



WOLF
RANCH



LIVE


We're a place where the day-to-day living seems to be just that much sweeter. With 10 incredible builders on our team, you have an incredible design and floor plan.

PLAY

The fun times never end at Wolf Ranch with features such as a lovely dog park, endless biking trails, open space, parks, and a recreation center with a swimming pool and a Splash Park. Plus, events like concerts and community movie nights frequent the community.

GROW

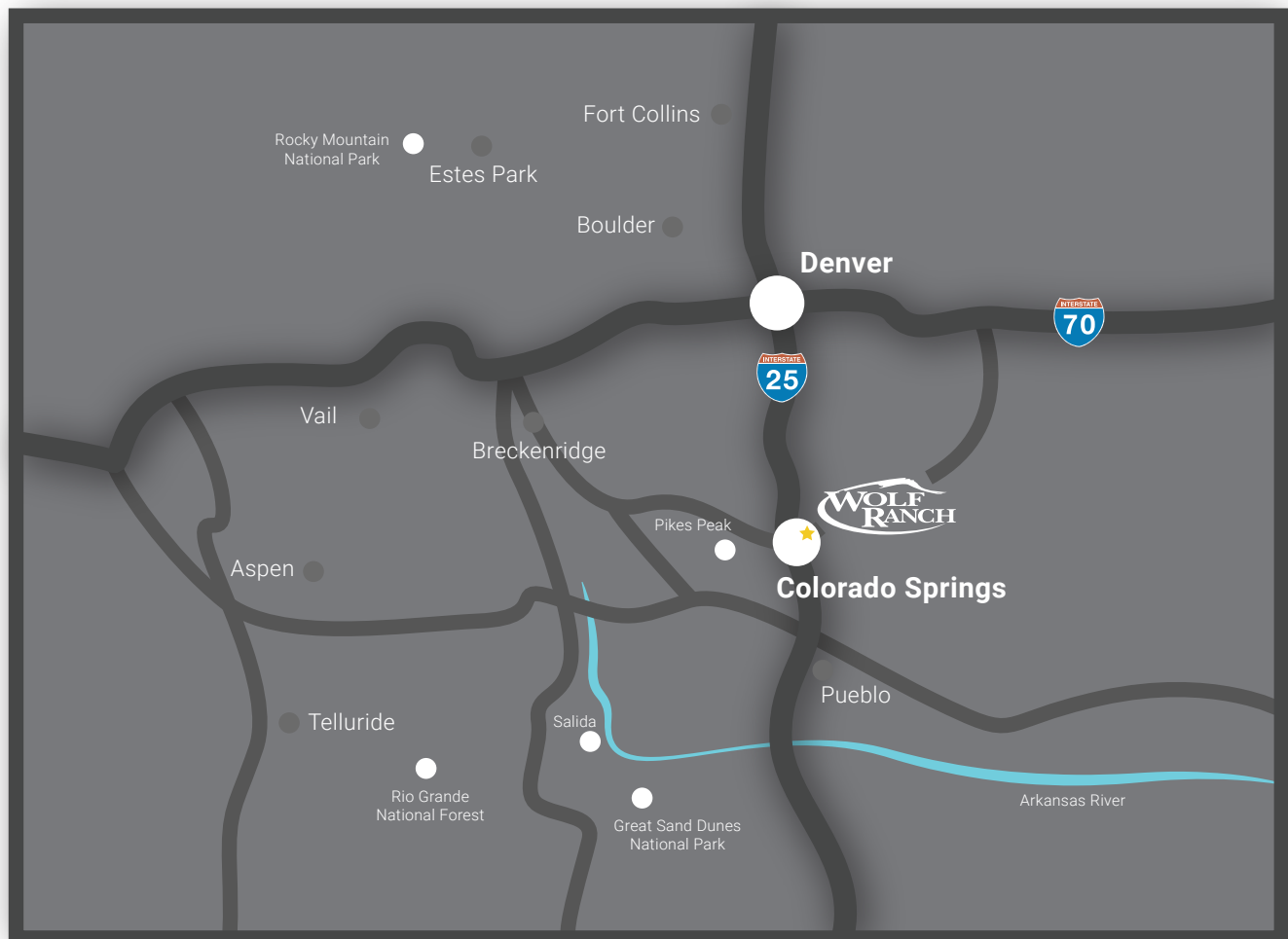
Wolf Ranch creates a space for family growth, no matter if it's a young family or seasoned and thriving household. The award-winning Academy School District 20 offers a variety of schools from K-12 nearby.





CONNECTED TO IT ALL

Wolf Ranch puts you near all the beloved parts of Colorado living. Close proximity to the Rocky Mountains sets up hundreds of fun activities like camping at Rocky Mountain National Park, rafting the Arkansas River, skiing in Aspen, or scenic drives up Pikes Peak.



THE COLORADO LIFE

DENVER

A major cultural epicenter thriving with restaurants, shopping and sports teams. Located just North on I-25.

SKI THE ROCKIES

With over 23 resorts around the state, it's a winter paradise. World renowned resorts and trails just a 2 hour drive away.



FAMILY FUN

Year-round fun for the whole family at annual festivals like the Hot Air Ballon Festival in Colorado Springs.



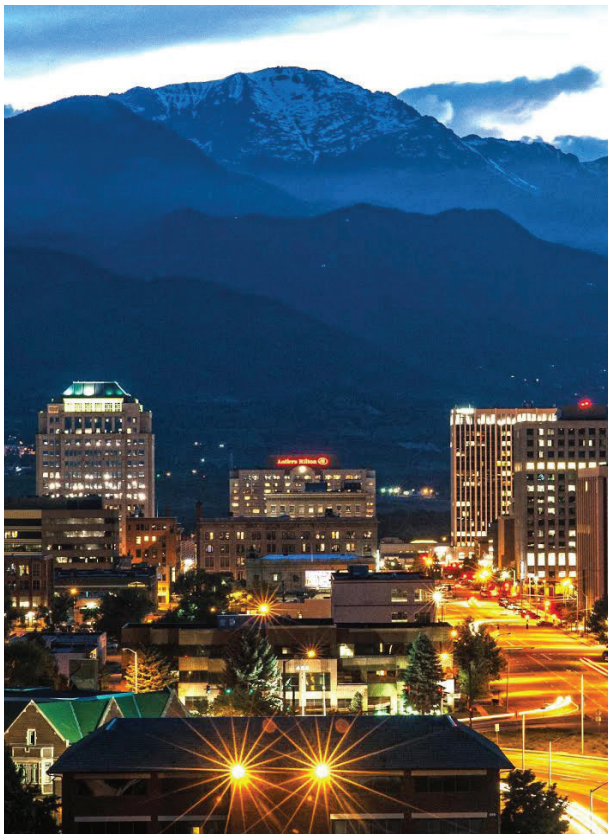
MOUNTAIN ADVENTURES

The Rocky Mountains are your playground. With activities like rafting, hiking, camping, and exploring more than 3 National Parks.

LOCAL LIKE NOWHERE ELSE

PIKES PEAK

One of America's gems, and it's viewable from nearly everywhere in Colorado Springs...

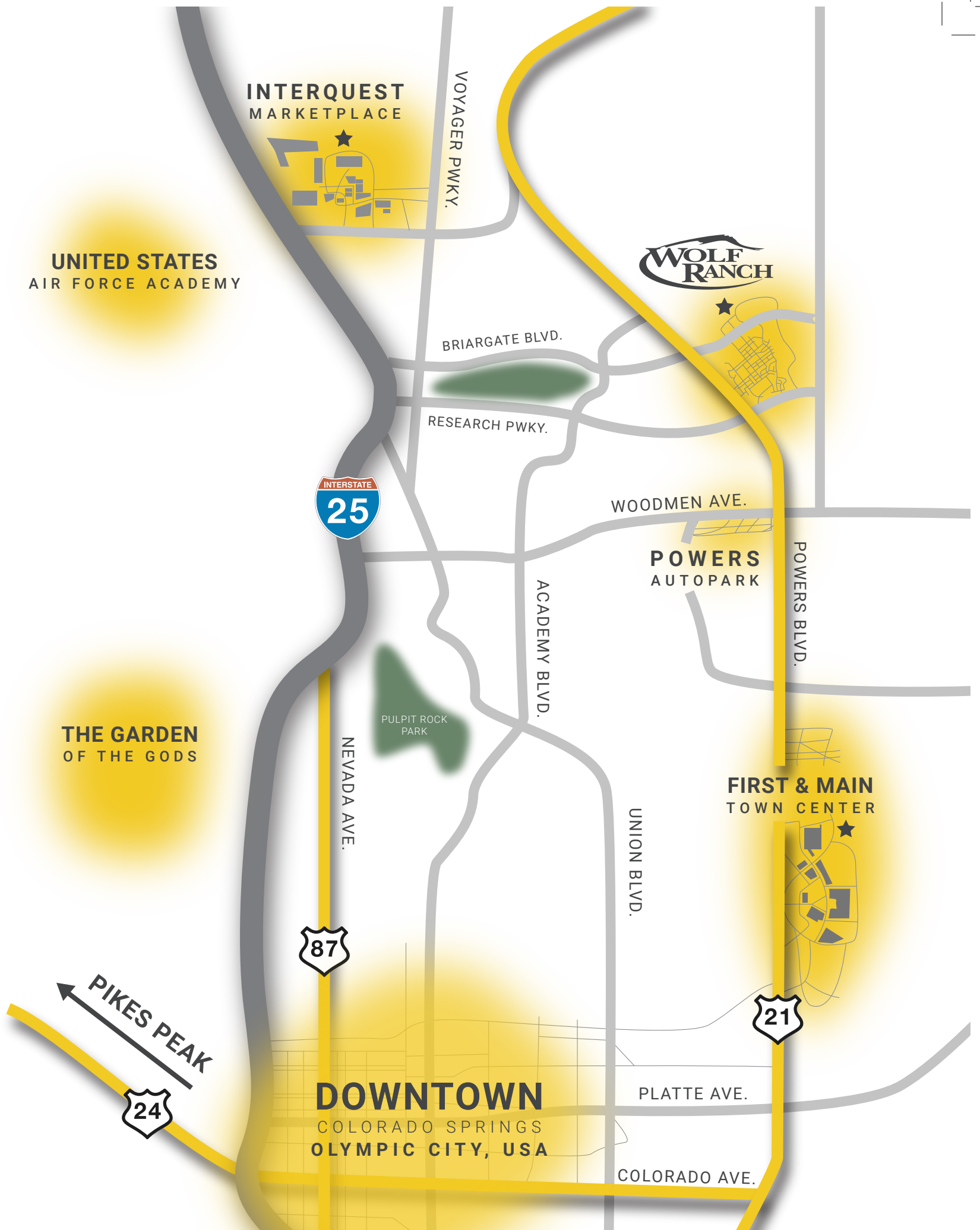


THE GARDEN OF THE GODS

Stunning red rocks and formations.
A 20-minute drive from anywhere in Colorado Springs.

DOWNTOWN

A host of interesting restaurants, boutiques, coffee shops, and parks make a night out on the town unforgettable.



INCREDIBLE SPACE INSPIRING VIEWS

Experience living with views of Pikes Peak every time you look west, 300 acres of parks, a dog park, wonderful District 20 schools, and a housing community well thought out master plan, making your life easier and each day that much sweeter.



PARK



WETLAND PONDS



OPEN SPACE



LAKE



DOG PARK



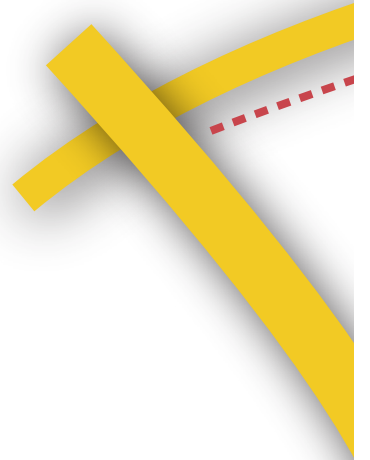
BIKE PATHS



SCHOOLS



ROUNDBOUT





FOUNDED WITH A HEART FOR FAMILY AND A PASSION FOR COMMUNITY



300 acres of open
space & parks



shopping centers
nearby



10 miles of trails and
endless adventures



10 unique builders to
work with



roundabouts make
traffic a breeze



community dog park



workout stations to
stay happy and fit



D-20 schools within
walking distance


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THE PERFECT FIT

Wolf Ranch offers a highly-selective group of builders that adhere to rigorous design and quality standards. Making a house your perfect home.

The community master plan ensures the area's natural resources and terrain are enhanced, whether that be a view of the beautiful Pikes Peak or the stunning eastern expanse.





VANGUARD
HOMES



CREEKSTONE
HOMES



COVINGTON
HOMES



DAVID WEEKLEY
HOMES



CLASSIC
HOMES



JM WESTON
HOMES



GOETZMANN
HOMES



CHALLENGER
HOMES



GRAY
HOMES



SAINT AUBYN
HOMES

FREQUENTLY ASKED QUESTIONS



Is there an architectural review process?

Yes. The Wolf Ranch Review Committee approves all site plans and elevations for home construction, as well as front and backyard landscape plans. Your home builder will work with the committee to complete the review and approval process for your new home. If you wish to make modifications or additions at any time, the architectural reviewer must be contacted and the plans submitted for approval before beginning any work.



How does the architectural review process work?

Proposed landscape additions, site improvements and building additions must be presented to the Wolf Ranch Review Committee in the form of an illustrated plan that includes diagrams, sections, elevations and construction details. Homeowners are encouraged to use the owner/home builder plot plan as a starting point. The reviewer will respond in writing indicating approval, approval with modifications or denial. Resubmittals should follow the same procedure. A fee will be charged for the review of plans.



How about landscaping?

Landscaping costs are incorporated into the construction of every new Wolf Ranch home, through the builder or at closing. Owners may individually complete landscape with access to original deposit upon the completion of the approval and inspection process. Homeowners are encouraged to use a professional landscape architect who can analyze your site requirements and assist with design, installation, and selection of plant materials. All plants must meet current USDA standards and the American Standards for Nursery Stock. Your builder can provide details about submitting your landscape plan for approval and completion time requirements.

Homeowners must maintain the entire lot on a regular basis including lawn cutting, tree and shrub pruning, weed and dead plant material removal, and trash and debris removal. Weather permitting, the landscaping must be installed within three months of occupancy.

All exterior improvements made after the original approved plan must be resubmitted. Improvements may include changing or adding to your landscape plan, playground equipment, sheds, greenhouses, decks and patios. Submittal fees apply.



What are the guidelines for exterior color choices?

Highly saturated colors and varying schemes are encouraged. Accent colors should be consistent with the overall design, but not monochromatic or lackluster. In some parts of Wolf Ranch, the goal of the architecture is to blend harmoniously with its surroundings through color selection. Naturally weathering materials such as cedar, redwood, copper and stone may be left in their natural state. Exterior stains must be semi-transparent in subtle colors to accent or highlight the natural tones. The proposed color scheme for Wolf Ranch is part of the design review process.



What Types of Fencing Can I Use?

Lot line fencing is discouraged in Wolf Ranch, and in some areas it is not permitted at all. Fencing requirements vary, depending on the Wolf Ranch neighborhood you choose. However, the following considerations apply throughout the community: No stockade cedar fences are allowed, except in Parkwood. Opaque or solid fences and front yard fences will be permitted in very limited areas. In those areas that lot line fencing is permitted, a three-rail concrete split-rail fence must be used. Mesh treatment is permitted on the interior of the fencing along the lot line, in addition to invisible electronic fencing. Plant material is encouraged, while vinyl fencing is generally not allowed. The architectural reviewer must approve any fencing or landscaping on your home site.



Have more questions? No problem! We have a thorough list of FAQ's on our website, www.Wolf-Ranch.com

A photograph of two young children sitting at a picnic table outdoors. The child in the foreground, on the right, is a boy with light brown hair, wearing a dark blue polo shirt, looking to his left with an open-mouthed expression of surprise or excitement. The child in the background, on the left, is a girl with brown hair, wearing a bright green t-shirt, looking down at something in her hands. They are sitting at a table with a pink tablecloth. The background is a soft-focus view of green trees and a parked car.

LIVING INSPIRED

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