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## Synopsis of Guidelines for Lot Improvements

March 2007

***This synopsis does not intend to cover ALL of the guidelines for lot improvements within the Wolf Ranch community, but endeavors to act as a tool, providing information on the most common property improvements. For additional and more in-depth information, please refer to the Wolf Ranch Design Guidelines.***

### **Accessory Structures:**(See Page 11 of the Design Guidelines)

Garden shed, gazebo, greenhouse, playhouse & other like structures:

- Maximum 80 sq. ft. in floor area.
- Maximum height 8'.
- Structure to be similar to the architectural style of the home.
- Painted to match the primary residence.
- Roof material to match the primary residence.
- Placement must be outside of all lot easements and "no build" areas; placement close to the primary residence is preferred to minimize impact on adjacent properties.
- Placement on corner lots generally required being on the interior side of the rear yard to minimize visual impact to community roadways.

### **Deck: New or addition** (See Master Design Guidelines for More Details)

- Plan submittal is the same as what is required by Regional Building Dept. for a building permit.
- On all elevated or walkout balconies, decks or porches, all materials exposed to view shall be permanently painted or stained to complement the color scheme of the residence.
- Balconies, decks or porches that are supported more than 4'0" above the adjacent ground line shall incorporate a substantial base element of complementary building materials.
- The overall dimensions of the column bases shall be appropriately proportionate to the scale of the balcony, deck or porch as well as the height that it is supported above grade.
- Stairs shall be constructed as cantilevering or with additional columns, and of similar materials to the deck and its handrails.
- Railings should be translucent in character and allow light and view to pass through the balusters or pickets. Finely crafted wood or metal railings are encouraged. The use of opaque materials for deck railings is not allowed.
- Deck posts must have a minimum dimension of 12".

### **Fencing:**(See Page 4 of the Design Guidelines)

Front yard fencing is prohibited.

Privacy area fencing is prohibited.

### **Rear Yard (Perimeter lot) Fencing:**

- Rear yard fencing must be 3-rail concrete split rail fence provided by Concrete Fence of Colorado (719) 266-4069 or an equivalent approved by the reviewer.
- Open-rail fencing is to be installed at a standard height of 4 feet.
- 6" railings with 9" spacing between rails.

- Lot line fencing is only allowed in the rear yard and should not extend more than 6' forward of the rear elevation.
- Homeowner's will need to set their own termination post for private side yard fencing. Private side yard fencing cannot tie into the community fence.
- Approved colors are Solomon colors of Earthen, Rawhide, Buckskin, or Leather.

#### **Dog Run Fencing:**

Chain link fencing is prohibited.

- Shall be constructed of approved fencing per neighborhood area.
- 2" x 4" vinyl coated wire mesh may be installed on the inside of the fencing, but shall not extend past the top of the rail of the fence.
- Must be installed adjacent to the house and be integrated into the architecture.
- Placement must be a minimum of five (5) feet from the property line.

#### **Landscaping:**

- Installation requirement
  - Installation must be completed within three months of occupancy (excluding the months of October-March).
- Groundcover
  - Open areas not covered with seed, sod, or plants will be covered by three (3) inch depth of shredded western red cedar or rock mulch.
  - The use of wood mulch in the drainage swales is prohibited! The only acceptable materials are rock or sod.
  - Planting beds shall have a minimum of 50% coverage by plant material at the time of installation. All rocked and mulched areas must be substantially planted with plants and shrubs spaced 4' on center for deciduous species and 6' on center for evergreen species. The Committee requires a minimum plant size of 5-gallon for shrubs and 1-gallon for perennials.
  - Mulch in rich, warm colors of brown and tan rock are encouraged over grey rock mulches. Marble chips, lava rock, round river rock, black/white granite is not allowed as decorative mulch. All mulched areas adjacent to turf grasses shall be bordered by a steel or concrete edger.
  - An approved landscape weed barrier fabric is required where rock mulch is applied. An approved pre-emergent herbicide must be applied prior to all mulch applications.
  - No planting or other landscape treatment except street trees and turf or true Xeriscape methods will be permitted in the "tree lawn" areas. Please contact the DRC for more information on approved Xeriscape methods. For all lots and buildings that front streets other than the Community Parkway, the home builder/owner will be responsible for planting a minimum of one (1) 2 1/2" caliper street tree per 35' of street right-of-way adjacency, but not less than one (1) street tree per lot.
- Irrigation
  - Efficient underground irrigation systems are required.
  - Avoid overspray and water waste, utilizing drip system whenever possible.
- Erosion control and weed control must be maintained until landscaping is completed.
- Planting within corner lot site triangles must adhere to county requirements.
- Drainage must not be altered on any lot by landscape or building improvements.
- Retaining walls need to be constructed in areas where the slope is greater than 3:1. Retaining walls shall be constructed with neighborhood theme quality materials that are consistent with the neighborhood theme.

#### **Play & Sports Equipment:**(See Page 13 of the Design Guidelines)

- No submittal is required if the unit is less than 8' in height and has a footprint of less than 100 square feet.
- Play equipment utilizing natural materials (wood vs. plastic) is preferred.
- All play equipment must be placed a minimum of 5' from the property lines.
- Play equipment shall not be placed within 25' of the street side yard property line on corner lots.
- Generally approved for placement in rear yards only (except basketball backboards)

- Portable basketball units must not be placed in the street or curbside for in-street play.
- Placement of structures having a height in excess of 12' shall be carefully reviewed to consider impacts on adjacent properties, especially on corner lots.
- Equipment to have muted or natural colors.
- The DRC reserves the right to require landscape planting to buffer the impact of play & sports equipment if deemed appropriate in the opinion of the committee.

**Satellite Dishes & Antennas:**(See Pages 14-15 of the Design Guidelines)

- Placement to be as buffered as possible.
- Permitted devices are not to be installed on roofs or in front yards.
- Only satellite dishes and antennas protected by the Telecommunications Act of 1996 are permitted.

**Lighting:**(See Page 16 of the Design Guidelines)

- Floodlights for the purpose of lighting large areas are not permitted.
- Colored or multiple hanging lights permitted November 15 – January 15 only.
- Up lighting and down lighting of landscape is encouraged.
- Motion detector security lighting must avoid spillage onto other properties.
- Lighting shall not exceed 60 watts.
- Where yard lights are utilized, they will be installed by the builder or owner and placed three (3) feet from the right-of-way where no walk is present, or three (3) feet from the interior walk edge if walks are present. Driveways, porches, patios, pathways and entrances may be illuminated. Address identification signs shall be ground lit.

**Statues & Sculptures:**(See Page 16 of the Design Guidelines)

- Reviewer approval is not required for a reasonable number of statues and/or sculptures if they are installed in the rear yard and are of a total height not greater than 3'.

**Trash Receptacles & Enclosures:**(See Pages 16-17 of the Design Guidelines)

- Trash receptacles shall be screened and / or enclosed from public view, except on trash collection days.

**Dog Houses:**(See Page 13 of the Design Guidelines)

- The colors and materials of the doghouse shall match those of the primary residence.
- Maximum size shall be 4'x4' and not more than 4' in height.
- Placement must be within 12' of the house (rear yard only) within lot line fencing or invisible, electronic pet fencing.

**Flagpoles:**

- The Reviewer must approve location of permanent flagpole. Flagpoles shall not exceed 8 feet in height. Owners may display a standard pole mounted National or State Flag from the residence. Up-lighting shall not be permitted.