shall be construed or interpreted as a waiver, either expressed or implied, of any of the immunities, rights, benefits or protection provided to the District and its affiliated entities, including the DRC, or other persons or entities designated by the District, and their respective directors, trustees, officers, members, managers, agents and employees under the Colorado Governmental Immunity Act. The District and its affiliated entities, including the DRC, directors, trustees, officers, members, managers, agents and employees shall not be liable to any applicant or any other person for any damage, loss, or prejudice suffered or claimed on account of the District's or DRC's review of plans, specifications, or materials.

Design Guidelines Enforcement Policy

The District and the DRC desire that ensuring compliance with the Covenants and these Design Guidelines will benefit all homeowners in Belleview Village by promoting the common good and enjoyment of the homeowners' investments, protecting property values, and maintaining a pleasant living environment. Pursuant to the Covenants, these Design Guidelines and other applicable District policies, Section 32-1-1001(1)(j), C.R.S., and other applicable law, failure to adhere to the Covenants, these Design Guidelines, and other applicable District policies may result in, among other consequences, monetary penalties or suspension of any services provided by the District. Furthermore, the homeowner may also be held responsible for costs arising from efforts to resolve any such noncompliance, such as, but not limited to, attorney fees and costs, additional review fees and inspection expenses, and damages to people or property. Per Section 32-1-1001(1)(j), C.R.S., unpaid penalties shall constitute a perpetual lien on and against the property served, and any such lien may be foreclosed in the same manner as provided by Colorado law for the foreclosure of mechanics' liens.

Design Review Procedures

General Conditions

The DRC will retain one copy of all approved plans as provided in these Design Guidelines and written records of all actions taken by it that will be available to homeowners for inspection at reasonable business hours.

Homeowners applying for DRC approval shall comply with the following general conditions unless the District or DRC determine otherwise from time to time:

- Access for construction equipment and personnel must be through the homeowner's Residential Site only.
- If proposed design plans or alterations require access over District-owned property, except for streets or sidewalks, for the purpose of transporting labor or materials, it shall be required for the homeowner to obtain the District's prior written authorization. Any such requests must be filed with the District before the commencement of construction.
- Streets may not be unduly obstructed with objects and building materials. Items such as, but not limited to, sand, rock, building materials, and other debris, may not be stored on streets, sidewalks, or other District-owned property.
- Building permits from any applicable county or other governmental entity may be required, and it is the homeowner's responsibility to obtain and ensure compliance with any such permits.
- DRC review and determinations regarding approval of any plans or alterations are not to be considered authorization to change the effective drainage plan as installed by the builder and approved by the applicable governmental entity.
- DRC approval of a design plan or alteration is not authorization to proceed with any other plans or alterations on the homeowner's Residential Site or other property in any manner not previously approved by the DRC.
- If a homeowner or other person causes any damage to District-owned property or other property, or to people, that homeowner or other person is responsible for costs incurred by the District arising from such damage, including but not limited to attorney fees and costs.
- The DRC is not required to return to the homeowner or any other person any photos required as part of the application for DRC approval.
- No homeowner shall damage, misuse, or unreasonably alter any District-owned property.
- All work must be performed in a manner consistent with the terms of the DRC's approval, the original construction standards of the home, and the design and appearance of the community. All work considered to be of an unsightly finished

nature, of lesser quality than the prevailing community standards, or otherwise inconsistent with the terms of the DRC's approval, these Design Guidelines, and/or the Covenants shall be reworked to an acceptable appearance at the homeowners' expense.

- If written approval of the DRC is not obtained for any exterior change to a Residential Site (except for damage or destruction of any or all portions of a Residential Site not caused by or on behalf of the homeowner), such change shall constitute a violation of the Covenants and/or these Design Guidelines, as applicable, and the homeowner will be subject to consequences including but not limited to being responsible for modifying or removing the noncompliance at the homeowner's expense.
- Homeowners are responsible for addressing damaged or destroyed portions of their respective Residential Site in accordance with the Covenants.
- Plan approval will automatically expire six (6) months after approval if construction is not commenced within such six-month period, and if approval so expires, the Applicant must submit a new request for approval to the DRC.

Design Review Committee Process

In order to promote a harmonious, high quality, and integrated design throughout all phases of the project by ensuring compliance with the Covenants and the Design Guidelines, the DRC shall implement, and homeowners and builders shall follow, the design review process as set forth below. The DRC will review and approve the proposed plans prior to submission to the Jefferson County Building Department. The DRC and/or the District may require that an Applicant pay fees to defray the costs associated with DRC review of submittals and related inspections and determinations.

CONSTRUCTION SHALL NOT BEGIN ON ANY IMPROVEMENTS OR ALTERATIONS UNTIL ALL SUBMITTALS FOR THAT IMPROVEMENT OR ALTERATION HAVE BEEN APPROVED BY THE DRC.

All submittals to the DRC shall be submitted in writing addressed as follows by (1) courier delivery via FedEx or other nationally recognized overnight air courier service; (2) email transmission; or (3) depositing same in the United States mail, postage prepaid:

Bellevue Village Metropolitan District
c/o Timberline District Consulting, LLC
3051 W 105th Ave
PO BOX #351929
Westminster, CO 80031
Attn: Bellevue Village Design Review Committee
Email: barnett@timberlinedc.com

Submittal Review Process and Final Approval

- General Submittal Review Process
 - Submittals to, and approvals by, the DRC shall occur prior to installation work, including any demolition or construction, of any Residential Site alterations, except as noted herein and in the Covenants. It is recommended that an applicant for DRC approval, including homeowners and builders, ("Applicant" or "homeowner" or "builder," as applicable) complete all DRC submittals and obtain all necessary DRC approvals before ordering materials.
 - The DRC will accept for review only submittals that are complete, containing all materials required pursuant to the Submittal Requirements section below and other provisions of these Design Guidelines, and containing any other information requested by the DRC. Any incomplete submittals will not be accepted and will be returned to the Applicant.
 - After the DRC accepts a submittal for review, the DRC shall make a determination in writing as to the approval of the submittal within forty-five (45) days of its acceptance of the submittal. The DRC reserves the right to request any information or materials from the Applicant in addition to that provided in the initial submittal at the Applicant's sole expense as needed to make a determination whether to approve the submittal. After reviewing a submittal, the DRC may approve the submittal, approve the submittal subject to conditions to be determined by the DRC, or deny the submittal. If the DRC has not made a determination regarding a submittal within forty-five (45) days, then the submittal shall be deemed denied.
 - Upon receipt of submittal comments, an Applicant may contact the DRC to schedule a meeting to review and address such comments in further detail.
 - Once an Applicant receives DRC approval of a submittal, construction may commence. Proposed Residential Site alterations must be completed in a reasonable timeframe or as otherwise specified by these Design Guidelines or determined by the DRC.
 - Construction must proceed consistent with the DRC-approved plan. All deviations from the DRC-approved plans must be submitted to the DRC for review and must be approved by the DRC prior to commencement of work on those deviations.
 - Upon substantial completion of the Improvement(s) or Residential Site alterations, the Applicant shall notify in writing the DRC of such substantial completion and shall request a DRC inspection. The Applicant must then coordinate with the DRC to schedule a DRC inspection of the completed Improvement(s) or alterations. The DRC may require multiple inspections

and revisions to the subject Improvement(s) or alterations before making a determination regarding final approval. Also, after approving a submittal, the DRC reserves the right to inspect the subject Residential Site at any point during construction or installation to ensure compliance with the approved construction documents, plans, Covenants, and Design Guidelines, and the Applicant shall cooperate with the DRC to facilitate such inspections.

- After the DRC conducts such inspection(s) and the Applicant has made any DRC-required modifications to the subject Improvement(s) or alterations, the DRC will, in a reasonable timeframe, make a determination in writing whether to grant final approval of such Improvement(s) or alterations.
- Applicants may appeal or challenge any DRC determinations only in accordance with the Covenants and any applicable District policies.
- The exterior of all Improvements must be completed within twelve (12) months after the commencement of construction, or such other time as the DRC deems reasonable under the circumstances due to the nature of the project or other factors.

Initial Landscape Submittals

A homeowner or builder who purchases any Residential Site that is not a Cityscape Lot (as defined in the Covenants), and such Residential Site does not yet have DRC approved landscaping installed, must submit landscape plans to the DRC and install landscaping as follows:

- If the purchase occurs between April 1 and September 1 of any year, the purchaser shall submit landscape plans to the DRC within three (3) months after the date of the purchase of the Residential Site. The purchaser shall complete installation and obtain final DRC approval of the installed landscaping on such Residential Site within either six (6) months after the purchase date or three (3) months after the DRC issues a determination approving the submittal, whichever is later, or such longer period of time approved by the DRC.
 - Example 1: A homeowner purchases a Residential Site on April 1, 2021. The homeowner must send the DRC a complete submittal by July 1, 2021. The DRC then issues a determination approving the submittal on August 15, 2021. The homeowner must install all landscaping and obtain the DRC's final inspection and final approval of the installed landscaping by November 15, 2021.
 - Example 2: A homeowner purchases a Residential Site on September 1, 2021. The homeowner must send the DRC a complete submittal by December 1, 2021. The DRC then issues a determination approving

the submittal on January 15, 2022. The homeowner must install all landscaping and obtain the DRC's final inspection and final approval of the installed landscaping by April 15, 2022.

- If the purchase occurs between September 2 of any year and March 31 of the next year, then the purchaser shall submit landscape plans to the DRC before the April 30 following the purchase date unless the DRC grants an extension in writing. The purchaser shall complete installation and obtain final DRC approval of the installed landscaping on such Residential Site by the October 1 following either the purchase date or the date the DRC issues a determination approving the submittal, whichever is later, or such longer period of time approved by the DRC.
 - Example 1: A homeowner purchases a Residential Site on March 31, 2021. The homeowner must send the DRC a complete submittal by April 30, 2021. The DRC then issues a determination approving the submittal on June 14, 2021. The homeowner must install all landscaping and obtain the DRC's final inspection and final approval of the installed landscaping by October 1, 2021.
 - Example 2: A homeowner purchases a Residential Site on September 2, 2021. The homeowner must send the DRC a complete submittal by April 30, 2022. The DRC then issues a determination approving the submittal on June 14, 2022. The homeowner must install all landscaping and obtain the DRC's final inspection and final approval of the installed landscaping by October 1, 2022.

Field Changes

Should any changes of color, material, or exterior elevation be necessary, before proceeding with such changes, the Applicant shall contact the DRC in writing to explain the nature of the change and obtain a written determination whether the DRC requires the Applicant to submit additional drawings, documents, or other information for DRC review before the DRC will make a determination whether to approve such change. After the Applicant submits any additional materials required by the DRC and the DRC determines to approve, or approve subject to conditions determined by the DRC, the change, the Applicant can proceed to implement such change pursuant to the terms of the DRC's approval.

Submittal Requirements

Each submittal must include the following, in the form and number requested by the DRC:

- Bellevue Village Design and Improvement Request Form (available from the District upon request to the contact information provided above, and also available on the District website)

- Plans and specifications that are of a minimum size of 8 ½ inches x 11 inches, including color scheme and samples (if applicable). Plans must be drawn to a scale indicated on the plan
- The Applicant's name and address must be noted on each plan
- An indication of the location of the bottom of any slope and the top of any slope, if applicable, for all Improvements
- An accurate showing of the footprint of the subject Residential Site, including lot lines, existing fences and walls, and existing utilities for all Improvements. This information may be available from the builder or from local city or county planning agencies
- For hardscape Improvements, a showing of proposed new and existing: paving, wall, fences, pools, patio covers, drainage, and structures accurately described as to material, length, height, and angles
- An indication of, as applicable, the nature, kind, shape, dimensions, materials, color, finish, and location for all proposed Improvements
- A description of the materials to be used, including the proposed color scheme for all proposed Improvements. Samples of materials must be attached if available
- Grading plans (if applicable), which show where the established drainage pattern may be altered by the proposed Improvements. The Applicant must indicate locations of drainage devices and curb cores. Alterations to any drainage pattern requires a certificate signed and stamped by a professional engineer licensed in the State of Colorado (an "Engineering Drainage Certificate"), which will be obtained and provided to the DRC by the homeowner
- Any other information or material that the DRC may request from time to time

Landscape Plan (Initial Design or Amendment) – Front, Side or Rear Yards

Each submittal must include, in addition to the items noted above, the following, in the form and number requested by the DRC:

- Landscape irrigation description with notes on types of irrigation.
- Location of all landscape trees, shrubs, and turf areas
- A list of the plant material that the Applicant is proposing to use for landscape submittals. This must include trees, shrubs, vines, ground covers, sizes of material, and locations
- Any other information or material that the DRC may request from time to time

Architectural Standards

The following architectural standards should be adhered to as follows:

- Submittal to the DRC for review/approval of architectural alterations, modifications and additions is required, and shall be done before ordering materials and start of demolition or construction
- The architectural integrity of the home's style shall be maintained in all aspects.

- The existing architectural design details (i.e., doors, windows, cornices, roof, fascia, etc.) shall be maintained in any proposed alteration, modification, or addition
- Color and material palette changes shall be consistent with the range of palettes for the Belleview Village Community
- Subject home's architectural style and location
- Color samples of all paint, stain, veneers, wall materials, stone, etc. are required to be submitted to the DRC
- Existing building setbacks from the street shall not be reduced
- Minimum rear yard building setbacks shall not be reduced
- Where a single-story element is modified, the addition must provide a replacement single story element
- Where an exterior wall offset is modified, the addition must provide a replacement wall offset
- Existing room forms and roof articulation shall be emulated in a proposed addition or expansion
- Existing variation in building height shall be emulated in any proposed alterations to the roof and roof lines, within the maximum permitted building height
- Modifications to diverters/gutters/down spouts must be submitted to the DRC for review and approval. Such Improvements shall be colored to match adjacent surfaces to which they are attached or consist of a material that matches the architectural style of the home and shall be tied to the yard drain system
- Radon systems must be approved by the DRC and must be painted to match homes trim
- Timely construction of DRC approved Improvements is required
- Architectural Improvements must be completed within 12 months

Residential Landscape Standards

All exterior portions of a Residential Site, including the front, back, and sides, will be landscaped and maintained in accordance with these Design Guidelines.

Character

The Belleview Village community is designed to be complementary to the high plains and mountains of Colorado. The landscape throughout the community is intended to emphasize drought-tolerant and native plant species. Homeowners and builders are encouraged to continue this style of design and use of plant materials in the yards around the homes.

Water Efficiency / Xeric Landscape Principles

Jefferson County strongly encourages the practice of Xeriscaping. Landscape improvements are strongly encouraged to be designed with water efficiency as a major goal. The following design treatments should be kept in mind when designing a

water efficient landscape:

- Appropriate turf selection
- Use of mulch to maintain soil moisture
- Zoning of plant materials according to their light and water needs
- Improvement of the soil with organic matter
- Efficient irrigation systems
- Proper maintenance and irrigation schedules
- Recirculation of water for decorative water features

General Landscape

Landscape Materials

- Plant material for a Residential Site's landscape shall be selected from the approved plant palette located in Appendix A attached hereto
- Trees, shrubs, ornamental grasses, perennials, and other plant materials must be healthy and of good quality when planted, and they must meet the minimum size requirements noted in the Minimum Plant Sizes section below and other provisions herein
- Rock: All rock and stone used in the landscape design shall be a minimum of $\frac{3}{4}$ inch in size and installed to a minimum depth of 2-inches over a water permeable landscape fabric except where horizontally spreading shrubs or groundcover are planted. A nonpermeable landscape fabric shall be permitted if the building foundation design requires soil moisture protection at the perimeter
- Boulders: Must be native to Colorado and must be approved by the DRC before they are placed on the Residential Site
- Mulch: Mulch shall be fibrous so that it binds together to prevent erosion. Rock mulch must use fabric weed barrier and edging. Wood mulch areas are not required to use fabric weed barrier
- Edging: Edging is limited to heavy (14 gauge) steel, concrete, brick, or stone on a foundation
- Turf: Turf is not to be planted immediately adjacent to or within five (5) feet of the foundation. A bed of rock mulch must be provided between the house and any turf areas
- Artificial plants: Artificial plants and grasses shall not be used to fulfill the minimum coverage of live plant materials and minimum amounts per these Design Guidelines
- Vegetable Gardens: Vegetable gardens are allowed in the rear yard or applicably sized side yards

Minimum Plant Sizes

- Ornamental Tree – 1 1/2 -inch caliper at time of installation
- Deciduous Trees – 2-inch caliper at time of installation
- Evergreen Trees – 6-feet height at time of installation
- All trees must be staked or guyed using metal T-post or wood lodge pole stakes. Guy wires must be maintained by the homeowner to keep all newly planted trees set plumb. Posts and stakes can be removed after 2 years from installation
- Shrubs – 5-gallon container
- Please see the approved planting material lists for recommended plant material

Maintenance

Landscaped areas shall be kept in a well-maintained, safe, clean, and attractive condition at all times. This includes:

- Landscaped areas shall be kept free of trash, litter, weeds, and other such materials or plants not part of the DRC-approved landscape
- All live plant material shall be maintained in a healthy and growing condition and must be replaced as needed with live plant material of similar variety and size
- The homeowner is responsible for providing all regular and normal maintenance of landscaping including weeding, irrigation, fertilization, pruning and mowing

Other Standards

- A permanent automated irrigating system must be installed for all front, side and corner lots, but no piping or sprinkler heads shall be within five (5) feet of foundation walls or slabs. Side yard landscaping and irrigation shall also be installed where the side yard faces a public right-of-way or public space in accordance with the Jefferson County irrigation ordinance, as amended
- Hardscape elements such as concrete, brick, stone, etc. on front and side or rear yards must match or compliment the exterior colors and materials of the home
- Modifications to existing landscaping shall be submitted to the DRC for approval except as noted otherwise in these Design Guidelines.

Landmark Landscaping Requirements

The following requirements apply to all Lots except for Cityscape Lots (as such terms are defined in the Covenants).

Front Yard Landscape

- Front and side yard landscaping of corner lots is required. Initial landscape submittal and installation requirements and information are set forth in the Initial Landscape Submittals section above
- Paving - 4' wide minimum entry walkways. Curved or angled walkways are encouraged to provide planting areas between porches and walkways

Quantities Front Yard Turf

- A minimum of 50% of the front yard area, excluding driveways, shall be landscaped with live plant materials. This may include a combination of natural turf, trees, shrubs, perennials, and ground covers. 100% of the ground must be landscaped with either live plant material, rock mulch, wood mulch, hardscape, etc
- Natural turf lawns may not exceed 40% or 1,000 square feet, whichever is less and must be contiguous, of the non-paved area of the front yard
- Xeriscaping is encouraged

Quantities Front Yard Trees

- 1 shade tree minimum of 2-inch caliper or 1 ornamental tree minimum of 1 ½ inch caliper or 1 evergreen tree minimum of 6 feet in height at time of installation

Quantities Front Yard Shrubs

- A minimum of 6 5-gallon shrubs are required
- A minimum of 6 grasses are required
- A minimum of 6 perennials are required

Side Yards

- Side yards with no public view: No plant material required; 100% mulch coverage required
- Side yards with public view: Front yard standards apply and 1 tree per 25 linear feet is required

Rear Yards

- 1 shade tree minimum of 2-inch caliper or 1 ornamental tree minimum of 1 ½ inch caliper or 1 evergreen tree minimum of 6 feet in height at time of installation

- Minimum of 4 five-gallon shrubs total are required for the rear and side yard combined
- Large areas of rock or wood mulch without shrub or flower plantings is prohibited in the rear yard
- Rear and side yard combined must have a minimum of 50% of the ground plane landscaped with live plant material
- Rear yards with public view: Front yard standards will apply

Specific Site Improvements for Landmark

The following requirements apply to all Lots except for Cityscape Lots (as such terms are defined in the Covenants).

BASKETBALL BACKBOARDS

- No permanent basketball goals, hoops, backboards, or nets shall be installed in the front yard of a Residential Site. Permanent basketball goals, hoops, backboards or nets may be installed in the rear or side yard of a Residential Site without DRC approval if they are at least 5' from any fencing and do not make use of neon color tones. Permanent basketball backboards may not exceed 12' in height
- Basketball backboards that are free-standing and portable are not allowed in the public right-of-way, streets, sidewalks, parkways, or driveway aprons. These backboards **MUST** be stored away from view when not in use. Storing backboards in front of side yards or driveways is not permitted

DECKS, BALCONIES AND COVERED PATIOS

- The design of elevated decks, balconies and covered patios including colors and materials should be consistent with the main structure. All vertical elements (railings, supports and columns, fascia, and overhead structures) should be finished consistent with the exterior architectural style. Columns and/or supports are encouraged to appear substantial and proportionate to the building mass of the home
- Unroofed decks may project into a required setback, please refer to the Jefferson County development code for the limits and requirements. Submittals for review should include dimensions, material descriptions and drawings showing the extents, heights and materials of the proposed deck

DRAINAGE

- For hardscape improvements, show proposed new and existing: paving, wall, fences, pools, patio covers, drainage, and structures accurately described as to material, length, height, and angles
- Provide grading plans (if applicable), which show where the established drainage pattern may be altered by the proposed Improvements. Indicate locations of drainage devices and curb cores. Alterations to any drainage pattern requires an

Engineering Drainage Certificate, which will be the responsibility of the homeowner to obtain and submit to the DRC

FENCES

- No fences are permitted on any Cityscape Lots.
- Fencing on the street side and at the front of the side yard of corner lots shall be installed by the homeowner.
- Landmark fencing shall be six-foot (6'-0") height, cedar privacy fence, color: clear coat.
- District open rail fencing shall be four-foot (4'-0") height, open 3-rail cedar fence, color: clear coat.
- Fences adjacent to sidewalks are required to be at least 18 inches from the edge of the walk.
- Fences must be located within or on the homeowner's property lines and maintained by the homeowner.
- Fences of chain link, poultry wire, aluminum, sheet metal, plastic, fiberglass, reeds, straw, bamboo, rope and other similar temporary or commercial materials are not permitted.
- No double fences shall be allowed along the same property line.
- Originally installed fencing shall not be replaced with any other type of fencing other than what was installed originally except as otherwise approved by the DRC.
- Chain link enclosures are not allowed.

See Appendix B attached hereto for additional requirements and detail on fencing types.

GROUND & GARDEN LEVEL DECKS

- Must be submitted to the DRC for review and approval.
- Refer to the Jefferson County regulations regarding encroachments into rear and side setbacks for landings, decks, stairs, and balconies. Typically, unroofed structures are allowed to encroach more so than roofed projections.

HEIGHTS – MAXIMUM

- The maximum building heights of all Improvements shall be consistent with the Jefferson County regulations, as amended from time to time.

PET ENCLOSURES

- Pet enclosures (i.e., dog runs) must be submitted to the DRC for review for all Residential Sites. Standard type dog houses are allowed and do not need DRC approval as long as they do not exceed 4 feet in height and are screened from adjacent homes and the street.

- Pet Enclosures should not be any higher than adjacent fencing. Six (6) feet when adjacent to Landmark fencing.

PLAY EQUIPMENT

- No permanent playground equipment, trampolines or trampoline fences, or similar sport equipment shall be installed in the front yard of a Residential Site. Permanent playground equipment, trampolines or trampoline fences or similar sport equipment may be installed in the rear or side yard of a Residential Site without DRC approval if they are at least 5' from any property line and do not make use of neon color tones. Playground equipment may not exceed 12' in height.

POOLS & SPAS

- Above-ground Pools are not allowed.
- Spas and similar water features such as hot tubs are permitted in rear yards (or side yards if they are wide enough) without DRC approval if they are at least 5' from any fencing, are toned in color to compliment the exterior of the home or are screened with landscaping. A spa or other similar water feature must not damage existing walls or fences. All equipment shall be completely screened from view from publicly visible areas, and all reasonable efforts to minimize noise must be undertaken by the homeowner.
- Privacy structures and fencing for pools and spas require DRC approval for all Residential Sites. Privacy structures and fencing should complement the exterior style and color of the home and/or existing fencing.

SOLAR ENERGY SYSTEMS

- Each homeowner may install a solar energy system which serves his/her Residential Site so long as (a) the design and location of the solar energy system meets the requirements of all applicable governmental laws and requirements and (b) said design and location receive the prior written approval of the DRC.
 - Energy systems must be integrated into the roof design, to respond to the roof slope, and designed to minimize the profile of the collector.
 - Frames must be colored to compliment the roof.
 - Natural aluminum frames are prohibited.
 - Support for solar equipment shall be located in a manner which minimizes visual and noise impact.

STORAGE SHEDS / UTILITY BUILDINGS – PREFABRICATED OR CUSTOM 120 SQUARE FEET OR LESS

- All prefabricated storage sheds and/or utility buildings shall be in a neutral color that coordinates with the home or community fencing
- May be placed within the required side and rear setbacks but must be set back a minimum of 3 feet from all property lines
- Pre-Fabricated storage sheds and/or utility buildings (i.e., Tuff Shed, Rubbermaid, similar type structures) over 4' in height must be submitted to the DRC for approval and adhere to the following:
 - Be set on a concrete or gravel foundation.
 - Plant material must be used to soften the look of the structure, be planted within 30 days, and continuously maintained thereafter

WALLS

- All walls require DRC approval
- Decorative or utility walls (retaining, seat, etcetera) shall be located at least 5 feet from the property line to allow for a landscape buffer
- Walls shall be no more than 30 inches high
- Walls shall be no more than 30 feet in length
- Wall materials (stone, brick, stucco, and split face block, etcetera) should be selected to match the exterior color palette of the home and color image samples must be submitted for approval

Cityscape Landscaping Requirements

The following requirements apply to all Cityscape Lots (as defined in the Covenants).

LANDSCAPE

- All exterior landscaping on Cityscape Lots shall be maintained by the District. Cityscape homeowners are not permitted to modify landscaping on their respective Residential Sites without the District's prior written approval.

Specific Site Improvements for Cityscape

The following requirements apply to all Cityscape Lots (as defined in the Covenants).

BASKETBALL BACKBOARDS

- No permanent or temporary basketball goals, hoops, backboards, or nets shall be installed in the front and/or back yards of a Residential Site.

STRUCTURES

- Temporary and/or permanent structures; to include but not limited to: Sheds, Pergolas, Gazebos, Greenhouses, and tents are not permitted

SOLAR ENERGY SYSTEMS

- Requires DRA approval.

Specific Site Improvements for Belleview Village

ADDRESS SIGN

- All Homes must have a house number visible from the street and all house number(s) replacing the original number(s) do not need DRC approval as long as they do not exceed six (6) inches in height and the entire area of the sign shall not exceed 1 square foot. Acceptable materials shall include, but are not limited to, wood, ceramic tile, and metal.

ANIMALS

- No horses, livestock, fowl, poultry, or other animals of any kind shall be raised, bred, kept or boarded in Belleview Village, except as otherwise noted herein so long as such animals are not kept for any commercial purpose and are not kept in such number or in such manner as to create a nuisance to any resident of Belleview Village.
- A maximum total of three (3) bona fide household pets per Residential Site may be kept. "Bona fide household pets" include dogs, cats, and other domestic animals approved by the Board and/or the DRC.

ARTIFICIAL PLANTINGS

- No artificial trees, shrubs, plants, or other materials not derived from natural vegetation shall be used to fulfill the minimum coverage of live plant material noted above.

DRAINAGE

- DRC approval of plans does not constitute acceptance or responsibility of any technical, engineering, structural, or drainage specifications. The function of the DRC is to review submittals and property and improvements within Belleview Village for compliance with only the Covenants and these Design Guidelines. **Ensuring compliance with all technical engineering, structural, or drainage requirements, including county drainage plans, are the responsibility of the homeowner.**
- Approved plans are not to be considered authorization to change the original drainage plan as installed by the builder and approved by the applicable governmental entity.

DRAINS

- Area and planter drains must be installed for adequate drainage to permit the plants to survive and minimize the ponding of water. There shall be no interference with the established drainage patterns over any Residential Site, or common area, without approval by the DRC. The landscape irrigation system should be designed to prevent excessive saturation of soils. Planters created by walkways next to a Residential Site should connect to a collector line which positively drains to the street.

EXTERIOR LIGHTING

- DRC approval is required prior to changing or adding exterior lighting. In reviewing lighting requests, the DRC will consider factors including the visibility, style, location, and quality of the lighting fixtures. Exterior lighting must be directed towards the ground whereby the light cone stays within the property boundaries and the light source does not cast a glare onto adjacent properties.

EXTERIOR PAINTING

- The Residential Site Home exterior may be repainted without DRC approval so long as it is painted to match the existing approved paint colors of the home. Any change that deviates from the approved color of the home must receive prior written approval of the DRC.

EXTERIOR SHUTTERS

- DRC approval is not required to replace exterior shutters if the new shutters match existing shutters, as installed by the builder, in style and color.

EXTERIOR STAIRS

- The location, material, and color of new exterior stairs shall be compatible with the existing home. Stair supports must be designed as integral parts of the house. Prefabricated metal stairs may be permitted if they are compatible with the architecture of the home. The addition of any exterior stair system must have DRC approval.

GARDEN ORNAMENTS – FRONT YARD

- Must be submitted to the DRC for approval if any front yard garden ornament exceeds 2' in height. Photos of the ornament(s) are required for submittal.

GARDEN WINDOW

- Must be submitted to the DRC for review and approval.

HOLIDAY LIGHTING

- Placement and display of holiday lighting is permitted without DRC approval for one month preceding the holiday to one month after the holiday. All holiday lighting must be removed within one month following the holiday.

IRRIGATION

- Owners of all front, side and corner lots, except for owners of Cityscape Lots, shall install, operate and maintain an automatic irrigation system for all landscaped areas.

LAMP POSTS

- Must be submitted to the DRC for review and approval.

RAMPS FOR WHEELCHAIRS OR OTHER MOBILITY DEVICES

- All ramps must be compliant with the Americans with Disabilities Act (ADA). The design and placement of any ramp shall be reviewable by the DRC.

SCREEN/STORM DOORS

- Screen doors on the front door entrances shall be a neutral color or painted to match the color of the home and the style must conform to the architectural character of the home. Screen doors do not need DRC approval if these criteria are met.

TRASH/RECYCLE CANS

- Must be stored in the garage or screened from view of street, public areas and adjacent neighboring properties, behind the fence. Trash and Recycling cans are permitted to be on the street the day before and the day of pickup. All cans must be removed on the day of pickup and stored as designated above.

UNSIGHTLY ITEMS

- All construction materials and fencing, weeds, rubbish, debris, or unsightly materials or objects of any kind shall be regularly removed from the Residential Sites and shall not be allowed to accumulate thereon. All clotheslines, trash containers, wood piles, storage areas, machinery, and equipment shall be prohibited upon any Residential Site unless obscured from view of adjoining streets, other Residential Sites, sidewalks, homes, or District Property.

WINDOW AWNINGS

- Awnings must be submitted to the DRC for approval. Awnings must be compatible with the color and design of the existing home. The size, location, and form must be in scale with the window. Awnings must be properly maintained to the satisfaction of the

DRC and may not be kept when frayed, spilt, torn, or faded. Temporary sunshades attached to the outer wall of the house, patio cover, or gazebo such as rolls of bamboo, fiberglass or reed are not permitted.

WINDOW COVERINGS

- Only curtains, drapes, shutters, or blinds may be installed as permanent exterior window covers. No aluminum foil, paint, bedroom sheets, newspaper or similar coverings deemed to be inappropriate for an exterior window covering shall be applied to the windows or doors of any home such that the prohibited coverings are visible from the exterior of the Home. However, Homeowners may use temporary paper shades to cover windows after the close pending the installation of drapes, curtains, shutters, or other appropriate interior window coverings for up to 60 days after closing. Window coverings do not need DRC approval.

Community Guidelines for Belleview Village

TENANT AND GUEST GUIDELINES

- The homeowner shall have the responsibility to acquaint their tenants and guests with the Covenants, Design Guidelines, and other applicable District policies, and the homeowner shall have the ultimate responsibility to ensure that the homeowner's Residential Site is in compliance with same. Penalties and other actions to correct violations will be assessed against the homeowner regardless of whether the violation was committed by the tenant, a guest, or the homeowner.
- For the purposes of these community Design Guidelines, a tenant shall be defined as anyone in possession of or residing in all or part of a homeowner's Home in exchange for any sort of consideration.
- The homeowner is solely responsible for payment of any and all assessments, fines and penalties.
- Disturbances and disorderly conduct by tenants or guests can result in a fine or legal action against the homeowner. Preserving public safety and maintaining harmony among homeowners are priorities of the District. If a tenant or guest poses a risk to these goals, it is recommended that the homeowner take necessary measures to mitigate such risk.
- See Section 2.16 of the Covenants regarding permitted leases.

VEHICLE REPAIR

- No homeowner shall conduct **ANY** repairs to any vehicle upon their Residential Site unless performed in a garage or other enclosure which screens the sight and sound of the activity from adjoining streets and from neighboring property.

COMMERCIAL VEHICLES

A commercial vehicle is defined as any vehicle which is intended or used for commercial use. Any commercial vehicle weighing in excess of 7 tons (14,000 lbs.) Gross Vehicle Weight (G.V.W.) is not permitted within the community except as allowed by section 2.15 of the Covenants and these Design Guidelines.

This includes, but is not limited to, panel vans, pickup trucks, box trucks, tow trucks, semi-trucks, semi tractors, semi-trailers, dump trucks, tractors, construction vehicles such as a lift-bucket, backhoe, street grader, front-end loader, or other similar vehicles or trailers, or any vehicle exceeding 8 feet in height, 8 feet 6 inches in width, or 24 feet in length.

Any commercial vehicle weighing 7 tons or less G.V.W. will be permitted only upon the vehicle being approved by the DRC, PROVIDED THE VEHICLE MEETS THE FOLLOWING CONDITIONS:

- The vehicle must always be in good repair and visually presentable. This means the vehicle must be painted uniformly of primary color with a clear coat, the body work must be in good condition, rust free, with no body damage or cracked windows.
- The vehicle, when parked in the community, must be parked in the respective homeowner's driveway or garage.
- The vehicle may not have externally stored flammable or explosive liquids, fuels or gases.
- Submittals for DRC approval will include the homeowner's name, address, phone number, license plate number, and a picture of the respective vehicle.

If a person possesses in Belleview Village any commercial vehicle weighing 7 tons or less G.V.W. which is not DRC-approved, and/or not meeting the conditions stated above, the person is in violation of these Design Guidelines and the Covenants and will face consequences accordingly.

[The remainder of the page left blank intentionally]

Appendix A

Approved Plants

LEGEND			
XERISCAPE:		"LW" indicates low water requiring species. "VLW" indicates a very low water requiring species.	
SIZE:		"B&B" indicates a tree that is balled and burlapped. "S" indicates a small shrub (less than 4 feet in height). "M" indicates a medium sized shrub (4 to 7 feet in height). "T" indicates a tall shrub (over 7 feet in height).	
SHADE TREES Minimum spacing: 30 feet Minimum size: 2" caliper B&B			
BOTANICAL NAME	COMMON NAME	VARIETIES	Xeriscape
Acer platanoides	NORWAY MAPLE	Schwedler, Emerald Queen, Jade Glen	
Acer rubrum	RED MAPLE	Red Sunset	
Acer saccharinum	SILVER MAPLE		
Aesculus hippocastanum	HORSECHESTNUT		
Catalpa speciosa	WESTERN CATALPA		LW
Celtis occidentalis	HACKBERRY		LW
Fraxinus americana	WHITE ASH	Autumn Purple, Rosehill	
Fraxinus pennsylvanica lanceolata	GREEN ASH	Marshall Seedless, Summit, Patmore	LW
Gleditsia triacanthos inermis	HONEYLOCUST	Skyline, Sunburst, Moraine, Imperial, Shademaster	LW
Gymnocladus dioicus	KENTUCKY COFFEETREE		LW
Platanus occidentalis	SYCAMORE		
Populus acuminata	LANCELEAF COTTONWOOD		
Quercus borealis	NORTHERN RED OAK		
Quercus macrocarpa	BUR OAK		VLW
Quercus robur	ENGLISH OAK		
Tilia americana	AMERICAN LINDEN		
Acer ginnala	AMUR MAPLE		
Aesculus glabra	OHIO BUCKEYE		
Catalpa ovata	CHINESE CATALPA		
Cercis canadensis	REDBUD		

Crataegus species	HAWTHORN	Washington, Downy, Cockspur	
Koelreutaria paniculata	GOLDEN RAIN TREE		LW
Malus species	CRABAPPLE (varieties resistant to fire blight)	Dolga, Royalty, Radiant, Etc.	
Populus tremuloides	ASPEN		
Prunus newport	NEWPORT PLUM		
Prunus virginiana melanocarpa	CANADA REDCHERRY		
Sorbus aucuparia	EUROPEAN MTN.ASH		
Tilia cordata	LITTLELEAF LINDEN	Greenspire, Glen Leven	
EVERGREEN TREES Minimum spacing: 20 ft. (or 10 ft.)* Minimum size: 6 ft.			
BOTANICAL NAME	COMMON NAME	SIZE	XERISCAPE
Abies concolor	WHITE FIR		
Juniperus scopulorum	ROCKY MOUNTAIN JUNIPER*		LW
Picea pungens glauca	COLORADO BLUE SPRUCE		
Pinus aristata	BRISTLECONE PINE *		
Pinus cembroides edulis	PIN.YON PINE *		VLW
Pinus nigra	AUSTRIAN PINE		
Pinus ponderosa	PONDEROSA PINE		LW
Pinus sylvestris	SCOTCH PINE		
DECIDUOUS SHRUBS Minimum size: #5 container			
BOTANICAL NAME	COMMON NAME	SIZE	XERISCAPE
Amelanchier	SERVICEBERRY	T	LW
Berberis thunbergia	JAPANESE BARBERRY	M,S	LW
Caragana arborescens	SIBERIAN PEASHRUB	T	LW
Caryopteris clandonensis	BLUEMIST SPIREA	S	LW
Cercocarpus montanus	MOUNTAIN MAHOGANY	M	LW
Cornus stolonifera	RED & YELLOWTWIG DOGWOOD	T	
Cornus alba	VARIEGATED DOGWOOD	M	
Cotoneaster acutifolia	PEKING COTONEASTER	M	
Cotoneaster divaricata	SPREADING COTONEASTER	S	LW
Euonymus alatus	BURNING BUSH	M	
Forsythia intermedia	FORSYTHIA	T	
Hibiscus syriacus	ALTHEA (ROSE-OF-SHARON)	T	
Hydrangea paniculata	PEEGEE HYDRANGEA	S	

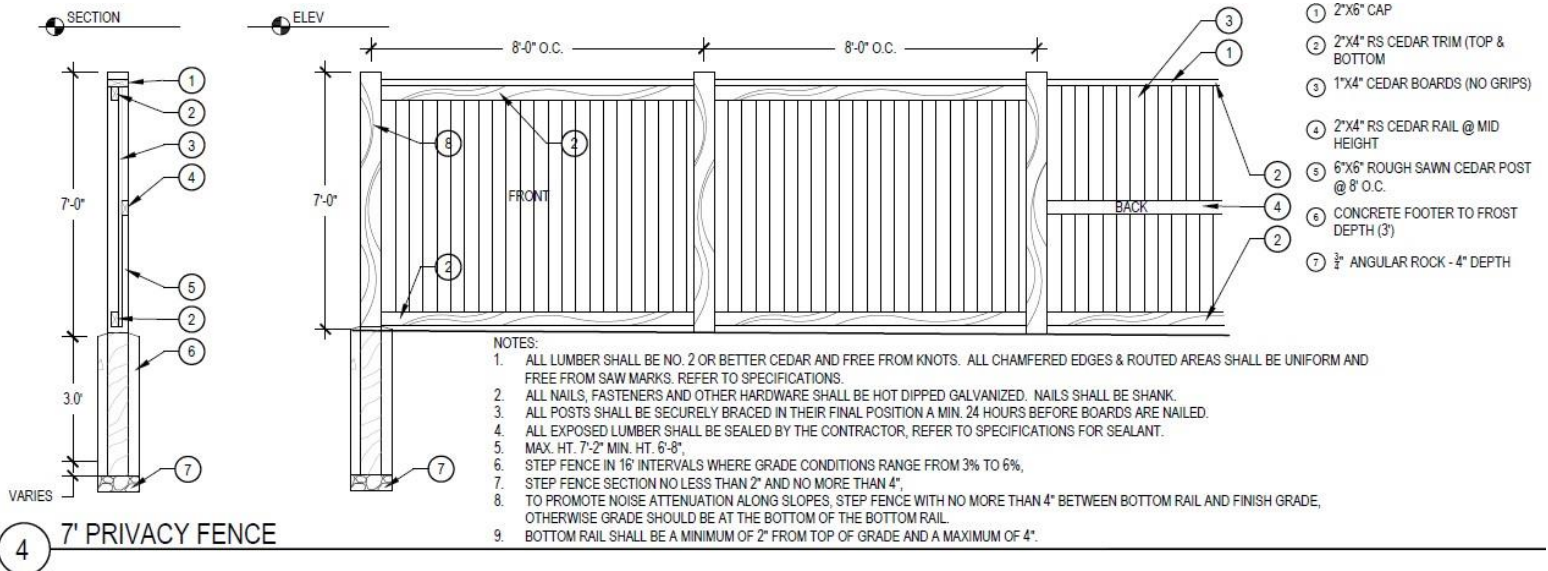
Ligustrum vulgare	COMMON PRIVET	M	
Lonicera compacta nana	DWARF HONEYSUCKLE	S	
Lonicera zabeli	ZABEL'S HONEYSUCKLE	T	
Philadelphus sp.	MOCKORANGE	M,T	
Physocarpus sp.	NINEBARK	M,T	
Potentilla sp.	POTENTILLA(CINQUEFOIL)	S	LW
Prunus americana	AMERICAN PLUM	T	LW
Prunus besseyi	SAND CHERRY	M	LW
Prunus cistena	CISTENA PLUM	M	
Rhamnus sp.	BUCKTHORN	T	
Rhus sp.	SUMAC	M,T	LW
Ribes alpinum	ALPINE CURRANT	S	
Ribes aureum	GOLDEN CURRENT	M	LW
Rosa foetida	SHRUB ROSE	M	LW
Salix sp.	WILLOW	M,T	
Sambucus sp.	ELDER	T	
Shepherdia argentea	SILVER BUFFALOBERRY	T	LW
Spirea sp.	SPIREA	S,M	
Symphocarpus sp.	SNOW & CORALBERRY	S	
Syringa sp.	LILAC	T	
Viburnum sp.	VIBURNUM	T	
EVERGREEN SHRUBS Minimum size: #5 container			
BOTANICAL NAME	COMMON NAME	SIZE	XERISCAPE
Euonymus manhattan	MANHATTAN EUONYMUS	M	
Euonymus sarcoxie	SARCOXIE EUONYMUS	T	
Juniperus chinensis	PFITZER & GOLD TIP JUNIPER	M,T	LW
Juniperus horizontalis	SPREADING JUNIPERS	S	LW
Juniperus sabina	TAMMY, BUFFALO & BROADMOORJUNIPER	M	LW
Mahonia aquifolium	OREGONGRAPE	S,M	
Picea glauca albertiana	ALBERTA SPRUCE	M	
Pinus mugo	MUGHOPINE	M	LW
Pyracantha sp.	PYRACANTHA	M,T	
Yucca sp.	YUCCA	S	VLW
GROUND COVERS			
BOTANICAL NAME	COMMON NAME	XERISCAPE	NOTES
Arctostaphylos uva-ursi	KINNIKINNICK		Evergreen
Ajuga reptans	AJUGA		Evergreen
Antennaria rosea	PUSSYTOES	VLW	
Artemesia	SILVERMOUND	VLW	
Cerastium tomentosum	SNOW-IN-SUMMER	VLW	Evergreen
Convallaria majalis	LILY OF THEVALLEY		Shaded areas
Dianthus deltoides	MAIDEN PINK		
Delosperma nubigenum	HARDY ICEPLANT	VLW	

<i>Euonymus fortunei</i>	WINTERCREEPER		Evergreen
<i>Mahonia repens</i>	CREEPING GRAPEHOLLY	LW	Evergreen
<i>Phlox subulata</i>	CREEPING PHLOX		
<i>Polygonum affine</i>	HIMALAYAN BORDER JEWEL	LW	
<i>Sedum species</i>	SEDUM (STONECROP)	VLW	Evergreen
<i>Thymus pseudolanuginosus</i>	WOOLYTHYME	VLW	
<i>Vinca minor</i>	PERIWINKLE		Evergreen, shaded areas

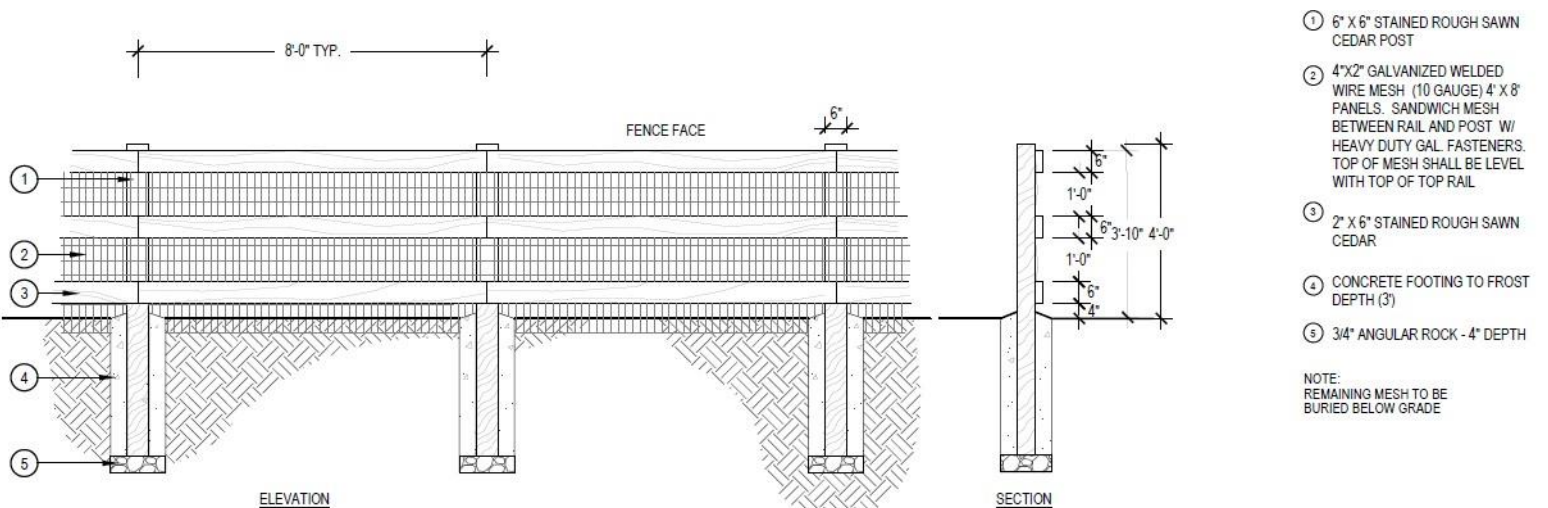
[The remainder of the page left blank intentionally]

Appendix B Fencing

Landmark:



Metro District:



5 3-RAIL FENCE

SCALE: 1/2" = 1'-0"