

THE KEEP

Design Guidelines

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The Keep Vision

A property 37,000,000 years in the making.

We have something special at **The Keep**. It is more than a plot of land; it is a piece of history. It is the prehistoric eruption that created the native Rhyolite. It is the original homesteaders who settled what would become Cherokee Mountain. It is Charles Johnson, whose vision made the castle possible. It is Tweet Kimball, who has, by establishing the Cherokee Ranch and Castle Foundation, assured its protection, forever. This land is important. Therefore, we ask our builder partners to please be mindful of this place and abide by all these Design Review Guidelines to help us safeguard **The Keep** for generations to come. Thank you.

Carved from the historic Cherokee Ranch of Tweet Kimball, **The Keep** includes a significant conservation easement allowing only 64 legacy sites. Exquisite homes nestled on this legendary territory; **The Keep** represents the finest of Koelbel & Company's communities. This is a place where families can settle down in the solitude of the meadows, forests, rock outcroppings, and wildlife. This is a place with a rich history that includes the historic Charlford Castle and the heritage of Tweet's Santa Gertrudis cattle herd. This is a place of philanthropy, art, and conservation. This is a place of bluebirds, elk, deer, fox, and many species of raptor. This is a place of family and heritage. This is **The Keep**.

These standards are designed to encourage you to join us in this process of creation and to guide the development of your plans so that they contribute to the overall concept of this distinguished ranch. Transforming this vision of the community to the built reality of **The Keep** will be manifested through these Design Guidelines and secured by **The Keep's** Design Review Committee. The requirements set forth herein, the various provisions and restrictions of the Covenants, Conditions, and Restrictions



(CC & R's), and the Solitude Colorado Rural Site Plan on file with Douglas County are intended to provide a neighborhood with timeless, lasting value grounded in the history of this land.

I N T R O D U C T I O N

Koelbel & Company, recognizing the unique quality of this land and the exclusive opportunity **The Keep** will offer to a select few, has created this premiere community as a hallmark of the Koelbel philosophy, respect for the environment and its inhabitants. These Design Guidelines embrace this unique spirit of Colorado through this community's design goals. Koelbel & Company has assembled these guidelines including specific Site Planning, Architectural, and Landscape standards to ensure that an aesthetically and environmentally sensitive approach is taken in the development of each home and its site.

These Guidelines establish a unified design philosophy for **The Keep**. They are not intended to suggest that all homes in **The Keep** must be designed to look the same or use identical materials. Rather, these Guidelines are written to encourage harmony between homes and the highest aesthetic quality for each home. This document contains few absolute design standards as most design concepts are expressed in broad terms. The intent is to allow room for self-expression and latitude to create the high-quality home of each Owner's choice. Inherent in this concept is the understanding that all homes must be designed within the parameters of these Guidelines to maintain design compatibility throughout the project, integrate with **The Keep** design philosophy, and achieve the highest architectural and landscaping quality for the community.

D E S I G N P H I L O S O P H Y

There are wonderful examples of neighborhoods in this country that over time have developed their own distinctive and appealing "sense of place". This quality is established not through a single element, but by the entirety of the neighborhood. The design philosophy of **The Keep** follows the traditions of these uncommon places and will focus on elements that enhance the history and nature of this land.



These guidelines are meant to define how each element within the community will complement its surroundings. Size, shape, position, texture, color, style, location, and design are each integral to supporting these guideline's criteria of grace, style, and balance.

BUILD GREEN

Koelbel and Company, in keeping with the stewardship concept of the land, is committed to creating **The Keep** as a Green community. Energy reduction and conservation, water conservation, material sustainability, maintenance of existing flora, and the installation of native species should be included in the design and construction goals for each home. Every home should be designed with the future installation of solar panels in mind. Roof planes appropriately oriented and void of plumbing penetrations should be considered as well as the installation of conduits from the attic to the electrical service of the home for future use of Solar installations.

Conservation of energy through various techniques such as enhanced insulation values, High-R glass, passive solar, building mass, high efficiency heating and cooling, and others should be included in the design and construction of the home. Sustainable materials are encouraged. Consider including a LEED team member in your design team. Each of these concepts should be integrated into the overall quality of a **Keep** home.

YOUR PROFESSIONAL DESIGN TEAM

Creativity, sensitivity, innovation, and the highest quality of planning, design, and construction will be required for **The Keep** to achieve its goals and establish itself as a premier residential community. Therefore, it is essential that only the most talented and qualified professionals be engaged to assist in the preparation of the exceptional quality designs that will develop, complement, and enhance the ranch setting of these extraordinary home sites. Accordingly, the Owner is required to retain a Professional Design Team capable of meeting this creative responsibility. This Design Team shall assist the Owner in the fulfillment of his or her proposed ideas and the preparation of all submittal



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documents. The team should consist of talented and recognized professionals including architects, landscape architects, soils, civil and structural engineers, surveyors, a quality contractor, and other professionals as dictated by the needs of the home site, proposed design ideas, and as requested by the Committee.

Each architect, landscape architect, and contractor must be pre-approved by the DRC to maintain the standards that have been established for this community. The Owner should submit their proposed Architect and landscape architect for approval by the committee before commencing with the design process. The Committee will review their portfolios considering their design skills required for successful projects within **The Keep** and will notify the Owner as to their acceptability.

ORGANIZATION OF THESE DESIGN GUIDELINES

These Guidelines have been assembled in several parts to help clarify the process and responsibility of the Committee and its review. This first part includes the vision, philosophy, and an overall introduction to these Guidelines. The second part delineates the design intent for this community through three sections: Site, Architecture, and Landscape. It is important to recognize that although addressed separately, the design concepts in these three sections are clearly interrelated and must be considered as a whole when designing for this community. The third part of this document outlines the submittal requirements and our Design Review Process, including construction phase requirements for your new home. The final portion includes various housekeeping items, forms, and appendix items. Review of all four sections of this document is critical to understand its full intent.

Site Development Guidelines

As expressed in the Vision section of these Guidelines, each site will develop and enhance the experience of this unique community. To this end, these guidelines recognize that **The Keep** comprises several intrinsic Colorado land types. Lots at **The Keep** can be found in any of three ecological areas; meadow, forest, and ravine sites. Each of these site classifications requires a different approach to site design and the architecture of the home. These guidelines differentiate between types of sites and encourage certain decisions that will enhance the experience for both the homeowner and the community participant.

The Keep concept of community will be enhanced by eliminating the impact of individual property lines from the landscape. Lots are generous enough to allow the creation of a significant sense of dominion for each home that does not reflect the linear quality of an artificial property line. As such, site development including retaining walls facilitating access, driveways, entry monuments, and landscape improvements may extend beyond the specific building envelope as allowed by General Note 6 of the Solitude Colorado Rural Site Plan. These must not reinforce any linear property line allowing the overall community to retain its historic sense of a ranch community. Each lot's building envelope has been established in concert with Douglas County Planning and has been made part of the Solitude Rural Site Plan that controls many aspects of **The Keep**. Having said this, from time to time it may become apparent that realignments of the building envelope may substantially improve a given design and enhance that lot. In these cases, the DRC will carefully consider the impact of changing a building envelope and may support those amendments to the Solitude Rural Site Plan with the County.

In order to establish the nature and quality of this community, each site should be carefully designed to develop its' full potential. Each asset of the site should be carefully identified and leveraged to maximize the value and harmony of the individual property and home. Careful consideration should



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be given to the visual approach to the home, the ceremonial and day-to-day pedestrian entries, guest parking, auto/service entry, outdoor living areas, and a sense of integrity and playfulness. The thresholds defining these communal, semi-private, private, and cerebral spaces should be carefully considered and integrated into the overall concept of the home and site. Driveway approaches must create a sense of arrival and promenade to the front door prior to continuing to auto service areas which should be screened from public view. We encourage the inclusion of outdoor living spaces including landscape screening extending into the site. These should be incorporated early in the conceptual design process.

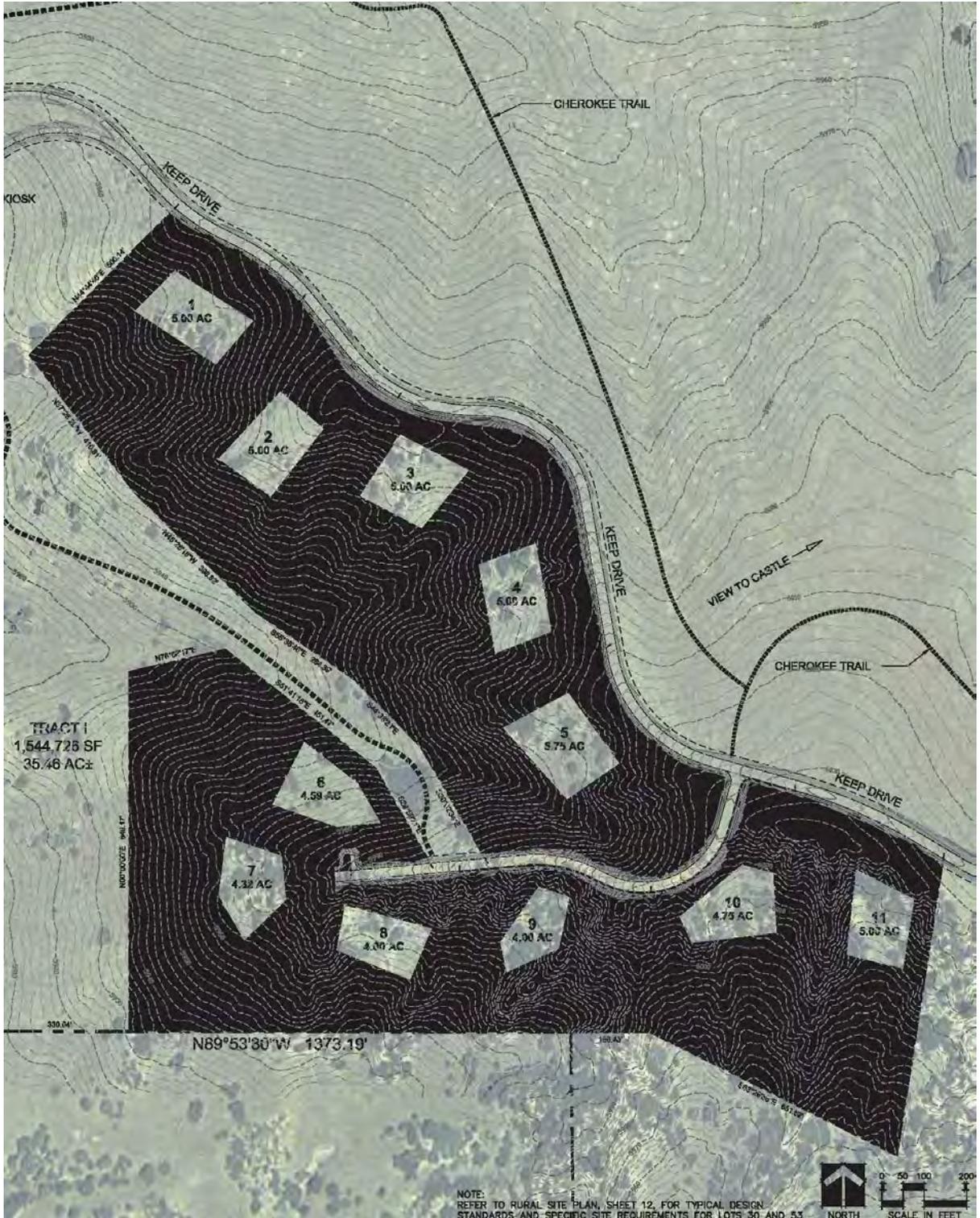
When considering a home's suitability to a particular building site, the DRC will evaluate the sensitivity of its placement and integration with the site. The Homeowner should consider all the qualities of the home site, including visual exposure, climactic impact, existing topography and drainage, view orientation and screening of adjacent homes, and the ability of the site to comfortably present a given style of home. Each lot will have individual assets and liabilities which should be enhanced or mitigated to make the most of these splendid sites. All elements of the site plan, including accessory buildings, walls, terraces, pools, landscaping, gardens, courtyards, play structures, and driveways should relate to and reinforce the form, concept, and organization of the home. It is required that an overall masterplan for the lot be developed as part of the conceptual design phase of the project so that ultimate goals for a home can be better coordinated through the balance of the design process. As site improvements and architecture are inexorably linked, it is recommended that at a minimum, the conceptual design of the landscaping proceed along with the design of the site and home. For convenience, these Site Development Guidelines focus on all site-related issues exclusive of landscaping, which is covered in the Landscaping Guidelines.

A Development Guide has been prepared for the community which shows important drainage features, current building envelopes, lot access routes, certain county required improvements, and other critical data for the design of each home in the community. The Development Guide is available at the Koelbel offices, online, and from the sales staff. A reduced copy follows showing the general region of each of the site types: ravine, meadow, and forest.



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LOT TYPE DESIGNATION



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SITE PLANNING ELEMENTS

Siting a home on each lot is a critical element of successful design. Siting strategies must be respectful of the site classifications as described next in these guidelines. It is expected that the Design Team will prepare a complete site analysis including a site asset/liability inventory and topographic survey for use during the pre-design meeting. The siting choice within the building envelope and orientation for the home will be discussed in depth using this analysis during the onsite pre-design meeting. Traditional postage stamp type solutions will be discouraged in favor of schemes that consider the entire site and leverage all its assets. Each site plan must develop basic site criteria including successful entry presentation, development of outdoor rooms and yards, screening of the auto court, screening of objectionable views from the site, and careful use and respect of the sites existing vegetation, topography, and natural drainage. Homes should blend with the natural terrain to minimize the impact of a given home when viewed from the valley floors below. Homes that appear perched on a lot are highly discouraged.

Environmental conservation at **The Keep** is extremely sensitive. The Design Review process will focus strongly on maintaining and accentuating the existing assets of each site. To this end, each site design must start with an Architectural survey that should be available during the pre-design meeting. An Architectural Survey is a specific type of survey that includes; property lines, lot corners & survey pins, topography at one foot intervals, the building envelope, utilities & easements, adjacent paved surfaces & edges, accurate tree and shrub locations including the location of each “Heritage Tree”, drainage features, views, access easements, and the location of existing or known planned adjacent structures. The topographic and vegetation information must be complete throughout the entire frontage and at least 50’ beyond the building envelope including the entire access path to the public road. The survey should also be provided with a recent aerial photo background such as the satellite view from Google Maps or as provided by a drone. Please note that the removal of “Heritage Trees” and significant “Scrub Oak” will not be allowed before, during, or after the construction of a home. Significant fines may be levied by the community for such a transgression.



Each site has been classified as a meadow, forest, or ravine site and is so designated on the Development Guide for **The Keep**. This classification will be reviewed during the pre-design meeting where the specific nuances of the site can be discussed.

RAVINE SITES

Home sites in the ravine areas are located along the southern border of **The Keep**. They are characterized by the deep erosion of rolling meadows into ragged ravines below. Interlaced among the slopes of grasses, cacti and wildflowers are colorful sedimentary rock outcrops, dotted with stands of shrub oak, juniper, and exquisite isolated Ponderosa Pines. Views from these home sites are dominated by dramatic panoramas of the Front Range. The massive uplifting of the Dakota Hogback backed by the foothills of the Rocky Mountains dominates the view to the west while the foreground includes remarkable local views of eroded chasms.

A strong connection and sense of harmony between the landform and the siting of proposed architecture is desirable. Rocks, existing plant material, and natural drainage features should be protected from disturbance and incorporated into the overall site design. Pick the Home Site to maximize views and privacy. Homes should be nestled in where natural openings occur. The Homeowner should preserve the natural vegetation and landform while maximizing its screening qualities. The site's stands of Gambel Oak and individual Ponderosa Pines must be respected, but where significant improvement of a design is possible, the existing plant materials may be removed with specific permission of the DRC. Due to its extremely slow growth, Scrub Oak should not be removed but should be thinned and regularly cleaned of understory debris to reduce fire hazard. Each design should respect existing natural view corridors.

These sites often combine the features of meadow sites and ravine home site classifications. As with the other classifications, proposed improvements should preserve and enhance the character of the site. Articulated building footprints will allow a tighter integration within the rock features and dryland flora. Varied floor levels will allow these homes to flow with the varied terrain of these sites and have



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less visual impact on surrounding home sites. Perimeter grades should stay natural on the steeper sides of the site but may integrate with the lower profile elevations in the meadow areas. Walkout opportunities abound. The use of stone retaining walls should be used liberally to minimize grading disturbance within the site.

Entry drives should offer opportunities to introduce both long and short views as well as the personality of the individual home. Entry drive arrangement, grading, and location will often set the height parameters for a home on the site and must be carefully studied in the Conceptual Phase of design. The rugged terrain of these sites dictates that grading is minimized to preserve the strong character of each site. Building envelopes have typically been located in the upper meadow area of each site allowing for relative ease of construction but increasing the ridgeline profile of each home. Integration of the house into the noteworthy features of the site will help reduce this ridgeline profile visibility. This integration will also offer opportunities to extend patios and other outdoor living into the ravine sections. This approach will help strengthen the rugged nature of these unique sites.

MEADOW SITES

Home Sites within the meadow areas, are dispersed throughout the central area of **The Keep**, and are characterized by gently rolling hills of native grasses, yucca, prickly pear cactus, wildflowers, and grassy meadows. Cottonwood, alder, and willow dot the drainages that meander through this highly visible landscape. Meadow sites are unique due to the visual continuity offered by the gentle terrain. Views from these Home Sites include the front range, open space and conservancy to the north, and the adjacent forest sites to the east.

Siting and design of these home sites require a different approach than the Forest and Ravine sites. Siting should be dictated by privacy, views, and isolated natural features. Construction of earth berms that complement the natural terrain of the site and planting wind breaks that control storm exposures will assist in creating privacy and shaping desirable outdoor spaces. Design and development of other site design features should be utilized to create a strong connection between indoor and outdoor spaces



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of the home, provide screening from adjacent home sites, and develop effective entry promenade and view enhancement.

The undulating terrain of these home sites provides opportunities to create attractive driveway processions that meander toward the home's entry and at the same time offer controlled views that can develop a powerful sense of estate. The driveway and landscape materials should introduce the homes landscape concept. Although the grading is encouraged to develop the assets of a given site, it should always be remembered that the grassland is difficult to restore and once stripped of foliage, subject to significant erosion that must be addressed until landscaping is in place. Landscaping should be considered a significant investment that will leverage the value of the meadow home appreciably and should be generously developed.

F O R E S T S I T E S

The forest home sites are located on the eastern and western perimeters of **The Keep**. These Home Sites are characterized by flat to moderate slopes, random rock outcroppings, and are covered by stands of Ponderosa Pine and native shrubbery. Occasionally, drainages cut through and small meadows intrude into the dense stands of trees. Views from these home sites are often limited and are framed across open adjacent meadows in random directions.

A keen sense of harmony between the tree edge and the siting of the proposed architecture is desirable. Tall trees and natural drainage features should be protected from disturbance and should be used to shape the overall site design. Instead of creating a clearing for the home, natural clearings should be explored for the home site and useful outdoor spaces. Homes should be nestled in among the tall trees where natural openings occur. Fire breaks should be incorporated as design features so that they appear integrated and enhance the architecture of the home. The homeowner should preserve the natural vegetation and landform while maximizing its screening qualities. The site's stands of Ponderosa Pine must be respected, but where significant improvement of a design is possible, the existing plant materials may be removed to allow for exceptional designs with specific written



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permission of the DRC. The DRC may designate significant individual trees as “Heritage Trees” during and after the submittal process. This designation will provide a protected status for those trees that have created significant history, protection, habitat, and visual interest to the community. We encourage our residents to embrace this conservation and enjoy the beauty of these special trees as they truly create much of what is desirable within the communities’ forests. Homeowners are reminded to remove dead and understory growth regularly to mitigate fire risk on their lot.

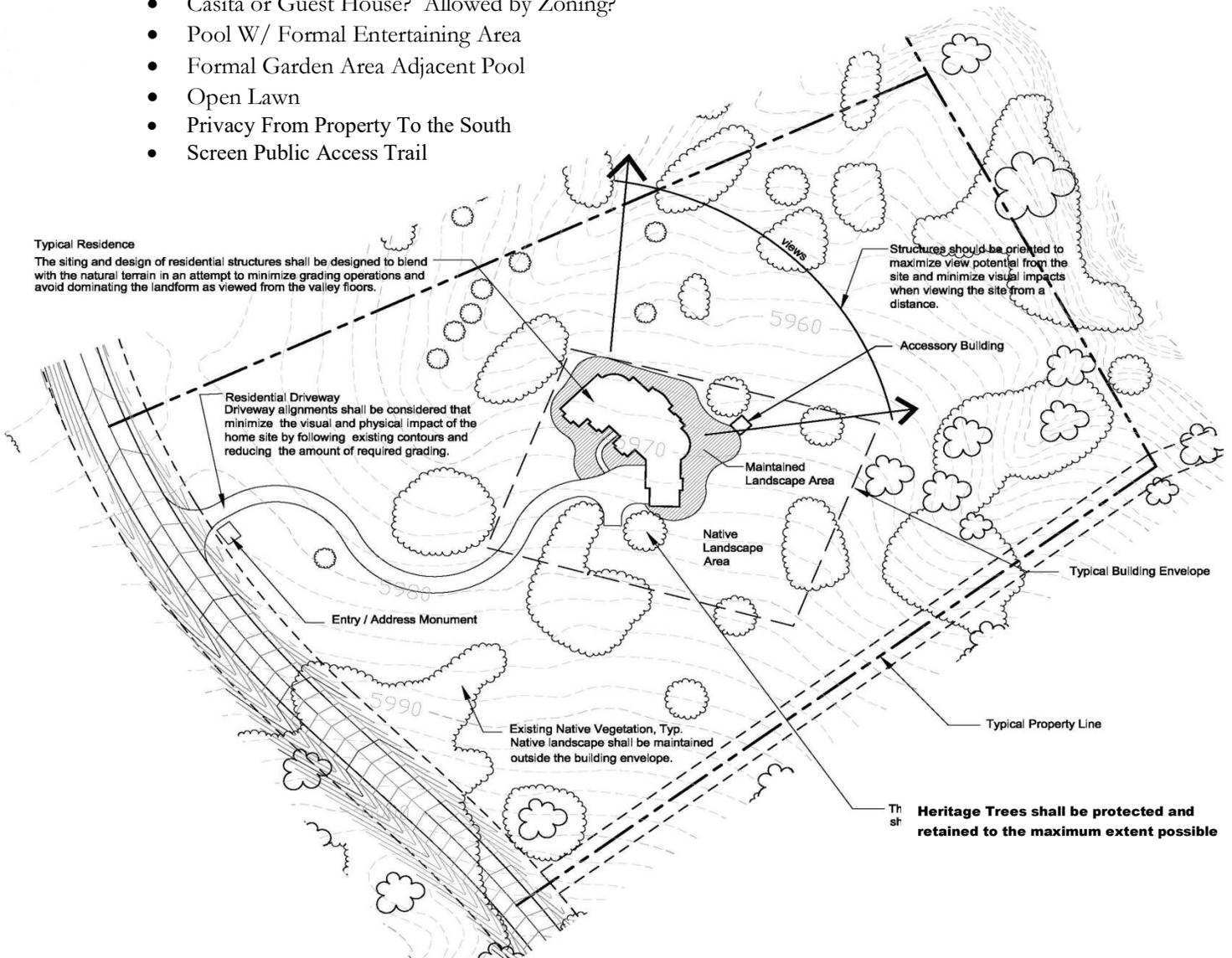
The site design should respect natural view corridors and be developed to enhance them. Entry procession through the trees to the home should enhance the site experience and should be developed such that there is minimal disturbance to the existing trees. The use of stone retaining walls should be used liberally to minimize grading disturbance within the forested areas of the site. Remote parts of the site may be developed as outdoor spaces by carefully integrating them into an overall lot masterplan that will enhance **The Keep** experience.

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TYPICAL SITE ANALYSIS REQUIRED FOR PREDESIGN MEETING SUBMITTAL

LIST THE CLIENTS DESIGN GOALS SUCH AS:

- Strong Street Presence
- Formal Entry Court
- Private Auto Court
- Casita or Guest House? Allowed by Zoning?
- Pool W/ Formal Entertaining Area
- Formal Garden Area Adjacent Pool
- Open Lawn
- Privacy From Property To the South
- Screen Public Access Trail



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O U T D O O R L I V I N G

The beautiful location of this community and Colorado's mild weather create ideal conditions for robust outdoor living. Each home design should include opportunities to make use of this Colorado way of life. Outdoor spaces should allow for cooking, eating, family gathering, private introspection, recreation, entertaining, and in fact many of the functions normally included within each home. These areas should be carefully planned during the design of the home to make use of both the natural assets of each site as well as having a direct relation to its counterpart within the home. Lower-level walkouts often conflict with primary on grade outdoor space so should be carefully considered. The primary outdoor living spaces should take precedence in these conflicts, with the walkout areas located on a different side of the home whenever possible. The grace of having these primary spaces on grade is encouraged.

Each outdoor area should be enhanced and screened with appropriate use of existing natural features, berming, landscaping, site walls, retaining walls, and building mass. These tools should be utilized to make these intimate outdoor rooms extensions of the home and to blend them with the natural surroundings. Site and retaining walls should be of the same materials as the home to visually integrate the home with the site. View axes and corridors should be developed for these exterior spaces in the same manner as they are for important interior spaces. Covered exterior areas are required and controlled in the Architectural section of these guidelines. Consider shading landscaping to reduce heat buildup in these areas.

Remote outdoor spaces are encouraged and may be developed amidst the rock formations on Ravine sites and within the trees on forest sites. When this occurs, retaining structures should be of stone to complement the natural outcrops. Development of patios and terraces formed with low landscape walls and berms is encouraged on meadow sites.

MINIMUM SIZES & QUANTITIES, BUILDING ENVELOPES, BUILDING HEIGHT

The minimum home size is three thousand five hundred (3,500) square feet, excluding garages and basements. Only one principal dwelling unit shall be allowed per parcel.

The building envelope establishes the front, side, and rear lot setbacks. The building envelope does not represent the ultimate shape or architectural appearance of the home. It is merely a boundary within which a home and its accessory structures may be built. No structures or improvements including pools and spas will be allowed outside the Building Envelope. Retaining walls, driveways, address monuments, plant materials, and other improvements of a similar character and impact may extend outside of the building envelope (Solitude Colorado Rural Site Plan general note 6). In general, significant grading changes outside of the building envelope not associated with the septic system or the driveway and garage access should be avoided as they are not allowed per the Solitude Rural Site Plan.

The Building Envelope for a given site was established during the Rural Site Plan development process and represents a legal boundary (Solitude Colorado Rural Site Plan general note 4). They have been established to protect the visual character of the site as seen from both within and without the site. They provide open space and maintain or enhance wildlife habitat and movement corridors. They preserve steep slopes, rock outcroppings, riparian areas, native vegetation, and other sensitive areas. They further serve to control private fencing. From time to time, it may become advantageous to adjust the building envelope with the County to better serve these purposes or take advantage of a given site asset. The DRC will support such an adjustment when it is shown that the above criteria are maintained and there is significant improvement in the overall design and development of individual site assets. In order to obtain a Building Envelope adjustment, the Owner or his team will need to apply for a Rural Site Plan Amendment through the County by showing that the adjustment will not compromise the purpose of the Building Envelopes or the intent of the Rural Site Plan as stated in the Douglass County Zoning Resolution for Solitude as amended (per the Solitude Colorado Rural Site Plan general note 5). The new Building Envelope should not be significantly larger than the existing Envelope.

The maximum building height is set at 35 feet. This height represents the maximum elevation of the home as measured from the average pre-construction grade elevation points at the four main extant corners of the proposed structure. No portion of any structure, including roof ridgeline walls, parapets, cornices, etc., may exceed this height limit. Chimneys and vents may exceed this height by five feet. In addition, structures on Lot 53 may not exceed a horizontal plane set 22 feet above the existing high point of the lot (Ref. Solitude Colorado Rural Site Plan note 15).

A C C E S S O R Y B U I L D I N G S

In keeping with the desired design development of exterior spaces, it is anticipated that significant architectural elements will be incorporated into the site plan. Accessory buildings or facilities such as gazebos, greenhouses, detached garages, storage buildings, tennis courts, pools, pool and tennis houses, cabanas, hot tubs, workshops and studios, etc., shall adhere to these Site Development and Architectural Design Guidelines. One accessory building not to exceed 1,000 square feet is allowed in addition to the primary residence on each lot. Detached garages may be approved after County permission is granted. It is important that the siting, grading, massing, and scale, as well as forms, materials, and other detailing should be coordinated with the main structure on the home site. No temporary sheds will be allowed. No guest houses or caretaker residences are currently permitted on any parcel (Solitude Colorado Rural Site Plan general note #16). However, this restriction may be modified by future Douglas County action regarding HB24-1152 on Accessory Dwelling Units (ADU's).

G R A D I N G

The DRC considers well designed grading to be of the utmost importance for a successful presentation of a home and thus the community. We will pay a great deal of attention to this aspect of any design. All home site improvements and grading should be designed to harmonize with and accentuate the architecture of the home and natural features of the site as well as maintaining good drainage through the site and around the home. Techniques for doing this include berming and using low retaining walls

to create a sense of privacy and unity with the structure. Homes should be set at an elevation that will prevent the home being perched on the site. Most Home Site improvements should be designed to minimize the extent of grading required and grading should be limited to the building envelope per Douglass County Rural Site Plan development standards. Techniques for doing this include "stepping" buildings down slopes and use of stone retaining walls to terminate the areas of grade disturbance. Driveways, where possible, should be parallel with the contours and should incorporate low-retaining walls and berms to minimize grading and provide screening of the pavement from the road. All grades should be "rolled" back into existing contours, so that after revegetation no sharp contrast exists between existing and disturbed slopes. Slopes should never exceed 3:1 (horizontal to vertical).

As noted, owners are responsible for having an Architectural Survey prepared prior to the start of design and the pre-design meeting. This survey must include topography extending to the center of the street, the full access area to the home site, and throughout the entire proposed disturbed area including areas of any revisions to the Building Envelope at one-foot contours using USGS datum. Aerial or archival sources for this information will not be acceptable as they consistently prove to be inaccurate. The survey must show all utilities, edge of existing pavement, significant natural features, individual trees (including trunk size), existing shrub lines, the building envelope, a community benchmark, utilities, drainage across the site, significant views, and any known or planned structures on adjacent sites. This survey will become the basis for the grading and landscape design of the home. You should overlay this data with screened recent aerial or satellite photography of the site such as found on Google Maps.

Upon completion of any residence or associated structure(s) the Site shall be final graded in a manner to ensure positive drainage away from the structure's foundation. Within ten (10) days after final grade is established all disturbed areas shall be seeded and mulched. At the completion of grading, a Certificate of Accuracy in the form of an improvement survey including a USGS top of main floor elevation must be submitted to the Committee documenting compliance with approved grading plans.

No grading shall extend beyond existing property lines of the home site except at the driveway entrance. No grading may be performed within forested or heavy shrub areas without express written

permission of the DRC. No grading may be performed that will destroy any significant existing natural feature or drainage of a site. All areas to be preserved (trees, shrubs, rock outcrops, etc.) shall be marked and protected with black vinyl construction fence set no closer than the outer drip line of the tree or shrub (the root zone) throughout the construction period. Construction stockpile areas must be designated and approved prior to start of construction to minimize unplanned disturbance of the site.

E N T R Y

The entry to these homes is vital in establishing the proper feel of a great house. From the road, the entry sequence to the house should be subtly orchestrated to make an orderly transition from community to the semi-private and finally to the private space. It should be designed so that it provides an inviting human-scale presentation to the community. The primary pedestrian entry should be clearly visible and well defined when viewed either from the driveway approach or entry court. The scale and massing of the entry is particularly important and should not be overstated. Porte-cocheres are allowed but must integrate comfortably with the overall massing of the home. Careful attention should be paid to lighting of the entry to avoid any direct fixture glare to adjacent properties or arriving guests. Elements such as site walls, well detailed verandas, signature landscaping, and other features are encouraged to develop a sense of arrival and threshold at the entry.

E N T R Y M O N U M E N T S A N D A D D R E S S N U M B E R S

Private driveways must begin to establish the individuality of each home through a careful and smooth transition that starts after breaking from the road. At the drive entry, it is required to provide some type of home identification. Pillar shaped entry pedestals are discouraged in favor of site integrated rock and masonry designs that will express the individual nature of each home site. These stone features should include an address marker for the home and an indirect lighting source such as back or down lights. No direct lighting will be allowed as part of these features. The features should utilize the local natural stone palette whenever possible. Stucco designs will not be approved.

The individuality of each home is expressed by each site's entry monumentation, which should evoke the architectural character of that home. Entry monument structures are required and must be approved by the Design Review Committee. The monument should generally not exceed 6 feet in height and must be incorporated into the grading of the site. It is recommended that no more than one monument be included per site. Individual pillars are prohibited. The monument must include an indirect or backlit address marker.

D R I V E W A Y , A P P R O A C H , A N D P A R K I N G

The location of the entry drive should be selected to optimize the visual procession to the home and enhance the natural existing features. The drive should leave the road at no less than 60 degrees so that the apparent width of the public road does not become a "sea of pavement". The driveway must allow for any required road drainage. Drives should be developed to enhance the experience of approaching the home. The drive length should work with the existing contours and should be curvilinear to develop a sense of anticipation when approaching the home. Driveways should never run linearly to the garage defining a view of the garage doors. Multiple curb cuts are not suitable to sites at **The Keep**, thus only one driveway connection to the road will be permitted per lot.

Driveways should be recessed below the adjacent grades wherever possible to minimize their visibility from the street. This can be accomplished using adjacent berming, small retaining walls, and strategic landscaping.

To maintain the rural character of the community, paving from the road and up to the immediate environ of the home must match the asphalt street paving. Paving beyond the asphalt drive should integrate into the design of the home. The Design Team may consider the use of alternative paving materials and detailed bordering or inlays to complement the architecture of the home within the Building Envelope. Acceptable paving materials in the environ of the home include colored concrete, brick or stone pavers, exposed aggregate concrete, chip coat asphalt, stamped or textured concrete.

Each driveway or entry court should be designed to allow at least two guest parking spaces easily

accessible to the entry of the home. Widening the drive to accomplish this should not be the first choice. These parking areas may be used as fire department turn points. These guest parking areas should be screened with berms, landscaping, and/or other site design features. Care must be taken to develop the pedestrian entry path to connect these spaces to the front entry of the home in an attractive manner that continues to develop the approach concept.

The outdoor storage of boats, campers, motorhomes, snowmobiles, and other recreational vehicles is not permitted in **The Keep**. If these items are part of the household, they should be stored indoors and appropriate facilities to accommodate this should be included in the design of the home (Solitude Colorado Rural Site Plan page 14 III.D.1).

Driveway curves must be smooth without abrupt or awkward shifts. Drives should generally be 12 feet in width. Driveways should provide for the integration of landscape pockets that will heighten the sense of arrival to the home. Stone retaining walls may be required to minimize the impact of drives in Forest and Ravine sites. Entry court designs that present the home with a “sea of concrete” in front will probably not be approved. Driveways may not exceed 8% in slope. Abrupt grade changes and inadequate drainage will not be approved.

Indirect driveway lighting is allowed and should be integrated into the design of the drive. Lighting levels should generally decrease as you move farther from the home. The lighting design must be submitted and must include specific cut sheet of the proposed fixtures.

AUTOCOURTS, SERVICE COURTS, & GARAGE

Each home should provide enclosed spaces for all permanent vehicles stored on the site. While there is no limit on the number of enclosed spaces, these garages should be planned to minimize their impact on the aesthetics of the home and the site. Garage entries should be oriented away from the entry to the home and should not be fronting to the street. Garage entries and aprons should be screened from adjacent homes and view corridors with substantial berming, landscaping, and/or walls creating a sense of closure. The resulting “Auto Court” should be well detailed and provide adequate maneuvering and

snow removal space. The number of garage doors should be kept to a minimum and shouldn't exceed four portals visible from any one direction. No vehicles, trailers, or campers may be parked outside for more than 72 hours per the CC&R's.

Detached garages are permitted within the Building Envelopes. The scale of garages should be consistent with the scale of the home and should use similar materials and detailing.

FENCES AND WALLS

It is understood that the heritage of this land is ranching and that fencing is consistent with that heritage. However, fencing within the community is discouraged as it tends to break up the visual continuity of **The Keep**. Fencing must always be submitted and must be approved by the DRC prior to installation. Fences and site wall designs should be well considered and complimentary to the style of the individual home. They should integrate cleanly with the landscaping and should be detailed on the submittal documents. Consider running less visible fencing through the existing vegetation to minimize its impact on the site and community. Per the CC&R's, fencing may not extend beyond the Building Envelopes (Solitude Colorado Rural Site Plan general note #11) with the exception that fences are permitted on **The Keep** Boundary (Solitude Colorado Rural Site Plan general note #12). All Fencing must be wildlife friendly whenever possible.

These Guidelines recognize several distinct types of allowed fencing as follows:

- Fencing, when approved, should be a design that will visually disappear in the landscape such as wood posts with wire mesh panels. Perimeter fencing will not be allowed within 100 feet of any road. Fencing should be broken up by treed pockets of landscaping on average at least every 75 feet of length.
- Driveway gates are discouraged and may not be installed outside of the Building Envelope. They should not be visible from the road.
- Pool enclosures are required per Douglass County Rural Site Plan development standards and must be complimentary and integrated into the design of the pool, home, and its accessory structures. Pool enclosures should not exceed 8,000 sf. Pool enclosure materials may include masonry (no visible concrete block) and wrought iron and be detailed to match the home. Pool enclosure fencing should not exceed 6 feet in height and should be screened on the exterior by significant landscaping and berms whenever possible. Pool enclosure designs must meet County requirements of 5 foot in height and constructed so as not to allow the passage of a 6" sphere.

- Animal runs are encouraged as pets are not allowed to freely roam **The Keep**. Animal runs should not be freestanding elements but should be tucked in against the home or accessory structure to minimize their visual impact. These fences must be of a design that matches the detailing of the home and may include masonry or wrought iron. A black vinyl clad wire fence may be added behind an open style fence. Integration of the pet fence with the design of the home is required. Pet enclosures must be screened with heavy landscaping, should not exceed 600 sf, and should not be visible from the front of the lot. Electric dog fences are allowed but must be held back a minimum of 50 feet from any public area, trail, or adjacent site. Per **The Keep** CC&R's, dogs must be leashed whenever they are out of their specific enclosed runs or electrically defined areas. Keep in mind animal runs may not exclude predators.
- Privacy walls may be included in landscape plans to enhance the privacy of certain outdoor areas. They should generally be of materials consistent with the design of the home and appear to be extensions of the home or accessory structure. All mechanical equipment must be screened from view by privacy walls.
- Fences are permitted around tennis courts not to exceed 12' in height. Side court fences should be lower. These fences must be of a design that matches or compliments the details of the home and should include masonry piers with black vinyl clad wire or wrought iron infill fencing. Articulation of the fence line is encouraged as is integrating them with an accessory structure matching the details of the home. These fences must be integrated into the landscape design. Additional tennis court requirements are included in the landscaping section.
- Retaining walls should be made of stone and should not exceed 3' in height. They should be of the same masonry used in the construction of the home when they are connected to the home. Walls that are independent of the home should integrate stone that is consistent with the adjacent landscape. No exposed concrete, concrete block, versa-lok, or timber walls will be allowed.

Fences and walls must not interfere with Community Drainage. The fence must be designed to accommodate the required drainage under the fence design.

POOLS & TENNIS COURTS

Swimming pools and tennis courts can make attractive additions to a home. They have substantial impact due to their size and must be designed to complement the design of the home and site. Such improvements should be designed to reflect the character of the home and should be substantially detailed. They should be located with sensitivity toward adjacent homes and their privacy. To minimize their impact on the community, these features must be recessed into the grade whenever possible. In order to hide them from view, tennis courts will not be approved with any portion set on fill. Substantial screening to adjacent lots with berms and landscaping will be required, as will fencing per the previous fencing standards.

Swimming pools, tennis courts, and related features must be located within the building envelope per Douglass County Rural Site Plan general note #6. Due to the large surface areas of these structures, special attention must be paid to their drainage requirements. On-site water retention areas may be required. In no event shall the installation of this type of structure have an adverse impact on the drainage of an adjacent lot. Forest lots and smaller Building Envelopes may not support these structures.

The color and texture of these structures should be chosen to harmonize with the adjacent landforms. Integration of the required fencing with retaining walls and natural landforms is encouraged. For pools dark plaster and integration with rock formations are encouraged. No above ground pools are allowed. Swimming pool submittals must indicate the elevation of the top of water relative to the site benchmark. All equipment must be located on the site plan and may not be visible or heard from adjacent lots. The materials proposed for the construction must be submitted including temporary covers and surrounding paving designs. Enclosures must be submitted for approval and will be subject to the same criteria as any architectural structure on the site.

P L A Y E Q U I P M E N T

Play equipment is encouraged in the community and must be submitted for approval by the committee. Play structures should not be located on the front portion of the lot or outside the Building Envelope, as they may create a visual and audio nuisance to the adjacent owners. Play equipment must be screened from adjacent lots with substantial landscaping, berming, site walls, and/or other techniques and must be placed within the Building Envelope. Wherever possible, materials and detailing from the home should be introduced into the structures. Play structures must be integrated into the landscape plan. Plastic materials are strongly discouraged in favor of wood structures. Brightly colored plastics will not be approved. Play structures must be well maintained for their life or be removed. Consider integrating boulders, trees, and other natural features into truly one-of-a-kind play environments (tree houses, forts, water play) evoking the true nature of **The Keep**.

Trampolines are a significant eyesore within many communities and can have significant impact on visual appeal. Therefore, trampolines must be submitted for approval and may only be installed using a “flush with the earth” fully recessed installation. Trampoline colors must be muted, and brightly colored trampoline enclosures are not allowed. As with all play equipment, significant landscape screening will be required.

As most play equipment is transitory in nature (kids will grow very quickly), the initial size of screening landscaping must be capable of providing adequate screening in an as-planted condition. This will require the use of larger specimens and B&B sizes.

D O G H O U S E S

Dog houses may be included in side pet runs but will need to be submitted for approval. The DRC will require that they be screened with landscaping and that the materials used match the home.

E X T E R I O R L I G H T I N G

Exterior lighting can be a beautiful complement to a well-designed home and site, yet the night sky can be the most spectacular lighting addition. **The Keep** supports a dark sky initiative and recommends that the impact of outdoor lighting be considered when designing an exterior lighting program.

Exterior lights should be on time clocks to turn off after evening. Each home’s exterior lighting program must be fully developed, well-conceived, and fully documented with spec sheets for each fixture for review and approval by the DRC. You are strongly encouraged to have the program designed by a professional who can properly integrate the use of different lighting techniques to provide an attractive indirect lighting plan with minimal impact to our nighttime starry canopy. All lighting is limited to the Building Envelope and access corridor and must be approved by the DRC.

Building lighting – General illumination is required at each exterior door. Indirect sources, horizontal cutoff fixtures, down, and backlighting are recommended to reduce glare and provide general ambient light. Lighting should generally be concealed. Where exterior decorative exposed surface fixtures are

desired, it should be in period character for the home and should be reserved for limited special locations only. These fixtures should not be oversized, and the light source should be carefully considered to reduce glare. Lamps for surface mounted fixtures where the lighting is direct should never exceed 400 lumens. Sodium lighting is not allowed. Auto court lighting must be concealed and generally directed back toward the home. The use of building highlighting is discouraged and will only be permitted upon submittal and specific approval. Gas light fixtures must be submitted along with electrical lighting fixtures.

Security lighting – When lighting for security purposes is desired, it must be concealed within the building or site walls and must not cast direct light more than 50 feet from the home and in no event beyond any lot line. Such security lighting may not be permanently turned on and must be zone controllable. Direct glare fixtures should be avoided. Exposed floodlighting will not be approved.

Landscape lighting – Low level landscape lighting surrounding a home is permitted. This lighting may extend to the streetscaping zone and should diffuse toward the lot boundaries. Both up lighting and down lighting are allowed as part of the landscaping plan. Light fixtures must be concealed and should be bank switchable. Light sources must be white and should not exceed 60 watts incandescent or the LED equivalent. Lighting may include limited higher wattage specimen lighting. Direct glare is not permissible.

Driveway lighting -- Attractive drive lighting in keeping with the character of the home may be utilized. Fixtures may not exceed 4' tall and should be down type lights. Direct glare lamping is limited to natural gas lighting. Fixtures should be integrated into the landscape plan. “Runway” type lighting concepts along driveways are not allowed.

Entry monument lighting – Lighting at the entry monuments to identify homes is required, and in all cases shall be non-glare concealed source.

Activity lighting – Lighting for Tennis courts is not allowed.

Exterior lighting in which the direct source is visible from a neighboring property, or which produce excessive glare to pedestrian or vehicular traffic shall not be allowed. Lighting with substantial dark sky impact shall not be allowed.

FLAGPOLES, BASKETBALL HOOPS, & MISC.

While discouraged, flagpoles are allowed in the community. Their design and location must be submitted and approved by the Committee. They must be incorporated into the landscape plan and be tastefully surrounded by shrubbery. Flags may not be lit and thus must be lowered at dusk each day. Pole height is limited to 20’.

Basketball hoops must be submitted for approval. The backboard must be clear acrylic, and the post should be designed to match the detailing of the home. Basketball hoops may not be installed on roofs or located in the front of the home but may be placed on a wall in the auto court where it is screened from view or surrounded by shrubbery. These items must be placed within the building envelope per **The Keep** CC&R’s.

SIGNAGE

Temporary or permanent signage is not allowed in **The Keep** except as listed below.

- Bronze address plaque or sandblasted address on entry monument
- Cornerstone block on the home
- Temporary signs required by legal proceedings.
- The standard developer “For Sale” design
- One “For Sale” sign not exceeding 5 square feet.
- Signs identifying security alarms not exceeding one square foot.
- Standard construction “Builder” sign as described in the Construction Period Guidelines.

Specifically prohibited are signs advertising architects, lenders, subcontractors, landscapers, and similar tradesmen. All signage must be constructed of natural materials such as wood, metal, stone, or other similar materials.

SOIL STANDARDS

Owners are responsible for having a soils test and soils report prepared by a registered professional engineer. This report should be prepared after the pre-design meeting so that the prospective location of the home has been previously discussed with the DRC. A minimum of three borings is required. The Owner is responsible for assuring that the proposed design improvements and construction comply with the findings of the soils engineer's report. Structural floors are required on expansive soils. All disturbed soil shall be amended per the Landscape Standards prior to landscaping. The Committee shall not have any liability to any Homeowner or any other interested party with respect to the condition of soil on the Home Site.

SEPTIC SYSTEMS

Your home in **The Keep** will require a septic system as there is no community wastewater facility. Septic system design must be performed by a qualified licensed professional Engineer and will require onsite borings of the soil. Each septic design may include several concrete tanks and a large field used to distribute the water portion of a home's waste. The tanks will need regular maintenance every couple of years that will require truck access within a hundred feet or so. Keep in mind that the septic field can often exceed 10,000 square feet in size and so you should consider the field's impact on views from the home.

Septic systems can have significant impact on a given site as their design may require specific grading and the removal of existing flora. In addition to the impact of installation, once a system is in place, you may find that your system design requires no significant overburden grading and limited landscaping (grasses) to be planted over the system for it to function properly. These things must be kept in mind when selecting a suitable site for the septic field so as not to interfere with planned or future additions to either the home or landscaping or the scarring of large portions of the site. It is recommended that the septic field be placed some distance from the home to minimize future impact. This is especially critical for builder developed homes that do not have a homeowner during planning

and construction. Designs that respect the existing flora are encouraged. Systems may be placed outside of the building envelope.

The location and scale of the septic system must be submitted to the DRC for review and approval. The DRC will review the location and site impact of the septic field as part of final approval for construction (Solitude Colorado Rural Site Plan general note #28). Designs that are insensitive to the discussion above will not be approved and must be redesigned and resubmitted, which may require additional borings to be made. Proposed locations for the system should be discussed during the pre-design meeting and before the system soils test to minimize your design cost. Grading for septic drain fields should conform to the natural terrain. All inspection ports should be painted to blend with the adjacent plant materials.

D R A I N A G E

Alteration or disruption to existing and planned drainage courses should be avoided. Where disruption or realignment must occur, reconstruction must be affected in a naturalized manner which will allow water to percolate instead of concentrate (no sharp angles, but like a stream) allowing water to flow in a non-destructive course. If the outlet point from a lot is shifted, prior written permission from adjacent property owners must be submitted and effective drainage must be provided for the adjacent lot. Any such changes must be submitted to the Committee for review and approval. If culverts or structural channels are required, these should be designed to blend in with the surrounding environment.

Some properties contain parcels of land that have been improved by the Developer to function as drainage facilities for the overall project, and which must be incorporated into the drainage design for the specific site. Refer to the Development Guide for each site's community drainage obligation. Riprap swales at the road may be modified by filling the voids between the stones with topsoil so it can be seeded. You must maintain the riprap swale profile and drainage intent.

It is the responsibility of the Owner, his Design Team, and the Owner's contractor to design and implement successful drainage on their site. Upon completion of any residence or associated

structure(s), the home site shall be final graded in a manner that insures positive drainage away from the structure's foundation. Drainage swales should be designed to have a minimum grade of 2 1/2 percent. Swales shall be no closer than 10 feet from any foundation wall. Minimum slopes away from the foundation should be ten (10) percent for the first ten (10) feet or in accordance with the Owner's soils engineering report, whichever is most restrictive. On each property, the location and the volume of water that currently enters and departs the site must be accepted including projected increases due to the impervious areas of future upstream improvements. Existing roadside riprapped swales may be modified with the addition of topsoil to the voids between the rocks to allow grass growth between the existing rocks.

At the completion of final grading, an updated improvement survey including as-built topography and top of main & garage floors must be submitted to the Committee documenting compliance with these Design Standards in order to receive a Certificate of Accuracy.

RAIN BARRELS

Colorado allows the use of two 50-gallon rain barrels on a residential site (HB 1005). These may be used but must support **The Keep's** aesthetic design standards. They must be submitted for review and approval prior to installation and should complement the architecture of the home. It is appropriate to screen or integrate them with landscaping or architectural features of the building. Industrial looking barrels will not be allowed.

EROSION CONTROL

During all site construction, techniques for controlling erosion within the Home Site and onto other sites shall be implemented and maintained by the builder. Techniques include but are not limited to the temporary use of sedimentation basins, filtration materials such as straw bales, wattles, and permeable geotextiles fences, slope stabilization fabrics, tackifiers, and temporary seeding of stockpiles. Tracking pads will be required at the site entrance during construction. These "Best Management Practices" shall be maintained in good working order during the entire construction process and until



permanent installation of landscaping has taken hold to prevent any sedimentation beyond the defined construction zone. No debris of any kind may be buried on site or placed on or under any community property. All sites must be seeded and mulched at the completion of final grading. In addition, all Douglas County regulations must be met. Final plan submission must include a well-designed Drainage, Erosion, and Sediment Control plan (DESC) showing all planned controls (can be part of the Site Logistics Plan). The Grading on this plan must be consistent with all prior grading reviews by the DRC. Any siltation of natural features or debris carried onto the road must be removed within 24 hours of the event. The DRC reserves the right to levy fines for any infractions to this section.

Architectural Guidelines

The romantic notion of **The Keep** requires homes that are integrated with the history of this extraordinary Colorado ranch. This easygoing elegance will be developed using complementary architecture that will reinforce this neighborhood's distinctive "sense of place". Each home will be required to maintain a delicate balance between individual greatness and the need to blend comfortably into the context of this neighborhood. **The Keep** intends to create a distinguished western community, cohesively woven together with natural landscaping and history of Tweet Kimball's Cherokee Ranch.

Comfortable homes developing a rich stone masonry intransience will anchor the architectural style of **The Keep**. These Design Standards have been developed with attention toward general goals and concepts and less attention toward individual styles to allow personal expression within a visually cohesive community. Each home should establish its own dominion without dominating its neighbors in **The Keep**. It is the duty of the Design Review Committee to consider submittals within this context, and to encourage overall high quality with well-conceived and balanced proportion and detailing.

The architecture of each home will be inexorably linked with its site, grading, and landscaping. The qualities of certain architectural styles will need to be balanced by the ability of the selected site to provide the proper context for that style. Some sites will be able to accommodate certain styles that may be deemed inappropriate on another site. A home appropriate to a forest site may be inappropriate for a meadow site and so on. As an example, a forest site's tall Ponderosas will limit the footprint of a given home forcing a vertical solution in keeping with the majestic trees, where a Ravine site may have significant terrain that must be accommodated suggesting multiple levels with dramatic cantilever decks. The analysis and development of each site's attributes will play an important part in the success of a particular design. These standards will address many architectural issues within the context of the specific site classifications previously defined: Ravine, Meadow, and Forest.

The Keep embraces the philosophy of sustainable design as a necessary part of a vibrant healthy community. Included within the community is an open space easement of over 700 acres given to Douglas County to protect wildlife habitat and the community's heritage. Each home should contribute similarly to this important effort by incorporating sustainable materials and practices of construction as well as reduced energy usage. Recycling of construction waste, use of recycled materials where appropriate, use of heavy insulation exceeding the requirements of the International Building Code, incorporating high performance glass to really embrace the magnificent views, inclusion of water recycling technologies, planning for future solar panel installation, and other "Green" building practices are just a few of the ways that builders and architects in this community may participate.

All hazardous waste generated during construction must be properly disposed of off-site at an appropriate disposal facility. No onsite disposal of trash is allowed. No asbestos containing materials will be allowed in the construction of homes in **The Keep**. Consider eliminating formaldehyde from your construction materials.

These standards will encourage designs that are harmonious with the local natural environment, reduce apparent visual mass, incorporate materials, color and textures which blend with the landscape, and develop proportions and details appropriate to the specific home site. To accomplish this goal the following minimum architectural standards shall apply.

M A S S I N G A N D B U I L D I N G O R G A N I Z A T I O N

In reviewing the forms of a proposed building, careful scrutiny will be given to the massing, proportions, and overall scale of the building in relation to the specific characteristics of the home site. The Design Review Committee will encourage designs that achieve a delicate balance between distinctive form and subtle impact on the immediate environment. Certain massing qualities are encouraged throughout the community, while others may be suited only to a particular site character and are described as such below.

Home concepts must provide for well-balanced massing on all elevations. Designs should generally develop with smaller upper levels that allow the building to visually step up from the edges to the center. Upper levels (including two story void spaces) should be no more than 50% of the building footprint in order to reduce apparent building scale on open sites. Eave lines should vary in height around the home. Careful consideration should be given to the use of well-placed and proportioned dormers, covered upper-level outdoor spaces, and roof decks (widow walks) to break up large roof lines and enhance view opportunities. Each home should reflect a natural balance between its individual mass elements and the character of its site. This will enhance individuality and diversity within this community. An overall massing concept in keeping with the character of the site will be required for conceptual approval of a design.

Homes must exhibit a strong human scale with particular attention to those areas that define the homes outdoor spaces. Significant outdoor volume (we will refer to this as “shadow space”) must be incorporated on each side of the home to enhance the three-dimensional visual quality of the home and extend the floor plan to include outdoor elements. Attention must be given to providing shade along the southern and western exposures due to our strong solar impact which will enhance the outdoor living experience of this community.

The entry must be developed to achieve appropriate recognition, without overstating its size, volume, and mass. The proportion of the entry must be well balanced with the rest of the home. Two-story entries generally do not achieve the personal scale that is desired for the community.

Walkout areas of a home always pose a particular set of problems which must be addressed in the conceptual phase of design. The desire to introduce a grade connection to the secondary spaces located on the lower floor is often done at the expense of providing that same strong connection from the primary (main floor) living area of the home. This is counter intuitive and opportunities to utilize different exposures for each level should be entertained to fully develop the site connection of the home. All elevations of the home must be given equal importance and must maintain continuity of the building fenestration, materials, and detailing. As we have remarkable views in many directions, consider orienting that main floor to the adjacent high grade and walkouts to the adjacent lower grades.

Large, unbroken planes are not in keeping with the desired scale of the community. Three-story vertical walls are not allowed, and two-story planes must be kept to a minimum, utilized only to develop attractive visual tensions. Garage masses out of scale with the balance of the home are not appropriate for **The Keep**. Walkout exposures generally introduce the tallest walls of a given home and the most significant vertical exposures. Consider extending the lower-level footprint beyond the main level walls in these areas. The Rural Site Plan for the community requires at least three planes separated by at least 2 feet on each building elevation. These guidelines require significantly more expression than this.

Wherever possible, garage doors should be oriented so that access is indirect and views of garage door openings are minimized. Covered walks or breezeways may be utilized to affect garage isolation and should be designed to complement the architecture.

In order to enhance communication of design and massing concepts between the Design Team, the Owner, and the DRC, a study model or 3d renderings will be required as part of the submittal process. This model is intended to be an inexpensive study model capable of modification. The model should be at a scale of 1/8" per foot.

- **Ravine Sites Massing**

The large rock outcroppings and the isolated nature of these Home Sites provide an opportunity for unique architectural styles. The potential exists to incorporate stone outcroppings and scrub oaks into the design of the homes. Appropriate massing, careful detailing and a strong expression of structure will be required. Building profiles should express the dual nature of these Home Sites. Vertical profiles adjacent the ravines, complementing the upright aspect of the natural rock formations, and low profiles against the meadow, keeping with the rolling appearance of the open meadows, are appropriate.

- **Meadow Sites Massing**

The proposed architectural improvements should strengthen the character of the Home Site. Low lying and understated building profiles and forms are more compatible with the rolling

terrain of these lots. Sensitive and careful articulation of the homes massing should reinforce the concept that the home is part of the terrain. Single story or one and one-half story building elevations will emphasize the horizontal and will merge the residence with the landform more successfully. Opportunities should be created to develop on grade courtyards and covered exterior spaces that extend the home comfortably in all directions on the site. Wing walls, site walls, and berms can be used to blend the architecture of a home into the site.

- **Forest Sites Massing**

The proposed design should reinforce the character of these Home Sites. Proposed structures should make use of the surrounding trees for the development of view corridors, privacy areas, and inspiration. The building footprint should be respectful of existing trees and will be smaller than those of meadow home sites. The vertical nature of the forest may be reflected in the massing of the home allowing for larger upper floors. More flexibility will be allowed on these sites relative to building and wall heights for those elevations adjacent to trees. Site connections should be developed at all levels of the home to enhance the experience of the trees from the home. Upper floor covered decks may enhance those opportunities. Removal of trees to improve views will not be approved.

BUILDING ARTICULATION AND SHADOW LINES

To generate a strong visual impression, homes in **The Keep** should develop significant “shadow space” by allowing the building to shape and cover exterior areas. This ‘figure/ground’ relationship will develop significant shadow lines that will add scale and character to the home. Notable areas of the exterior perimeter must be developed as covered, outdoor space. This is in keeping with the site development requirements outlined previously. Integrated covered patios and decks are encouraged and should comprise significant portions of the building perimeter. Areas below decks are normally not considered to be high quality space and are not considered as contributing to the goals for “shadow space”. These under-deck areas must be treated with special care when preparing the landscape design. It is strongly recommended that protection from the western sun be incorporated into the design of

each home including outdoor spaces so that they can be used in the afternoon and evening. Each of the Home Site classifications presents a different degree of challenge to satisfy this requirement.

- **Ravine Sites Articulation**

A minimum of twenty (20) percent of the exterior wall plane on the main level should comprise “shadow space”. Employ architectural elements such as porches, trellises or verandas, in order to create shade and shadow. Consider significant main level hard surface decking over portico type structures to enhance shadow lines.

- **Meadow Sites Articulation**

A minimum of twenty-five (25) percent of the exterior wall plane at ground level should comprise “shadow space”. Employ covered porches, trellises and arbors, verandas and arcades to add the play of shadow on exterior walls. Strong shadow lines can be developed through the use of deep eaves, thick walls with heavily recessed windows and offset wall planes.

- **Forest Sites Articulation**

A minimum fifteen (15) percent of exterior wall planes oriented towards adjacent trees should comprise “shadow space”. Meadow sides of these homes should respond as if on a meadow site. Employ shadow space areas on upper levels as well. Employ architectural elements such as porches, trellises or verandas, to create shade and shadow.

R O O F S

The roof form is the most prominent visual element of a home and central to defining its architectural character. Therefore, the form and materials used to create a building's roof will be given special attention by the Design Review Committee. Gable, hip, and shed roof forms will generally be encouraged. Mansard, gambrel, and A-frame roofs are not allowed. Flat roofs will be reviewed as to their appropriateness to the desired style of the home. Truncated hip roofs with flat sections above

will not be approved. All flat roofs must be ballasted with appropriately colored gravel or pavers. Proposed gravel must be included with color submittal as it can become a dominant visual element when viewed from adjacent property. Care must be given when combining roof forms to maintain the integrity of the architectural forms. **The Keep**'s height restrictions are described in the Site Development portion of these guidelines. Well detailed fascia and eave treatments serve to frame the roof as a strong design element and are encouraged. "Green roofs" (covered with plants) may be appropriate on certain lots and architectural styles.

At **The Keep** we support the conservation goals that solar can achieve. During the design review the DRC will discuss how a particular design might accommodate solar electric panels. Due to the impact of HB 125 the DRC recognizes that the potential for solar electric implementation will be a matter of time. So, let's plan for a best practice aesthetic outcome for panels and include their current or future implementation in each design. Installations must be in keeping with the high quality and aesthetics required for the balance of construction and design of the home. Please refer to the solar section for support on including solar in the design of your home.

Roofing materials should be considered with respect to color and textural harmony with other materials on the home and adjacent properties. Slate, concrete and clay tile, and certain metals are appropriate roofing materials for **The Keep**. Metal roofs must be low sheen and may be copper, black zinc, Corten steel, Monel, terne, and certain low reflection patinaed synthetic finishes with special approval of the DRC. When using metal roofing, it must be appropriate to the architecture as well as sensitive to light reflection. Roof forms that focus light will not be approved due to the danger of fire. Shakes and wood shingles are not allowed by Douglass County as **The Keep** is in a county Red Zone. All roofing must be class 'A' fire rated.

As roofing is so visible and it quickly reflects the overall quality and level of maintenance of a home, new generation roofing materials are discouraged and will be considered only under special circumstances for which the Design Review Committee retains the right of refusal. Materials that are not listed above may be submitted for individual home approval with the following requirements.

- Material must have 20 year verifiable track record.
- Material must not be shiny.
- Roof detailing must be fully developed for the actual project. Generic detailing will not be accepted.
- Representative projects using the material and detailing must be referenced for DRC inspection.
- The committee will require an on-site mockup of at least one square (100sf) including eave, ridge, valley, and rake wall details represented for approval.
- The DRC reserves the right to deny any new roofing materials. Coated metal roofs will not be approved.

All extensions from the roof such as chimneys, flues, roof vents, gutters, plumbing stacks, skylights, etc. should be carefully located and finished to complement other elements of the design. Unfinished and exposed galvanized metal detailing will not be allowed. Flues, plumbing, and roof vents must be located out of view from the front of the home. Wherever possible, plumbing vents should be collected within the structure and vented as a single unit. All furnace and fireplace flues should be incorporated into chimneys.

Roofing criteria for the individual Home Site classifications are as follows:

- **Ravine Sites Roofs**

Large, simple, low slope roof masses will relate well to the scale of the ravine sites. No minimum roof pitch is required for these sites; however great care must be given to selecting roof materials that relate to the hues of the local ravines.

- **Meadow Sites Roofs**

Multiple axis roof lines are encouraged to reduce the roof mass. Use of lower roof pitches, generally less than 6 in 12 for the larger roof masses, will result in forms more compatible with this horizontal landscape.

- **Forest Sites Roofs**

Roof pitches greater than 6 in 12 are more compatible with the surrounding land and plant forms and are encouraged. Aggressive roof lines are possible within the tall trees.

EXTERIOR MATERIALS & COLORS

All materials and finishes should be harmonious with **The Keep** Vision. The primary materials of each home within **The Keep** should be full or veneer natural stone in colors that are compatible with the local environ. Synthetic stone will not be allowed due to the substantial range of veneer cut natural stone now available. Secondary materials may include timber, pre-cast masonry for details, detail brick, wood or fiber cement siding, cedar shingles, metal, tile, and very limited stucco. All predominant exterior materials shall be non-combustible including natural wood siding which must be pressure treated for fire resistance. Concrete foundation walls shall not be exposed and shall be faced or finished to blend with the general architectural design of the building. Wood should be carefully planned with regards to maintenance. Exposed wood should generally be refinished every 5 years to maintain its integrity and aesthetic. As brick has an urban character, it should probably not be considered as a primary material.

Exterior materials should not exceed 4 types on a given home. Mixing of materials should not appear to be arbitrary.

A full material and detail mockup constructed on site will be required for each home in **The Keep**. This mockup will give the DRC the opportunity to review materials, colors, and textures with the natural site palette. This mockup must include 16 square feet of the primary masonry field showing the specific character desired for the masonry including proposed stone, mortars, precast and other pertinent detailing. The mockup must also include a window detail, fascia and soffit, roofing, secondary materials, and character elements. The mockup will be required following conceptual approval of the color board and prior to ordering cladding materials for the home.

Multiple masonry types, colors, or textures may be introduced when they enhance the concept of the home. This should be clearly shown on the elevations and the material mockup. All masonry must return to an inside corner for termination.

Siding and trim materials should be consistently used throughout the building. Siding should not exceed 4" in exposure and will be verified after installation. It is recommended that exterior light fixtures and other surface projections be set on detailed escutcheons. Bright, unfinished, or mirrored surfaces will not be allowed. Stucco should be used as a detail material only.

The acceptable palette of colors for exterior materials includes subdued earth tones such as grey, green, brown, muted blues or reds, or other similar colors. All finishes should develop a rich feel that is well grounded in the site. Dense warm tones are required to allow the homes to recede into **The Keep**. White, primary colors, and other bright colors shall be permitted as accent colors only. Predominant building colors must not exceed 40% in Light Reflective Value (LRV) regardless of material or type. Copper details should be acid washed to develop a patina prior to completion of construction. Wood trim and steel details shall be painted and maintained in a clean finished appearance.

Special materials that are not addressed in these standards shall be reviewed on an individual basis for which the Design Review Committee retains the right of refusal. These include, but are not limited to, manufactured, artificial, simulated, or imitation sidings and veneers. If one of these special materials is desired, it must be included on the site mockup with at least 50 square feet shown and adjacent to related materials.

Per Douglass County Rural Site Plan development standards, fire resistant construction is highly encouraged.

D E T A I L S

Concurrently with the development of overall building massing, the Design Team must address the smaller scale details of the building that will establish the style of the home. Architectural detailing can make a substantial contribution to the individuality of a residence and to the sense of quality in the

community. Thoughtful and consistent detailing, from the smallest to the largest component, will lend integrity to each design. Details should be applied consistently around the entire home, not just on the front elevations. Eclectic mixing of details should be avoided as this may undermine the overall design.

In an effort to create a community wide sense of architectural detailing, expression of the building's structure is strongly encouraged. This expression can take many forms from timber trusses to expressed post and beam work. Exposed rafter tails, expressed headers at window and door openings, and similar use of timber for porch framing is strongly encouraged. Homeowners and architects are encouraged to consider the following elements as opportunities to enrich detail:

- Carved and hand-crafted timber joints.
- Expressed timber or steel beam work.
- Expressive and innovative steel detailing.
- Lintels and sills constructed of stone or precast concrete.
- Hand-crafted doors.
- Recessed window and door openings.
- Decorative and ornamental iron work in railings and hardware of timber connectors.
- Window shutters.
- Planter Boxes.
- Well-proportioned porches with brackets, trellises and arbors.
- Balconies.
- Well-crafted joints at all intersections between dissimilar materials.
- Wood veneered garage doors.
- Detailed eaves and fascias.
- Well-defined and proportioned chimneys.

Eave details are critical to defining the richness and heritage of each home. Special attention should be paid to developing profiles that are distinct and attractive. Certain styles will require deep eaves, while others are best suited to a small but articulated design. In either case, the eave details must be well conceived, balanced, and eloquent.

All exterior details must be well documented in the final submittal.

CHIMNEYS AND THE HEARTH

Chimneys make a dramatic statement on any house and remind us of the social interaction that occurs around the kitchen and family. They play an important role in the massing of a home by providing needed vertical expression. Therefore, homes within **The Keep** should have two or more well-articulated and massed masonry chimneys. Detailing of each chimney should be done as an individual expression for each home. Oversized chimney footprints are generally positive.

Chimneys and vents may exceed the maximum roof height by up to five feet. Exposed metal flues and spark arrestors are not acceptable chimney terminations. Concrete, masonry, and clay chimney caps must be designed to complement the major architectural elements of each home. Through-the-wall flue terminations (belly buttons) should be hidden on the backside of chimneys.

WINDOWS AND OPENINGS

The windows of a building are an important part of its overall visual impact and should be carefully proportioned and detailed. Location, type, and size of window openings should be carefully considered for their effect on proportions, continuity, energy collection, and natural illumination. Window and door openings should be recessed on all elevations to accentuate the sense of wall thickness. Noteworthy windows might be set deep (12") into their wall planes to give the building walls significant visual mass. Windows should be grouped and consolidated to emphasize the overall organization of the house and the individual facades. The window proportions should be carefully studied to provide an attractive, well-proportioned mass. The Committee will review the location, type, and size of door and window openings for their visual impact on the home. Small and under-scaled windows should be avoided as they tend to detract from an open and inviting appearance consistent with the goals of the community. Windows serving bathrooms should not appear as distinctive openings. Consider using full height glazing in walls under roofed outdoor areas. Use of clad windows is required.

West facing glass should be screened using landscaping or architectural details to prevent the all too frequent Colorado problem of heat buildup from our afternoon sun. This will also minimize the need to provide oversized air conditioning systems and reduce the environmental footprint of **The Keep**.

Doors are significant in building the character of each home. As such, designs for exterior doors (including garage doors) should be generated and coordinated for each home. The designs should be consistent with the style of home that is being established. These designs should be submitted as part of the Design Development submittal. Garage doors should be recessed a minimum of 12". Strong consideration should be given to the material and detail of the garage door face to integrate the door design with the adjacent home materials and the home itself. Items such as iron banding, applied trim, raised panels, vision lites, and beaded siding are appropriate. Over height garage doors must be integrated into the building massing such that they do not require walls that are out of scale with the home.

GREENHOUSES & SKYLIGHTS

Greenhouses and solariums must be submitted for approval. Whether attached or detached, greenhouses must be fully integrated into the design of the home and the site plan. They must include masonry detailing and side walls that match the balance of the home and may not have the appearance of a prefabricated unit. Conservatory type detailing is appropriate. Shading devices in greenhouses, including window shades and blinds, must be submitted as they have a profound impact on the exterior appearance of the glass. Mechanical venting systems must be concealed.

Skylights must be designed as an integral part of the roof. Skylight glazing may be clear or tinted glass. Bubble type plastic skylights and reflective glazing are prohibited. Skylight framing and flashing material must be bronze anodized or colored to match the adjacent roof. Unfinished natural aluminum framing and flashing is not acceptable.

DECKS & RAILINGS

Outdoor patio spaces and decks allow the residents to fully enjoy the unique setting of the Home Site. These spaces should be an integral part of the architectural design and be incorporated into the existing landforms and vegetation. Decks and balconies must be integrated into the building using similar materials and detailing. Decks should be built of substantial materials such as concrete with waterproofing membranes. Deck supports must have a substantial scale that visually anchors them to the ground and may be rejected where they appear too slender. Consider multiple element groupings to visually increase the scale of the supports. Decks should be nested within building masses rather than applied to the exterior of the building. Decks on the forest lots might use cantilever techniques to avoid damage to the tree root structures. A minimum of two sides of any deck should be enclosed by exterior walls.

Undersides of decks and balconies should be detailed to provide a finished appearance. Exposed joist hangers or metal connectors should be minimized. Consider deck construction that provides watertight protection below. Railings and columns supporting decks are required to be constructed from the building materials of the home.

Railings must be carefully and individually detailed for each home and be consistent with the character of the home. Iron, glass, and masonry railings are the community standard. Details of railings, including supporting posts, should be included with the submittals at a scale of at least 3/4" to the foot. Standard picket style rails are not allowed.

We strongly recommend that you connect elevated decks to the adjacent grade. While a deck over a walkout is quite common in the industry, look for opportunities to wrap the deck around to connect to higher grade on an adjacent elevation.

BUILDING ACCESSORIES

Exterior building accessories such as shades, shutters, screens, pergolas, trellises, and other elements have an impact on the exterior elevations and require specific approval of the DRC. If these are

modifications to an existing home, provide photos with the modifications pasted onto them. The submittal should include full architectural elevations and detailing including specifications, measurements, and actual material samples. The submittal will be reviewed in the context of the character of the home.

A W N I N G S

Fabric awnings will be approved only with special review. Awnings and window shading treatments must be consistent with the architecture of the home and may only use conservative colors that blend well with the surrounding materials. Awnings must be fully compatible with the massing and window fenestration of a home. Awning submittals must be fully and accurately detailed with respect to their location and attachment to the building and must not conflict with any building feature. Awning fabrics must be replaced on a regular basis to prevent a faded appearance. Submittals must include full architectural elevations accurately showing the implementation of the awning. Incomplete submittals will not be considered and will be rejected. Retractable awnings are not allowed.

G U T T E R S & D O W N S P O U T S

Gutters and downspouts are required and must be designed as complimentary architectural features. Details must be consistent with the character of the home and should be indicated on building elevations of the preliminary submittal. Doglegs in downspouts to bridge surface detailing should be avoided. Downspouts may be installed in copper or other prefinished metal. Strongly consider the use of collector boxes and other ornamentation. It is recommended that downspouts be attached to an underground leader system daylighting in a manner that integrates into the overall drainage plan for the community.

M E C H A N I C A L E Q U I P M E N T & U T I L I T I E S

All exterior utility equipment shall be incorporated into the building design. The equipment should be fully screened from sight and insulated for sound attenuation. No window air conditioners will be

allowed. Utility connections should not be visible from the street. Electrical panels and meter housings should be in enclosed cabinets or behind screen walls in such a manner as to make them invisible. Mechanical devices such as air conditioners and pool equipment must be screened on all sides by walls and significant landscaping. All equipment shall be painted to match the adjacent materials.

S O L A R

All solar equipment shall be flush mounted, incorporated into the building mass, and integral to the building roof or wall. Provide head and sill details of the array showing how the array will be made flush with the adjacent roofing and allow under panel ventilation. Flush mounting should allow the face of the panels to set no more than 3” above the adjacent roofing. This can be easily achieved by recessing them within a field of roof tiles. Arrays should be architecturally compatible with the residence avoiding any unique massing. Solar panels may not appear to be set on a sub-structure foreign to the roof line of the home. Panels should be black with dark anodized aluminum trim or finished matching the roof. No plumbing, electrical conduit, or bright metal may be exposed. Panels should be limited to a single roof plane whenever possible. Panels should be aligned in a single orientation, be contiguous, and integrate into the overall roof design. Consider Triangular spandrel panels that match the adjacent solar panels should be considered to fill stair step edges. No plumbing stacks can be located within the array. Inverters should be hidden under the panels or located inside the building. Exterior-mounted equipment must be painted to match the adjacent surfaces and must be screened.

W I N D E L E C T R I C G E N E R A T O R S

Wind Electric Generators (generator) are discouraged within the community but may not be prohibited per Colorado Statute. Generators must be submitted for review, where the Committee will make every effort to minimize the impact of these structures on the community. The generator must be erected within the building envelope. The generator must be equipped with sound mitigation equipment such

that it will not be heard by adjacent homeowners. The generator may not exceed the building height limit. Generators must be maintained in good and functional condition. Generators and their towers must be painted to blend with the surroundings. Generators may not be sized larger than necessary to serve a single home.

A N T E N N A E

No antennae may be visible on the exterior of any home in **The Keep**. TV and radio antennas are allowed in accordance with the Federal Telecommunications Act but must be fully concealed in attic spaces. Satellite dishes will be limited to 24" maximum diameter should be concealed or screened and painted to match the adjacent surfaces. Dish location and type must be submitted for approval and should be anticipated during initial design.

T R A S H C O N T A I N E R S

Trash containers must be stored in a fully enclosed space such as the garage or a trash room incorporated into the home, auto court, or site wall. Consider a masonry alcove at garage entries.

F I R E S P R I N K L E R S Y S T E M S

Residential fire sprinkler systems and monitoring are required per the Solitude Colorado Rural Site Plan general note 3.

I N T E R N E T C O N N E C T I O N S

The community gate control mechanism is internet enabled. As such, it is required that each home must include the required equipment to operate the gate remotely.

Landscape Guidelines

LANDSCAPE DESIGN PHILOSOPHY

The landscape guidelines for **The Keep** will maintain a cohesive ranch setting consistent with the historic Cherokee Ranch philosophy of land stewardship and enhanced native surroundings. The landscape of **The Keep** should affect emotions of peace, tranquility, and home using carefully considered spatial development, visual organization, and creative use of native and water conserving species. The integration and enhancement of the natural assets of each site should be a prime objective of each landscape design. The challenge of landscape design at **The Keep** is to ensure that all planting reinforces and complements both this extraordinary natural environment and each home. The landscaping design must successfully integrate the home and its outdoor spaces into this land using planting, grading, site walls, and other hardscape. Each of these key components contributes to the overall success of the community and as such they will be specifically addressed in the design review process. It is not the intent of these guidelines to force a minimalist approach, but rather an approach that will leave the community a legacy of beauty and seclusion within the community's water availability.

LANDSCAPE DESIGN CONSIDERATIONS

The landscape guidelines have been developed with attention toward general goals and concepts in order to allow individual expression. The Design Review Committee will critically evaluate landscape plans to assure that native plant species and natural landforms have been preserved and enhanced by the proposed improvements. The use of indigenous plants and landscape materials will be encouraged. In addition, plant materials, irrigation systems, and maintenance practices which conserve water should be utilized. The duty of the Design Review Committee is to consider submittals within this context and to encourage overall quality through well-conceived and balanced landscape plans. Defensive fire breaks should be incorporated in the overall design of the landscape plan as well as judicious limbing, trimming, and understory clearing to reduce fire hazard risk.

The scale of landscape materials and the overall landscape design are key ingredients in achieving the overall setting for **The Keep**. Functional use of plant materials for buffering north-westerly winds, providing seasonal shade, and discreet screening to enhance views or mask utilitarian aspects of the proposed buildings should be integral components of each design. The judicious use of color and texture should be considered in creating a rich, natural landscape. Designs should consider the layered impact of planting starting with the existing site vegetation and developing more intensely within the proximity of the home. The natural organization of plant species should be considered in their placement such that plant groups form drifts suggesting a native placement.

The present and mature size of new plantings should be considered when selecting and placing landscaping materials. Due to the desire to develop landscaping that is tolerant of the local deer and elk populations, evergreen trees should be installed with a minimum size of 16 foot tall and deciduous trees should be provided adequate temporary protection. Minimum landscape plant material sizes have been established as indicated in the Landscape Plant Palette found in the Appendix. Oversizing is strongly encouraged to offset the impact of the local fauna.

Lots 30 and 53 have specific additional requirements for the placement of 10 additional Ponderosa Pines to provide screening for the lot 53 home to properties adjacent to **The Keep** and to minimize the impact of the lot 30 home to wildlife. These requirements are spelled out on page 14 of the Solitude Colorado Rural Site Plan.

The Homeowner and their Professional Design Team should review the Home Site Classifications to determine landscape improvements that are appropriate for the chosen Home Site or portion thereof. Some sites may encompass more than one classification, and it is expected that each area will be treated correspondingly using the following guides.

MEADOW SITES

Meadow Site landscape designs may use a more varied palette of plant materials near proposed structures but should never extend to or define property lines. The landscape design should be tied

back into the existing native landscape in an aesthetic, blended, and pleasing manner designed to reinforce natural features of the site. The design should be considered an extension of the home and must enhance the site design through suitable placement and selection of plant materials. With careful design consideration, the landscape will assist in defining privacy, create environmental protection, and visually tie the architecture to the natural or created landforms of the Home Site.

Landscape design should not develop an island in the meadow feel. Significant use of remote trees should be included to define views, screen adjacent homes and control wind and sun. The perimeter of the landscape plan should reinforce natural features of the site. In their absence, the plan should extend in a non-symmetrical fashion. Driveways must be included within the landscaped area of the site. Creative grading of the landscaped areas of the site will be critical and can be used to develop site character.

F O R E S T S I T E S

The forest sites include some of the most stunning assets of the entire community, trees. Along with the beautiful trees, comes a responsibility to maintain their health and conserve each of the specimens as well as the integrity of the stand. **The Keep** will require an aggressive and proactive program by the homeowner to minimize the risk of fire and disease that might destroy their ephemeral beauty. Specifically, these lots should be cleaned of all dead and diseased material prior to the start of any construction, and this condition should be maintained on an annual basis.

The treed portions of these forest sites should be designed to incorporate the existing flora and grade as much as possible. It is anticipated that grading will not be incorporated in the vicinity of the trees unless they are protected during construction and provided with appropriate permanent root aeration or tree wells to maintain their health. Those trees designated during the pre-design as “Heritage Trees” must be preserved and protected through the design of the site and throughout the construction phase.

Shrub and understory planting is allowed on these sites as is the addition of trees that will enhance the natural stands, view corridors, and other site assets. Driveways should be treated carefully including

opportunities for drifts of plant material that will help screen the pavement and enhance the arrival promenade. The addition of perennial color is allowed and encouraged.

RAVINE SITES

Landscape design concepts should create harmony with the rock and drainage formations found on these lots. The natural setting and dominant plant species should be incorporated into the landscape design. Designs should enhance and preserve these natural features as they are incorporated into the plan. The use of native plant materials such as gambrel oak, rocky mountain juniper, mountain mahogany, native grasses, cacti and wildflowers should form the foundation of the plant palette.

Proposed exterior spaces should nestle into the steep slopes and rock outcrops. Retaining walls should be constructed with native rock material and run parallel with the existing topography tying back to existing grade as quickly and aesthetically as possible. Large flat areas will be difficult to achieve due to their impact on the existing topography. The addition of Ponderosa Pines will help diffuse the impact of the homes to the views from other sites.

PLANT MATERIAL

The use of indigenous plant materials shall be encouraged wherever possible. All introduced plant materials should be drought and deer tolerant and complementary to the existing vegetation. Areas immediately adjacent to buildings may incorporate more traditional landscape materials and design. However, as the landscape begins to move away from the structures and tie back into the surrounding native landscape the use of indigenous plant materials becomes more important. These naturalized areas shall consist of grasses, groundcovers, shrubs, and trees that are native to the site and/or are analogous in appearance. Linear planting of trees and shrubs along fences and property lines is discouraged but might be used to develop character, enhance view corridors, or create natural snow breaks. Natural groupings of native trees and shrubs that have been incorporated into the overall composition of the landscape design and function as wind breaks are acceptable and encouraged. Refer to the attached plant list for **The Keep** in the Appendix of this document.

All landscape areas within the lot must include at least one canopy tree per 1,200 square feet or one evergreen tree per 1,000 square feet of total disturbed area. Shrub beds must comprise at least 25% of the total landscape areas. Groundcover plants and perennials are recommended for use in all shrub beds in addition to the shrubs. Areas of bare ground, gravel, river rock, river cobbles and bark chips will not be allowed.

Plant materials, including trees, shrubs, ground covers, vines, lawns, seasonal color, etc., must be at a quality, quantity and size appropriate to the mass, scale and proportion of the building. All shrubs should be 5 gallon minimum with at least 15% B&B. All materials should conform to the standards set forth by The American Association of Nurserymen, and Colorado Nurserymen Association. Due to emerald ash borer, ash trees should not be included in the landscape palette.

S O D

Sod areas are noted as intensive water users. These areas are not prohibited but should be kept to a minimum and should never exceed 12,000 square feet. Sod should be a low water consumption type such as deep-rooted fescues in lieu of bluegrasses. Sod areas should be properly prepped with at least 6 yards of organics per 1000 square feet to allow the soil to store water longer. Consider the use of water saving underground irrigation grids such as Netafim to minimize water consumption in sod areas. Sod areas are visually different from the native surroundings, so care should be taken to set sod areas behind berms to visually minimize the impact to the neighborhood.

W I L D F I R E M I T I G A T I O N

The natural environment of **The Keep** has been unmolested and reflects both beauty as well as risk of wildfire. Our changing climate is increasing those risks, making it more important than ever to apply methods to reduce the potential for wildfire. Consistent with the County Fire Department and Insurance requirements, these Guidelines require Homeowners to maintain their lot's using best wildfire practices prior to, during, and after construction.

Existing forest sites must be maintained by removal of all dead materials, reduction of understory growth, and limbing of the lower portion of native trees. The goal of fire mitigation is not to clear cut, but rather to work with the natural aesthetics of the property, providing you with a beautiful and healthier forest. Utilize selective thinning practices. Fire mitigation not only mitigates risk against wildfire but promotes a healthier forest, better able to resist potential diseases.

Existing Gambrel Oak stands must be maintained by removal of all dead materials, reduction of understory growth, and judicious thinning of each stand. The effect this can have aesthetically can be quite attractive.

Grassland sites should consider mowing the native grasses a couple times each season to minimize the fuel load adjacent to the home. Consider integrating both landscaping sprinklers as well as roof and soffit sprinkler systems to harden your home.

LANDSCAPE MATERIALS

Landscape materials such as paving and deck surfaces, mulches, steel edging, sculpture, exterior lighting, etc. should be compatible and harmonious with the architectural design of the structure, surrounding neighborhood, and natural environment. The use of stone or gravel mulch for shrub beds is allowed if there is enough plant material to visually cover the rock at the time of planting. Rock mulch is recognized as useful as a limited fire break element and may be appropriate with proper design. When used, it should blend with the natural environment and be either multicolored or of adjacent existing stone and should include a blend of varied sizes including larger boulders. No white stone material will be allowed. As plantings move away from the house, the landscape should become more naturalized. Planting native shrub groups and clump tree groupings in seeded areas will blend plant material into the landscape and eliminate the need for mulch. A drip line should be used to establish these shrubs and trees.

DRAINAGE SWALES

All existing drainage must be respected and maintained. Each lot is expected to receive water via the existing drainage points and to evacuate water to adjacent sites at the same discharges that exist prior to construction. Lots with substantial impervious area created by the intended design, may be required to provide onsite water detention as part of their design. The native soils are subject to erosion, and each design should consider the impact of the site improvements on erosion. Where stone mulch or rip rap is included in a design for this purpose, it should be native colored material of varied size (2"-36") for a natural appearance. Consider using large flat sided boulders to create any cofferdams that might be necessary.

GARDENS

Vegetable gardens should be located in the rear or side areas of the Home Site so that both the garden and its accessory areas are substantially screened from view of adjacent homeowners and public streets. Protection from rabbits, deer, and other local varmints might be provided with black graduated wire fence integrated with permanent posts as described in the section of fences. Raised beds are allowed but must be submitted. Consider integrating the beds into natural site features.

RETAINING WALLS AND LANDSCAPE WALLS

A general goal for **The Keep** is to support the sense of openness throughout the community. For this reason, the use of landscape walls should be limited to enhancing the architecture of the home. All retaining walls shall be constructed of stone or stone veneer. No timber walls will be permitted. Retaining walls on the Home Site should be as low as possible. If walls are required to be higher than four (4) feet or have cuts into the hillside greater than six (6) feet, they should be stepped or terraced to minimize their visual impact unless the form is a significant massing tool incorporated into the architecture of the home. Any walls exceeding four (4) feet in height must be designed by a registered professional engineer. Materials used should complement the natural surroundings and the architecture.

IRRIGATION

All landscaped areas within the lot shall be irrigated by means of an automatic irrigation system as may be required to support the individual species. Remember that the larger the landscaped area, the more water you will consume, and it is our objective to be water conscious. Irrigation heads should be positioned to prevent spray from throwing directly onto roadways and walkways. Irrigation systems should efficiently distribute water to plants which require it. Systems must incorporate moisture and rain sensors. Drip or other low water consumption irrigation systems should be used at all trees and shrub beds. All irrigation systems must be designed and installed according to all applicable codes and regulations. Temporary underground distributed irrigation should be provided for areas receiving native revegetation. These zones should be disconnected from the automated controls upon reestablishment of the native areas.

WATER FEATURES AND SCULPTURE

Architectural or landscape water features and outdoor sculpture must be an integral part of the landscape design and are subject to DRC approval. They should be aesthetically compatible with the architecture style of the home. Sculpture should be screened from view from adjacent lots.

LANDSCAPE MAINTENANCE

All trees, shrubs, groundcovers, grasses and the irrigation system on each property must be maintained by the lot owner at a level consistent with the overall character of **The Keep**. All dead or dying plant materials shall be removed and replaced. All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash. The penalty for neglecting landscape maintenance will be \$50.00 per day. Pruning should be minimal with a properly designed landscape. If pruning is needed, it should be done in accordance with the plant's natural form. Topiary will generally not be allowed. If a seeded area has

failed to establish a healthy stand of grass, additional seeding is required until a permanent stand of grass is established.

TEMPORARY LANDSCAPING

Per the Construction Period regulations that follow in these guidelines, certain erosion control planting must be installed during construction. This will be in the form of fast germination grasses that do not replace the need to replant with slower germinating and growing native grasses. Large temporary dirt stockpiles should be seeded with temporary grasses such as annual rye.

PHASED LANDSCAPING

The Keep does not encourage installation of landscaping in phases as experience has found that subsequent phases which may be critical to the success of any given plan may fail to be installed. **The Keep** does however encourage each homeowner to reconsider the state and nature of their landscaping on an annual basis and continue to develop their home as their usage and experience may suggest. These subsequent changes and additions should always be submitted to the Design Review Committee with adequate time for the committee to be able to respond before the changes are implemented.

It is a good idea to consider planting large trees (and even shrubs and ground covers) as soon as possible during the construction of the home so that they can set prior to moving into the home. This can also be used to get a jump on the seasonal impact of landscape installation.

The Design Review & Approval Process

As stated in the introduction, the Design Guidelines are a tool to assist in the design of your new home. An overall understanding of the community concept and the review process is important to select an appropriate design and construction team, and to ensure a successful project within **The Keep**. It is important to make use of each step of the review process, to gain the full benefit of the talent and experience of the Design Review Committee. The following process has been shown to result in the best solutions for both Owner and Community.

As **The Keep** develops over time, so will these Guidelines. The Guidelines are a dynamic document that will continue to evolve along with the changing conditions and character of the community. While this document provides the primary guide to be used in the design and development of each home and site, over time supplemental information may be prepared by the Design Review Committee (DRC) to further assist Owners and the Design Team with the design process. As such, prior to initiating any design work, the DRC should be consulted (pre-design meeting) to obtain any additional information or revisions that may be applicable to the design process.

DESIGN REVIEW COMMITTEE & DESIGN QUALITY

The implementation of any improvement or change must be submitted and approved in writing by the DRC prior to commencement of any work related to those improvements. Douglass County may not review building plans unless they are accompanied by a letter of approval from **The Keep** DRC. It is the responsibility of the Design Review Committee to ensure that all proposed improvements meet or exceed the requirements of the Design Guidelines and the various provisions and restrictions set forth in the Declaration of Covenants, Conditions, and Restrictions (CC&R's), and to promote the highest quality design for this community. The Committee will aid you and your Design Team in meeting

these standards. Specific duties and powers of the Design Review Committee are defined in the Declaration of Covenants, Conditions, and Restrictions. The Design Review Committee has approved these Design Guidelines and has adopted as a part of these Design Guidelines, **The Keep** Development Guides. All conditions, restrictions, and suggestions set forth in these Design Guidelines, the Development Guides, The Solitude Colorado Rural Site Plan, and the CC&R's, are subject to the reasonable interpretation of the DRC which shall make final determinations in good faith.

Should the DRC disapprove a submittal, the Owner has the right to appeal the decision to **The Keep** Board pursuant to the CC&R's.

OTHER DEVELOPMENT REGULATIONS

While these Design Guidelines constitute the primary tool for controlling the development of **The Keep**, other material must also be considered during the design process. All applicable local, state and national codes and regulations, including but not limited to building, structural, mechanical, plumbing, electrical, zoning, health, safety, OSHA, and fire codes must be met. It is the responsibility of the Owner and his or her Design Team to assure compliance with these regulations. In the event of conflicting provisions of the above-described codes and any standard set by these Design Guidelines, the more restrictive provision shall prevail.

In addition to the above regulations, a higher than industry standard of care for civil, structural and soils integrity must be met as follows:

- All sites must have an original architectural survey locating all utilities, building envelopes, views, existing vegetation, easements, topographic contours at 1-foot intervals throughout the building envelope and extending to and including the access street. Contours at 2' intervals should be provided for the balance of the site on the survey.
- All sites must have a soils report prepared that includes a minimum of 3 borings to a minimum depth of 40 feet in the proposed vicinity of the building footprint.
- Non-deteriorating structural floors must be included on sites with expansive soils.
- All installations of foundation caissons or footings must be observed by a registered Soils or Structural Engineer, and a report of the observations must be filed with the Design Review Committee.

- Prior to pouring any foundation walls, all foundation forms shall be surveyed by a registered Civil Engineer and a certificate attesting to the accuracy of their location with respect to property lines and the site elevation control benchmark must be filed with the Design Review Committee.
- All final grading must be certified by a registered Civil Engineer to verify that a minimum of 2 1/2% grade is maintained across the site and that improvements have been installed as approved. This certification must be submitted to the DRC.

THE SUBMITTAL PROCESS

The submittal process involves several steps as outlined on the next pages. In addition to this outline, at the end of this section there is a flow chart depicting the entire process. All Owners and the members of their Design Team shall comply with this process to gain the required approvals of the DRC for any construction within **The Keep**. **It is expected that the Owners Architect be present at every meeting to facilitate communication about the design.**

The DRC is available for pre- or post-purchase meetings with the Homeowner. These meetings will serve to introduce a homeowner to the DRC and **The Keep**. We will discuss our philosophy, the Design Guidelines, and our requirements for the selection of their design team for their home. This meeting should be held on site so that we can help the homeowner understand their property and its unique qualities better.

- **Step One: Pre-Design Meeting (on site)**

The first step of the Design Review Process is to set and attend the pre-design meeting. This meeting should occur prior to any active design work as items may be discussed that could require substantial reconsideration of any design concepts. This meeting must be attended by the Architect and should be attended by the Owner and other members of his design team and will be hosted by the members of the DRC. The meeting will be held on site and will provide:

- ◆ A forum to become acquainted with the DRC and its mechanics.
- ◆ A discussion of **The Keep** Design Guidelines.
- ◆ A site review including drainage, views, neighbors, streetscape, and environmental issues.
- ◆ Location of proposed building pad and building envelope.
- ◆ A discussion of desired styles, size, and preconceptions for the home.
- ◆ A discussion about the streetscape and landscape requirements for each lot.
- ◆ A review of the submittal process.

The Design Team must bring the following items with them to the Pre-Design meeting:

- A copy of the required Architectural Survey with accurate one-foot contours at a scale of 1"=20' to the meeting. This survey should overlay an aerial view of the site either from a drone flyover or Google Maps. This will allow a complete discussion of any Heritage Trees or landforms, access, privacy, orientation, and drainage issues that may be important.
- Inspirational photos for the proposed home.
- If the Design Team has prepared any additional site analysis documents.

- **Step Two: Conceptual Work Session**

After the pre-design meeting, the Owner works with his design team to prepare a conceptual presentation for submittal to the Committee. This submittal is informal and needs to include only those drawings that may be necessary to communicate the preliminary design to the committee but should include:

- ◆ A site plan at 1/20' scale showing proposed and existing grades at 1' intervals, the full driveway including grading, the elevation of the main floor and lower level at any walkouts. This site plan should include a view rose, site assets, the massing of a landscape concept.
- ◆ The site plan must include an overlay of the Google satellite view so that we can see the existing site features relationships to the concept.
- ◆ Floor plan sketches.
- ◆ Elevation sketches.
- ◆ Roof plan sketches.

At the Conceptual Work Session, it is expected that the project Architect will be in attendance to make a hard copy presentation of the concept to the DRC. This will allow a more complete communication of the ideas for the home that are important for the Committee to understand and will create the most efficient design dialog about the proposed home. During this meeting, the DRC will ask questions of the design team in order to fully understand the concept being presented and may make comments on the design which may be redlined on the submittal documents. The DRC will spend considerable time understanding how the home fits into the site. Thus, the grading concept is an extremely important part of this submittal.

The Committee may meet briefly after the presentation to discuss the design and may prepare an evaluation of the concept which would be forwarded to the Owner and Design Team along with copies of the meeting notes made on the submitted drawings. This work session is intended to be a

forum where a free exchange of ideas can occur with the goal of improving a design and aligning it to its maximum potential with the Owner and Community's design goals to enhance each site's natural assets. The Design Team is encouraged to photograph any notes made on the drawings during the meeting.

When available and as a courtesy to the client, the DRC will have a copy of the overall Neighborhood Improvement Plan for the meeting. This plan should show proposed site improvements and grading for homes submitted to date. This valuable tool will be at a scale of 1"=50 feet and represents the current state of project submittals only. Due to the nature of construction and while the DRC will make efforts to assist and provide adjacent lot information, the DRC makes no representation that the information shown on the Neighborhood Improvement Plan is complete or accurate. It is the responsibility of the Owner's design team to verify the accuracy of any adjacent construction when planning their own improvements.

The design team is requested to submit their presentation electronically at least 7 days prior to the next scheduled meeting of the Design Review Committee. Hard copies of the submittal are required for the meeting.

- **Step Three: Design Development and Massing Model Reviews**

The design team takes the information generated during the previous work sessions and integrates it into their design and documentation. During this portion of the review process which may take several meetings, the Design Team will prepare, and the Design Team Architect will present a massing model. This rough model is intended to be used by the design team to refine their solution and communicate the building massing most effectively with their client and the Design Review Committee. As the concept for the home is becoming established, this phase will require specific updated submittal items for the home to be submitted electronically 7 days in advance of the meeting and hard copies provided at each meeting as follows:

- Massing model. This model should be at 1/8" scale and may be made of simple chipboard. It is not intended that this model be a work of art, but rather a tool for the Design Team to develop their design and communicate this to their client. Cut and paste techniques may be required by

the Committee to demonstrate the impact of changes. The site contours should be constructed of 1/8" material on a rigid base. While 3D graphics might be available for the design, the DRC believes that the visual impact of their presentation is such that they eclipse the ability to focus on the review and understanding of the actual forms and massing of the home. We believe this is the most effective tool to communicate with an Owner. It need not be sophisticated but should be proportionally accurate.

- An overall site plan at 1"=20' scale showing the roof plan of the home with the footprint dotted in under the roof plan, the driveway, any fencing, driveway monuments, existing and proposed grading at 1' intervals, and all utilities. It is strongly suggested that this plan be developed by the architect so that it can reflect architectural nuances to the grading design. It may be reviewed by an engineer for adequacy of drainage and must be in the form of an architectural grading plan. It should include the aerial overlay as in previous site plans.
- A preliminary landscape plan at a minimum 1"=20' scale.
- A large-scale site plan of the building pad and surrounding grading at 1"=10' scale. This plan should show paving details, top of basement slab elevations (TOS), top of floor elevations (TOF), the garage threshold elevation, retaining walls, and any pertinent site details.
- Floor and roof plans at 1/4" scale
- Elevations at 1/4" scale with indication of intended materials, railing designs, and any landscape massing available from the landscape concept. These elevations must show existing and proposed perimeter grade on each elevation along with top of slab elevations (TOS) and building height calculations.
- To assist the Committee in their review, the Owner shall provide accurate staking ($\pm 1'$) of all proposed building corners, lot corners and the centerline of the driveway. Staking should be in place at the time of the Massing Model Review and may be reviewed by the DRC after the presentation by the Design Team.
- Preliminary colors and materials for the home. These do not have to be actual samples but they should communicate the desires of the client for their home. Remember that lighter colored materials are not allowed in **The Keep**. The Committee may measure the LRV of stone or other samples for compliance with the 40% maximum rule.

All sheets should include a title block listing the lot, block, and address of each lot as well as the Owner and the Design Team members. During the Design Development and Massing Model Reviews the Committee may again markup or add meeting notes on the submitted drawings. Photographs of these notes should be taken by the Design Team.

These work sessions are intended to be a forum where a free exchange of ideas can occur with the goal of improving a given design. The process of presentation, evaluation, and work sessions may continue until the Committee approves the design for the home including exterior details such as eaves, soffits, rails, deck, window details, and materials. With these approvals, the design team may prepare the final submittal.

The design team is requested to submit their presentation electronically at least 7 days prior to the next scheduled meeting of the Design Review Committee. Hard copies of the submittal are required for the meeting.

- **Step Four: Final Submittal**

As the design has been well developed during the Design Development and Massing Model Reviews, the final documents should not be forging new territory. The Committee will review the final submittal for compliance with the approval of the design development submittals and should only need to comment on items that are being presented for the first time or where there is a significant change. Lack of compliance with Design Development discussions may be grounds for rejection of the Final Submittal. The final submittal must include one full set of construction documents including Civil, Architectural, Structural documents, and specifications. These documents should be fully detailed including exterior wall and chimney sections and showing all exterior details at large scale and complete construction notation. Incomplete final submittals, as determined by the DRC, will be returned to the Owner for completion and re-submittal.

In addition to the working documents, this submittal must include a color board. The color board must be 24"x36" and include a rendered elevation indicating the location and pattern of each material intended. Firmly attached to the color board should be samples of each exterior material and paint chips (min 4"x4" each) for each color selected. The Owner's name, Design Team, lot, block, and address for the home must be clearly displayed on the board. Paint chips must be marked with manufacturer's name and color number. A typed schedule of materials and colors for all exterior surfaces must be included. Stone supplier, type of stone, layup style of stone, and mortar color must be listed along with a photo of the desired outcome of the installation must be included.

The Design Review Committee, after reviewing the color board will require on site mockups of major building materials and details in the form of a full-size wall section showing a window detail, soffit and

eave detail, masonry and grout lay-up, and roof material prior to installation of any finish material on the home. Final material approval will be withheld until review of the onsite mockup.

All exterior lighting must be submitted. Manufacturer's literature (cut sheets) must be submitted for each building and landscape fixture. Fixture color must be indicated and fixture photometrics must be attached. Each sheet must be labeled with the project and the specific location of the fixture.

The landscape plan should be included except where prior permission for a delayed submittal is granted by the Design Review Committee. This document should be at 1"=10' scale and must include the entire disturbed portion of the site. Multiple sheets may be required. The site grading and drainage plan must be overlaid on the landscape plan in order to allow the Committee to evaluate the drainage through the lot and its impact on the landscaping. Aerial photos should also be incorporated in order to show how the plan ties into the existing flora. The plan must be clearly labeled and include the lot, block, street address, Owner, and Design Team. All hardscapes as shown on the architectural site plan must be shown and must coordinate with the architectural site plan. All fences, walls, gardens, gazebos, pools, play equipment, basketball hoops, boulders, water features, tennis courts, patios, decks, hot tubs, and site improvements of any nature must be shown and noted. All plant material, ground cover, and mulch must be indicated, scheduled, and noted, including specimen size and planting spacing. This plan should clearly indicate the planting zones discussed in the Landscape section including streetscape, landscaped zones adjacent to the home, and transitional areas away from the building pads.

The final submittal must include a logistics plan or DESC plan for construction showing the following:

- Location of construction fence (must extend all the way to the street along the planned driveway and for at least 50 feet each direction along the community street).
- Reasonably accurate location and size of dirt storage and methods for controlling erosion from it.
- Location of any trailers, portalet, dumpster, or equipment intended to be on site.
- Location of all erosion control items following a best practices approach and meeting all County requirements.
- Entry to site including location of a required tracking pad.

The design team will be required to make final adjustments as may be required until written approval to start construction has been granted. It should be understood that it is the intention of the DRC to have reviewed all design issues prior to the preparation of the Construction Documents. However, as

color boards and final detail and landscape designs may be presented for the first time during this phase, the Owner should understand that there may be revisions required prior to final approval. The DRC will review the final submittal and provide a written response no later than 30 days after the submittal is reviewed.

After Final approval, the site plan with topographic grading must be provided in electronic DWG format so that we can update the Neighborhood Improvement Plan and the full submittal must be provided in PDF format for archive purposes.

The Final Submittal includes the complete working drawings for the home and should be presented to the DRC at least 7 days prior to the meeting in electronic form. Hard copies will need to be provided at the meeting including the following items:

- Complete site plan at 1:20 scale including topographic contours at 1' intervals.
- The site logistics and DESC plan at 1:20 scale
- Complete floor and roof plans at 1/4" scale
- Complete elevations at 1/4" scale
- Building sections at 1/4" scale
- Details of the entry monument
- Color board
- Landscaping plans including site lighting.
- Cut sheets for the site lighting.

• **Step Five: Foundation Location Certificate Submittal**

Upon completion of forming the foundation but prior to pouring the concrete, the Owner shall have a licensed, registered Surveyor survey the forms and provide a Certificate of Accuracy attesting that:

1. The building foundation forms are located as approved (+/- 6" tolerance) by the Committee in the final submittal.
2. The building foundation forms are set to pour concrete to an elevation as approved (+/- 3" tolerance) by the Committee in the final submittal.

The certificate must be in the form of an improvement survey and must clearly show the location of the foundation relative to the property lines at the same points used on the approved site plan. The certificate must certify the actual top of foundation elevations as they relate to the benchmark specified on the approved site plan and must also certify that the forms are located within the tolerances

indicated above. Points at which elevations and dimensions are taken must be clearly identified and correlated with matching locations as shown in the final approved submittal.

Only upon receipt of this certificate and its review by the committee will the committee issue approval to pour the foundation.

It is understood that time is of the essence here, the Committee will respond not more than 5 business days (every effort will be made to respond within one day) after receipt of the certificate.

- **Step Six: Onsite Material Mockup**

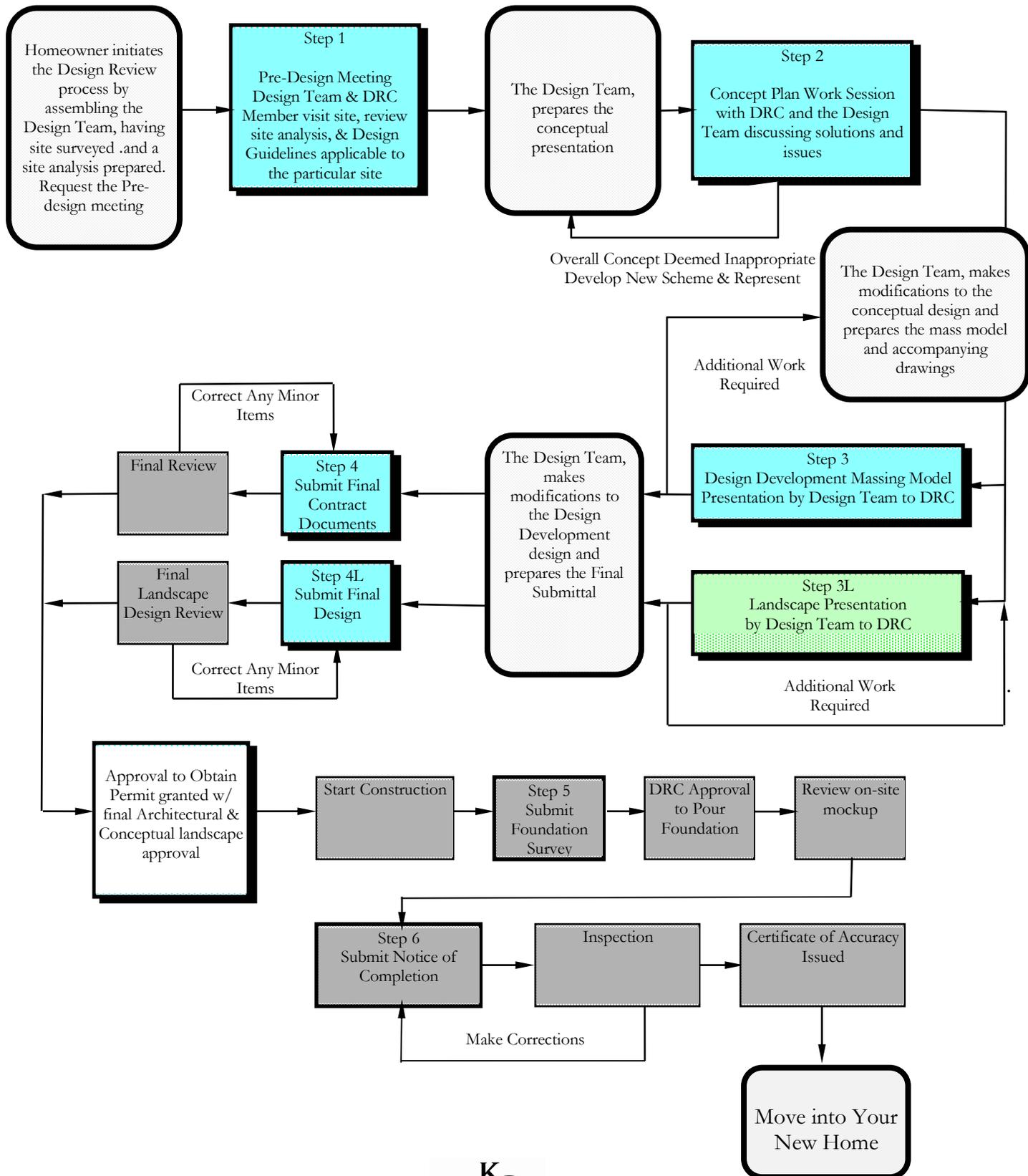
Each project is required to erect a full-size mockup on site that includes the proposed building material for the home. The mockup should include a window, masonry layup with the proposed mortar color and style of at least 4' by 4', soffits, eaves, fascia, and roofing materials. Any changes from the approved color board should be described to the DRC. The DRC will visit the site to view the mockup and provide comments requiring changes or approve the mockup for construction. Materials should not be ordered prior to the mockup being approved, as the Committee may require changes.

- **Step Seven: Final Certification and Approval Request**

Upon completion of any residence or other improvements requiring approval by the Committee, the Owner shall give written Notice of Completion to the Committee. Within such reasonable time as the Committee may determine, but in no case exceeding thirty days from receipt of such written Notice of Completion from the Owner, or his duly authorized representative, the Committee, or its agent may inspect the improvements and respond in writing to the Owner. If work was not done in strict compliance with the approved plans, the Committee will notify the Owner in writing of such non-compliance specifying areas of non-compliance and shall require the Owner to remedy the same. If the work is found to be in compliance with the approved plans, the Committee may issue a Notice of Completion. Should the owner not give notice and receive approval for, any items found by the committee at some later date to be out of conformance with the approved documents shall be corrected by the Owner at His or Her expense upon written notice by the Design Review Committee.

All landscape improvements must be started within 120 days of occupancy or by special approval of the Design Review Committee at a later date.

THE DESIGN REVIEW PROCESS



Construction Period Reviews and Requirements

The Committee may inspect all work in progress and give notice of non-compliance at any time. Absence of such inspection or notification during the construction period does not constitute either approval by the Committee of work in progress or compliance with these Design Standards or **The Keep** CC&Rs. Any Committee visits are in addition to standard inspections required by other jurisdictions throughout the construction process. These construction period requirements must be shared with all participating subcontractors.

All final approvals are valid for a period of twelve months. If construction does not commence by the end of that period, a new application must be submitted and approved by the Committee. This is to take into consideration any new adjacent approvals that have started construction in the meantime. All construction must be completed within two years from commencement of construction.

ARCHAEOLOGICAL OR PALEONTOLOGICAL ITEMS

Although the chances are remote, whenever any excavation within **The Keep** uncovers any material that may be of archaeological or paleontological significance, the excavation shall cease, and the party conducting the excavation shall conduct an archaeological or paleontological evaluation in consultation with the Colorado Office of Archaeology and Historic Preservation.

PROTECTION OF EXISTING NATIVE LANDSCAPING & SITE FEATURES

All existing landscaping and significant existing site features must be protected from construction damage by installing protective black plastic fencing around the construction zone including access

to it. In addition, any specimen trees, shrubs, or features shall also be so protected. Of particular concern is the use of four-wheel drive or other vehicles across any site or open space by the contractor or any of his assigns. Serious fines may be levied in addition to the cost of restoration against any contractor whose crews are identified damaging existing flora or fauna within **The Keep**. All erosion BMP's must be maintained at all times.

F I E L D C H A N G E S

Changes that must be reviewed by the DRC are those that specifically affect or change the site plan, any exterior elevations and colors or materials as previously reviewed and approved by the Committee. Should any change to the exterior elevation be necessary, regardless of how small it may appear, it will be the responsibility of the builder to contact the Committee office and get a determination if an official Committee review will be required.

O S H A & S A F E T Y

All applicable OSHA regulations and guidelines will be strictly observed at all times.

F I R E E X T I N G U I S H E R S

Each Construction site must contain at least one fully charged 20-pound ABC rated fire extinguisher during the entire duration of construction. The location of the fire extinguisher must be accessible by all workers and must be clearly marked with a sign in 6" tall red letters.

C O N S T R U C T I O N D A M A G E D E P O S I T

A \$10,000 damage deposit is required from each contractor for each home under construction within **The Keep**. This deposit will ensure the proper cleanup of dirt and debris and repair of any damage to the landscaping, streets, and utilities within **The Keep** caused by the lot Owner or agents in the construction of their custom home. In the event that this deposit is depleted during

construction, the contractor must replenish the deposit before construction may resume. This deposit is due with the Final Review Submittal which will not be reviewed until the deposit has been received.

The unused portion of this deposit is refundable at the completion of the project. Application for this refund must be made at the time that the Owner requests the Certificate of Accuracy for the project. Refunds will be withheld until all non-complying items identified by the Certificate of Accuracy have been corrected.

L A N D S C A P E D A M A G E D E P O S I T

A \$5,000 damage deposit is required from each landscape contractor for each site under construction within **The Keep**. This deposit will ensure the proper cleanup of dirt and debris and repair of any damage to the landscaping, streets, and utilities within **The Keep** caused by the lot Owner or agents in the landscaping of their home. In the event that this deposit is depleted during construction, the landscaper must replenish the deposit before landscaping may resume. This deposit is due with the Final Landscape Review Submittal which will not be reviewed until the deposit has been received.

The unused portion of this deposit is refundable at the completion of the project. Application for this refund must be made at the time that the Owner requests the Certificate of Accuracy for the project. Refunds will be withheld until all non-complying landscaping items identified by the Certificate of Accuracy have been corrected.

G E N E R A L L I A B I L I T Y I N S U R A N C E

Prior to commencement of construction, the lot Owner shall require his or her contractor to purchase general and automobile liability insurance and shall cause this insurance to be maintained for the entire period of construction of the home. This insurance shall be for not less than \$1,000,000 and shall name **The Keep** DRC and Koelbel & Co. as additional named insureds on the

policy. A certificate stating this and a notice of non-cancelability during the term of construction must be submitted prior to final approval of any submittals.

C O N S T R U C T I O N L I M I T S A N D L O G I S T I C S P L A N

The Design Review Committee will require the contractor to provide a detailed plan of construction limits prior to construction. The plan shall, at least, include size and location for construction material storage areas, tracking Pads, limits of excavation, locations for stockpiles of excavation spoils, access areas, parking, chemical toilet location, dumpster, fire extinguisher, utility trenching, location and design of concrete washouts, location and design of vehicle tracking pad, and a construction sign. Plant, natural features, drainage way protection, silt fence, inlet protection, wattles, and other BMP's as may be necessary to contain all disturbed soils (coordinated with Erosion Control) must be included.

C O N S T R U C T I O N T R A I L E R S , S H E D S , O R T E M P O R A R Y S T R U C T U R E S

Any construction shelters shall be approved by the Committee and may be in place only while active construction is underway. Such approvals shall be limited to a maximum duration of 12 months.

E X C A V A T I O N

Excess excavation material shall be removed from the property as soon as possible and shall not be placed in common areas, roads, other lots (except as approved on a site-specific basis approved by the Committee). Excavation, except for utility trenching and where grade coordination with an adjacent lot has been requested and approved, shall be limited to the Owner's site only. Contractors must follow the approved grading plan for their project and are never to arbitrarily spread excess material over any portion of the lot.

EROSION CONTROL

During all site construction, techniques for controlling erosion within the home site and onto other sites shall be submitted, implemented, and strictly enforced by the Committee. Techniques include the use of sedimentation basins, filtration materials such as straw bales, wattles, permeable geotextiles, and slope stabilization fabrics or tackifiers. Concrete washout areas must be defined and maintained during the construction period of the home. After completion of the home, concrete washouts must be totally removed and reclaimed with approved grading and vegetation. These items must be included in a Drainage, Erosion, and Sediment Control (DESC) plan which must be assembled as described by the Douglass County Grading, Erosion, and Sediment Control Manual (GESC). This plan is subject to approval by both **The Keep** DRC and the County. The DESC plan must be fully implemented prior to the start of any construction.

DEBRIS & TRASH REMOVAL

Owners or contractors shall clean up all trash and debris on the construction site at the end of each day. A trash container shall be located on each building site at all times for containment of lightweight materials, packaging, or other trash materials which may blow off the site. Trash and debris shall be removed from each construction site to a legal dump site off of **The Keep**. No trash may be buried or burned in **The Keep** or placed on adjacent or nearby lots. Violations and abuses that are specifically discovered will be removed and charged to the violating builder based on 120% of the actual cost of removal. Each site must be cleaned by Friday evening each week.

VEHICLES & PARKING

All construction and employee vehicles will be parked on the construction site so as not to inhibit traffic or damage surrounding landscape. Vehicles should not be left on community roads overnight. Construction traffic must limit itself to specified site access points and under no circumstances may vehicles or equipment be driven across or parked on any adjacent lots.

P E T S

Contractors, subcontractors, and employees are prohibited from bringing dogs and other pets to the construction site. Any animals found on the site will be impounded.

R A D I O S & T A P E D E C K S

In consideration of the neighborhood character and potential adjoining residences, use of radios and portable stereos should not be audible from adjacent occupied lots.

S T O R A G E O F M A T E R I A L S & E Q U I P M E N T

Owners and contractors are permitted to store construction materials and equipment on the construction site during the active construction period only. It shall be neatly stacked, properly covered, and secured. Storage of materials or construction equipment outside the approved construction site will be done only with approval of DRC. Any storage of materials and equipment shall be the responsibility of the Owner or contractor. Owners and contractors will not disturb, damage, or trespass on other lots or the open space. Should any damage occur, it will be restored and repaired at the offender's expense.

To use adjoining property or to stockpile materials during construction, the applicant shall obtain written permission from the adjoining property owner for "Right of Entry". The Design Review Committee must be notified and approve of all "adjoining property use and condition".

D R I V E W A Y B A S E C O U R S E

In an effort to minimize the amount of dirt and mud tracked on the streets it is required that the approximate driveway location be excavated and 8" of base course be placed along the entire length of the drive for access to the site as a tracking pad during construction. This pad must be maintained throughout the construction period.

SITE ACCESS, CONSTRUCTION IDENTIFICATION, & CULVERT

It is required that only one access to the site be established. This construction access must be clearly marked with a 2'x3' painted sign indicating the site address and that this is the construction entrance. This sign must be professionally lettered with 6" black lettering on a tan background. This construction entrance should be the actual drive orientation and should be defined by construction fence on each side of the opening for a minimum of 50'.

CONSTRUCTION FENCE

A black plastic fence securely erected is required on all sides of the construction envelope including the street exposure during the entire construction period. No construction may proceed until this fence is erected.

HOURS OF CONSTRUCTION

Construction noise will be limited to the hours of 7:00AM and 7:00PM on weekdays, and 8:00AM to 5:00PM on weekends and holidays. Please notify your subcontractors to comply with this ordinance.

BLASTING

If any blasting is to occur, the contractor shall be responsible for informing the developer and all residents in proximity to the blasting site a minimum of 24 hours prior to the blasting.

RESTORATION & REPAIR

Damage to any property other than the Owner's shall be promptly repaired at the expense of the person or entity causing the damage.

DUST, NOISE, & ODOR

Every effort shall be made to control dust, noise, and odor emitted from a construction area. The contractor will be responsible for watering, screening, or oiling the dust problem area as well as controlling noise and offensive odors from the lot.

PROHIBITED ITEMS & USES

The following are prohibited in this community:

- Changing oil of vehicles and equipment without proper receptacles and removal procedures.
- Concrete equipment cleaning or concrete dumping not confined to an identified concrete washout area on lot.
- Removal of any rocks, trees, plants, or topsoil from any portion of the property other than the Owner's lot.
- Careless treatment of trees or preservation areas.
- Use of spring, surface, or irrigation water for any purpose.
- Signs other than approved construction or real estate signs.
- Careless use of cigarettes or flammable items.
- Firearms.
- Driving anywhere but paved roads or designated construction drives.
- Loud music
- Rude or offensive behavior of any sort.
- Discarding construction or other trash onsite.
- Placing or storing materials or vehicles on adjacent sites or open space.
- Harassing, hunting, or injuring any wildlife.
- Use of alcohol or drugs
- Pets

Appendix

LEGAL BASIS & STATEMENTS OF LIABILITY

Approval of plans by the Design Review Committee shall not be deemed to constitute compliance with the requirements of any local building, zoning, safety, health, or fire codes, and it shall be the responsibility of the Owner to ensure such compliance. Nor shall approval waive any requirements on the part of the Owner or his representative to comply with setbacks, height restrictions, or other requirements unless such waiver or variance is specifically requested at the time of submittal and specifically approved by the Committee and all controlling jurisdictions, and provided that the waiver or variance may properly be granted by the Design Review Committee and local jurisdictions.

The Committee reserves the right to waive or vary any of the procedures or Design Standards set forth herein at its discretion. Any waiver or variance granted shall be considered unique and will not set any precedent for future decisions.

Any reference to “Solitude” in various legal documents is understood to mean “**The Keep**”.

The Keep CC&Rs as established by the applicable Declarations shall remain in force as legal restrictions governing all construction.

The Solitude Colorado Rural Site Plan as currently amended establishes lot descriptions, building envelopes, certain specific lot requirements, and minimum architectural guidelines that must be followed within **The Keep**. Please take particular note of pages 2 and 14.

The decision of the majority of the Design Review Committee shall constitute the decision of the Committee. Verbal approvals by individual members of the Design Review Committee, individual members of the Board of Directors, or any member of Association staff or Koelbel management shall be considered invalid. All approvals must be in writing from the Design Review Committee.

Neither the Committee nor its members and assigns shall be liable in damages to anyone submitting plans or specifications to them for approval, or to any Owner by reason of mistake in judgment, negligence, or nonfeasance arising out of, or in connection with the approval or disapproval or failure to approve any plans or specifications, or for any injury or damage caused by any improvement constructed with such plans and specifications. Every Owner or other person who submits plans to the Committee for approval agrees, by submission of such plans and specifications, that they will not bring action or suit against the Committee or its individual members to recover damages.

Recommendations by the Committee or any of its members either of potential consultants or design changes are made in good faith but do not indicate that the Committee or its members have completed any diligence related to the recommendations. It is the responsibility of the Owner to diligently research the capability and credentials of each of his Design Team members, whether recommended by the Committee or not. It is the responsibility of the Design Team and the Owner to review all design recommendations made by the Committee or any of its members for engineering and architectural sufficiency.

The Design Review Committee reserves the right to revise these Design Guidelines as changing conditions and priorities dictate. The DRC assumes no responsibility regarding soil type or condition, civil, structural, mechanical, electrical, drainage, or other construction details.

S U P P O R T I N G D O C U M E N T S

Owners should carefully and thoroughly review all portions of the following documents that are applicable to their property.

- Declaration of Covenants, Conditions, and Restrictions for **The Keep**
- Solitude Colorado Rural Site Plan as currently amended.
- These Design Guidelines for **The Keep**
- The Development Guide for **The Keep**

G L O S S A R Y

Building Envelope - The area of a Lot within the setbacks and easements that is available to build within.

Building Site - The selected location within the Building Envelope to locate the home.

Committee - The Design Review Committee established pursuant to the Declaration. (DRC)

Declaration - Declaration of Covenants, Conditions, and Restrictions governing **The Keep**. (CC&Rs)

Design Team - The team of consultants, engineers, architects, designers, contractors, and landscapers selected by the Owner to assist in the design and construction of a home in **The Keep**.

Development Guide - That plan prepared by the developer which illustrates building envelopes, possible building restrictions, master drainage plan, easements, and other special limitations on specific lots.

Guidelines - Those Design Guidelines, review procedures and construction regulations adopted and enforced by the Committee as set forth in this document and as amended from time to time by the Committee.

Improvements - Any changes, alterations or additions to a lot or structure from its condition at the time of purchase.

Lot - A platted lot within **The Keep**

Owner - The owner of record of a lot, whether one or more persons or entities, hereinafter referred to as Owners, but including all owners or any authorized agents of the Owner.

APPROVED LANDSCAPE PLANT PALETTE

The following species have been included because of their native appearance, foliage, form, seasonal color, hardiness and adaptability to the climate and soil. Plant species that have been found to be more deer and elk resistant are indicated by an asterisk (*). Note that no plant is “deer proof”. When other food sources are not available, deer will find most plants palatable. Refer to the Colorado State University Cooperative Extension for information regarding preventing deer damage.

Flowering trees and Fruit Trees may be planted, but the wind and animal exposure must be considered.

- **Deciduous Trees**

Common Name	Botanical Name		Mature Size (Height, Spread)	Suggested Spacing	Minimum Size
Amur Maple	Acer ginnala	*	15-20- x 15-20'	NA	8'-10' ht. clump
Bigtooth Maple	Acer grandidentatum		20' x 20'	NA	6-8' clump
Bur Oak	Quercus macrocarpa		50-60' x 40-50'	NA	3.5" Caliper
Cole Form Serviceberry	Amelanchier 'Cole Form'		15' x 10'	NA	2" Caliper
Saskatoon Serviceberry	Amelanchier Alnifolia		10' x 8'	NA	4-5' clump
English Oak	Quercus robur		50-60' x 40'	NA	3" Caliper
Golden Rain Tree	Koelreuteria paniculata		25-30' x 20'	NA	8'-10' clump
Hackberry	Celtis occidentalis		40-50' x 30-35'	NA	3" Caliper
Honeylocust	Gleditsia triacanthos		40-50' x 30-35'	NA	3.5" Caliper
Native Chokecherry	Prunus virginiana		20-30' x 15-20'	NA	3.5" Caliper
Rocky Mountain Maple	Acer glabrum		15-20' x 15-20'	NA	8'-10' ht. clump
Shablow Serviceberry	Amelanchier sp. 'Shadblow'		15' x 10-15'	NA	8'-10' ht. clump
Swamp White Oak	Quercus alba		30-40' x 40-50'	NA	3.5" Caliper
Thinleaf Alder	Alnus tenuifolia		20-30' x 20-25'	NA	8'-10' ht. clump
Thornless Cockspur Hawthorn	Crataegus crus-galli inermis		20-30' x 20-30'	NA	2.5" Caliper
Washington Hawthorn	Crataegus phaenopyrum		20-25' x 15-20'	NA	8'-10' ht. clump
Northern Red Oak	Quercus rubra		30-40' x 40-50'	NA	3.5" Caliper
Toba Hawthorn	Crataegus mordenensis toba		15' x 12'	NA	2" Caliper

- **Evergreen Trees**

Common Name	Botanical Name		Mature Size (Height, Spread)	Suggested Spacing	Minimum Size
Austrian Pine	Pinus nigra		40-60' x 20-40'	NA	16' ht.
Colorado Blue Spruce	Picea pungens		40-60' x 20-30'	NA	16' ht.
Douglas Fir	Pseudotsuga menziessii		50-70' x 20-30'	NA	16' ht.
Limber Pine	Pinus flexilis		60-70' x 25-30'	NA	16' ht. Spade dug
Ponderosa Pine	Pinus ponderosa		40-45' x 30'	NA	16' ht.
White Fir	Abies concolor		40-60' x 20-30'	NA	16' ht.
Pinon pine	Pinus edulis		25' x 15'	NA	6-8' ht
Bristle cone pine	Pinus aristata		30' x 15'	NA	7-8' ht
Bosnian Pine	Pinus heldreichii leucod		30' x 15'	NA	6' ht



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- Shrubs

Common Name	Botanical Name	Mature Size (Height, Spread)	Suggested Spacing	Minimum Size
Adams Needle	Yucca filamentosa	3' x 3'	4'	5 gallon
Alpine Currant	Ribes alpinum	4-5' x 4'	4'	5 gallon
American Plum	Prunus americana	8-12' x 6-8'	6'	5 gallon
Apache Plume	Fallugia paradoxa	5' x 5'	5'	5 gallon
Arcadia Juniper	Juniperus sabina 'Arcadia'	3-4' x 5-6'	4.5'	5 gallon
Barberry	Berberis sp.	3-5' x 4-6'	4'	5 gallon
Bluemist Spirea	Caryopteris clandonensis	3-4' x 4-5'	4'	5 gallon
Buffalo Juniper	Juniperus sabina 'Buffalo'	18"-2' x 6-8'	5'	5 gallon
Common Mountain Juniper	Juniperus communis	2-3' x 6'	6'	5 gallon
Common Ninebark		8-10' x 8-10'	5'	5 gallon
Common Snowberry	Physocarpus opulifolius	3-4' x 4-5'	4'	5 gallon
Creeping Oregon Grape Holly	Symphoricarpos	12"-18" x 2'	4'	5 gallon
Curl Leaf Mahogany	Mahonia repens	20' x 15'	6'	5 gallon
Dwarf Fragrant Sumac		3' x 6'	4'	5 gallon
Fragrant Sumac	Cercocarpus ledifolius	5-6' x 7-8'	4'	5 gallon
Gambel Oak	Rhus aromatica 'Gro-Low'	10-20' x 15'	4'	5 gallon
Golden Currant	Rhus aromatica	6-7' x 5'	5'	5 gallon
Kinnikinnick	Quercus gambelli	4-6" x 1-2'	2'	5 gallon
Leadplant	Ribes aureum	8' x 10-15'	6'	5 gallon
Lena Broom	Arctostaphylos uva-ursi	3-4' x 3'	4'	5 gallon
Mockorange		3-5' x 4-5'	4'	5 gallon
Mountain Mahogany	Amorpha fruticosa	10-12' x 12'	6'	5 gallon
Mountain Ninebark	Cytisus	4-6' x 6-8'	5'	5 gallon
Mugho Pine	Philadelphus	2-8' x 4-10'	5'	5 gallon
Nannyberry Viburnum	Cercocarpus montanus	15-20' x 8-10'	5'	5 gallon
Oregon Grape Holly		4-6' x 3-4'	3'	5 gallon
Pawnee Butte's Sandcherry	Physocarpus monogynus	2' x 5'	4'	5 gallon
Potentilla	Pinus mugo	2-4' x 3-4'	3'	5 gallon
Rabbitbrush	Viburnum lentago	3-4' x 4-5'	4'	5 gallon
Redtwig Dogwood (for wetter areas)	Mahonia aquifolium	6' x 8'	5'	5 gallon
Rocky Mountain Juniper	Prunus b. 'Pawnee Buttes'	15-20- x 8-12'	10'	6' ht. B&B
Russian Sage	Potentilla fruticosa	4-5' x 4'	3'	5 gallon
Sagebrush		5-6' x 5'	4'	5 gallon
Skandia Juniper	Chrysothamnus nauseosus	18"-2' x 6-8'	4.5'	5 gallon
Snowberry	Cornus sericea	2-4' x 4-5'	3'	5 gallon
Tall Western Sagebrush	Juniperus scopulorum	5-6' 5-6'	4'	5 gallon
Threeleaf Sumac	Perovskia atriplicifolia	4-5' x 5-6'	4'	5 gallon
Wax Currant	Artemisia tridentata	3-4' x 4'	3.5'	5 gallon
Western Sandcherry	Juniperus sabina 'Skandia	2-6' x 5-6'	5'	5 gallon
Manzanita	Symphoricarpos	3' x 10'	4-5'	2 gallon
Fern bush	Artemisia tridentate	4' x 4'	3'	5 gallon
Shrub rose	Rhus trilobata	3'- 6' x 3'-6'	3'	5 gallon
Spirea sp.	Ribes cereum	2' - 4' x 2'-4'	3'	5 gallon
Rock Spirea	Prunus besseyi	4' x 4'	3'	5 gallon
Pyracantha Lowboy.	Arctostaphylos coloradensis	3' x 6'	4'	5 gallon
Hypericum	Chamaebatiara millefolium	2' x 3'	2'	5 gallon
Dwarf Lilac-Miss Kim	Rosa sp.	4' x 4'	4'	5 gallon
	Spirea			
	Holodiscus dumosus			



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	Pyracantha coccinea lowboy Hypericum sp. Syringa patula			
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- Perennials/ Vines/Grasses

Common Name	Botanical Name	Mature Size (Height, Spread)	Suggested Spacing	Minimum Size
Basket of Gold	Aurinia sax. 'Compacta'	12-18"	12"	1 gallon
Bee Balm	Monarda	12-24"	18"	1 gallon
Bell Flower		6-12"	12"	1 gallon
Big Bluestem	Campanula	4-5' x 5'	4'	1 gallon
Black-eyed Susan	Andropogon gerardii	12-36"	24"	1 gallon
Blanket Flower	Rudbeckia sp.	12-30"	18"	1 gallon
Blue Fescue		8-10" x 12"	18"	1 gallon
Blue Avena grass	Gaillardia	2' x 2'	18"	1 gallon
Columbine		12"-30"	18"	1 gallon
Common Yarrow	Festuca glauca 'Elijah Blue'	24"-30"	24"	1 gallon
Coneflower	Heictotrichon sempervirens	18-36"	24"	1 gallon
Coreopsis	Aquilegia hybrids	12-18"	18"	1 gallon
Daffodil	Achillea hybrids			
Daylily	Echinacea	18-30"	18"	1 gallon
Dwarf Shasta Daisy		12-15"	12"	1 gallon
Feather Reed Grass	Coreopsis	3-4' x 18"	3'	1 gallon
Fescue Grass		8-10" x 10-18"	18"	1 gallon
Flax	Hemerocallis sp.	12-24"	18"	1 gallon
Foxglove	Leucanthemum	18-30"	24"	1 gallon
Gayfeather	Calamagrostis 'Karl Foerster'	18-36"	24"	1 gallon
Iris	Festuca glauca			
Little Blue Stem	Linum lewisii	2-3' x 2-3'	2.5"	1 gallon
Lupine	Digitalis Hybrids	18-30"	24"	1 gallon
Maiden Grass		3-7' x 3-6'	4.5'	1 gallon
Native Yarrow	Liatis spicata	6-18"	18"	1 gallon
Pampas Grass		10-12' x 3-4'	5'	1 gallon
Pasque Flower	Iris sp.			1 gallon
Penstemon	Schizachyrium scoparium	8-12"	12"	1 gallon
Iceland Poppy	Lupinus	15-30"	18"	1 gallon
Oriental Poppy	Miscanthus sinensis	24-36"	18"	1 gallon
Prairie Coneflower	Achillea sp.	18-24"	24"	1 gallon
Purple Coneflower		12-24"	24"	1 gallon
Purple Sage	Erianthus ravennae	15-30"	18"	1 gallon
Sage	Pulsatilla vulgaris	8-24"	18"	1 gallon
Sedums	Penstemon	4-12"	12"	1 gallon
Sweet Autumn Clematis	Papaver nudicaule	6-10'	NA	1 gallon
Switch Grass	Papaver orientale	3-5' x 3-4'	3'	1 gallon
Virginia Creeper	Ratibida columnifera	30-50'	NA	1 gallon
	Echinacea purpurea			
	Salvia nemorosa			
	Artemisia frigida			
	Sedum sp.			
	Clematis maximowicziana			
	Panicum virgatum			
	Parthenocissus quinquefolia			



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