



RESIDENTIAL DESIGN STANDARDS

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INTRODUCTION

COMMUNITY

Candelas strives to be a place that brings neighbors together to create a true ‘community’ of people that care for the land, the environment, and each other. It captures the essence of Colorado by capitalizing on spectacular mountain views and providing extensive trail systems and outdoor recreational opportunities. Focusing on neighborhood and housing diversity enhances the community’s commercial, employment, and civic goals. Candelas provides pedestrian circulation by providing numerous open spaces and detached trails connecting neighborhoods to amenities such as parks and commercial areas. In particular, the Town Center is a focal point for neighborhood retail, restaurants, entertainment, and civic opportunities.

STEWARDSHIP

Green building standards, new methods for renewable energy, and sustainable design standards have been established to increase efficiency and reduce energy consumption throughout the community. Candelas promotes best practices in recycling, water conservation, light pollution mitigation, soil preservation, wildlife protection, and sustainable development. Located in the heart of Colorado’s ‘Research Corridor,’ Candelas capitalizes on the significant educational, research, and technology institutions that surround the community, including CU-Boulder, National Institute of Standards and Technology, National Oceanic and Atmospheric Administration, Interlocken Technology Park, National Renewable Energy Laboratory and Colorado School of Mines.

These Residential Design Standards are intended to guide the residential portion of the Candelas community. The boundaries of these standards are from the West edge of the Jefferson Beltway right-of-way on the East, State HWY 72 and Candelas Parkway to the South, and the Western boundary of Filing 4 and Rocky Flats National Wildlife Refuge to the North.

COMMUNITY BACKGROUND

Candelas community is a 1,451-acre mixed-use, master-planned community that embraces a new and unique way of life. The community’s design mirrors the region’s values by emphasizing the preservation and enhancement of open space, progressive technology, and environmental stewardship. Inspired by an extraordinary setting, Candelas will capture the exceptional views of Downtown Denver, the mountains, and the brilliant night sky. Candelas strives to be a model community of balanced land uses that provide employment, shopping, services, entertainment, civic, recreational, and cultural opportunities that are physically and technologically connected to the residences.

PURPOSE AND OVERVIEW

These Residential Design Standards have been created to assist in the design of a refined and sophisticated community that can be respected by developers, builders, the City of Arvada, and the residents themselves. They set the design objectives and goals for the residential property within Candelas and expressly and intentionally do not include any standards for the development of the commercial portion of Candelas community, located in front of Townview Recreation Center. They promote consistency and quality in materials and form throughout all aspects of the residential development. These standards will be used by Candelas Design Review Committee (CDRC) to review specific development requests within the Residential Development Boundary. To the extent that builders within the community have already obtained approvals for their construction from Arvada Residential Partners, LLC or its successors or assigns, it is not the intent that builders seek additional approvals from the CDRC.

CANDELAS DESIGN REVIEW COMMITTEE (CDRC)

The Committee has jurisdiction over design review for proposed improvements, enhancements, or physical changes (“Improvements”) on all privately owned parcels at Candelas.

As specified in the Protective Covenants and Easements (PCEs), the CDRC ensures that all proposed Improvements at Candelas comply with the community's design principles as reflected in these standards. The CDRC members use their discretion and make final determinations in good faith per the direction provided in these standards.

CDRC approval is required before any installation or exterior physical modifications in Candelas is completed. The applicant shall submit such plans and specifications necessary to demonstrate conformance with the intent of these standards. The scope of the CDRC shall generally cover those elements related to all outside improvements, enhancements, or physical changes ("Improvements").

The CDRC, from time to time, may require other information as needed to describe the proposed improvements fully.

All applicants must address and meet applicable local, state, and national codes and regulations. The CDRC is not responsible for reviewing or approving any plans and specifications regarding accessibility, visit ability, engineering design, structural engineering, safety, or for compliance with any applicable zoning, building, or other local, state, and federal laws, ordinances, and policies.

In addition to CDRC approval, all property owners desiring to change their property will be solely responsible for ascertaining and obtaining City Permits as required by the City of Arvada.

SUBMISSION REQUIREMENTS

SUBMITTAL SUBMISSION PROCEDURE

Submit completed Architectural Review Application (ARA) to the following:

Drop off Option

Parkview Swim & Fitness Club
19865 W 94th Avenue
Arvada, CO 80007

Attn: Candelas Design Review Committee (CDRC)

Monday – Friday
10:00 AM – 5:00 PM

Mail Option

Candelas
9371 McIntyre St
Arvada, CO 80007

Attn: Candelas Design Review Committee (CDRC)

Find email information on the website at:

<https://www.candelascommunity.com/contact-us/>

COLLECTION OF SUBMISSION PAYMENT

Your builder should deduct the initial application fee at the time of closing. If your builder did not charge the initial application fee of \$150.00 at the time of closing, you will be responsible for paying the fee with the initial submittal.

A \$75.00 application fee for any subsequent ARA submittal is required.

Payments can be dropped off at the Parkview Swim & Fitness Club or mailed to:

Drop off Option

Parkview Swim & Fitness Club
19865 W 94th Avenue
Arvada, CO 80007

Attn: Candelas Design Review Committee (CDRC)

Monday – Friday
10:00 AM – 5:00 PM

Mail Option

Candelas
9371 McIntyre St
Arvada, CO 80007

Attn: Candelas Design Review Committee (CDRC)

Checks are to be made payable to Vauxmont Metropolitan District

Please note that the ARA will not be processed until payment and required documentation has been received.

SPECIFICATION SUBMISSION REQUIREMENTS

No improvement(s) shall be constructed, erected, placed, altered, planted, applied, installed, or modified upon any lot unless said improvement(s) have been reviewed and approved by the CDRC per the Protective Covenants and Easements of Candelas. When in doubt, a homeowner should always err on the side of caution and submit an ARA to the CDRC for changes on the property.

- Neighbor Notification Form **MUST** be included for improvements for or changes to window wells
- Uncompleted ARA's will not be submitted to the CDRC for review
- Completed ARA's can be emailed, mailed, or delivered to the above addresses
- Submittals should be emailed and sent in PDF format
- All ARA's should include the following in addition to the items listed on the application:
 - Property access plan (how the contractor will be accessing your property to install improvement)
 - Builder name and model of home
 - Contractor name and contact information
 - All Plans must include the square footage of the rear or side yard and the percentage of the square footage where Turf will be planted
 - The type, size, and color of rock being used
 - Plants should be graphically shown on submittals at 100% of mature size, i.e., an oak that grows to a 50' canopy diameter shall be drawn with a circle measuring 50' in the scale of the plan. Plant spacing must be shown as at least 75% of mature size
 - Description of materials being used for the improvement
 - List of plant material to include size and height. All plants must be identified with their specific names (generic terms such as "deciduous," "canopy," or "evergreen" cannot be accepted for review).
 - Indicate grading changes. (requires engineering drainage certificate)
 - Indicate distance from fence line when installing play equipment and such items (when applicable)
 - Soil amendment information must be included in plan notes. Soils must be amended with at least three (3) cubic yards of compost per 1,000 square feet of soil
 - Review the soils report recommendations relating to foundation planting. Positive drainage away from the foundation should be maintained to a distance of approximately 10', or as specified in the soils report
 - Dimensions for the width of paths and walks must be provided.
 - The minimum width must be identified and may not be less than 3 feet.
 - Proposed paths designed of individual pavers/stones less than 36" in width must be noted on the plan, and a request for deviation from the standards included in the plan notes explaining why the reduced width is proposed.
 - Paint Color Schemes and samples (when applicable)

Please note that this is not a complete list of items that may be required depending on the improvement request.

REVIEW PROCESS

The CDRC has up to forty-five (45) days to review all **completed** ARA submissions. Approval may be given with conditions. In the case of a denied request, the forty-five (45) day period will begin upon receipt of the re-submitted application with a resolution of all denial conditions.

Once a Homeowner receives approval from the CDRC, timely completion of improvements and construction may commence. Approved improvements **MUST** be completed within 12 months.

All newly-built homes have 180 days from closing on the property to complete backyard installation.

NOTICE OF COMPLETION

When the approved improvement(s) has been completed, the resident must notify the CDRC of the completion to schedule an inspection. Failure to inform the CDRC of the completed project can result in a covenant violation and may result in fines being assessed.

Inspections of completed improvement(s) before or after completion are done to determine whether or not the modification(s) is being conducted or has been completed in compliance with the approved ARA.

CORRECTION OF NONCOMPLIANCE

If, as a result of inspections or otherwise, the CDRC determines that any improvement(s) has been done without obtaining the required approval, or was not done in substantial compliance with the approval that was granted, or was not completed within one (1) year after the date of approval (except for the Master Developer and Builders, who are not subject to such time requirement), subject to any extensions of time granted, the CDRC shall notify the applicant in writing of the non-compliance; which notice of noncompliance shall be given within sixty (60) days after the CDRC receives a Notice of Completion from the applicant. The statement of non-compliance shall specify the particulars of non-compliance.

If the CDRC determines that noncompliance exists, the Person responsible for such noncompliance shall remedy or remove the same and return the subject property or structure to its original condition within forty-five (45) days from the receipt of the notice of noncompliance.

LANDSCAPE STANDARDS

Make sure to read all landscaping provisions, as specific requirements only apply to certain lots and landscape design types. The following landscape standards should be adhered to as follows, to the extent relevant to the specific property layout and landscape design:

- A diversity of plant species is encouraged. Plants should be selected for seasonal interest, habitat value, drought tolerance, and aesthetics
- Residential landscaping may follow the principles of Xeriscape design
 - Low water plants
 - Promote water efficiency
 - Avoid overwatering of lawns with spray irrigation to reduce runoff
 - Potable water reduction in the landscape
 - Minimize water demand by demonstrating shrub bed areas will not exceed a water budget of 5 Gal/Sq Ft/Yr.
 - Large expanses of Turf are discouraged because of their water consumption
- Turf is permitted in front yards, provided that it is in an area at least eight feet wide that can be efficiently irrigated
- Hedges may be allowed to enclose properties with CDRC approval; hedges must conform to the standards for fences and walls in terms of their location and height
- Buildings located less than eight feet from the sidewalk should avoid using large canopy trees unless they are a columnar variety
- Soil shall be amended with a minimum compost rate of three (3) cubic yards per 1,000 square feet and shall be tilled to a depth of at least six (6) inches
- Plant material shall be spaced to avoid infringing on walks and buildings
- The use of invasive and high-water demand plant species is prohibited
- Plant materials should be spaced at no less than 75 percent of their mature size
- For lots that back onto open space, the plant materials should transition to a native palette close to the open space boundary
- All woody plants shall be chosen from Candelas Plant List. Perennial and annual flowers are at the discretion of the homeowner

- Porous weed barrier is permitted under gravel or rock mulch but is discouraged under fiber mulch to minimize wind and water erosion
- Large cobble should not be used as mulch except in small areas or landscape features
- 100% coverage is required with the combination of Turf, hardscape, mulch, planter beds, ground cover, etc.
- Where space permits, deciduous shade trees should be planted on buildings' and outdoor spaces' south and west sides to provide summer shading and allow winter sunlight. This reduces the need for cooling of buildings and increases the comfort of outdoor spaces
- Maintain all drainage patterns identified on the residential plot plan as water enters or leaves the property
- Refer to the foundation structural report for any drainage requirements or irrigation limitations around the foundation
- Irrigation and drainage patterns should avoid introducing moisture around the foundation
- Be aware of all utility lines and easements. Call for utility locates before any digging and soil protrusion
- Trees are strongly discouraged in the utility easements, and owners are responsible for any costs associated with trees in the easement
- Aspens may be used in addition to, but not instead of, required trees; however, Aspens are strongly discouraged due to disease and short life span issues
- Utilize porous landscape weed control fabric under all rock mulch beds
- Preferred mulch shall be a minimum 3" depth, 3/8" - 1 1/2" river rock (natural in color) or granite (gray in color), over porous landscape weed control fabric. Other mulch types and sizes may be considered by the Design Review Committee and may or may not be approved. Wood mulch is discouraged in large areas and should be limited to perennial/ annual planting beds due to wind and water erosion. If wood mulch is used, the Homeowner is responsible for containing eroded mulch to their property. Identify each mulch type in plan notes
- Equipment and materials **MUST** be delivered through the residential site only. Use of Metropolitan District property is strictly **PROHIBITED**. The streetscape and areas behind lots are Metropolitan District property
- Streets may not be obstructed by objects and building materials hazardous to pedestrians, vehicles, etc. Items such as but not limited to sand, rock, and building materials may not be stored on streets, sidewalks, or Candelas' property.
- ***Caution** – Fertilizers with iron will stain concrete when water is applied. Make sure to sweep off all fertilizer before watering.

VEGETATION

The following methods should be considered in the planting design where appropriate to support the objectives stated in the landscape standards:

- Street trees are located at 40' on center (O.C.) to shade streets and sidewalks
- Select native plants, locally grown when possible
- Select vegetation that supports regional wildlife through cover or forage
- Till soil amendments at a minimum depth of 6"

MINIMUM PLANTING SIZE REQUIREMENTS

- Groundcover (except Turfgrass) – 1 Gallon container with 12" spread
- Shrubs – 5 Gallon container minimum and 2' in height; except those ornamental grasses may be 2-quart containers.
- Evergreen Trees – Minimum of 6' in height at the time of installation
- Canopy/Shade/Ornamental Trees – Minimum of 2" in caliper (thickness) at the time of installation

FRONT YARD REQUIREMENTS

1. Must have one (1) tree minimum: shade, canopy, ornamental, or evergreen. Species must be identified.
2. All new trees must be staked or guyed using metal T-post or wood lodge pole stakes. The Homeowner must maintain guy wires to keep all newly planted trees set plumb. Posts and stakes can be removed after two (2) years from installation.
3. Weed barrier must be installed under all shrub and mulch beds and must be included in notes.

4. Must have a minimum of 75% shrub bed coverage (mature size), per the City of Arvada
5. Must have no more than 50% Cool Season turf grass. Dimensions for Cool Season turf grass areas must be provided, and the minimum width must be noted and may not be less than eight (8) feet. The square footage of the COOL Season turf grass, overall front yard, and shrub areas should be noted on the plan. The percent of COOL Season turf grass to the overall front yard area must also be reported.
6. There is no minimum requirement for cool Season turf grass.
7. 100% coverage is required with the combination of cool Season turf grass, hardscape, mulch, planter beds, ground cover, etc.
8. Artificial Turf is not permitted in front yards or areas in front of side yard fences.

REAR YARD REQUIREMENTS (INCLUDES SIDE YARDS, EXCEPT ALONG STREETS)

1. Must have one (1) tree minimum: shade, canopy, ornamental, or evergreen. Species must be identified.
2. Must have three (3) trees minimum when adjacent to open space
3. All new trees must be staked or guyed using metal T-post or wood lodge pole stakes. The Homeowner must maintain guy wires to keep all newly planted trees set plumb. Posts and stakes can be removed after two (2) years from installation
4. Must have no more than 50% Turf relative to the total area of rear and side yards (except side yards along streets). The length and width of the Turf area must be shown. The square footage of both yard and Turf is to be noted on the plan, as is the percent of Turf to the overall yard
5. Artificial or Artificial Turf is permitted, but only as described below.
6. Trees are strongly discouraged in the utility easements (5' feet from property line)
7. Must utilize 3" minimum depth of rock mulch river(natural in color) or granite (gray in color), between 3/8" and 1 1/2" in size over weed control fabric (plan notes must specify the above for each area of rock). Larger rock/cobble is not permitted as mulch except in minimal areas when used for drainage ways
8. Water use must be provided and expressed as average gallons per square foot per year. Five (5) gallons per square foot is the maximum average per year allowable
9. Weed barrier must be installed under all shrub and mulch beds and must be included in notes
10. In smaller isolated areas such as flower beds, wood mulch may be permitted
100% coverage is required with the combination of Turf, hardscape, mulch, planter beds, ground cover, etc.

SIDE YARD (THAT HAS STREET VIEWS)

- 1) Must have no more than 25% Turf relative to the total side yard area. If Turf is proposed, the square footage of the Turf inside yard along the street and square footage of the side yard total should be noted on the plan, as well as the percent of Turf in the side yard.
- 2) Must utilize a 3" minimum depth of rock mulch river rock (natural in color) or granite (gray in color), between 3/8 and 1 1/2" in size over weed control fabric (plan notes to specify above for each area of rock).
- 3) Must have a minimum of 75% shrub coverage (mature size), per the City of Arvada.
- 4) Trees are strongly discouraged in the utility easements (5' feet from property line)
- 5) 100% coverage is required with the combination of Turf, hardscape, mulch, planter beds, ground cover, etc.

STREETSCAPE DESIGN

Street geometries throughout this neighborhood are generally based on the City of Arvada's street section standard. In certain instances, sidewalks will be included to accommodate connections within the community-wide trail network and primary trail system.

Streetscape, also known as Tree Lawn, is defined as the space between the curb and the sidewalk.

FRONT YARD STREETScape REQUIREMENTS

The Tree Lawn located on the side of Single Family Detached (SFD) lots are landscaped by the builder with a minimum of the following to ensure consistency throughout Candelas:

- One (1) tree per lot, or at least one (1) tree for every 40 feet of lineal frontage along roads
- Four (4) Shrubs
- Ten (10) Ornamental Grasses
- Shrub, perennial, and/or groundcover plantings shall be installed to cover 75% of the ground area at maturity.
- Shall not be planted with Artificial Turf
- Must utilize 3" minimum depth of rock mulch river rock (natural in color) or granite (gray in color), between 3/8" — 1½" in size over weed control fabric (plan notes must specify the above for each area of rock)

Owners who must repair, replace, or undertake maintenance of the Tree Lawn must adhere to the original landscape design.

IRRIGATION

- Spray irrigation shall only be limited to the lawn or low ground covers. Drip, bubbler, or sub-surface irrigation shall be used in all other cases and must be included in notes
- Spray irrigation is not allowed within 6' of building foundations or as stipulated within a soil report and must be included in a note
- Refer to the foundation structural report for any irrigation limitations around the foundation
- Install automated/programmable sprinkler irrigation system to better manage frequency and duration of irrigation

SYNTHETIC (ARTIFICIAL) TURF

GENERAL ARTIFICIAL TURF REQUIREMENTS

- The Artificial Turf must be natural in appearance and integrated into the overall landscape design in a natural-looking manner so as not to appear as a sports field, and it shall not be installed directly adjacent to the property line
- No Artificial Turf shall be installed or approved in the front yard. Artificial Turf is approvable for use in rear yards only
- Artificial Turf shall not be installed directly adjacent to property lines (rear yards Turf should be installed adjacent to rock and flower beds)
- Artificial Turf shall be comprised of two yarn-type colors (green and tan) for a natural appearance. Putting greens may be of a single yarn type (green)
- The general appearance of Artificial Turf must be designed and installed in such a manner as to simulate the appearance of a well-maintained lawn effectively
- Uniformity must be maintained in all areas of Artificial Turf
- Artificial Turf must not be installed on grades greater than 6% unless reviewed and approved by a licensed professional. The expense of such professional consultation is the sole responsibility of the Homeowner
- All Artificial Turf must be bordered by a 3' rock or mulch bed at the property perimeter. The edges of Turf rolls must not be exposed
- The maximum area of Artificial Turf permitted in rear yards shall adhere to the same standards as CoOl Season turf grass
- Pile height (length of blade) must be at least 1.75" and not greater than 3"
- Pile weight must be between 30 and 80 ounces per square yard
- Artificial Turf must be protected by a minimum of an 8-year materials warranty, which must not be limited by the amount of usage, lawn elevation, or type of footwear that can be worn
- Artificial Turf must allow for 10' of standing per hour minimum vertical drainage
- Artificial Turf must be protected from UV damage
- Yarn denier must be a minimum of 5,700 for putting greens, 7,000 for yards

- Infill material must consist of sand, rubber, or a combination thereof
- Sand must be silt free
- Rubber with steel filaments is not permitted
- The primary backing system (material that holds the blades in place) must contain a minimum of 8 ounces per square yard. Its primary function is to filter water through the Turf
- The secondary backing system must contain a minimum of 8 ounces per square yard
- Felt backing is not permitted

INSTALLATION

- Artificial Turf must provide adequate drainage, both horizontally and vertically
- Artificial Turf **MUST NOT** be placed over existing grass. Dirt or adequate hardscape subgrade must be installed
- Subgrade should include a geotextile fabric between the existing, compacted soil and the porous aggregate material. The porous Aggregate layer is defined as a material that is compacted and will provide stabilization stability for the subgrade, and the material should be porous enough to allow for sufficient vertical drainage
- Artificial Turf must be adequately secured – no ripples or seams showing Artificial Turf must be well-secured to prevent rippling or seams becoming visible
- The stitch rate should be a minimum of ten (10) stitches per 3”
- Tear Strength should be a minimum of 200 lb
- Artificial Turf edges must be finished and anchored with either concrete curb, treated wood header, trench drain, or an approved composite edging material. Turf needs to be securely fastened to prevent any lateral movement of the backing material
- Artificial Turf must have a prepared base of “infill” as defined in the product specification section
- Artificial Turf must have a minimum 1-year installation/workmanship warranty
- Seaming must be completed using an approved tape and glue, or stitching
- Must include a geotextile fabric between existing compacted soil and porous aggregate material

MAINTENANCE STANDARDS

- The manufacturer and/or installer shall provide the Homeowner with detailed maintenance instructions for the Artificial Turf
- Removal of all organic material from the surface
- Please remove animal waste frequently, and rinse the area with a hose. Urine should flow through the Artificial Turf like rainwater
- Spray irrigation system is recommended if using Artificial Turf in yards containing pets; this allows for regular washing of materials
- Color and appearance of Artificial Turf must remain as originally submitted to the Architectural Committee. If not, this constitutes a covenant violation and is subject to enforcement action. In more detail, the property would be considered in violation of landscape maintenance and possibly subject to levied fines or other sanctions until the matter is rectified

ALLEY LOT REQUIREMENTS

- Both side & rear yard areas are considered the rear yard for the purpose of calculations. Turf requirements for the backyard will be utilized. If Turf is proposed, the length and width dimensions of the Turf area shall be shown. The square footage of both yard and Turf shall be noted on the plan, and the percent of Turf to the yard shall also be noted
- Alley Planting: A 5’ minimum planting strip shall be planted between the fence and alley and shall have a minimum of 75% live plant material coverage after three (3) years
- All utility appurtenances shall be fully screened from offsite views on at least three (3) sides with evergreen shrubs of a mature height of at least 4’
- When the utility appurtenances are located within the alley utility easement, they shall be fully screened from offsite views on at least three (3) sides with evergreen shrubs of a mature height of at least 4’ as well as with fencing

- Must utilize 3” minimum depth of rock mulch river rock(natural in color)or granite (gray in color), between 3/8” and 1 ½” in size over weed control fabric (plan notes must specify the above for each area of rock). Larger rock/cobble is not permitted as mulch except in very limited areas when used for drainage-ways
- Water use must be provided and expressed as average gallons per square foot per year. Five (5) gallons per square foot is the maximum average per year allowable
- Weed barrier must be installed under all shrub and mulch beds and must be included in notes
- In smaller isolated areas such as flowerbeds, wood mulch may be permitted

REAR YARD REQUIREMENTS (INCLUDES SIDE YARDS, EXCEPT ALONG STREETS)

- Must have one (1) tree minimum: canopy, ornamental, or evergreen
- Must have three (3) trees minimum when adjacent to open space
- Must have no more than 50% Turf relative to the total area of rear & side yards (except side yards along streets). The length and width of the Turf area must be shown. The square footage of both yard and Turf is to be noted on the plan, as is the percent of Turf to the overall yard
- Trees are strongly discouraged in the utility easements (5’ feet in distance)

HOMEOWNER RESPONSIBILITY FOR PRIVATE CONTRACTORS

Homeowners assume responsibility for all contractors hired to work within their lot lines. This includes damages made by Contractors to the District Native Tracts and Common Areas when providing services to your lot; access by such means is prohibited and may result in fines and reimbursement obligations. The District will repair any damages, and the Homeowner will be responsible for reimbursement to the District.

Homeowners also assume responsibility for any damage to streets or sidewalks from contractor materials (i.e., rocks, sod) stored outside the home for prolonged periods.

RESIDENTIAL DESIGN STANDARDS

Residential Design Standards are created to protect your investment as a homeowner and supply a common framework for the Residential Site. Residential Design Standards concerning and governing the use of Residential Sites may be adopted, amended, or repealed from time to time by the Metropolitan District. Such Residential Design Standards may address matters not expressly appearing in the Protective Covenants and Easements (PCEs) of Candelas, provided that the Residential Design Standards shall not contradict the provisions of the PCEs. Where Residential Design Standards are guidelines and not specific mandates; consider the following Residential Design Standards to increase the likelihood of CDRC approval; the CDRC recognizes that not all standards apply to all building styles. The Metropolitan District may establish and enforce penalties for the infraction of such Residential Design Standards or any conditions of approval by the CDRC, including, without limitation, the levying and collecting of fines and other sanctions.

ACCESSIBILITY

Reasonable modifications may be permitted to the Residence Site, such as access ramps, landings, and railings, as long as they are compatible with the home’s architectural character.

All accessibility modifications must be submitted to Candelas Design and Review Committee (CDRC) for review and approval before installation. Owners are responsible for all expenses related to modifications.

ADDRESS NUMBERS

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

A/C RESIDENTIAL SITES – WINDOW-MOUNTED EQUIPMENT

Cooling and Heating Systems. No types of refrigerating, cooling, or heating apparatus shall be permitted on the roof of any Residence Site unless such system is approved in writing by the CDRC. Further, no such device shall be permitted elsewhere on a lot except when appropriately screened and approved by the CDRC.

Conventional air conditioning units located on a residential site's ground are permissible when approved by the preceding sentence.

- Shall not be allowed in windows that are visible from a public right-of-way
- Shall comply with the following as stated for roofs, that flues, satellite dishes, etc. are to be placed to the rear of the home or in a less prominent area, when possible, to minimize the impact from the street - similar sensitivity shall be given to window-mounted mechanical equipment.

COLUMN DETAILS

- Must submit an application to the CDRC for review and approval before installation
- Columns and posts expose the underlying structure of the home. Efforts should be made to respect their function and incorporate them into the architectural character of the home
- Do not terminate masonry piers on the slab. Instead, the masonry piers should continue past the deck and be incorporated into the grade
- Columns should be indicative of the overall building composition and visually proportionate to support the weight they are carrying
- Columns, piers, and posts should reflect the architectural character of the home
- Balusters must meet code in both height and spacing requirements
- A masonry base is required for deck columns on walk-out and garden-level lots (deck surface is at least 6' above the adjacent grade) when the Lot is immediately adjacent to a public land tract (open space, roads, etc.). This masonry base shall measure a minimum of 12" from the face of finish material to the face of finish material and extend from the ground to above the main level deck railing

CONCRETE/PATIO/SIDEWALKS

Shall not be installed within the 5' easement due to the soil conditions.

MUST get CDRC approval before installation for all concrete, patio, and sidewalks.

DECKS

- Must submit an application to the CDRC for review and approval before installation
- In addition to CDRC approval, a Building Permit from the City of Arvada is required
- A detailed drawing of the structure/accessory (and pictures or photo simulations) must be included with the submittal
- All materials and finishes must be specified on the plan
- Notes shall include whether the structure/accessory is free-standing or attached to the house. When attached, plan notes must describe the attachment method.
- When free-standing, plan notes shall describe methods of anchoring to the ground
- Deck columns on walkouts and garden levels, specifically on lots that are adjacent to public areas (Open spaces, Roads, etc.), must be of masonry material
- The masonry should measure a minimum of twelve 12' feet from the face of finish material to the face of finish material and should extend from the ground to above the main level deck railing
- The requirement described above shall only apply when the height from grade to the top of decking boards is at or greater than 6'-0"

DRAINS

- Area and planter drains must be installed for adequate drainage to permit the plants to survive and minimize the pooling of water

- There shall be no interference with the established drainage patterns over any Residential Site, or common area, without approval by the CDRC
- The landscape irrigation system should be designed to prevent excessive saturation of soils
- Planters created by walkways next to a Residential Site should connect to a collector line that positively drains to the street (see Section 3.14 of the PPCEs for additional criteria).
- A Drainage Certificate or Plan must be submitted unless the Plot Plan, noted above, includes drainage flow information

EMBELLISHMENTS, TRIM & OVERHANGS

- Must submit an application to the CDRC for review and approval before installation
- Decorative elements are critical in establishing unique architectural styles. The key is to make these embellishments substantial, proportional and authentic
- Provide adequate frieze board (2"x10" minimum) at the transition from eave to façade
- Add ornamentation to enhance the architectural style, including: brackets, frieze board, fascia trim, exposed rafter tails, apex trusses, shutters, etc., that are consistent with the building's architectural style
- Use substantial soffits and overhangs to cap roof forms
- Pot shelves, window boxes, and wrought iron details add visual interest
- Overhang dimensions should reflect the architectural style
- Window and door trim should be appropriate to the surrounding materials

Minimum trim standards include:

- Lap siding, shingle siding, board & batten siding: Header boards should be a minimum of 2x material to create depth and shadow
- Brick veneer: Headers must be a brick soldier course. Sills must be a brick rowlock
- Stone veneer: Headers may vary per Architectural Style. Heavy timber headers, stone or pre-cast lintels, and brick soldier courses are all acceptable
- Stucco: Headers may vary per Architectural Style. Stucco trim surround, 2x wood trim board, rough-sawn timber headers, stone lintels, and brick soldier courses are all acceptable
- The method to which masonry and facade materials are applied to the home is critical in establishing authenticity
- Materials on the front, side, and rear elevations, must transition on an inside corner, including masonry
- Apply materials with a hierarchy, using lighter materials above a heavier base material
- Recess windows in stucco and masonry façades to create building mass, depth, and visual interest
- Acceptable materials vary per architectural style. Refer to the Residential Architecture Styles section
- The number of wall materials used in an elevation must compliment the architectural style
- All buildings should use durable materials, economically maintained, and of a quality that will retain their appearance over time
- Lap siding shall have a maximum of nine 9" inches exposed board face
- Highly reflective, opaque materials, natural cinder block, and metals are not permitted as exterior finishes, except standing seam metal accent roof in a matte finish, as approved by the CDRC
- Masonry must show a load-bearing authenticity and continue down to grade. Do not show "floating" stone
- Headers (lintels) and sills must be included in masonry transitions around openings
- Masonry cladding shall begin and end at logical breaks, including: inside corners, ground floor windowsills, ceiling lines, etc.
- All masonry cladding shall wrap to an inside corner and wrap all sides of a column
- Use transitional trim, including a masonry wainscot cap, a brick rowlock, or a belly band to minimize exposed concrete foundation walls

The CDRC will support an interpretation of Section 6.6.3 - C - 1 of the Arvada Development Standards to include masonry above the 9'-6" point in the masonry percentage without increasing the base gross wall area.

Homes immediately adjacent to a public land tract (open space, roads, etc.) shall have a minimum of 50” masonry as measured from the average grade to the highest eave or 9'-6” above the average grade (whichever is lowest).

FENCING

Fences may be constructed by the District, the Builder, or the Homeowner. These Residential Design Standards are not intended to dictate who performs the installation but rather establish the standards for the constructed improvements.

Check with the City for permit requirements.

INTERNAL LOT LINE FENCING

- Lot Line fencing shall be 3-rail fencing composed of #1 Grade Cedarwood and must be treated or stained to a natural cedar appearance
- The only exceptions to this are certain limited areas where screen/privacy fencing has been approved on the Framework Development Plan (FDP) for Alley lots and certain lots abutting to commercial areas of highways. The approved stain color is “Diamond Vogel – GS 212 Cedar”; however other brands with the same appearance are also acceptable
- Wire mesh (“Pet Mesh”) is permitted on 3-rail fences. The mesh must be a 2” x 4” grid, 12 gauge galvanized welded wire
- Fence setbacks from public rights of way, sidewalks, corners of houses, etc. must adhere to the approved FDP for each filing
- The Internal Lot Line Fence will be used to delineate the boundary between two adjacent lots and be limited to an approved three-rail design with optional wire mesh for pet containment. The CDRC must approve exceptions, deletions, or additions
- Fencing should be consistent within each parcel and not exceed 48” in height

INTERNAL PATIO SCREEN FENCING /WALLS

- Screen fencing is not permitted on lot lines
- Patio screen/enclosure/privacy fencing is allowed on single-family Lots and should be harmonious with the architectural style of the house
- At least 25% of the yard area must be left open and not included within the area that is being screened or enclosed
- The fencing must reflect the overall character of Candelas and will be used to define private, semi-private, semi-public, and public areas

OPEN SPACE 3-RAIL FENCE

The perimeter fence is intended to delineate the boundary of residential and public open space tracts and will be installed and maintained by The District.

PATIO SCREEN FENCE

A patio screen fence may be installed in limited locations as an added screening for patios, play areas, hot tubs, and similar uses in the rear of the property. The patio screen fence must be located within the building envelope and cannot encroach into the building setback. The patio screen fence may match privacy fence materials. The CDRC may consider other designs. At least 25% of the rear home elevation must remain open/unfenced. The height of the screen may not exceed 72”.

PET RUNS

Pet/dog runs shall be constructed out of materials the same as or similar to Lot fencing and harmonious with the materials and colors of the home.

Approval from the CDRC is required **BEFORE** installation of a pet run.

PRIVACY FENCE

A privacy fence may be utilized to delineate the boundary between residential and non-residential uses where buffer widths are narrow or where additional noise attenuation is sought. Approval from the CDRC is required **BEFORE** installation of a privacy fence.

VISUAL BARRIER/PRIVACY SCREENING

- Any plant material, including trees and shrubs, planted to create a visual barrier/privacy screen on all Residential Sites must be submitted to the CDRC. If more than two (2) trees are planted in a row, the following criteria are applied:
 - Trees must be spaced 5' or more than their ultimate branch/limb width to assure at least 5' of open space between trees
 - Trees are to be selected that maintain an open appearance or must be pruned to maintain an open appearance

WOOD FENCE STAIN

All wood fence shall be stained with Diamond Vogel – GS 212 Cedar”; however other brands with the same appearance are also acceptable

ALLEY LOTS

FENCING

Lot Line fencing shall be 3-rail fencing composed of #1 Grade Cedarwood and must be treated or stained to a natural cedar appearance.

The only exceptions are certain limited areas where screen/privacy fencing has been approved on the FDP for Alley lots and certain lots abutting to commercial areas of highways. The approved stain color is “Diamond Vogel – GS 212 Cedar”; however other brands with the same appearance are also acceptable.

FLAG POLES

Flag and flag pole installation shall be submitted to CDRC for review and must meet the Federal Flag Code of P.L. 94-344; 90 stat. 810; 4 U.S.C SECS 4- 10.

HEIGHTS

The maximum building heights of all improvements shall be consistent with the County, City, or governmental agency. The Homeowner is responsible for obtaining any required permits if needed.

HOLIDAY LIGHTING AND DECORATIONS

Placement and display of holiday lighting is permitted without CDRC approval from the weekend before Thanksgiving through January 15th, **ONLY**. Permanently-installed holiday or security lighting may only be illuminated in compliance with the lighting and dark sky principles outlined below and requires CDRC approval before installation.

INSURANCE RISKS

No Residential Site may be used for any use which would constitute an unusual fire hazard, would result in jeopardizing any insurance maintained on other Residential Sites within or on any other portion of the community, or would result in any increase in the premium for any such insurance; provided, however, that the CDRC may approve the use if adequate safeguards are undertaken at the applicable Owner’s expense and any increase in insurance premiums is allocated to, and paid by, the applicable Owner. This shall not be construed as prohibiting the normal use of barbeque grills on outdoor terraces or patios, subject to reasonable regulation by the Metropolitan District pursuant to the legal documents.

LIGHTING

The dark sky principle is a way of using lighting (or the lack of lighting) to eliminate pockets of dark and light. Contrasting pockets of dark and light cause users’ eyes to adjust more slowly as they pass in and out of these areas. The goal of dark sky lighting is to see the thing being lit (the house/porch) and not the light itself. The human eye automatically focuses on the brightest light source in range and adjusts accordingly. When you eliminate glare and create an environment with relatively even light levels, the human eye

can see clearly in much less light than you would imagine. Light pollution mitigation plays a strong vital in the exterior lighting design and approvals for exterior lighting.

- Front porch and alley down-lighting will be required
- Light source may **NOT** produce a glare on adjacent properties or streets
- Lighting installations should be designed and installed to be fully shielded (full cutoff)
- Lampposts, bollards, and path lights may be used if they do not produce inappropriate glare
- Uplighting is **NOT** allowed
- Lighting must be contained within property lot line boundaries
- Light fixture styles should complement the architecture and landscape style
- Owners can prevent unnecessary light usage through the use of photocells or time clocks
- Dark sky lighting principles are required
- Light pollution mitigation shall play a vital role in the exterior lighting design
- LED lighting levels shall not exceed the equivalent levels of luminosity as noted herein
- All lighting types and wattages must be identified on the landscaping plan and shall be in conformance with the City of Arvada’s code
- Exterior lighting must be of low illumination level per the chart below

Properties Illumination Guidelines Maximum Values		
Light Fixture	Type	Light Requirements
Decorative Light Fixtures (luminaires)	Entry doors, Garage doors, Patios, or decks	Shall not exceed 850 lumens (one 100-watt incandescent lamp) or a 60-watt compact fluorescent lamp in a transparent or translucent fixture) per luminaire
All Other Light Fixtures (luminaires)		Shall not exceed 1,200 lamp lumens per luminaire

LAMP POSTS

- Must submit an application to the CDRC for review and approval before installation
- Maximum height for a lamp post is 7’ feet from grade
- May have up to three light heads
- Must complement the structure of the home

LANDSCAPE LIGHTING:

- Landscape lighting fixtures shall complement the architecture. Fixture cut sheets from the manufacturer must be included with the submittal
- Landscape lighting shall not exceed 100 watts incandescent or 26 watts compact fluorescent. LED lighting levels shall not exceed the equivalent luminosity levels noted above. All lighting types and wattages must be identified on the landscaping plan and shall conform to the City of Arvada’s code
- Landscape lighting shall have photocells or time clocks as part of lighting controls and must be identified as having such on the landscaping plan.

LEASE/RENTALS OF RESIDENTIAL UNITS WITHIN CANDELAS

All leases must comply with the PCEs and all other rules and governing documents. Leases for less than 30 consecutive days **REQUIRE** a license to operate by the city.

Additional information can be found: <https://arvada.org/business/business-licensing-resources/short-term-rental>.

SOLAR LIGHTING

Exterior solar low illumination lighting is pre-approved and does not need CDRC approval as long as the dark sky principles are met. All other exterior lighting must have CDRC approval.

PAINTING

The Residential Site home exterior may be repainted without CDRC approval so long as it is painted to replace the existing approved paint colors of the home identically.

Any change that deviates from the previously approved color or color scheme of the home must receive written approval from the CDRC. Photos of the house and each adjacent home (including across the street) are required, with the proposed color palette planned along with the application forms. Owners should submit paint samples from the paint manufacturer with the ARA to expedite the process.

Color Schemes must compliment the neighborhood and its surrounding areas. The District recommends using the Candelas-approved color pallet for guidance, but it is not required. The link is provided below:

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/arvada/co/candelas/>

PATHS AND WALKS

Front walks should be a minimum of three feet wide and be constructed of materials that complement those on the building.

Stairways along front walks that exceed three risers shall have a handrail. Handrails are unnecessary on longer stairways as long as they are broken up into groups of 3 or fewer risers, with a minimum of 36" between the sets of stairs.

PERGOLAS

- “Mini-Structures” including Playhouses, Cabanas, Gazebos, and Incidental Household Storage Buildings shall:
 - Not exceed 12 feet in height
 - Not exceed two structures per principle use or exceed 200 square feet in cumulative gross floor area for all structures
 - Not be permitted in any required setback area on a Lot
 - Shall be compatible with the principal structure
 - Shall not be included in the Lot coverage requirement
 - Shall not be attached to a dwelling Residential Site as an accessory building
 - Shall not be used as a garage or storage for a vehicle
 - Shall match colors and architectural style to primary homes structure (does not necessarily need to match building materials)
 - Is adequately secured due to high winds

- A detailed drawing of the structure/accessory (and pictures or photo simulations) must be included with the submittal
- In addition to CDRC approval, a Building Permit from the City of Arvada is required
- All materials and finishes must be specified on the plan
- Notes shall include whether the structure/accessory is free-standing or attached to the house. When attached, plan notes must describe the attachment method. When free-standing, plan notes shall describe methods of anchoring to the ground
- Pergola / Trellis --- the minimum size of overhead members shall be 2"x6" nominal, and they shall be spaced no greater than 16" o.c., columns shall be a minimum of 6"x6" nominal

PLAYGROUND EQUIPMENT

No playground equipment, trampolines or trampoline fences, basketball goals, hoops, backboards, nets, or similar sports equipment shall be installed on a Residential Site without the prior written approval of the CDRC.

Portable play equipment used at the front or side of the Lot must be stored out of view (from the street) when not in use.

Playsets/Trampolines shall be identified on the plan and pictures, and a photo simulation must also be included with the submittal. The method of anchoring the playsets to the ground must be identified to ensure adequate protection from the area's strong winds.

"Mini-Structures" including Playhouses, Cabanas, Gazebos, and Incidental Household Storage Buildings shall:

- Not exceed 12 feet in height
- Not exceed two structures per principle use or exceed 200 square feet in cumulative gross floor area for all structures
- Not be permitted in a required front setback area
- Shall not be included in the Lot coverage requirement
- Shall not be attached to a dwelling Residential Site as an accessory building

BASKETBALL EQUIPMENT

- Permanent Basketball Hoops are permitted in back, side, and front yards. Hoops shall be permanently installed on a pole that is dug into the ground and cemented in place to ensure adequate protection from the strong winds of the area
- Permanent basketball hoops may not exceed 12' feet in height
- Basketball hoops shall not be mounted on the home's structure
- Portable basketball hoops must be stored out of view when not in use
- Permanent basketball goals, hoops, or nets may be installed in the rear or side yard of a Residential Site without CDRC approval if they are at least five (5') feet from any property line (fence line)
- Portable Basketball hoops are not permitted in the public right-of-way, streets, sidewalks, parkways, or driveway aprons

POOLS AND SPAS ABOVE GROUND

No above-ground swimming pools are allowed on a Residential Site, provided that a reasonably sized, child-appropriate, temporary "kiddy" pool shall be permitted on a Residential Site during those seasons in which such a pool may reasonably be used by children.

The term "swimming pool" or "spa" means any outdoor or indoor structure intended for swimming or recreational bathing, including in-ground and above-ground structures. This includes hot tubs, spas, portable spas, and non-portable wading pools.

Swimming pools, hot tubs, and spas shall be set back ten feet from property lines per Section 5.1.4.2 of the City of Arvada Ordinances.

Spas, hot tubs, and similar water features such as swimming pools and hot tubs may be permitted in rear yards (or side yards if they are wide enough) with CDRC approval if they are at least five (5) feet from any property line, are toned in color to compliment the exterior of the home. It is preferred to have landscaping for screening.

A swimming pool, spa, hot tub, or other similar water feature must not damage existing walls or fences. All equipment shall be thoroughly screened from view from publicly visible areas, and the Homeowner must undertake all reasonable efforts to minimize noise r.

Privacy structures and fencing for pools and spas require CDRC approval for all Residential Sites. Privacy structures and fencing should complement the exterior style and color of the home and/or existing fencing.

RADON MITIGATION SYSTEMS

- Must submit an application to the CDRC for review and approval before installation
- The external vent pipes must be installed/setback at least five (5) feet from the front corner of the house (nearest the street) on the side that the system is installed
- Preference is to have it installed in the rear if possible

- The piping and other components of Radon mitigation systems or other similar systems shall be located on a side or less prominent area, when possible, to minimize the impact on the street.
- Additionally, the components of the system shall be painted to match the exterior color of the house

RETAINING WALLS

Retaining walls can be utilized for slopes. Heights will be limited to four (4) feet tall unless unique site conditions require otherwise. Where additional terracing is needed, walls shall be separated by a minimum of three to four (3-4) feet to allow for the planting of evergreen and deciduous plants. Wall appearance may be softened with planting wall growing Virginia Creeper. Applications for retaining walls that may alter grading or drainage must be accompanied by appropriate documentation per Section 3.14 of the PCEs.

Standard material should be Modular Block Ashlar Blend; Retaining Wall Standard should be Red Rock LedgeStone by Cultured Stone, or Boulder Wall should be on-site boulders.

ROOF MATERIALS

- As the crowning finish to the home, the roof material and color should reflect the architectural style. Diversity of colors and materials along the streetscape is also encouraged
- Deep, rich roof material colors visually anchor the home
- Conventional asphalt shingles are accepted, but clay or concrete tiles, slate, or dimensional composition shingles are preferred.
- Paint roof penetrations to match roof material to minimize visual impact
- Roof materials include concrete tiles, composition shingles, stone-coated metal roofing, and to a limited extent, metal. Metal accent roofs and photovoltaic shingles will be allowed

SATELLITE DISHES/ANTENNAE

- All satellite dishes, MMDS – An antenna designed to receive (wireless cable) programming services via multichannel, multipoint distribution services; and DBS – A antenna designed to receive direct broadcast satellite service antenna must be one (1) meter (39”) in diameter, or less are permitted and do not require CDRC approval. They should be installed in the least obtrusive location where the dish can receive a good signal.
- Antenna larger than one (1) meter (39”) are generally prohibited and must be submitted to the CDRC to be reviewed on a case-by-case basis
- All satellite dishes and MMDS are to be secured on a pole or the home’s structure.
- Securing on fencing is strictly prohibited
- To the extent possible, TV Satellite Dishes, etc. must be mounted on the rear or side of a roofline; or on a ground-mounted pole located in the rear yard to minimize visibility from any public spaces, e.g., Open Spaces or Streets

SCREEN/SECURITY DOORS

Screen/Security doors on the front door entrances shall be painted to match the front door's color, and the style must conform to the home's architectural character. Screen doors do not need CDRC approval if these criteria are met. Security doors require CDRC approval.

SHUTTERS

Do not need CDRC approval as long as the new shutters must match existing shutters, as installed by the Builder, in style and color. Homes without shutters must submit an application to the CDRC for review and approval before installation.

STAIRS

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

Stairways along front walks that exceed three risers shall have a handrail. Handrails are unnecessary on longer stairways as long as they are broken up into groups of three (3) or fewer risers, with a minimum of 36" between the stairs. The number of risers and handrails must be identified on the ARA.

STORAGE TANKS

No tanks for storing gas, fuel, oil, or other materials shall be erected, placed, or permitted above or below the surface of any Residential Site other than reasonably sized propane tanks intended for use with gas grills or rain barrels in backyards only.

SEWAGE DISPOSAL SYSTEMS

No cesspool, septic tank, or other sewage disposal system shall be installed on a Residential Site without the prior written consent of the City and the CDRC. Any sewage disposal system shall be subject to all Applicable Laws and the Residential Design Standards of the Metropolitan District.

SOLAR ENERGY SYSTEMS

- Each Homeowner may install a solar energy system that serves the Residential Site so long as
 - the design and location of the solar energy system meets the requirements of all applicable governmental ordinances and
 - said design and location receive the prior written approval of the CDRC
- Energy systems must be integrated into the roof design to respond to the roof slope and designed to minimize the profile of the collector
- Frames must be colored to complement the roof
- Natural aluminum frames are prohibited
- Support for solar equipment shall be located in a manner which minimizes visual and noise impact
- Additional information can be found in Article 3, Section 3.16 of the PCEs

STORAGE SHEDS

ACCESSORY STRUCTURES

- All accessory uses shall meet the Arvada LDC Requirements (see LDC 5.3) and comply with Candelas PCE's
- Accessory dwelling units are not allowed
- Storage Sheds shall not exceed 200 square feet (sq. ft.) and be constructed of sturdy materials that can withstand the higher winds typical of the Candelas area
- Storage sheds greater than 200 square feet (sq. ft.) are required to meet the required dimensional standards, i.e., setbacks, lot coverage for that zoning District
- Sheds used for storage shall not exceed 12 feet in height
- Storage Sheds shall be architecturally harmonious with the materials and colors of the home. Metal and/or plastic (or plastic-like) materials shall not be permitted. Methods for anchoring the storage shed to the ground shall be identified on the plan
- Shall match colors and architectural style to primary home's structure (does not necessarily need to match building materials)
- Locating the shed adjacent to the home or under a deck is preferred. In conjunction with a plan, pictures or photo simulations must be included with the submittal
- Placement must be a minimum of three (3) feet away from any fence line

CUSTOM STORAGE SHEDS/UTILITY BUILDINGS

Custom Storage sheds, utility buildings, gazebos, pergolas, arbors, trellis, playhouses, etcetera, must be submitted to the CDRC for approval and must adhere to the following:

- Be constructed as a permanent improvement on a concrete foundation
- Match the same color as the home or be complementary

- Plant material must be used to soften the look of the structure, be planted within 30 calendar days, and continuously maintained after that
- The Homeowner is responsible for obtaining any permits needed
- Placement must be a minimum of three (3) feet away from any fence line and should not be located in any easement

PREFABRICATED STORAGE SHEDS/UTILITY BUILDINGS

Prefabricated storage sheds and/or utility buildings (i.e., Tuff Shed, Rubbermaid, et cetera type structures) over four (4) feet in height must be submitted to the CDRC for approval and adhere to the following:

- MISCELLANEOUS STRUCTURE PERMITS (FENCES, WALLS, PATIOS, SHEDS, DECKS) of the City of Arvada Municipal Code: “Before the erection of any fence, wall, shed, deck, or other miscellaneous structure allowed by this Code, a Miscellaneous Structure Permit shall be obtained according to this section,” and must meet setback requirements
- Must be set on a concrete or gravel foundation
- Plant material must be used to soften the look of the structure, be planted within 30 calendar days, and continuously maintained after that
- All prefabricated storage sheds and utility buildings, regardless of whether they exceed four (4) feet in height, shall be in a neutral color that coordinates with the home or community fencing
- The Homeowner is responsible for obtaining any permits needed
- Shed location in relation to setback lines and utility easements must be included in the application
- Side setback – 5 ft / 7.5 ft
- Rear Setback – 15 ft
- Lots wider than 80 ft shall have a minimum side setback of 7.5 ft, and lots narrower than 80 ft shall have a minimum side setback of 5 ft
- Lots larger than 120 ft shall have a minimum rear setback of 15 ft, and lots shorter than 120 ft shall have a minimum rear setback of 10 ft
- Placement must be a minimum of three (3) feet away from any fence line and inside setbacks only with CDRC approval. Each lot layout will be considered in determining appropriate placement.

DRAINAGE (SUMP PUMPS, DOWNSPOUTS, ETC..)

All Home owners must ensure that drainage from their home be discharged to the public street without creating nuisance flows on the sidewalks.

- Not permitted to be discharged onto neighboring properties or District tracts, including District alleys
- Not permitted to discharge on top of sidewalks where slipping hazards can be created from freezing or moss build-up
- Homeowners are solely responsible for ensuring that drainage is appropriately diverted and will be held liable for any damages caused by a failure to ensure appropriate diversion

TRASH DISPOSAL

No trash, garbage, refuse, rubbish, or cuttings shall be deposited on any street or residential site unless placed in a container suitably located solely for the garbage pickup and screened from view. All equipment for storing or disposing such materials shall be kept clean and sanitary. To minimize unsightliness, the Metropolitan District shall have the right to restrict the placement of trash receptacles outside for collection on any day other than the actual day for trash collection.

Trash and recycling containers must be stored in the garage or not be immediately visible from the street in front of the home or from common areas of the community. Trash and recycling containers are permitted to be placed on the road after 5:00 PM the

evening before and must be removed from the street by 9:00 PM on the day of pickup and stored as designated herein. Storage along the sides and at the rear of the home is permitted, preferably behind fencing, if practical.

UNSIGHTLINESS

- No unsightly conditions, structures, facilities, equipment, or objects shall be permitted to remain on any Residential Site if they are visible from adjoining property or public or private thoroughfares
- Without limiting the generality of the foregoing, service areas, storage areas, and compost piles shall be appropriately screened from view
- No clotheslines shall be permitted on any Residential Site unless they are retractable
- No lumber, grass, plant waste, shrub or tree clippings, metals, bulk materials, scrap, refuse, or trash shall be kept stored or allowed to accumulate on any Residential Site except within an enclosed structure or appropriately screened from view
- All weeds, rubbish, debris, or unsightly materials or objects of any kind shall be regularly removed from the Residential Site and shall not be allowed to accumulate thereon
- Conditions not defined: Any condition or material not expressly specified within these Residential Design Standards shall become a matter determined at the sole discretion of the CDRC.

VEHICLES

- Mopeds and motorbikes are subject to vehicle code restrictions and are limited to travel on public streets (i.e., both driver and motorbike must be licensed if required by state and local laws). Use on pathways, trails, and any Candelas property is prohibited
- Recreational Vehicles are not permitted to be used on sidewalks or community trails
- The Homeowner shall maintain the garage in a condition that will accommodate at least the number of vehicles for which it was designed
- Vehicles must be parked in the garage and/or in the driveway per the PCEs, Section 3.6
- Vehicles may be otherwise parked temporarily for loading, delivery, emergency, or for guests of the residence
- Garages may not be used as additional living space unless constructed for the use (Requires CDRC approval and appropriate permitting)
- No Homeowner shall conduct major repairs to any vehicle upon their Residential Site unless performed in a closed garage. Venting is permitted so long as the noise levels do not cause a nuisance to neighboring properties
- Please refer to Article 3, Section 3.6 in the PCEs for additional restriction information

RECREATIONAL VEHICLES

Recreational Vehicles are defined as mobile homes, trailers (either with or without wheels), campers, camper trailers, boats, and other watercraft, golf carts, ATVs, 4Wheelers, Go-carts, boat trailers, etc.

Per the City of Arvada, extended parking of recreational vehicles on any street, highway, or roadway harms the citizens' and municipality's public health, safety, and general welfare. Regulation of such parking on streets, highways, or roads is a permissible regulation of the aesthetics of the Residential Site. The PCEs require owners to comply with all City ordinances and regulations.

No recreational vehicle shall be parked or stored on any street, highway, or roadway for more than 72 (seventy-two) hours within any seven (7) day period. This amount of time shall be cumulative and need not be consecutive, and shall apply to all streets, highways, or roadways within the City whether or not the vehicle is moved from one location to another during that seven (7) day period.

No such vehicle shall be used for living, sleeping, or housekeeping purposes while parked on the city's streets, highways, or roads.

WALLS

- Must submit an application to the CDRC for review and approval before installation

- Decorative or utility walls (retaining, seat, etcetera) shall be located at least 3' – 5' feet from the property line to allow for a landscape buffer
- Walls shall be no more than 30" high (2.5' feet)
- Wall materials (stone, brick, stucco, split face block, etc.) should be selected to match the exterior color palette of the home, and color image samples must be submitted for approval

WALLS & RAISED PLANTERS

- Must submit an application to the CDRC for review and approval before installation
- Shall be constructed of masonry, cedar, or redwood timbers, or raised planters approved by the CDRC
- Shall conform to City codes. Check with the City for permit requirements
- Shall not interfere with drainage patterns or utilities
- Shall not be installed in any easements

WEED CONTROL

- Weeds in planted areas, sidewalks, curbs, gutters, or pavement shall be removed or killed weekly as the weeds emerge
- Weeds shall be removed (not just killed) if they are larger than 2" inches (5 cm) in height or diameter
- Dispose of weeds off-site. Pre- and post-emergent herbicides may be used
- Regular maintenance of the mulch or decorative rock layer will help minimize weeds in shrub and groundcover areas

WINDOW AWNINGS/SUNSCREENS

- Must submit an application to the CDRC for review and approval before installation
- Awnings must be compatible with the color and design of the existing home
- They must be simple in design and color
- The size, location, and form must be in scale with the window
- Awnings must be adequately maintained to the satisfaction of the CDRC and may not be kept when frayed, split, torn, or faded
- Temporary sunshades (to include Sun sails) attached to the outer wall of the house, patio cover, or gazebo such as rolls of bamboo, fiberglass, or reed are not permitted
- A detailed drawing of the structure/accessory (and pictures or photo simulations) must be included with the submittal
- In addition to CDRC approval, a Building Permit from the City of Arvada is required
- All materials and finishes must be specified on the plan
- Notes shall include whether the structure/accessory is free-standing or attached to the house. When attached, plan notes must describe the attachment method. When free-standing, plan notes shall describe methods of anchoring to the ground

WINDOW GARDEN

Must submit an application to the CDRC for review and approval before installation.

WINDOW COVERINGS

Only curtains, drapes, shutters, or blinds may be installed as permanent window covers. No bedsheets, aluminum foil, paint, newspaper, or similar coverings deemed inappropriate for a window covering shall be applied to the windows or doors of any home.

Homeowners may use white sheets or temporary paper blinds to cover windows after closing, pending the installation of drapes, curtains, shutters, or other appropriate interior window coverings for three (3) months from the closing. Interior window coverings do not need CDRC approval.

WINDOW & DOOR COMPOSITION

Windows and doors not only provide a connection from the public to the private realm, but they also frame the views of the outside world and should be strategically placed.

- Shutters must be proportionate to the window openings.

- Divided lights are encouraged in windows to strengthen the architectural character
- Window and door proportions and compositions should reflect the architectural style of the home
- Repetitive windows of a consistent size are encouraged. Randomly placed windows are discouraged
- Windows and doors should have stylistically defined top, bottom, and side trim. This trim should be consistent on all four sides of the home
- Doors with integral windows, sidelights, or speakeasies increase security for the Homeowner
- Energy-efficient windows with Low E glazing are encouraged

MISCELLANEOUS ITEMS

TENANT STANDARDS

1. The Homeowner has the responsibility to acquaint their tenants and guests with Candelas Governing Documents.
2. A tenant shall be defined as anyone possessing all or part of a home in exchange for consideration or compensation.
3. The Homeowner will, at all times, be responsible for their tenant’s compliance with all the provisions of Candelas Governing Documents. Penalties and other actions to correct violations will be assessed against the Homeowner even though the violation was committed by the tenant(s).
4. The Homeowner is solely responsible for the payment of fines levied by the Metropolitan District.
5. Disturbances and disorderly conduct by tenant(s) can result in a fine or legal action against the Homeowner. Preserving the Residential Site and maintaining harmony among homeowners are the ultimate goals of the Metropolitan District. If the tenant(s) are violating these goals, the Homeowner is required to take the necessary measures to correct the situation.

COVENANT ENFORCEMENT

If an owner or their respective family, guests, licensees, lessees, tenants, invitees, agents, or employees is in violation, then in addition to any enforcement and remedies described in Article 6, Section 6.1 of the PCEs, the Metropolitan District may invoke any one or more of the following remedies:

1. Levy Fines upon such Owner for each violation.
2. Cause the violation to be cured and charge the cost thereof to such Owner
3. Obtain injunctive relief against the continuance of such violation.

Before invoking any such remedy, the Metropolitan District shall give such Owner prior written notice of the violation, including a specific description of the violation, and shall require the Owner to take such action as may be necessary to remedy the violation, including the time period in which the violation is to be remedied, which time period shall not exceed forty-five (45) days.

COOPERATION WITH THE METROPOLITAN DISTRICTS

The Metropolitan Districts shall have the right and authority at any time, from time to time, to enter into agreements and otherwise cooperate with any Neighborhood Association, any other Residential Site associations, any other governmental or quasi-governmental entity, and/or any other Districts in furtherance of performing the services called for under the PCEs.

DAMAGE OR DESTRUCTION

In the event any Residence or other Improvement constructed on a Residential Site is damaged, either in whole or in part, by fire or another casualty, such Residence or further Improvement shall be promptly rebuilt, repaired, or remodeled to comply with the PCE’s and Residential Design Standards then in effect. In the alternative, if a damaged Residence or other improvement is not to be rebuilt, repaired, or remodeled, all remaining portions of the damaged Residence or improvement, including the foundation and all debris, shall be removed from the lot. The lot shall be restored to its natural condition before construction of the residence or other modifications within forty-five (45) days or as soon as feasible.

DAMAGE BY OWNER

Notwithstanding anything to the contrary contained in these Residential Design Standards, in the event the need for the Metropolitan District to maintain, repair, or replace any portion of the Metropolitan District Property is caused by the negligence, willful act, or other misconduct of an owner, or a member of such owner’s family or a guest, invitee or tenant of an owner, or any

Person acting by, for or under any of the foregoing, the costs of such repair, replacement or maintenance shall be the personal obligation of such owner, and the costs, expenses, and fees incurred by the Metropolitan District for the same shall be levied against such owner. The Metropolitan District shall have a lien against such Owner's Lot to secure reimbursement.

DEVELOPMENT OF PROPERTY/ANNEXATION

It is contemplated that, at the appropriate time, the Cimarron and Vauxmont Metropolitan Districts will merge under the Vauxmont Metropolitan District. By operation of law, the properties, rights, and obligations of the Metropolitan Districts may be transferred to another surviving governmental entity or consolidated association similar in nature and purposes. The surviving governmental entity or consolidated association may administer the covenants and restrictions established upon any other basis as one scheme. No such merger or consolidation shall affect any revocation, change, or addition to the covenants established by the PCEs, Design Standards, or Residential Design Standards within the community except as expressed from now on.

GENERAL MAINTENANCE

All Residential Site improvements in the community shall be maintained in accordance with the following:

a) Maintenance of improvements, lots, public facilities, and district property. No property within Candelas shall be permitted to fall into disrepair, and all property within Candelas, including all Improvements and landscaping, shall be kept and maintained in a clean, safe, and attractive condition, in good repair, as determined by the Metropolitan District and in accordance with all applicable laws. Maintenance, repair, and upkeep of the Candelas shall be allocated among the Owners as follows:

(i) the maintenance, repair, and upkeep of each lot shall be the responsibility of the lot owner; and

(ii) the maintenance, repair, and upkeep of all other property within Candelas shall be the responsibility of the Metropolitan District except as may otherwise be provided herein, in the PCEs, or in a Supplemental Declaration or other recorded instrument. At its option, the Metropolitan District may contract with third parties to perform its maintenance, repair, and upkeep obligations hereunder and levy fees. Nothing shall be done or kept on any property within the Candelas in violation of any applicable law. All maintenance, repair, and upkeep by lot owners shall be performed in a manner considered acceptable to the Metropolitan District and/or the CDRC and in a manner which complies with these Residential Design Standards and PCEs.

No improvements, alterations, repairs, changes of paint colors, excavations, changes in grade, or other work which in any way alters the exterior of any lot or improvements located thereon from its natural or improved state existing on the date such lot was first subject to these Residential Design Standards shall be made or done without compliance with the procedures set forth in ARTICLE 6 of the PCEs. Notwithstanding the foregoing, the maintenance, repair, and upkeep, in accordance with all applicable laws and city standards, of those tracts owned by the City shall be the responsibility of the City, except as may otherwise be provided herein or in a plat, a supplemental declaration, or other recorded instrument.

b) Fencing and maintenance of fencing by owners. No fence, including a wall for the containment of any pets permitted by the Residential Design Standards, may be constructed by an owner on a lot without the prior approval of the CDRC, as applicable. Any fences constructed on a lot (including, without limitation, any fences constructed by a Builder or Metropolitan District) must be repaired and maintained by the owner of that lot or by each of the owners of adjacent lots in the event such fence is located on a lot boundary line between the adjacent lots and shared by such lots, and such owners shall be responsible for maintaining the portion of the fence that faces the owner's lot. The cost of reasonable repair and maintenance of a fence shall be shared equally by the owners of the adjacent lots sharing the fence. If a shared fence is destroyed or damaged by fire or another casualty, any owner whose lot abuts the fence may restore it. The owner of the other lot(s) abutting the fence shall contribute equally to the cost of restoration thereof, subject, however, to the right of any such owners to call for a larger contribution from the other owners under any rule of law regarding liability for negligent or willful acts or omissions. Notwithstanding any other provision of these Residential Design Standards, an owner who by their or its negligence or willful acts causes a shared fence to be damaged shall bear the entire cost of repairing such damage. Within forty-five (45) days after the occurrence of the damage, the owner causing such damage shall commence to repair or reconstruct the damaged fence to its original condition and shall diligently complete all such repairs and

reconstruction. If such owner fails to do so, then the non-responsible owner of a lot abutting such fence may do so at the sole cost and expense of the owner causing such damage.

MINING OR DRILLING

No Residential Site within the Candelas shall be used for the purpose of mining, quarrying, drilling, boring, or exploring for or removing oil, gas, or other hydrocarbons, minerals, rocks, stones, gravel, or earth.

NEIGHBORHOOD ASSOCIATIONS

Neighborhood Associations may encompass a subset of the units within Candelas, in which the membership is comprised of owners of lots within all or part of an area covered by a Supplemental Declaration. Such Neighborhood Associations may have the right to impose assessments, own tracts, and/or perform all duties typically allocated to an association under the Colorado Common Interest Ownership Act, or otherwise, subject to the PCEs and provided any such assessments are subordinate to any assessments levied pursuant to Residential Design Standards.

SUBDIVISION

No residential site shall be further subdivided or separated into smaller lots by any owner, and no portion consisting of less than all of any such lot, nor any easement or other interest therein, shall be conveyed or transferred by an owner, provided that this shall not prohibit deeds of correction, deeds to resolve boundary line disputes and similar non-material corrective instruments.

SUPPLEMENTS TO PCES

Your home may be subject to additional rules, covenants, and restrictions imposed by a common interest community or HOA. Approval by Candelas does not mean that you automatically have approval from all entities with rules that apply to your property. In addition, the HOA may have more restrictive rules than the Candelas rules. When submitting an application, make sure that your proposed changes comply with all applicable rules.

VIOLATION OF LAW

Violation of Law. Nothing shall be done or kept in or on any Residential Site or any portion of the Candelas which would be in violation of any Applicable Laws.

EXHIBIT A: CITY OF ARVADA PLANT LIST

TREES

DECIDUOUS CANOPY TREES

Common Name	Latin Name	Mature Ht.	Xeric	Street Tree
Autumn Blaze Maple	Acer x freemanii 'autumn blaze'	40-50'		
Bigtooth Maple	Acer grandidentatum	20-30'		
Bur Oak	Quercus macrocarpa	50-80'	x	x
Chinkapin Oak	Quercus muehlenbergii	40-50'	x	
Deborah Norway Maple	Acer platanoides 'deborah'	40-50'		
English Oak	Quercus robur	40-60'	x	x
Frontier Elm	Ulmus x 'Frontier' (U. carpinifolia x U. parvifolia)	25'		
Goldenrain Tree	Koelreuteria paniculata	20-30'	x	
Greenspire Linden	Tilia cordata 'greenspire'	30-40'		x
Imperial Honeylocust	Gleditsia triacanthos inermis 'Imperial'	35'	x	x
Kentucky Coffeetree	Gymnocladus dioica	50-60'	x	
Northwood Maple	Acer rubrum 'northwood'	40-50'		
Peachleaf Willow	Salix amygdaloides	35-50'		
Pin Oak	Quercus palustris	50-60'	x	
Red Oak	Quercus rubra	40-60'	x	
Red Sunset Maple	Acer rubrum 'red sunset'	40-50'		
Redmond Linden	Tilia americana 'redmond'	40-50'		x
River Birch	Betula nigra	40-50'		
Scarlet Oak	Quercus coccinea	50-80'	x	
Shademaster Honeylocust	Gleditsia triacanthos inermis 'shademaster'	40-50'	x	x
Silver Maple	Acer saccharinum	100'		
Skyline Honeylocust	Gleditsia triacanthos inermis 'skyline'	40-50'	x	x
Sunburst Honeylocust	Gleditsia triacanthos inermis 'sunburst'	30-35'	x	x
Swamp White Oak	Quercus bicolor	40-60'	x	x
Wasatch Maple (Bigtooth)	Acer grandidentatum	25-30'		
Wavy Leaf / Scrub Oak	Quercus undulata	20-30'		
Western Catalpa	Catalpa speciosa	40-60'		
Western Hackberry	Celtis occidentalis	50-60'	x	
White Oak	Quercus alba	60-100'	x	
Yellowwood	Cladastrus kentukea	40'		

ORNAMENTAL TREES

Common Name	Latin Name	Mature Ht.	Xeric	Street Tree
Amur Chokecherry	Prunus mackii	30'	x	
Amur Maple	Acer ginnala 'flame'	15-20'		
Aristocrat Pear	Pyrus calleryana 'Aristocrat'	20-30'		x
Autumn Blaze Pear	Pyrus calleryana 'Autumn Blaze'	25-35'		
Autumn Brilliance Serviceberry	Amelanchier 'autumn brilliance'	20'		
Canada Red Cherry	Prunus virginiana 'canada Red'	20-30'		
Chanticleer Pear	Pyrus calleryana 'Chanticleer'	20-30'		x
Colorado Hawthorn	Crataegus succulenta	20-25'	x	

Crabapple	Malus species	varies		
Curl-leaf Mountain Mahogany	Cercocarpus ledifolius	10-25'	x	
Downy Hawthorn	Crataegus mollis	20-25'	x	
Edible Apple	Malus species & cultivars (esp. Gala, Honeycrisp, Honeygold)	varies		
Edible Apricot	Prunus armeniaca	varies		
Edible Cherry	Prunus avium & varieties (esp. Lapins, Stella)	varies		
Edible Peach	Prunus persica varieties	varies		
Edible Pear	Pyrus / 'Summercrisp, P. x 'Bartlett'	15'		
Edible Plum	Prunus species & cultivars (esp. Mt. Royal, Santa Rosa, Superior, Toka)	varies		
Japanese Pagoda Tree	Sophora japonica	40'	x	
Japanese Tree Lilac	Syringa reticulata	15-25'		
Korean Sun Pear	Pyrus fauriei 'Korean Sun'	10-12'		x
Mayday Tree	Prunus padus	20-30'		
Montmorency Cherry	Prunus cerasus 'montmorency'	15-20'		
New Mexico Locust	Robinia neomexicana	10'	x	
Newport Plum	Prunus cerasifera 'newport'	15-20'		
Ohio Buckeye	Aesculus glabra	35'		
Princess Kay Plum	Prunus nigra 'Princess Kay'	18'		
Rocky Mountain Maple	Acer glabrum	10-20'		
Russian Hawthorn	Crataegus ambigua	15-25'	x	
Saskatoon Serviceberry	Amelanchier alnifolia	6-12'		
Seven Son Flower	Heptacodium miconioides	15'		
Shadblow Serviceberry	Amelanchier canadensis	15-25'		
Tartarian Maple	Acer tataricum	15-25'	x	
Thornless Cockspur Hawthorn	Crataegus crus-galli inermis	15-25'	x	
Toba Hawthorn	Crataegus x mordenensis 'Toba'	15-20'	x	
Ussurian Pear	Pyrus ussuriensis	40-50'		x
Washington Hawthorn	Crataegus phaenopyrum	20-25'	x	
Western Mountain Ash	Sorbus scopulina	3-15'		
Winter King Hawthorn	Crataegus viridis 'Winter King'	15-20'	x	
Yellowhorn	Xanthoceras sorbifolium	20'		

EVERGREEN TREES

Common Name	Latin Name	Mature Ht.	Xeric	Street Tree
Austrian Pine	Pinus nigra	40-60'	x	
Austrian Pine varieties	Pinus nigra varieties	varies		
Bosnian Pine	Pinus leucodermis	15-25'		
Colorado Blue Spruce	Picea pungens 'Glauca'	40-80'		
Colorado Spruce	Picea pungens	40-80'		
Colorado Spruce varieties	Picea pungens varieties	varies		
One Seed Juniper	Juniperus monosperma	30-40'	x	
Pinon Pine	Pinus edulis	20-30'	x	
Ponderosa Pine	Pinus ponderosa	60-80'		
Rocky Mountain Juniper	Juniperus scopulorum	20-30'	x	
Scotch Pine	Pinus sylvestris	30-50'		
Singleleaf Pinion Pine	Pinus monophylla	8-15'	x	

Southwestern White Pine	Pinus strobiformus	60'		
Utah Juniper	Juniperus osteosperma	15-20'	x	
White Fir	Abies concolor	40-60'		

SHRUBS/ORNAMENTAL GRASSES

EVERGREEN SHRUBS

Common Name	Latin Name	Mature Ht.
Adam's Needle	Yucca filamentosa	2-3'
Banana Yucca	Yucca baccata	18-24"
Blue Globe Spruce	Picea pungens 'Glauca Globosa'	3-4'
Bog Birch	Betula pumila	5-8'
Common Juniper and varieties	Juniperus communis and varieties	1-3'
Creeping Colorado Holly	Mahonia repens	12-18"
Creeping Juniper and varieties	Juniperus horizontalis and varieties	4" - 18"
Curleaf Mountain Mahogany	Cercocarpus ledifolius	10-20'
Dwarf Alberta Spruce	Pinus glauca 'Conica'	5-7'
Eastern Red Cedar varieties	Juniperus virginiana 'Blue Arrow'	15'-20'
Green Mound Juniper	Juniperus procumbens 'Green Mound'	6" - 12"
Manzanita	Arctostaphylos x coloradensis and varieties	varies
Mesa Verde Spruce	Picea pungens 'Mesa Verde'	1-2'
Mugo Pine	Pinus mugo	4-6'
Mugo Pine varieties	Pinus mugo varieties	varies
Red Yucca	Hesperaloe parviflora	3-4'
Rocky Mountain Juniper varieties	Juniperus scopulorum varieties	10'-20'
Savin Juniper and varieties	Juniperus sabina and varieties	12"-6'
Soapweed	Yucca glauca	2-4'

3' WIDTH DECIDUOUS SHRUBS

Common Name	Latin Name	Mature Ht.
Alpine Currant	Ribes alpinum & varieties	3-6'
Barberry	Berberis thunbergii varieties	1-2' / varies
Black Chokeberry	Aronia melanocarpa	4-6'
Blue Mist Spirea	Caryopteris x clandonensis 'Blue Mist'	3-4'
Blue Muffin Viburnum	Viburnum dentatus 'Christom' / 'Blue Muffin'	3-4'
Carol Mackie Daphne	Daphne x burkwoodii 'Carol Mackie'	3-5'
Clavey's Dwarf Honeysuckle	Lonicera x xylosteoides 'Clavey's Dwarf'	5-6'
Dwarf Leadplant	Amorpha nana	2'
Dwarf Minnesota Snowflake Mockoran	Philadelphus x virginalis 'Minnesota Dwarf Snowflake'	3-4'
Dwarf Rabbitbrush	Chrysothamnus var.	2'
Dwarf Russian Almond	Prunus tenella	2-5'
Dwarf Russian Sage	Perovskia atriplicifolia 'Little Spire'	2'
Fourwing Saltbush	Atriplex canescens	3-6'
Gooseberry	Ribes uva-crispa 'Pixwell' / R. hirtellum 'Pixwell'	3-4'
Japanese Spirea varieties	Spirea japonica varieties	varies
Kelsey Dogwood	Cornus stolonifera 'kelseyi'	2-3'
Leadplant	Amorpha canescens	4'
Little Leaf Mountain Mahogany	Cercocarpus intricatus	2-4'
Littleleaf Mockorange	Philadelphus microphyllus	4'
Lodense Privet	Ligustrum vulgare 'lodense'	2-3'
Lydia Woadwaxen	Genista 'Lydia'	2'
Miss Kim Dwarf Lilac	Syringa patula 'miss kim'	3-5'
Mormon Tea	Ephedra viridis	2-3'

Mountain Ninebark	Physocarpus monogynus	3'
Nana Burning Bush	Euonymus nanus	2'
Pygmy Peashrub	Caragana pygmaea / Caragana frutex 'Globosa'	3-4'
Rabbit Brush	Chrysothamnus nauseosus	3-4'
Red Lake Currant	Ribes rubrum / R. ativum 'Red Lake'	4'
Rose	Rosa cultivars and varieties	varies
Royal Gold Woadwaxen	Genista tinctoria 'Royal Gold'	2'
Shrubby Cinquefoil	Potentilla fruticosa varieties	2-3' /varies
Weigela varieties	Weigela florida varieties	varies

5' WIDTH DECIDUOUS SHRUBS

Common Name	Latin Name	Mature Ht.
Antelope Brush	Purshia tridentata	6'
Apache Plume	Fallugia paradoxa	3-6'
Barberry	Berberis thunbergii varieties	4-6' / varies
Beautybush	Kolkwitzia amabilis	6-8'
Boulder Raspberry	Rubus deliciosus	8'
Brilliant Red Chokeberry	Aronia arbutifolia 'brilliantissima'	6-8'
Butterfly Bush varieties & cultivars	Buddleja davidii; Buddleja alternifolia	varies
Cheyenne Mockorange	Philadelphus lewisii 'Cheyenne'	6-7'
Cheyenne Privet	Ligustrum vulgare 'cheyenne'	6-8'
Cliff fendlerbush	Fendlera rupicola	5-6'
Cliffrose	Cowania mexicana	3-12'
Columnar Buckthorn	Rhamnus frangula 'columnaris'	8-12'
Compact American Cranberrybush	Viburnum trilobum varieties	4-5'
Coral Beauty Cotoneaster	Cotoneaster dammeri 'coral beauty'	1-2'
Cranberry Cotoneaster	Cotoneaster apiculatus	18-24'
Creeping Western Sand Cherry	Prunus besseyi 'pawnee buttes'	15-18"
Curl Leaf Mountain Mahogany	Cercocarpus ledifolius	8-10'
Cutleaf Staghorn Sumac	Rhus typhina 'Laciniata'	
Dwarf Burning Bush	Euonymus alatus 'compacta'	6-8'
Elderberry	Sambucus nigra	6'
Fernbush	Chamaebatiaria millefolium	3-5'
Golden Currant	Ribes aureum	6'
Koreanspice Viburnum	Viburnum carlesii	6'
Miss Kim Lilac	Syringa patula 'Miss Kim'	3-5'
Mohican Viburnum	Viburnum lantana 'Mohican'	6'
Mountain Lilac	Ceanothus fendleri	3'
Mountain Mahogany	Cercocarpus montanus	8-10'
Mountain Snowberry	Symphoricarpos oreophilus	
Native Ninebark & varieties	Physocarpus opulifolius & varieties	varies
Red Coralberry	Symphoricarpos orbiculatus	
Red Flowering Quince	Chaenomeles japonica 'rubra'	4-6'
Redtwig Dogwood	Cornus alba sibirica	5-9'
Regent Serviceberry	Amalanchier alnifolia 'regent'	6-8'
Rock Spirea	Holodiscus dumosus	3-6'
Rocky Mountain Sumac	Rhus glabra cismontana	6'
Rose	Rosa cultivars and varieties	varies
Russian Sage	Perovskia atriplicifolia	4'
Snowberry	Symphoricarpos albus	4-6'
Spanish Bayonet	Yucca aloifolia	5-10'
Spanish Gold Broom	Cytisus purgans 'Spanish Gold'	2-4'
Squaw Currant / Wax Currant	Ribes cereum	
Three Leaf Sumac	Rhus trilobata	3-6'
Tiny Trumpet Honeysuckle	Lonicera syrgantha 'wolfii'	3-4'
Waxflower	Jamesia americana	4-5'

Weigela varieties	Weigela florida varieties	varies
Western Sand Cherry	Prunus besseyi	4-6'

7' WIDTH DECIDUOUS SHRUBS

Common Name	Latin Name	Mature Ht.
Alleghany Viburnum	Viburnum x rhytidophylloides 'Alleghany'	10'
American Cranberrybush	Viburnum trilobum	10'
American Plum	Prunus americana	10-20'
Arnold's Red Honeysuckle	Lonicera tartarica 'Arnold's Red'	6-8'
Arrowwood Viburnum	Viburnum dentatum	6-10'
Beaked Hazelnut	Corylus corn	3-15'
Buffaloberry	Shepherdia argentea	8-15'
Burkwood Viburnum	Viburnum burkwoodii	10-12'
Burning Bush	Euonymus alatus	8-12'
Cistena Plum	Prunus cistena	6-8'
Common & French Lilacs	Syringa vulgaris varieties	6-12' / varies
Dwarf Ginnala Maple	Acer ginnala 'compacta'	6-8'
Early Lilac	Syringa x hyacinthiflora cultivars	6-12' / varies
False Indigo	Amorpha fruticosa	6-15'
Fragrant Sumac	Rhus aromatica	6-12'
Gambel Oak	Quercus gambellii	4-20'
Golden Ninebark	Physocarpus opulifolius 'luteus'	6-8'
Gro-Lo Fragrant Sumac	Rhus aromatica 'grow low'	2-3'
Judd / Fragrant Viburnum	Viburnum x juddii	6-8'
Late Lilac	Syringa x prestoniae cultivars	6-12' / varies
Nanking Cherry	Prunus tomentosa	6-12'
Nannyberry Viburnum	Viburnum lentago	8-15'
Native Chokecherry	Prunus virginiana	8-20'
New Mexican Privet	Forestiera neomexicana	8-12'
Northern Sun Forsythia	Forsythia x 'Northern Sun'	6-8'
Red & Yellow Twig Dogwood	Cornus sericea	8'
Rose	Rosa cultivars and varieties	varies
Royal Purple Smoke Tree	Cotinus coggygia 'royal purple'	6-8'
Saskatoon Serviceberry	Amelanchier alnifolia	10'
Siberian Peashrub	Caragana arborescens	8-10'
Silverberry	Elaeagnus commutata	6-12'
Silver Buffaloberry	Shepherdia argentea	6-20'
Smooth Sumac	Rhus glabra	10'
Staghorn Sumac	Rhus typhina	10'
Swamp Rose	Rosa Palustris	8'
Tall Western Sage	Artemisia tridentata	8'
Thinleaf Alder	Alnus incana moench	varies
Tue Mountain Mahogany	Cercocarpus montanus	3-8'
Utah Serviceberry	Amelanchier utahensis	6-12'
Wayfaring Tree	Viburnum lantana	10-12'
Woods Rose	Rosa woodsii	8'

ORNAMENTAL GRASSES

(those with an asterick may be counted toward required shrub counts)

Common Name	Latin Name	Mature Ht.
Big Bluestem Grass*	Andropogon gerardii	4-6'
Blue Avena Grass*	Helictotrichon sempervirens	4'
Blue Gramma Grass	Bouteloua gracilis	1-2'
Dwarf Fountain Grass	Pennisetum alopecuroides 'hamelin'	1-2'

Indian Grass*	<i>Sorghastrum nutans</i> 'sioux blue'	5-7'
Japanese Blood Grass	<i>Imperata cylindrica</i> 'red baron'	1-2'
Karl Forester Feather Reed Grass*	<i>Calamagrostis arundinacea</i> 'karl forester'	4-5'
Little Bluestem Grass*	<i>Schizachyrium scoparium</i>	3-5'
Little Bunny Grass	<i>Pennisetum alopecuroides</i> 'little bunny'	10-12"
Maiden Hair Grass*	<i>Miscanthus sinensis</i> 'gracillimus'	5-6'
Northern Indian Rice Grass	<i>Oryzopsis hymenoides</i> 'nezpar'	18"
Plume Grass*	<i>Saccharum ravannae</i>	8-12'
Ribbon Grass	<i>Phalaris arundinacea</i> 'picta'	2-3'
Ruby Grass	<i>Rhynchelytrum nerviglume</i>	2'
Sea Urchin Blue Fescue	<i>Festuca ovina glauca</i> 'sea urchin'	8"
Switchgrass*	<i>Panicum virgatum</i> 'heavy metal'	3-4'
Variiegated Moor Grass	<i>Molina caerulea variegata</i>	1-2'
Yaku Jima Maiden Grass*	<i>Miscanthus sinensis</i> 'yaku jima'	3-4'

PERENNIALS/GROUND COVERS

PERENNIALS

Common Name	Latin Name	Mature Ht.
Basket-of-Gold	<i>Aurina saxatilis</i> 'gold ball'	8-12"
Bleeding Heart	<i>Dicentra spectabilis</i>	24-36"
Blue Flax	<i>Linum perenne</i>	12-24"
Blue Harebell	<i>Campanula rotundiflora</i> 'olympica'	6-18"
Blue Mint Bush	<i>Zizpohora clinopodioided</i>	18"
Bowles Periwinkle	<i>Vinca minor</i> 'bowles variety'	4-6"
Butterfly Iris	<i>Iris spuria</i>	36-40"
Butterfly Weed	<i>Asclepias tuberosa</i>	18"
Cardinal Flower	<i>Lobelia cardinalis</i>	36-48"
Coral Bells	<i>Heuchera</i> sp.	12"
Cut-Leaf Daisy	<i>Erigeron compositus</i>	4-6"
Daylily	<i>Hemerocallis</i> sp.	36"
Dazzler Blanket Flower	<i>Gaillardia</i> 'dazzler'	24-36"
Deep Blue Lavender	<i>Lavandula angustifolia</i> 'hidcote'	8-12"
Double Bubblemint	<i>Agastache cana</i>	24-36"
Dwarf Fleeceflower	<i>Fallopia japonica compacta</i>	12-18"
Dwarf Globularia	<i>Globularia hederacea</i>	2-6"
Dwarf Goldenrod	<i>Solidago sphacelata</i>	15"
Dwarf Lavender Fall Aster	<i>Aster novi-belgii</i> 'audrey'	18-24"
False Spirea	<i>Astilbe</i> sp.	10-36"
Gayfeather	<i>Liatris</i> sp.	18-48"
Globe Thistle	<i>Echinops ritro</i>	24-36"
Gloriosa Daisy	<i>Rudbeckia hirta</i> 'indian summer'	36-40"
Goldenrod	<i>Solidago rugosa</i>	36"
Hedgenettle, Lamb's Ears	<i>Stachys coccinea</i>	18"
Hummingbird Flower	<i>Zauschneria californica latifolia</i>	18-24"
Ironweed	<i>Veronia noveborascens</i>	72"
Joe Pye Weed	<i>Eupatorium</i> sp.	60-72"
Lambert's Locoweed	<i>Oxytropis lambertii</i>	8-12"
Lavender Cotton	<i>Santolina ericoides</i>	8"
Loddon Anna Bellflower	<i>Campanula lactiflora</i> 'loddon anna'	42-48"
Maiden Pinks	<i>Dianthus deltoides</i>	6-8"
Marshall's Delight Bee Balm	<i>Monarda</i> 'marshall's delight'	24-36"
Mexican Catchfly	<i>Silene lancinata</i>	15"
Moonbeam Coreopsis	<i>Coreopsis verticillata</i> 'moonbeam'	24-36"
Native Blanket Flower	<i>Gaillardia aristata</i>	18-24"

Native Verbena	Verbena bipinnatifida	3-6"
Oxalis	Oxalis crassipes	10"
Pacific Giant Delphinium	Delphinium ssp.	48-60"
Penstemon	Penstemon sp.	var.
Pincushion Flower	Scabiosa sp.	varies
Poppy	Papaver sp.	24-36"
Poppy Mallow	Callirhoe involucrata	4-12"
Prairie Coneflower	Ratibida columnifera 'mexican hat'	15-24"
Prince's Plume	Stanleya pinnata	36-60"
Purple Coneflower	Echinacea purpurea	36"
Purple Prairie Clover	Petalostemon purpurea	18"
Red Fox Speedwell	Veronica spicata 'red fox'	12-18"
Red Monkeyflower	Mumulus cardinalis	48"
Redbirds	Scrophulora macrantha	36-48"
Rocky Mountain Columbine	Aquilegia caerulea	18-24"
Russian Sage	Perovskia atriplicifolia	24-48"
Salvia	Salvia sp.	varies
Sedum	Sedum telephinum	6-18"
Shasta Daisy	Leucanthemum x superbum 'alaska'	24-30"
Snowbank Boltonia	Boltonia asteroides 'snowbank'	36-48"
Spiderwort	Tradescantia occidentalis	12-18"
Sulfur Buckwheat	Eriogonum umbellatum	18-24"
Sunrose	Helianthemum	8-12"
Sunset Hyssop	Agastache rupestris	24-36"
Tall Gold Yarrow	Achillea filipendula	36-48"
Wherry's Foam Flower	Tiarella wherryi	3-8"
Whirling Butterflies	Gaura lindheimeri	36-42"
White Valerian	Centranthus ruber 'albus'	24-36"
Woolly Cotton	Santolina chamaecyparissus	14"
Yellow Flax	Linum flavum compactum	10-18"

GROUNDCOVER

Common Name	Latin Name	Mature Ht.
Bunchberry Dogwood	Cornus canadensis	3-8"
Candytuft	Iberis sempervirens	8-12"
Carpet Bugle	Ajuga reptans	4-6"
Creeping Quincefoil	Potentilla neumanniana	3"
Creeping Grape Holly	Mahonia repens	3-4'
Doone Valley Lemon Thyme	Thymus citriodorus 'doone valley'	3"
Emerald Pink Phlox	Phlox subulata 'emerald pink'	4-6"
False Rockcress	Aubrieta	4-6"
Kinnikinnick	Arctostaphylos	6-12"
Maiden Pink	Dianthus deltoides	6-8"
Mat Penstemon	Penstemon caespitosus	.25'
Moneywort	Lysimachia nummularia	2-4"
Mouse Ear Chickweed	Cerastium fontanum	6-18"
Northern Bedstraw	Galium boreale	1-3'
Pink Chintz Creeping Thyme	Thymus 'pink chintz'	1"
Prostrate Veronica	Veronica prostrata	4-8"
Pussytoes	Antennaria neglecta	1-4"
Reiter Creeping Thyme	Thymus 'reiter'	3"
Rockcress	Arabis	4-6"
Rosy Pussytoes	Antennaria rosea	1'
Running Mat Phlox	Phlox stolonifera 'sherwood purple'	4-6"
Small-Leaf Pussytoes	Antennaria parvifolia	3-6"
Snow in Summer	Cerastium tomentosum	6-12"

Stonecrop	Sedum	1-2'
Sulfur Flower	Eriogonum umbellatum	8-12"
Tufted Pansy	Viola cornuta	6"
Turkish Veronica	Veronica liwanensis	1-2"
White Nancy Nettle	Lamium maculatum 'white nancy'	6-12"
Wild Strawberry	Fragaria americana	2-6"
Woolly Veronica	Veronica pectinata	1-2"

EXHIBIT B: COLORADO NOXIOUS WEED LIST

Common	Scientific
Absinth wormwood	(<i>Artemisia absinthium</i>)
African rue	(<i>Peganum harmala</i>)
Baby's breath	(<i>Gypsophila paniculata</i>)
Black henbane	(<i>Hyoscyamus niger</i>)
Bohemian knotweed	(<i>Fallopia x bohemicum</i>)
Bouncingbet	(<i>Saponaria officinalis</i>)
Bulbous bluegrass	(<i>Poa bulbosa</i>)
Bull thistle	(<i>Cirsium vulgare</i>)
Camelthorn	(<i>Alhagi maurorum</i>)
Canada thistle	(<i>Cirsium arvense</i>)
Caucasian bluestem	(<i>Bothriochloa bladhii</i>)
Chicory	(<i>Cichorium intybus</i>)
Chinese clematis	(<i>Clematis orientalis</i>)
Common bugloss	(<i>Anchusa officinalis</i>)
Common burdock	(<i>Arctium minus</i>)
Common crupina	(<i>Crupina vulgaris</i>)
Common mullein	(<i>Verbascum thapsus</i>)
Common reed	(<i>Phragmites australis</i>)
Common St. Johnswort	(<i>Hypericum perforatum</i>)
Common tansy	(<i>Tanacetum vulgare</i>)
Common teasel	(<i>Dipsacus fullonum</i>)
Cutleaf teasel	(<i>Dipsacus laciniatus</i>)
Cypress spurge	(<i>Euphorbia cyparissias</i>)
Dalmatian toadflax, broad-leaved	(<i>Linaria dalmatica</i>)
Dalmatian toadflax, narrow-leaved	(<i>Linaria genistifolia</i>)
Dame's rocket	(<i>Hesperis matronalis</i>)
Diffuse knapweed	(<i>Centaurea diffusa</i>)
Downy brome, cheatgrass	(<i>Bromus tectorum</i>)
Dyer's woad	(<i>Isatis tinctoria</i>)
Elongated mustard	(<i>Brassica elongata</i>)
Eurasian watermilfoil	(<i>Myriophyllum spicatum</i>)
Field bindweed	(<i>Convolvulus arvensis</i>)
Flowering rush	(<i>Butomus umbellatus</i>)
Garden loosestrife	(<i>Lysimachia vulgaris</i>)
Garlic mustard	(<i>Alliaria petiolata</i>)
Giant knotweed	(<i>Fallopia sachalinensis</i>)*
Giant reed	(<i>Arundo donax</i>)
Giant salvinia	(<i>Salvinia molesta</i>)
Hairy willow-herb	(<i>Epilobium hirsutum</i>)
Halogeton	(<i>Halogeton glomeratus</i>)
Himalayan blackberry	(<i>Rubus armeniacus</i>)
Hoary alyssum	(<i>Berteroa incana</i> L.)
Hoary cress	(<i>Lepidium draba</i>)
Houndstongue	(<i>Cynoglossum officinale</i>)
Hydrilla	(<i>Hydrilla verticillata</i>)
Japanese knotweed	(<i>Fallopia japonica</i>)
Johnsongrass	(<i>Sorghum halepense</i>)
Jointed goatgrass	(<i>Aegilops cylindrica</i>)

Leafy spurge	(<i>Euphorbia esula</i>)
Mayweed chamomile	(<i>Anthemis cotula</i>)
Meadow hawkweed	(<i>Hieracium caespitosum</i>)
Meadow knapweed	(<i>Centaurea x moncktonii</i>)
Mediterranean sage	(<i>Salvia aethiopis</i>)
Medusahead	(<i>Taeniatherum caput-medusae</i>)
Moth mullein	(<i>Verbascum blattaria</i>)
Musk thistle	(<i>Carduus nutans</i>)
Myrtle spurge	(<i>Euphorbia myrsinites</i>)
Onionweed	(<i>Asphodelus fistulosus</i>)
Orange hawkweed	(<i>Hieracium aurantiacum</i>)
Oxeye daisy	(<i>Leucanthemum vulgare</i>)
Parrotfeather	(<i>Myriophyllum aquaticum</i>)
Perennial pepperweed	(<i>Lepidium latifolium</i>)
Perennial sowthistle	(<i>Sonchus arvensis</i>)
Plumeless thistle	(<i>Carduus acanthoides</i>)
Poison hemlock	(<i>Conium maculatum</i>)
Puncturevine	(<i>Tribulus terrestris</i>)
Purple loosestrife	(<i>Lythrum salicaria</i>)
Quackgrass	(<i>Elymus repens</i>)
Redstem filaree	(<i>Erodium cicutarium</i>)
Rush skeletonweed	(<i>Chondrilla juncea</i>)
Russian knapweed	(<i>Rhaponticum repens</i>)
Russian-olive	(<i>Elaeagnus angustifolia</i>)
Salt cedar	(<i>T. chinensis</i> & <i>Tamarix. ramosissima</i>)
Scentless chamomile	(<i>Tripleurospermum inodorum</i>)
Scotch broom	(<i>Cytisus scoparius</i>)
Scotch thistle	(<i>O. tauricum</i>)
Scotch thistle	(<i>Onopordum acanthium</i>)
Siberian elm	(<i>Ulmus pumila</i>)
Spotted knapweed	(<i>Centaurea stoebe ssp. micranthos</i>)
Spotted x diffuse knapweed hybrid	(<i>Centaurea x psammogena</i>)
Squarrose knapweed	(<i>Centaurea virgata</i>)
Sulfur cinquefoil	(<i>Potentilla recta</i>)
Swainsonpea	(<i>Sphaerophysa salsula</i>)
Syrian beancaper	(<i>Zygophyllum fabago</i>)
Tansy ragwort	(<i>Senecio jacobaea</i>)
Tree of Heaven	(<i>Ailanthus altissima</i>)
Velvetleaf	(<i>Abutilon theophrasti</i>)
Ventenata grass	(<i>Ventenata dubia</i>)
White bryony	(<i>Bryonia alba</i>)
Wild caraway	(<i>Carum carvi</i>)
Wild proso millet	(<i>Panicum miliaceum</i>)
Yellow bluestem	(<i>Bothriochloa ischaemum</i>)
Yellow flag iris	(<i>Iris pseudacorus</i>)
Yellow nutsedge	(<i>Cyperus esculentus</i>)
Yellow starthistle	(<i>Centaurea solstitialis</i>)
Yellow toadflax	(<i>Linaria vulgaris</i>)
Yellow x Dalmatian toadflax hybrid	(<i>Linaria vulgaris x L. dalmatica</i>)

DEFINITIONS

The following sections define words and phrases which, as used in the legal documents, have the meanings set forth below. Defined words and phrases are indicated by capitalizing the first letter of a defined word or of each word in a defined phrase.

"CANDELAS" means and refers to the real property which is owned by the Declarant and as of any particular time, any additional real property that has been annexed or otherwise made subject to the legal documents of the District by a Supplemental Declaration.

"APPLICABLE LAWS" means the decrees, edicts, laws, orders, ordinances, promulgations, regulations, Residential Design Standards, and statutes of all federal, local (including the City, the County, and the Districts), or state governments (including, but not limited to, all agencies, departments, divisions or parts thereof) having or from time-to-time exercising jurisdiction or authority over the Candelas.

"BUILDER" means (i) any Person who acquires one or more parcels of the Property for the purpose of constructing a Unit on each such parcel for sale, and/or rental, to the public, and (ii) any Person who acquires one or more parcels of the Property for sale to any Person fitting the description in Section 1.1(i) and/or for constructing a Unit on each such parcel for sale, and/or rental, to the public.

"BOARD OF DIRECTORS" shall mean the board of directors of the District or Districts.

"ARVADA RESIDENTIAL PARTNERS, LLC" ("ARP") IS THE MASTER DEVELOPER WITHIN CANDELAS.

"CITY" means the City of Arvada, Colorado.

"COUNTY" means Jefferson County, Colorado.

"COOL SEASON TURF" Examples: Tall fescue, Kentucky bluegrass, perennial ryegrass, etc

"DISTRICTS" - "Cimarron Metropolitan District ("Cimarron") and Vauxmont Metropolitan District ("Vauxmont") (each a "District" and together the "Districts") are quasi-municipal corporations and political subdivisions of the State of Colorado located in the City of Arvada (the "City"), Jefferson County, Colorado.

"FRAMEWORK DEVELOPMENT PLAN" ("FDP") (City of Arvada)

"FINES" means any monetary penalty imposed by a District against a lot owner due to a violation of the PCEs or the Residential Design Standards by such lot owner, a member of the lot owner's family or a tenant, guest, licensee, or invitee of the lot owner or any of the foregoing.

"STANDARDS" means the Design Standards promulgated and adopted by the District and administered by the CDRC, including without limitation these Residential Design Standards.

"INDUSTRIAL SITE" means any lot zoned and used for industrial purposes (as defined under applicable laws related to zoning) and which is designated as an Industrial Site in the Supplemental Declaration for such lot.

"INTERGOVERNMENTAL AGREEMENT" is any agreement that involves or is made between two or more governments in cooperation to solve problems of mutual concern. Intergovernmental agreements can be made between or among a broad range of governmental or quasi-governmental entities.

"LOT OR LOTS" means a physical portion of the Candelas which is designated for separate ownership or occupancy, and the boundaries and identifying number of which are described in or may be determined from the PCEs and/or a plat. A lot or lots may be a Residential, Commercial or Industrial Site. As used herein, the definition of a lot shall include a separate fee parcel, a condominium unit, a town-house unit, a lot on a plat, or other portion of property designated for separate ownership.

"LEASES" mean and refer to any agreement for the leasing or rental of a site, and shall specifically include, without limitation, a month-to-month rental.

"METROPOLITAN DISTRICT PROPERTY" means any real property within the Candelas now or hereafter owned or leased by the Metropolitan Districts, together with all landscaping improvements, trails, open space, irrigation systems, monuments and other Improvements now or hereafter located on such Metropolitan District Property.

"NEIGHBORHOOD" means any area of the Candelas having a similar type of housing, such as an area with detached single-family homes, an area with attached homes (duplexes), or an area with multi-family housing, such as townhomes and/or condominiums. The area of Candelas within a specific Neighborhood may be identified as such in a Supplemental Declaration, or it may simply be an area of Candelas subject to this Declaration which is comprised of similar housing, and which is designated as a Neighborhood by the Metropolitan District. A Neighborhood may contain more than one type of housing if so, stated in the Supplemental Declaration for that Neighborhood or as approved by the Metropolitan District.

"NEIGHBORHOOD ASSOCIATIONS" means any Colorado corporation, nonprofit corporation or limited liability company, and its successors and assigns, organized and established or authorized pursuant to, or in connection with, any portion of the Candelas.

"NOTICE OF VIOLATION" means a written notice given by the CDRC, as applicable, to an owner notifying the owner that such owner is responsible for a Violation of the Restrictions, which may include notification of the time period in which the owner has to correct, remedy or otherwise remove the violation, or notification of the date, time and place of a hearing related thereto.

"PRELIMINARY DEVELOPMENT PLAN" ("PDP") is the first formal step in the Planned Unit Development District approval process. Approval of the Preliminary Development Plan establishes the permitted uses, density, development requirements, and general layout of the site.

"PLAT" means collectively the Recorded plats of the Candelas, and all Recorded amendments, corrections and replats, together with any subsequently Recorded plats of the Candelas or other real property which becomes subject to the PCEs.

"PUBLIC FACILITIES" means facilities that may include, but are not necessarily limited to, community building and recreation centers, municipal parks, neighborhood parks, related parking, picnic shelters and picnic tables, playgrounds, plumbed restrooms, open areas for passive recreational use, public viewing areas, school grounds, soccer fields, softball diamonds, basketball courts, tennis courts, trails, and other facilities that are (a) owned by the City, the School District, the Metropolitan Districts or a Neighborhood Association, and (b) intended to be used by the general public. The foregoing list of Public Facilities is non-exclusive, and is intended to be only an example of those types of Public Facilities that may exist; provided, however, that (i) some or all of such Facilities may not be constructed, (ii) the term "Public Facilities" only applies to those facilities that are actually constructed, and (iii) the term "Public Facilities" does not, for the purpose of this document, include any Golf Course or any Golf Course Facilities.

"PUBLIC FACILITIES RISKS" means all risks attendant to or associated with the operation of the Public Facilities. Such risks include, without limitation, injury to person or property or both arising out of, or resulting from, (a) the construction, design, maintenance, operation, or use of the Public Facilities, (b) lights and noise associated with the Public Facilities (including by way of example and not by way of limitation, lights and noise generated by blowers, compressors, crowds, lights used to illuminate night time activities on the Public Facilities, mulchers, parked cars or vehicles of persons using the Public Facilities, public events held from time to time on the Public Facilities, pumps, tractors, traffic, utility vehicles, and wells), (c) trespass, acts, or omissions of persons employed in connection with, using, or otherwise on the Public Facilities, (d) the use of reclaimed water, treated waste water, or other sources of non-potable water for irrigation and overspray in connection with such use, (e) the use of fertilizers, insecticides, and pesticides in connection with the maintenance of the Public Facilities, together with overspray in connection with such use, (f) drainage resulting from drainage easements established for the Public Facilities to the extent such drainage is in accordance with the drainage plan established for the Candelas, (g) creeks, water courses, and waterways constructed or located on a Tracts, and (h) the fact that the Public Facilities may constitute or be considered an "attractive nuisance" under Applicable Laws.

"RECORDS" means the official real property records maintained in the office of the Clerk and Recorder of Jefferson County, Colorado; "to Record" means to file for recording in the Records; "of Record" and "Recorded" means having been recorded in the Records, and "Recording" means the act of recording a document or instrument in the Records.

"RESIDENCE" means a single-family residential dwelling constructed within the Candelas, specifically including, but not limited to, a detached home, an attached home, or an apartment or a condominium unit or other separate living unit within a multi-family home.

"RESIDENT" means each person occupying a site and includes, but is not necessarily limited to, each owner, tenant, or other occupant of a site.

"RESIDENTIAL SITE" means any lot zoned and used for single-family or multi-family residential purposes.

"RESIDENTIAL USE" means a use for dwelling purposes.

"RESTRICTIONS" means (a) the PCEs as amended from time to time, and (b) the "Residential Design Standards" from time to time in effect.

"RESIDENTIAL DESIGN STANDARDS" means any instruments, however denominated, which are adopted by the Metropolitan Districts for the regulation and management of the Candelas, including all amendments to those instruments. The term "Residential Design Standards" specifically includes the standards.

"SINGLE-FAMILY ATTACHED" ("SFA") means a housing unit connected to another housing unit, generally with a shared wall, that provides living space for one household or family. Attached houses are considered single-family houses as long as they are not divided into more than one housing unit and they have an independent outside entrance. A single-family house is contained within walls extending from the basement (or the ground floor if there is no basement) to the roof. Townhouses, rowhouses, and duplexes are considered single-family attached housing units, as long as there is no household living above another one within the walls extending from the basement to the roof to separate the units. This includes modular homes but does not include manufactured homes.

"SINGLE-FAMILY DETACHED" ("SFD") means that the building does not share wall with other houses.

"SHORT-TERM RENTAL" is Defined by the City of Arvada as "A short term rental is defined in the City's Land Development Code as a dwelling, portion of a dwelling or accessory dwelling unit (ADU) rented to transient guests for a period of less than 30 consecutive days."

"SUPPLEMENTAL DECLARATION" means a written instrument containing covenants, conditions, restrictions, reservations, easements or equitable servitudes, or any combination thereof, which may be Recorded against real property described therein and which subjects such described real property to the terms, conditions, and restrictions of the PCEs.

"TRADITIONAL NEIGHBORHOOD DESIGN" ("TND") also known as a village-style development, includes a variety of housing types, a mixture of land uses, an active center, a walkable design and often a transit option within a compact neighborhood scale area. TNDs can be developed either as infill in an existing developed area or as a new large-scale project.

"TRACT" means any portion of the Candelas owned by the City, the Metropolitan Districts, or a Neighborhood Association.

"UPLIGHTING" means a light placed or designed to throw illumination upward.

"UTILITIES" means all utility services necessary or convenient for the use and enjoyment of the lots (including, but not necessarily limited to, electric, gas, water, sewer service and Telecommunication Facilities).

"VIOLATION" means (a) an Improvement that has been performed without obtaining the CDRC's approval, (b) an Improvement that was not performed in substantial compliance with the approval that was granted by the District or the CDRC (including, without limitation, any time periods for completion), or (c) any other violation of the restrictions by an owner.