



GOLF COURSE LIVING, CLOSE TO EVERYTHING

Pine Creek Village Association Community Guidelines

December 2023

*This revision supersedes all prior revisions.

www.pcva.org

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1 INTRODUCTION

1.1 COMMUNITY VISION

Pine Creek Village is a 900-acre upscale residential community in Briargate oriented to golf course and open space amenities. The golf course, common areas, parks, and trails link a variety of housing types including custom and semi-custom homes, production single-family homes, town homes and apartments. Architecture and landscape are key elements of the Pine Creek theme and identity. The architectural theme borrows from the predominant architectural styles of historic Colorado Springs (Craftsman, Prairie, Spanish Eclectic, and European Cottage) and adapts them in a contemporary form. Selected landscaping, walls, lighting, and other streetscape elements provide continuity throughout the community.

1.2 PURPOSE OF GUIDELINES

The Pine Creek Village Association (PCVA) Community Guidelines provides Pine Creek homeowners guidance for community standards, maintenance responsibilities, and the home improvement approval process. The Declaration of Covenants, Conditions, and Restrictions (CC&R) for Pine Creek Village at Briargate, and the Community Guidelines establish a “Community-Wide Standard” to ensure a continuing quality environment from the design and maintenance of the homes to the quality of life of its residents.

Although first created for initial construction of homes and neighborhoods, the PCVA Community Guidelines still apply when installing or modifying any exterior improvement on their property. The Community Guidelines contain sketches and descriptions of the Pine Creek site design, architecture, and landscape requirements. Homeowners may find the Community Guidelines at www.pcva.org.

The Community Guidelines work in concert with the CC&R. Should any conflict exist between these documents, the CC&R, shall prevail. The Homeowners Association (HOA) Board of Directors has sole discretion in resolving conflicts. Where specific requirements in Pine Creek may overlap or conflict with governmental agency requirements, the more restrictive requirement shall prevail.

Homeowners selling their property must provide the purchaser the most current copy of these guidelines upon completion of sale and refer them to the Pine Creek website (www.pcva.org) for additional information.

1.3 COMMITTEES

1.3.1 MODIFICATIONS COMMITTEE (MC)

The Modifications Committee (MC) operates under a Board of Directors charter. The MC ensures all modifications comply with the Community Guidelines and reflect the vision and goals of the Board for PCVA sustainment. **The MC reviews and approves all applications for modifications** to all homes and lots. Homeowners wishing to change any aspect of their home's exterior (landscaping, paint, additions, etc.) must submit a Design Review Request (DRR) through the MC - see Section 5. The MC uses the Community Guidelines and addendums and neighborhood addendums, and it considers local, state, and federal laws (to the extent applicable to restrictive covenants) when evaluating a DRR. Homeowners must submit photos before project start and upon completion. To understand a homeowner request, the MC may need to physically inspect a property prior to DRR approval. Where required, homeowners will seek governmental approval before submitting a DRR. The MC may establish and charge reasonable fees to review applications and may require fee payment prior to review of any application. The Board of Directors establishes any MC fee requirements.

1.3.2 GROUNDS COMMITTEE (GC)

The Grounds Committee (GC) operates under a Board of Directors charter. It advises and assists the PCVA Board and Community Manager to provide effective oversight, sustainment, and development of PCVA neighborhood common areas. The GC also provides recommendations to the PCVA Board and the Community Manager on proposed grounds improvements that result in long-term costs savings to the PCVA, while sustaining the aesthetic beauty of the community. The GC places emphasis on water usage reduction and low maintenance landscaping. PCVA encourages homeowners to contact the GC to address common areas that need maintenance. The GC facilitates collaborative efforts of all PCVA stakeholders to include emphasis on

homeowner participation, involvement, and feedback.

1.3.3 COMMUNITY CONNECTIONS COMMITTEE (CCC)

The Community Connections Committee (CCC) operates under a Board of Directors charter. It advises and assists the PCVA Board. The CCC helps foster and sustain a sense of community among residents to encourage homeowner involvement and service within PCVA. It also conducts approved activities for the benefit of PCVA members and the Pine Creek Village Community.

1.3.4. AD-HOC COMMITTEES

The PCVA Board may establish an ad-hoc committee (AC), in writing, when needed to address specific needs of the board and the community. Ad-hoc Committees must comply with direction outlined in the Committee Charter. When the Board establishes an ad-hoc committee, it must have a title and purpose, identify deliverables, provide timing and endurance, allocate resources, and identify the number of members.

1.3.5. NEIGHBORHOOD COMMITTEE(s) (NC)

Each Neighborhood may elect a Neighborhood Committee (NC) consisting of three to five (3-5) homeowners from the neighborhood, one of which will act as Chairperson. The Chairperson will represent the neighborhood at board meetings. The NC will determine the nature and extent of services PCVA may provide it, in addition to those provided to all Members of the Association. A NC may advise the Board on any other issue but may not bind the Board.

1.3.6 SPECIAL NEIGHBORHOODS

The Carriages, La Bellezza, Reverie, Sage Hill Greens, and Wildflower neighborhoods have an additional assessment to pay for supplemental services. The NC for each special neighborhood will review homeowner DRRs prior to MC review. Homeowners are responsible for all costs related to any common infrastructure modification through their special neighborhood assessment.

The Carriages, Glen Arbor, La Bellezza, Oak Grove, Palisades, Pinecrest, Promontory, Reverie, Sage Hill, Sage Hill Greens, Stoneglen, Sycamore Glen, Wildflower, and Willow Glen neighborhoods have additional Community Guideline requirements. For more information see Appendix E and additional governing documents, addendums, resolutions, policies, and rules on the [PCVA website](#).

2 COMMUNITY STANDARDS

2.1 TRASH AND RECYCLING

To ensure compliance with waste and recyclables, the PCVA provides Pine Creek a single waste management and recycling company. See www.pcva.org for more information.

Do not place trash/recycling bins at the curb prior to 6 PM the day before service and stow the bins by 8 PM the day of service.

To prevent blowing trash and/or attracting animals, and in alignment with the trash/recycling company policy, all trash/recyclables must be inside the bins with the lid closed. When not at the curb for service, stow trash/recycle bins out of view from the street or neighboring homes.

2.2 ANIMALS AND PETS

2.2.1 TYPES

Homeowners may only keep domesticated dogs, cats, and other common household pets. Homeowners may not raise, breed, or keep animals, livestock, or poultry for commercial or agricultural purposes. Other common household pets are domesticated animals (such as a dog, cat, bird, small indoor rodent, rabbit, fish, or turtle) traditionally kept inside the home for pleasure. If this definition conflicts with any applicable State or local law or regulation defining pets that homeowners may own or keep in dwelling accommodations, the State or local law or regulation shall apply. This definition shall not include assistance animals.

2.2.2 NUMBER

Homeowners may not keep more than an aggregate of three (3) dogs or cats, per household.

2.2.3 CONTROL

All pets must be on a leash and under the control of the owner when in the front or side yard or outside of the yard. Violators are subject to the fine schedule indicated in the PCVA Enforcement Policy. Pets may not be on the golf course. The golf course is separate from PCVA, and golf course management may impose fines and penalties on violators.

2.2.4 WASTE

Pet owners must routinely clean up their animal's waste within their yard. When outside of their yard, owners must immediately clean up after their pets, including common areas. To assist owners with waste clean-up, PCVA has provided pet waste stations throughout the community.

2.2.5 PET NUISANCE

PCVA prohibits any person to own or keep any pet, which by barking, howling, yelping, crying or other utterance, disturbs the peace and quiet of the neighborhood. PCVA may direct complaints to the appropriate Animal Control entity.

2.2.6 WILDLIFE

PCVA prohibits feeding wildlife (undomesticated animal species including but not limited to bears, deer, coyote, wolf, fox, skunks, moose, elk, and antelope). This includes placing, depositing, distributing, or scattering grain, hay, minerals, salt, or other foods for consumption. Birdfeeders are exempt.

Contact the Colorado Division of Wildlife to remove unwanted wildlife.

2.3 YARD CARE

2.3.1 GRASS

Yards must be green (i.e., alive), without brown spots or exposed dirt, throughout the summer season while adhering to watering restrictions. Routinely edge/trim along sidewalks to keep a neat appearance.

2.3.2 BUSHES AND FLOWERS

Trim bushes to maintain a pleasant shape and to not intrude on sidewalks or the road. Remove dead bushes and flowers and replace with like kind/number.

2.3.3 TREES

Tree branches may not dip lower than 8 feet along sidewalks and 14 feet next to the street. Remove dead trees and their stumps, and usually replace with a new tree as soon as possible. Tree sprouts at the base of the former tree or tree suckers are not an acceptable tree replacement. ***Tree removal and replacement require a DRR.***

2.3.4 MULCH, WOOD, AND ROCK

Keep wood mulch in good condition and replace or add additional mulch occasionally to eliminate bare spots. Evenly distribute and contain rock mulch (i.e., decorative gravel or rocks). Remove weeds from all mulch beds. See **Section 4.13.13** for color and other requirements.

2.4 VEHICLES AND PARKING

2.4.1 AUTHORIZED VEHICLES

Only operating and registered/street-legal automobiles, sport utility vehicles, trucks and vans rated 1-ton or below, and motorcycles may park in PCVA. Nonoperational vehicles must be in the garage.

Recreational Vehicles (RV) and or sports equipment [e.g., trailered boats, trailered all-terrain vehicles (ATV), etc.] shall be in a garage or off-site. RVs and sports equipment may be in the driveway or in the street directly in front of the home for loading and unloading for no more than 24 hours, and not more than 7 days per year.

2.4.2 PROHIBITED VEHICLES

Except for short service calls (not to exceed 48 contiguous hours), PCVA does not allow commercial vehicle parking.

Commercial Vehicle is a vehicle with any of the following characteristics (including but not limited to):

- A rack for ladders or other equipment used in construction or utilities
- Equipment used to hold glass or pipes or any other maintenance implements in place
- Commercial equipment mounted on a loading platform
- Commercial signage or logo painted or attached on over 50% of the body (excluding the windows)
- Tow trucks
- Any van or truck rated over 1-ton
- Vehicles of a commercial nature that do not fit wholly within a garage

2.4.3 PARKING ENFORCEMENT.

PCVA will follow State Law HB 22-1139 regarding use of public rights-of-way. Parking will comply with City regulations when parking on City roads. Direct parking complaints to the CSPD, Code Enforcement Division.

PCVA may tow, at the expense of the owner, any vehicle in Pine Creek that violates the parking rules. Improperly parked vehicles will receive a notice at least 24 hours prior to towing.

2.4.4 AUTHORIZED PARKING

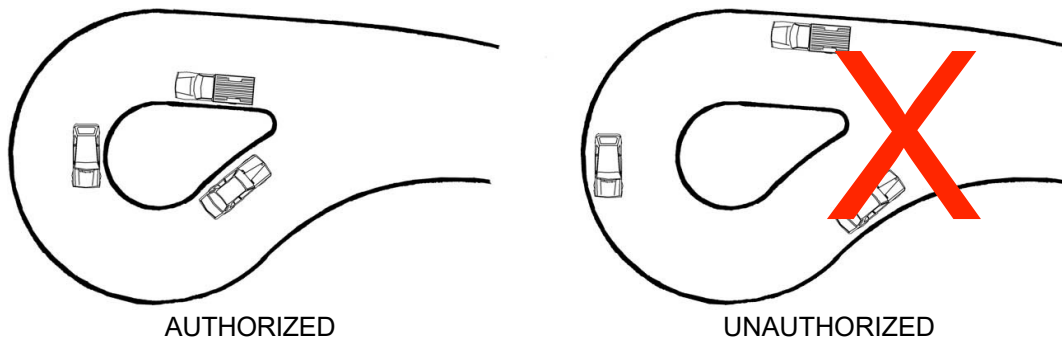
Residents must maximize use of garages and driveways before using on-street parking.

Cars in the driveway may have a neutral color cover.

Non-residents may park on city streets preferably in front of the home they are visiting.

2.4.5 PARKING IN CUL-DE-SACS

Park in cul-de-sacs on the inside curb of the island only. The City of Colorado Springs has designated the outer lane in cul-de-sacs as a fire lane. Violators are subject to towing at the owners' expense. See below.



CUL-DE-SAC PARKING

2.4.6 UNAUTHORIZED PARKING

Do not block sidewalks. Vehicles shall not block access to the street sidewalks.

Do not park on unpaved areas. Exceptions to this require Board of Directors approval.

Do not park in flag lot driveways (private roads). Vehicles shall not park on the private flag drive lots or private roads within the following neighborhoods. Additional governing documents, addendums, resolutions, policies, or rules may apply.

- Carriages
- Glen Arbor
- La Bellezza
- Reverie
- Sage Hill Greens
- Wildflower
- Willow Glen

2.5 GARAGES

2.5.1 GARAGE DOORS

Garage doors shall remain closed, except during ingress and egress from the garage and other reasonable times, such as working in the yard.

2.5.2 GARAGE CONVERSIONS

No garage space may contain a living area or reduce the number of parking spaces within a garage to less than two.

2.6 RESIDENTIAL AND HOME BUSINESS USE

2.6.1 USE REQUIREMENTS

Residences are only for the residential purpose of a single household unit. Homeowners may not conduct a business, trade, or similar activity within a residence, except for:

- The business activity conforms to provisions of the Home Occupation Ordinance of the City of Colorado Springs Zoning Code.
- The City has issued a Home Occupation Permit for the use and residence in question.
- The business activity does not involve door-to-door solicitation of Pine Creek residents.
- The business activity does not create additional traffic or parking of vehicles in the Pine Creek Community which thereby creates a nuisance to neighboring residents.

2.6.2 NUISANCES & NOISE COMPLAINTS

Any non-animal noise complaints require audio/visual proof supporting the complaint for the Association to proceed. All additional enforcement will follow the Pine Creek Village Association Notice and Hearing and Covenant Enforcement Policy and Procedures.

2.6.3 ACCESSORY DWELLING UNITS (ADU)

PCVA prohibits ADUs, also known as in-law units. ADUs are secondary apartments on a residential lot or within the main home that form a habitable unit with a sleeping area, bathroom, and kitchen and are subordinate to the principal dwelling unit.

2.7 TEMPORARY STRUCTURES

Lawn or pop-up tents may be in place for no more than 7 days.

PCVA prohibits any temporary house, dwelling, garage, or outbuilding on any lot. Mobile homes, trailer homes, travel trailers, campers, or recreational vehicle may not act as a temporary or permanent dwelling.

2.8 GOLF COURSE AREAS

2.8.1 ACCESS

Only authorized Pine Creek Golf Club patrons (active golfers) may access the golf course property.

2.8.2 GOLF COURSE COURTESY

Residents, guests, and their pets must refrain from any action that detracts from the playing qualities of the golf course. Refer to **Section 10.18** of the Declaration CC&R for additional information.

2.8.3 GOLF COURSE ACKNOWLEDGMENT

Lot owners adjacent to the golf course accept both the benefits and detriments of living next to the golf course. Refer to **Section 14.4** of the Declaration CC&R for additional information.

2.9 COMMON AREAS

Common areas in Pine Creek are for the enjoyment of the entire community. Some common areas are for active use and some are strictly for aesthetic pleasure.

2.9.1 PCVA PRIVATE PARK AND VILLAGE GREEN PARK

PCVA may designate certain portions of the common area as “exclusive” and reserve them for the sole use or primary benefit of homeowners and occupants of specific residences or neighborhoods, in accordance with the Declaration CC&R. PCVA may assess the associated costs of exclusive common areas to the benefited homeowners.

PCVA prohibits organized sports practice in its Private Park (corner of Pine Manor Dr and Sycamore Glen Trail) and the Village Green Park (corner of Chapel Hills and Briargate Parkway).

2.10 **SIGNS**

C.R.S. 38-33.3-106.5. allows HOAs to restrict signs and flags bearing a commercial message, and to establish reasonable, content-neutral sign and flag regulations based on the number, placement, size, or other objective factors. PCVA does not restrict the content of non-commercial signs; however, homeowners must maintain all signs and symbols in good condition and replace when damaged, worn, or faded.

2.10.1 **COMMERCIAL SIGNS**

For Sale/For Rent/Open House Signs:

- Signs may not exceed five square feet (5 sq ft).
- PCVA allows one professionally lettered 'For Sale' or 'For Rent' sign.
- Remove 'For Sale' and 'For Rent' signs no later than 10 days from the date of closing or leasing.
- PCVA allows one professionally lettered 'Open House' sign to be displayed on the property on the day of the open house.
- Do not place signs on common areas that point to homes for sale/rent. PCVA may remove such signs without notice.

Security Signs:

- PCVA allows one professionally lettered security sign not to exceed two square feet (2 sq ft) in size, and a reasonable number of professional security decals not larger than eight inches by eight inches (8" x 8") within windows.
- PCVA prohibits all other trade, marketing, or commercial signs, including but not limited to, landscaping, painting, remodeling, business advertising, or in any way pertaining to the exchange or buying and selling of commodities and/or intending to make a profit.

2.10.2 **PLACEMENT AND NUMBER OF SIGNS**

All signs must be within the boundaries of the Unit. PCVA may remove any sign located on the common area without notice.

PCVA permits one non-commercial sign (not to exceed 18" x 24") within the Owner's property at a time.

Front yard signs must be behind the street sidewalk, if any, and within the closest 1/3 of the property to the front entry of the residence.

Homeowners may not affix any signs to property fencing or walls, community fencing or walls, or mailbox kiosks.

2.11 **FLAGS**

C.R.S. 38-33.3-106.5. states that HOAs may prohibit signs and flags bearing a commercial message, and may establish reasonable, content-neutral sign and flag rules based upon the number, location, and size of flags and flagpoles. PCVA may not prohibit non-commercial signs based on their subject matter, message, or content.

2.11.1 **PERMITTED FLAG TYPES**

Flag size shall be no larger than 3 feet by 5 feet (3'x 5').

All flags and flag poles or staffs must be in good condition and replaced as necessary to prevent wear and tear.

2.11.2 **COMMERCIAL FLAGS**

PCVA prohibits flags bearing a commercial message, including but not limited to, trade, marketing, landscaping, painting, remodeling, or business advertising, or in any way pertaining to the exchange or buying and selling of commodities and/or intending to make a profit.

2.11.3 PLACEMENT AND NUMBER OF FLAGS

A homeowner may display a maximum of two non-commercial flags within the Owner's property at a time.

Homeowners may display a flag within a window inside the residence; from a balcony, patio or deck adjoining the residence, or from a staff projecting horizontally from a location on the front or back of the residence. The staff may not be longer than 8 feet in length.

Freestanding flagpoles may not exceed 24 feet (24') in height. American flags must adhere to proper flag etiquette prior to flying (see <https://www.usa.gov/flag>). Title 36 U.S.C. §174 requires illumination of the American flag at night.

2.11.4 RELIGIOUS ITEMS OR SYMBOLS

Religious items or symbols demonstrate a sincerely held religious belief. A religious item or symbol may not threaten public health or safety, hinder opening or closing an entry door, or contain graphics, language, or any display that is obscene or otherwise illegal.

A religious item or symbol may be on an entry door or entry door frame of a residence, individually or in combination with other religious items or symbols, if they do not cover an area greater than 36 square inches (36 sq in).

2.12 SEASONAL DECORATING

Homeowners may install seasonal decorative lighting no earlier than 30 days before the holiday and must remove it within 7 calendar days of the holiday. Winter holiday lights and decorations may be up between 01 NOV and 01 FEB, and they may only be lighted between 15 NOV and 15 JAN from sunset to 10 p.m.

Homeowners may not install any seasonal lighting or décor on any PCVA common area (walls, fences, trees, bushes, grasses, or open areas).

2.13 LIGHTING

Exterior light fixtures attached to the home must be in fixtures and match the decor of the home. All bulbs (including for those items listed below) must be white in color.

PCVA prohibits string lighting along the entire house or on eaves, fencing, walls, or railings. Lighting may not extend into the yard or beyond the confines of the porch, patio, courtyard, or deck area. Lighting must be off when not in use (e.g., when not entertaining) to avoid light pollution for neighbors. See **Section 4.16** for additional information.

Space path lighting with low-voltage or solar options evenly along paths or driveways.

2.14 FENCES AND WALLS

All resident fences and walls must be in good repair and the appropriate color per standards for fencing. See **Section 4.15** for colors. Residents must trim all tall grasses, bushes, and tree branches on the homeowner's side of all fences and walls so they do not touch or hang over the wall.

2.15 VIEW IMPAIRMENT

PCVA makes no guarantee or representation that it will preserve any view of, over, or across any common area or home of the golf course or the mountains without impairment. Property owners have no obligation to prune or thin any tree or other landscaping because it impairs a view. In addition, property owners may add trees or other landscaping that impairs a view, subject to MC approval.

Refer to Section 14.3 of the Pine Creek Village Declaration of CC&Rs.

2.16 **VISUAL IMPACT**

Excluding the original construction of a residence, Owners must construct, locate, and screen structures to minimize the visual impact to adjacent properties, common areas, and the golf course. "Visual Impact" is an adverse effect on the visual and/or aesthetic environment. This may derive from blocking of a view, or introduction of elements that are incompatible with the scale, texture, form, or color of the existing natural or human-made landscape, including the existing community character of the neighborhood.

2.17 **NUISANCES**

2.17.1 **RESIDENT ACTIVITIES**

Homeowners should only use lawn mowers, snow blowers, hot tubs and play/sports equipment or any other activity during reasonable hours, typically between 8 a.m. and 8 p.m. on weeknights, and between 8 a.m. and 10 p.m. on weekends/holidays. In addition, MC may withdraw approval of any hot tub or play/sports equipment where offenses result in an ongoing nuisance.

Refer to **Section 10.9** of the Declaration CC&Rs **and City Code** for additional information.

2.17.2 **HOME BUSINESS**

Home businesses may not create a nuisance, detract from the quiet enjoyment of surrounding properties, or involve door-to-door solicitation of Pine Creek residents.

3 MAINTENANCE

3.1 PCVA RESPONSIBILITY

Per **Section 5.3** of the CC&R, the PCVA is responsible for maintaining all improvements within common areas, any property owned by the PCVA, street right-of-way landscape adjacent to PCVA property, and any additional property at the discretion of the PCVA Board of Directors.

The PCVA is responsible for maintaining the outside and inside face and top of village walls, as well as village view fences and certain wooden fences. The PCVA may choose to maintain other perimeter walls or fencing at the discretion of the Board.

Refer to **Article 5** of the Declaration CC&R for additional information.

3.2 HOMEOWNER RESPONSIBILITY

Per **Sections 5.2 and 5.4** of the CC&R, homeowners are responsible for maintaining all improvements on their lots in a manner consistent with the "Community-Wide Standard" as defined in **Section 1.13** of the Declaration CC&R and described at the beginning of this document.

3.2.1 LANDSCAPING

Homeowners are responsible for the maintenance of landscape, irrigation, erosion control, and sidewalks within the easements on their property and in the street right-of-way from the back of the curb to their property line. Landscape maintenance includes weed removal, tree trimming to include parkway trees, replenishment of dead vegetation, and erosion control.

Specific landscape maintenance guidance:

- Trees, including in parkway:
 - Trim dead branches
 - Remove dead trees and stumps (requires a Design Review Request)
 - Trim branches no lower than 8 feet (8') over the sidewalk, and 14 feet (14') over the street; branches may not impede the sidewalk
 - Trim "suckers" (i.e., tree shoots) around the base of trees
- Yards:
 - Keep weeds under control so they do not present an appearance of a neglected yard
 - Maintain a well-kept appearance of your grass/natural turf (green during growing season)
 - Maintain artificial turf in "like-new" condition in rear yards (artificial turf not permitted in front yards)
 - Repair, replace, and/or treat dead/worn areas
 - Limit grass height to a maximum of 5 inches (5") in height
 - Refresh mulch occasionally to maintain a good appearance and cover bare spots
- Plants/Shrubs:
 - Neatly prune shrubbery and remove dead branches
 - Remove perennials and replace them if they die or become unsightly
- Gardens:
 - Maintain a well-kept appearance
 - Vegetables/flowers may not impede sidewalks or roadways
 - Trim vegetation to ground level after growing season ends

3.2.2 SIDEWALKS AND DRIVEWAYS

Homeowners shall keep the sidewalks that abut or are adjacent to their property in a clean condition free from projections and obstructions across the surface, debris, litter, or dangerous conditions involving the structural integrity of the sidewalk. While the City of Colorado Springs can assist with the repair and replacement of damaged or dangerous sidewalks, the liability remains with the homeowners.

Homeowners are responsible for keeping all sidewalks and driveways on their lot or within the right-of-way adjacent to their lot free from snow and ice within a 24-hour period after the end of a storm in accordance with

the City of Colorado Springs requirements. To report violations, contact the City of Colorado Springs Code Enforcement.

3.2.3 HOME, FENCE, DECKS, AND ACCESSORY STRUCTURES

Exterior paint on the home, fence, decks, and accessory structures must be free of noticeable and unsightly peeling, blistering, cracking, oxidation, and fading that displays a general lack of maintenance of the property and detracts from the home's appearance and that of the neighborhood overall. Maintain or repair the following within the property owner's boundaries for aesthetics, safety, and operation:

- Paint – no chips or fading
- Stucco – no chips/minimal cracks
- Roofing – no missing, broken, or faded shingles/tiles
- Gutters – no dings, misalignment, etc.
- Windows – no boards, foil, cracks, or breaks
- Fences – painted/stained and sound; without bows or bends
- Garage doors – operational
- Decks – no chipping or fading of stain/paint
- Accessory structures – home-like appearance
- Sidewalks – no cracks, breaks, or heaves (2" or more) – remove snow within 24 hours of snowfall
- Light bulbs – Replace burned out bulbs within 48 hours

Homeowners must maintain yard lights on their lot in like-new condition. Replace damaged fixtures with the identical type and color fixture. Light poles must be matte black (Sherwin Williams SW6258 Tricorn Black) and vertically upright. Refer to **Section 4.16**. Replace bulbs with a 100-watt equivalent, white LED bulb. PCVA does not allow other colors or wattages.

Homeowners must maintain their wood and metal fencing in like-new condition.

3.2.4 PUBLIC EASEMENTS

Unless the recorded subdivision plat designates larger easements, each lot is subject to a 5-foot public utility easement on each side of the property lines, a 7-foot public utility and drainage easement along rear property lines and a 5-foot public utility and improvement easement along front and side property lines facing a street.

3.3 RIGHT TO REMEDY

The PCVA has the right to remedy any maintenance or landscape issue of any homeowner or homeowner's association within Pine Creek, after appropriate notification. The PCVA may assess the costs to the homeowner.

4 MODIFICATIONS REQUIRING APPROVAL

The PVCA Board has charged the MC with the responsibility of preserving the aesthetic appearance and architectural design of PCVA to help protect the value of the homes.

All additions to or changes (exterior improvements) made to the outside of the home, to include landscaping, are modifications. **Prior to the start of any work, homeowners must submit a separate Design Review Request (DRR) for each modification or change for Modifications Committee review and approval.** See **Section 5** of this document for submittal process. Installation of any exterior improvement without MC approval constitutes a violation of the PCVA Declaration CC&R. If the MC deems an improvement as nonconforming, the PCVA will notify the homeowner in writing to remove or modify the improvement so that it is in conformance. All items below offer general guidance on home or lot modifications. These are not all-inclusive.

Pursuant to Article 9 of the PCVA Declaration CC&Rs, the MC shall have jurisdiction over modifications, additions, or alterations made on or to existing or new structures. The MC will base decisions on quality of workmanship, vision of the community, and aesthetics [see Article 9.3(b) of the CC&Rs]. MC decisions for DRRs are final. Previous MC approvals do not guarantee approval by the existing MC.

4.1 HOUSE AND ACCESSORY STRUCTURE REPAINTING

The MC must approve all exterior paint color changes, including repaint in existing color scheme, before painting begins.

Pine Creek bases its color pattern on shades of brown or gray giving many options for home and trim colors that support the overall look of the home. The color schemes must blend well with the surrounding homes and fit within the community's overall theme. PCVA does not permit black, dark gray, and bright colors (e.g., bright whites, primary colors, bright blues/greens, etc.) as a paint color on any portion of the home or accessory structure. PCVA only allows black paint on wrought iron railings. The MC will consider how bright/dark colors contrast and as they present in the sunlight, hence the reason each homeowner must provide a paint board.

The garage door must not be the focal point of the home and must be either the body color of the home, the color of the exterior trim of the home (fascia, soffit, horizontal gutters), or a color in the chosen color palette, and may not be multiple colors or contrast with the home. Multiple garage doors at the same residence must be the same color and style.

4.2 DECKS, BALCONIES, AND PATIOS

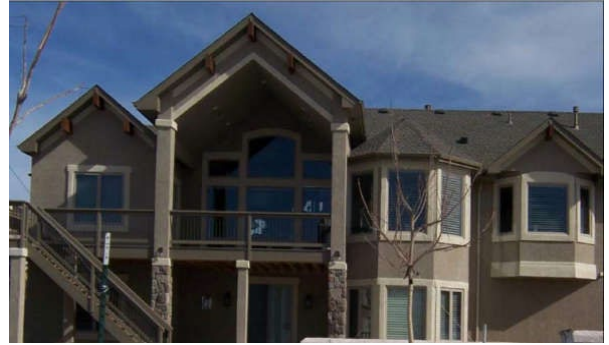
4.2.1 DESIGN

The design of elevated decks and balconies, including their material and color, must be consistent with and complement the architecture and color of the residence and shall not appear to be "tacked on." See examples below. Lattice may not be around the deck.

- The vertical portion of the deck, balconies, or patios may be either wooden railings or wrought iron/metal. Wooden railing colors may match the body color of the home, the trim or fascia color of the home, be a standard manufacturer color, or be a color that is supportive to the overall color scheme of the home. Colors that are generally NOT acceptable include but are not limited to burgundies, blues, and greens. Wrought iron/metal railings may be the accent color of the home or standard manufacturer colors like black, dark brown or gray tones to match the home's color palette.
- The horizontal portion of the deck must match or support the rest of the home, the masonry material, or the roof material that is prominent on the same side the deck is on.



Matches the body color of the home.



Matches the fascia color of the home.



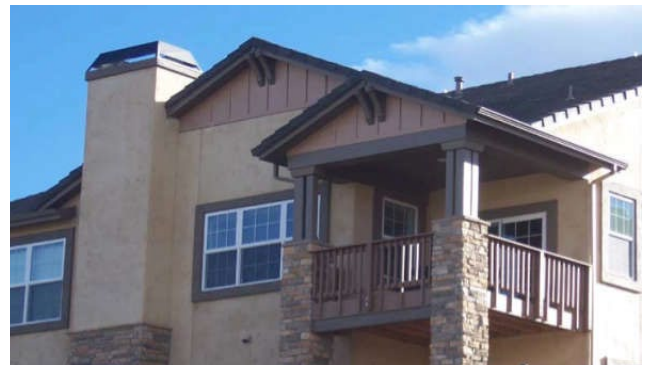
Colors match the shutters.



Blends with the masonry, roof material, and overall color scheme.



Complements the overall color scheme of the home.



Black wrought iron is a standard manufacturer color.



Dark brown wrought iron complements the overall color scheme.

4.2.2 ROOF MATERIALS

Roof materials for covered decks or patios may utilize either the same roof material as the main house roof, large-dimension wood lattice (2" x 2" minimum), or awnings. Refer to **Section 4.5** for acceptable awning treatment.

4.2.3 COLUMNS AND SUPPORTS

Columns and supports should appear substantial and in proportion to the overall building mass. The finished support shall be a minimum of 6 inches in section and preferably incorporate architectural elements matching the architectural style of the home.

4.2.4 PATIO AND DECK ENCLOSURES

Patio enclosures must match the architecture, material, and color of the home. Patio enclosures on perimeter lots must incorporate architectural details appropriate to the architectural style of the home. Refer to **Section 4.3** for additional information.

4.2.5 SETBACKS AND LOT COVERAGE

Refer to the City of Colorado Springs Zoning Code for deck, balcony and patio setback and lot coverage requirements. In no case may a deck, patio, or paved surface be located within 10 feet of the golf course property line.

4.2.6 EXTERIOR STAIRS

Exterior stairs must have minimal visual impact. Refer to Section 2.16 for the definition of "visual impact." Stairs and landings must be integral to the deck's design.

4.3 HOUSE ADDITIONS

4.3.1 REQUIREMENTS

Any addition or modification to the exterior appearance of a residence must match the original structure in architectural style, mass, material, and color. Before obtaining MC approval, submit a permit/site plan request to the El Paso County Regional Building Department (RBD) or the City of Colorado Springs. Include the permit approval with the DRR prior to starting construction.

The submission of detailed plans and specifications must include descriptions of materials, plans and elevation drawings showing dimensions setbacks, roof slopes, etc. The MC may require the homeowner to add privacy screening.

4.3.2 ROOFING REPLACEMENT (TILE OR SHINGLES)

Any replacement of the roofing material requires a color photo of the home/roof along with a brochure showing the type and color of replacement chosen. Work may not begin before MC approval.

The City of Colorado Springs requires a drip edge at eaves and rake edges of shingle roofs. The drip edge must be the same color as the fascia of the house.

4.4 DRIVEWAYS

Paved driveway width shall not exceed the width of the garage face. Decorative rock mulch, brick pavers, and stamped concrete may be along the driveway from the garage to the back of the street sidewalk, at a maximum of 3 feet in width. These must be different from the color of the driveway. Colored concrete on driveways must complement the color scheme of the home.

4.5 EXTERIOR WINDOW COVERINGS/WINDOWS, AWNINGS AND STORM DOORS

4.5.1 WINDOW COVERINGS/WINDOWS

Window coverings facing a street, common area, or the golf course must appear permanent and be in like-new condition. PCVA prohibits window tint. Exterior window replacements require pre-approval.

4.5.2 AWNINGS

Awning design must complement and integrate with the architecture and not appear to be “tacked on.” Awning treatment must be canvas fabric, complement the color of the home, and remain in like-new condition.

4.5.3 SECURITY SYSTEMS

PCVA does not permit security window bars and roll-up coverings where visible from a street, common area, or the golf course. Security lighting must meet the requirements in **Section 4.16**.

4.5.4 STORM DOORS

Storm doors must complement the style of the home, door color, or the door trim color of the home.

4.5.5 FRONT DOORS

Front door replacements and paint colors for front doors must complement the house and must not be brightly colored or of a style or color that detracts from the earth-tone color palette of the neighborhood.

4.5.6 LAWN TENTS

Lawn tents may not be in place for more than 7 days or serve as a permanent structure/cover on rear decks.

4.6 AIR CONDITIONING, GENERATORS, AND EVAPORATIVE COOLING UNITS

Air conditioning, generators, or cooling units are for residential purposes only and limited to one unit per residence. The unit shall be on the ground level, adjacent to the residence it serves, and screened from public view. PCVA prohibits units on roofs, in windows, or attached to the side of a building.

In a request for additional units, the MC may consider any relevant factor regarding residential cooling, including but not limited to, total BTU capacity of all units, square footage of the home, compliance with the applicable building codes, safety standards, and noise.

4.7 MECHANICAL EQUIPMENT & SOLAR SYSTEMS

4.7.1 EXTERIOR MECHANICAL DEVICES

All mechanical and electrical equipment, including but not limited to air conditioning, heating and soft-water tanks, cable television boxes, security apparatus, transformers, telephone boxes, and electric and gas meters, must integrate into a building's design, screened from public view or, when appropriate, enclosed in a suitable accessory structure. Radon mitigation systems shall match the surface color to which they attach or from which they project

4.7.2 SOLAR PANELS

All renewable energy devices must comply with the Colorado Statute 38-30-160. PCVA reserves the right to recommend preferred locations, require painting of supports, or limit the total roof space solar panels may occupy.

4.8 SATELLITE/COMMUNICATIONS EQUIPMENT

4.8.1 SATELLITE DISHES

PCVA does not allow satellite dishes that measure more than 1 meter in diameter. Dishes shall be at the lowest

possible level, screened from public view, and placed in the rear or side yard of the lot, if such placement does not impair the signal or unreasonably increase the cost of installation, maintenance, or use. Owners must register their satellite dish with the PCVA via a registration form available online at www.pcva.org. Refer to **Section 9.4** of the Declaration CC&R for additional information. Any cables or hardware for installation of the dish must match the structure surface color. Dishes must remain in like new condition (no visible rust or fading). See Appendix D.

4.8.2 OTHER EQUIPMENT

All antennas, including but not limited to citizen band radio antennas, must comply with the Federal Communications Commission requirements, and will not protrude beyond the railing of any balcony, deck, patio, furnace vent, or approved chimney location, and in such a manner as not to cross lot lines.

PCVA prohibits roll-away antennas and antennas greater than 1 meter in diameter. All installations shall be fully grounded and permanently and properly secured.

4.9 GUTTERS, DOWNSPOUTS AND VENTS

4.9.1 DESIGN

Gutters and downspouts shall integrate into the design of the residence and appear as an unobtrusive architectural element. Downspouts shall be on vertical members in inconspicuous locations.

4.9.2 COLOR REQUIREMENTS

All gutters, downspouts, flashing, sheet metal, radon mitigation systems, vent stacks, and pipes shall match the surface color to which they attach or from which they project. See example below.



CORRECT



INCORRECT

4.9.3 RAIN BARRELS

PCVA only authorizes rain barrels for single-family residences. Each residence can store up to 110 gallons using a maximum of two (2) rain barrels. The rain barrels can only be under the downspouts in the back or side yards and cannot be visible from the street. Rain barrels must be sealable and above ground. The rain barrel color must blend with or be the same color as the main color of the home.

4.10 ACCESSORY STRUCTURES, SHEDS, GAZEBOS AND ARBORS/PERGOLAS

4.10.1 DEFINITION

Accessory structures are completely enclosed structures having a door and/or window. Examples include garden or utility sheds, playhouses, and greenhouses. Gazebos and pergolas are open or partially enclosed structures without doors or windows, screens, drapes, or shades. Refer to **Section 9.4** of the Declaration CC&R for additional information.

4.10.2 DESIGN REQUIREMENTS

All accessory structures/sheds must match the architectural style, material, and color of the residence on that

home's site. Accessory structures must be of new materials and maintained in like-new condition.

4.10.3 SPECIFICATIONS

New construction and pre-manufactured accessory structures must match the home in material to include stucco, siding and tile, or shingle roofing. Matching architecture includes mimicking the window size and style, window/door trim configuration, roof pitch, and overhangs. PCVA does not allow plastic or resin sheds.

Accessory structures may require screening by fencing and/or landscaping.

Accessory structures may not exceed 120 square feet; no one side dimension may be greater than 12 feet in height and 10 feet in width.

Gazebos or pergolas must be consistent with and complementary to the style, material, and color of the house. The maximum footprint of a gazebo/pergola is 120 square feet and 12 feet in height.

Please refer to specific neighborhood addendums (Appendix E) for further accessory structure guidance.

4.10.4 LOCATION

PCVA does not permit accessory structures and gazebos in front yards or within the 5-foot side or 7-foot rear public easements. Refer to Section 3.2.4.

4.10.5 COLOR

Arbors and pergolas close to or attached to the house should match the body color of the home, trim color, or be a color within the color palette of the home. Arbors and pergolas not attached or close to the house may be a natural wood color.

Structures must not create a visual impact to adjacent properties, common areas, and the golf course. Refer to **Section 2.16** for the definition of "visual impact." Homeowners must screen structures from the side street with evergreen trees or other appropriate plant materials.

4.11 HOT TUBS/SPAS AND POOLS

Hot tubs may be on decks or patios or may be freestanding; however, all freestanding units must visually blend with the residence or have adequate screening to minimize visual impact. Refer to **Section 2.16** for the definition of "visual impact."

PCVA permits hot tubs and pools in rear yards only. PCVA may require screening and/or landscape buffers to minimize visual impact and potential nuisances to adjacent properties, common areas, and the golf course. Swimming pools may be in-ground or above ground and must set back a minimum of 10 feet from any property line.

4.12 RECREATIONAL AND SPORTS EQUIPMENT

4.12.1 MAXIMUM HEIGHT

The maximum height of any recreational or sports equipment for residential units (except basketball backboards and trampolines with side safety nets) is 8 feet. The MC may consider equipment height greater than 8 feet on a case-by-case basis using the following guidelines:

- Major structural elements do not exceed 8 feet, and the total height of the structure does not exceed 11 feet.
- The maximum height of a sports court light pole is 17 feet (refer to **Section 4.16** for additional lighting requirements).

4.12.2 LOCATION

Play and sports equipment (except permanent basketball backboards on support poles) may not be in front or

side yards. Equipment location must minimize the visual impact to adjacent properties, common areas, and the golf course and may require screening. Play and sports equipment should remain 10 feet from all property lines. When equipment is in a fenced yard, the equipment should be within the closest 1/3 portion of the rear yard and must remain out of the easement. Refer to **Section 2.16** for the definition of “visual impact.”

Basketball backboards may be in front and rear yards only. Basketball backboards located in front yards must be permanent and on a pole on the exterior side of the driveway approximately halfway between the sidewalk and the front of the residence. Backboards may not be along any sidewalk or street. Backboards located in rear yards shall be set back a minimum of 10 feet from a property line.

Concrete areas in rear yards shall be no greater than 30% or 1500 sq ft., whichever is smaller and may require screening.

4.12.3 COLOR

Homeowners must use muted colors for equipment visible from roadways, common areas, or the golf course. PCVA prefers solid green for canvas canopies on recreational equipment. Basketball backboards must be white, off-white, or clear. Basketball backboard and trampoline support poles must be matte black or matte dark green.

4.12.4 MATERIALS

All equipment must consist of new materials and be in like-new condition.

4.12.5 PUTTING GREEN

Putting greens must conform to the following specifications:

- High-grade weed barrier
- Sand, breeze, or similar material for the infill
- Green artificial turf only
- Edging may be stone, brick, fringe, steel, or concrete
- No indoor/outdoor carpeting
- Must not impede lot drainage or concrete ponding
- The green shall have a contoured look
- No sub-base materials or infill may be visible
- Compact sub-base sufficiently to not cause visible irregularities
- The green shall not have creases or bubbling
- Greens may require screening on a case-by-case basis

4.13 LANDSCAPING

While the vision and values of Pine Creek have always promoted a respect for our natural resources, drought conditions have prompted the need to provide better conservation management practices. Accordingly, these guidelines incorporate measures to address water conservation for those wishing to convert existing landscape to xeriscape.

4.13.1 WATER MANAGEMENT

Homeowners can water their lawns a maximum of 3 days per week, with any type of sprinkler system, by direction of the Colorado Springs Ordinance #19-99, with the following restrictions:

- Restrictions apply between May 1 and October 15 each calendar year
- Watering times are between 6 PM and 10 AM for homeowners (PCVA common areas use different rules per the City)
- The City of Colorado Springs allows drip systems and watering by a handheld hose any time

4.13.2 LANDSCAPE TERMINOLOGY

There are some words and phrases that are helpful in the planning, installation, and maintenance of landscape.

Appendix B lists those words and phrases.

4.13.3 MINIMUM PLANT MATERIAL SIZES:

- Deciduous Trees: 2-inch caliper
- Evergreen Trees: 5-foot height
- Ornamental Trees: 1½-inch caliper
- Shrubs: 5-gallon container

4.13.4 PLANT MATERIAL

Select trees, shrubs, and plants from the list of Approved Plant Materials in Appendix A, many of which are drought tolerant. PCVA only permits fruit trees for back yards and at maturity, the canopy must not cross any property line. PCVA only permits live plants and flowers in flower beds or flower boxes.

Notwithstanding the above, PCVA permits artificial or man-made plant material that provides ground cover over an extended area. The color must match the natural color of the vegetative plant it intends to resemble and be a type that naturally grows in Colorado Springs. Homeowners must remove and replace artificial plant material when it becomes faded, torn, etc.

4.13.5 TURF/GRASS

Natural turf (i.e., live grass) shall remain a minimum of 3 feet from all foundations and may not be on slopes that are 4:1 (one foot of vertical rise to four feet of horizontal run) or greater due to the inability to adequately water and maintain a good appearance.

All new natural turf areas require a soil amendment consisting of a minimum of 5 cubic yards per 1000 square feet of an acceptable soil amendment (either a peat moss/compost mixture, or a peat moss/compost/manure mixture), mixed to a depth of 3 to 4 inches.

PCVA only permits artificial turf in back yards. Artificial turf must remain in a like new condition is subject to Section 4.13.

4.13.6 XERISCAPING

Colorado Statute 37-60-126 established the state water conservation and drought mitigation plan. This plan defines xeriscape as “the principles of landscape planning and design, soil analysis and improvement, appropriate plant selection, limitation of turf area, use of mulches, irrigation efficiency, and appropriate maintenance that results in water use efficiency and water-saving practices.” Xeriscape is not “zeroscaping,” where rock completely covers the property and the property is devoid of any plant or mulch materials. Requests for xeriscaped yards must include plant material, trees, and shrubbery. PCVA does not permit zeroscaped yards.

PCVA has provided three, pre-approved xeriscape designs. **Homeowners must still submit a DRR for these designs.**

- Colorado Watersmart Native Border
- Dry Shade Garden design by Garden Thyme, Inc
- Native Planting Design by Anne Barrow, Denver Botanical Garden.

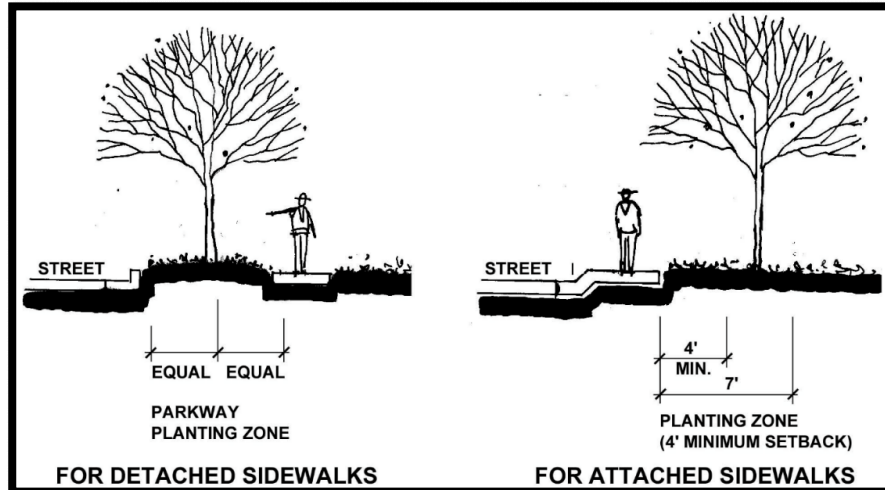
Homeowners may also select one of the other options located at <https://plantselect.org/design/downloadable-designs>. See **Section 4.13.8 and 4.13.9** for additional information on xeriscaping requirements in the front/corner and side/rear yards, respectively.

Homeowners should consider all Colorado Springs Utilities (CSU) guidelines for drought-tolerant and water-wise plants. The CSU website is www.csu.org, and additional information is at <https://www.waterwiseplants.org/find-a-plant/>, at <https://www.waterwiseplants.org/>, or other similar sites on the CSU website.

4.13.7 STREET TREE LANDSCAPE AND PARKWAY LANDSCAPE

Pine Creek requires a semi-formal planting of deciduous street trees within the “street tree-planting zone” along all residential streets in Pine Creek. For lots having a detached sidewalk, the “street tree-planting zone” is the area between the curb and the sidewalk (also known as the parkway). Center street trees between the walk and curb. For lots having an attached sidewalk, the “street tree-planting zone” is a 7-foot strip from the back of sidewalk. Street trees shall be between 4 feet and 7 feet from the back of sidewalk. See example below.

Street Tree Planting Zones



The street frontage as measured along the street right-of-way indicated on the recorded subdivision plat dictates the number of street trees required. This applies to both front yards and corner side yards. The number of street trees is in addition to the number of trees in the front yard landscape requirements shown in **Section 4.13.8**.

<u>LOT FRONTAGE</u>	<u>MINIMUM TREES REQUIRED</u>
• Up to 60 feet	1
• 61 to 90 feet	2
• 91 to 120 feet	3
• 121 feet or greater	4

Space street trees a minimum of 20 feet on-center and a maximum of 35 feet on-center based on genus and species to provide for adequate canopy growth at maturity.

Approved deciduous street trees may be found in Appendix A.

All parkways shall be planted with bluegrass (or equivalent) turf and irrigated, or have rock mulch as a non-vegetative landscape. A small ring of wood mulch up to 4 feet in diameter should be used around the trees if the rock mulch is being used in the parkway around street trees. PCVA common area trees do not require a wood mulch ring.

Xeriscape requests for the parkway areas require low-growing xeriscape-type plants and boulders in conjunction with the proposed landscape material. PCVA allows rock or wood mulch areas in the parkway when it includes planted material. Use plants that are 24-inch or lower so they do not impair vehicle or pedestrian visibility. PCVA allows boulders a maximum size of 24 inches x 24 inches x 24 inches.

4.13.8 FRONT AND CORNER SIDE YARD LANDSCAPE

In addition to the street tree landscape requirements, PCVA requires full landscaping of front and visible corner yards using the following minimum plant quantities:

<u>LOT SIZE</u>	<u>MINIMUM PLANTING REQUIREMENT</u>
• Up to 12,000 square feet	2 trees, 8 shrubs and 15 perennials
• 12,000 square feet or greater	3 trees, 12 shrubs and 25 perennials

Natural turf areas require a minimum of 20% and a maximum of 50% of the non-paved area of the front yard, if not xeriscaping. The recommended minimum width of a turf area is 4 feet.

Screen all exposed house foundations visible from the street, common areas, or the golf course using a mixture of medium to large shrubs.

PCVA allows rock and wood mulch areas in the front and corner side yards. These areas must have shrubs and/or perennial plants. Space shrubs and/or plants a maximum of 4 to 6 feet on-center depending on species.

Xeriscape landscape with rock mulch will require perennials or shrubs be spaced or placed a maximum of 4 to 6 feet on-center.

4.13.9 SIDE AND REAR YARD LANDSCAPING

Turf areas must be a minimum of 20% and a maximum of 50% of the non-paved area of the yard, if not xeriscaping. The minimum width of a turf area is 4 feet.

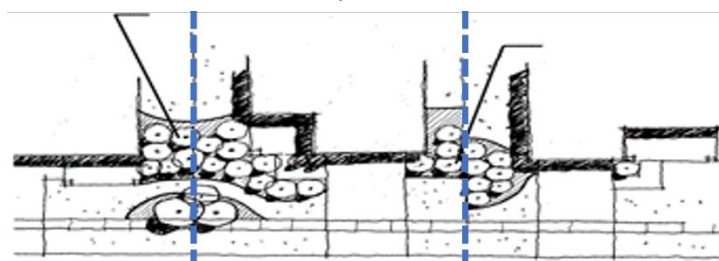
Where no side yard fencing exists, landscaping must blend with the adjacent landscape to avoid delineating property lines.

Grass turf is acceptable in these areas. Planting native seed requires approval for location, visibility (from street, golf course, and open space), seed mixture, sufficient irrigation, and long-term maintenance.

PCVA permits artificial turf in rear yards only. Installation must be according to manufacturer's instructions and the turf must remain in good condition. Artificial turf must consist of a natural color that resembles vegetative grass. If used for a pet waste area, owners must mitigate odors to prevent a nuisance to adjacent properties.

4.13.10 LANDSCAPE TRANSITION BETWEEN LOTS

Landscaping between lots shall present a uniform appearance. Tree and shrub shall blend, and homeowners should minimize hard edges such as mow strips, edging, and walls between lots. See below. Xeriscape requests must use a 2 to 6 inches high density of low growing Xeriscape ground cover where transitioning with neighboring turf. Create a single, unified planting bed with consistent design and edge treatment between yards. Hard edged treatment that delineates lot lines are not permitted.



Typical Landscape Transition Between Lots (dotted line denotes lot line).

4.13.11 LOT DRAINAGE

Homeowners shall maintain positive drainage away from all dwellings; swales shall have a minimum of 2% slope on side property lines. Homeowner shall not alter the approved, engineered drainage patterns of their lot as this may cause flooding or cause erosion to adjacent properties.

Roof downspouts shall be designed to carry water away from house foundations. Where possible, downspouts shall drain towards the front yard to flow into internal streets. Downspout outlets shall avoid surface erosion.

4.13.12 IRRIGATION DESIGN

PCVA requires all yards to use an automated, underground irrigation system. Use overhead spray irrigation for natural turf areas and perennial/annual beds only. Use drip irrigation for shrub beds to conserve water. Drip irrigation

tubing must be under rock or wood mulch. Design and maintain irrigation to avoid over-spray onto any paved surface, wall, or fence. At a minimum, water efficient irrigation system parts and maintenance practices shall include the following:

- Multi-programmable irrigation controller
- Master valve
- Rain sensor
- Check valves
- Routine maintenance of system

Irrigation plans do not require MC review and approval.

4.13.13 ROCK AND WOOD MULCH AREAS

Line shrub and perennial beds with landscape fabric or other acceptable weed barrier for rock mulch (decorative rock). Wood mulch do not require a weed barrier.

Use a similar type and color of mulch in abutting planting beds on adjacent lots to unify the landscapes. The use of two different colors of rock mulch in the same bed will be reviewed by the MC during the DRR process.

Rock mulch size shall be a minimum of 3/4 inch diameter and a maximum of 1 1/2-inch diameter. Smaller rock mulch may be used in sandboxes, and larger sizes may be used in drainage and accent areas. Larger rock, 4 inches to 8 inches in size, may be used in a creek bed as an accent and/or drainage area no wider than 3 feet on average. The drainage area may also require sparse plantings. Rock mulch must be a minimum of 2" deep and flush with the sidewalk or surrounding landscape.

Acceptable rock mulch color includes natural, earth-toned colors. Prohibited rock mulch includes lava rock, white marble, black granite or any similar types and colors to these materials. Dyed or painted rocks are also prohibited.

Wood mulch must be consistent in size and natural in color pigment (i.e., no dyed colors, such as red or black).

All mulched areas adjacent to turf shall use a metal, concrete, or brick to define the planting bed and provide a clean maintenance edge. PCVA does not allow plastic edging above the grass height. Edger height must be even with or below the top of the grass. Edging along public sidewalks must be even with or lower than the top surface of the sidewalk.

4.13.14 EXTERIOR DECORATIONS

Yard art will not exceed 6 feet in height and not be in the form of a sign or flag. It must not create a material or substantial disruption to other residences, be obscene, profane, vulgar, or defamatory in design or message; advocate drug use, violence, or disruptive behavior; harm someone's reputation, or threaten the safety or welfare of any person.

Place and screen lawn decorations to blend with the landscape and architecture of the home. All lawn decoration lighting shall comply with the landscape lighting guidance presented in Section 4.16.

4.13.15 VEGETABLE GARDENS

Per Colorado law, PCVA allows vegetable gardens in the front, side, and rear yards. However, PCVA encourages homeowners to keep their gardens only in the rear or side yard to avoid conflicting with the community standards. Gardens must be a minimum of 5 feet from the house foundation and 10 feet from any property line and not exceed 200 square feet. They may not impair drainage patterns, walkways, or roadways.

PCVA does not allow garden coverings that create a visual impact or that do not meet PCVA's color scheme. Garden boxes shall match the color of the adjacent structure (i.e., if close to the home, it shall match the color of the home and if close to a fence, it shall match the color of the fence – view or wood). Where neither applies, garden boxes shall be Olympic Pine; Pine Creek Green with an eggshell finish. Gardens may require screening.

Plants may not exceed 4 feet tall or the height of an adjacent wall or fence, whichever is greater. Smaller garden fencing around a specified area must be lower than the interior wood fence or the view fence. Fencing color and material will meet PCVA requirements.

Homeowners must reasonably maintain vegetable gardens in an aesthetically pleasing condition (free of weeds and overgrowth) throughout the growing season. Homeowners will cut back plants to ground level at the end of growing season.

4.13.16 LANDSCAPE INSTALLATION FOR NEW CONSTRUCTION

Submit a landscape plan for the entire yard to the MC no later than 30 days after closing for new construction only. Residents must install all landscaping no later than 90 days after closing, weather permitting. Request extensions in writing.

4.14 GOLF COURSE/Common Area Transition Zone

4.14.1 VISION

The developers designed Pine Creek to integrate with the extensive golf course and common areas within the community. To preserve and enhance these natural amenities, PCVA established several requirements related to transition zones to soften the edge between the native areas and manicured yards. This section will guide homeowners to help achieve the community's goals.

4.14.2 BENEFITS

The use of native materials adjacent to greenbelts, open spaces, and the golf course is a common practice.

The transition zone supports the City of Colorado Springs Landscape Ordinance in the following ways:

- Water Conservation - Conserves water resources using Xeriscape principles.
- Aesthetics - Enhances the regional landscape character of the area through the incorporation of native and compatible plants.



The Transition Zone acts as a gentle buffer between native and manicured areas.

4.14.3 TRANSITION ZONE REQUIREMENTS

Where a lot abuts a non-irrigated or “native” portion of the golf course or common areas, the lots will have an undulating transition zone to blend into the golf course or common area. This line will be 10 feet from the rear fence at the side property line and may meander as close as 7 feet to the rear fencing within the lot.

Residents must use a combination of trees, shrubs, perennials, native grasses, and wildflowers within the transition zone.

The transition zone must have one tree per 30 linear feet of lot frontage. Trees may be clustered or evenly

spaced, and they may be evergreen, deciduous, or ornamental species. Refer to **Section 4.13.3** for size requirements.

Evergreen and deciduous shrubs add vertical interest and year-round color to the transition zone. Space shrubs a maximum of 4 to 6 feet on-center; shrubs may be evergreen, deciduous, or ornamental. Placement shall not create a continuous vertical hedge with the native area. Refer to **Section 4.13.3** for size requirements.

Native grasses may be the primary groundcover with ornamental grasses as accents and may include perennials, wildflowers, or seed to add color and contrast. Plant material should allow for substantial coverage of the transition zone. Refer to **Section 4.13.4** for additional information.

Homeowners may use rock or wood mulch in the transition zone but must include plantings to provide visual interest. PCVA recommends applying weed barrier material under rock mulch and with wood mulch if it is subject to wind or erosion. Mulch must be a minimum of 3 inches deep and shall not gather above the bottom of the view fence. Refer to **Section 4.13.13** for mulch requirements.

Where large amounts of water flow through the transition zone, residents may use rock drainage channels perpendicular to the rear property line. Rock cobbles may be 4- to 8-inch in diameter and drainage channel widths may not exceed 3 feet.

Use large boulders sparingly to add interest without creating an artificial appearance or detracting from the otherwise native plantings.

Transition zones with large native seed areas should be on their own irrigation zone to ensure seed establishment and save water after root establishment.

4.14.4 NATIVE SEED IMPLEMENTATION

To establish native seed PCVA recommends residents:

- Apply organic matter (compost, decomposed cow manure, high-grade topsoil, an average of approximately three cubic yards) to the soil within the transition zone and till into a minimum of 3-4 in. of soil.
- Rake the transition zone smooth and apply native seed at recommended rate. Residents may add wildflower seed mix for added color.
- Rake the seed into top ¼ inch of soil and fertilize. Apply erosion control fabric if erosion is a concern. Lay and pin down erosion control fabric per manufacturer's instructions.
- Water the seedbed regularly to promote seed growth.
- Maintain and weed the seeded area regularly. Over-seed the bed (with the same native grass mix) as necessary. Reintroduce native seed wherever it has not taken root.
- Allow the native seed area to grow naturally and mow it twice a year with no more than 6 months separation between mowing. Seed areas must be free of noxious weeds and maintained.
- Be patient. The native seed can take between 6 and 18 months to fully establish itself. Maintenance, including spring fertilization, is a key factor in the speed and success of the establishment.

4.14.5 VIEW FENCE RELATIONSHIP

Do not backfill dirt or ground cover against the view fence. Finish grades shall have a smooth transition adjacent to the fence. Plant material shall not touch the painted metal. See examples below.



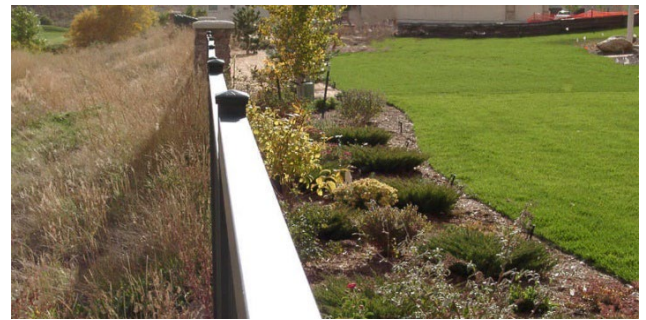
Layout before native grasses take root.



PCVA encourages a variety of planting materials.



Established transition zone consists of the same plant materials as the native edge of the golf course.



The transition zone does not require identical plant materials as the native area behind it. This is a mixture of shrubs planted at a correct density of material.



Complementary native grass used adjacent to native areas. Allow native grasses to grow naturally. Confine wood mulch to the base of trees and shrubs only.



Wood mulch installed too thick.



*Wood mulch as a ground cover.
Proper plant spacing provides substantial coverage of mulch in ~2 years.*

4.15 FENCES AND WALLS

4.15.1 PERMITTED FENCE TYPES

In addition to stucco walls, PCVA permits three types of fencing for homeowners: standard wood picket, metal view, and electronic (invisible). PCVA does not authorize mixing fence materials (i.e., a wooden gate on a metal view fence). See Appendix E for Special Neighborhoods.

4.15.2 WOODEN YARD FENCING

All solid wood fencing must be high-quality 4- or 5-inch cedar pickets placed vertically without spacing. The wood pickets shall face outward with the framework exposed to the interior of the yard. See example below. Fencing facing the street or common area shall always have pickets facing outward (no framework visible).

The maximum fence height is 5 feet. Where a fence meets a PCVA-maintained wall, the lot fence must be at or below the village wall height for a minimum of 8 horizontal feet. Wood fences must slope rather than step to accommodate grade changes and have paint on both sides.

The fence color must be either Lowe's "Pine Creek Picket" Valspar exterior solid stain OR Home Depot's "Pine Creek Brown Fence" Behr solid wood stain, or a computer-matched color.

Wing fencing must be set back a minimum of 5 feet from the front corner of the residence. Wing fencing shall match the setback of existing wing fencing on the adjacent property where possible. Wing fencing may be set back no less than 2 feet from the front corner when it is accommodating a window well.

Lot fencing must be set back a minimum of 15 feet from the back of curb of all streets or 4 feet from the back of sidewalk, whichever is greater.



Pickets on the outside of the yard



Pickets and framework on the inside of the yard

4.15.3 GOLF COURSE AND COMMON AREA METAL VIEW YARD FENCING

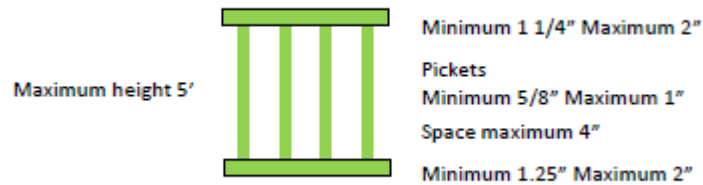
All fencing for lots adjacent to the golf course or common areas must have a minimum 1 ¼ inch, maximum 2-inch horizontal metal fencing and a minimum 5/8 inch, maximum 1-inch picket to match the golf course view fence in design, material, and color.

View Fencing must be dark green (Olympic Pine; Pine Creek Green) with an eggshell finish. To purchase the correct green paint, homeowners should go to the Sherwin Williams store near Powers and Dublin (6345 Source Center Point, Colorado Springs, CO 80923, (719) 260-1767). The paint is an oil-based Alkyd Enamel, #N8-809 under the Rainbow Paint company mixtures.

The maximum height of the view fence is 5 feet. Where the view fence meets the common area or golf course view fence, the fence must be at or below the village fence for a minimum of 8 horizontal feet. View fences must step rather than slope to accommodate grade changes. The maximum step height is 12 inches. Steeper slopes may require shorter panels.

PCVA does not permit gate access from private lots onto the golf course or common areas except those per

developer plan.



Picket spacing and height

4.15.4 RETAINING WALLS

Retaining walls shall not exist within the 5-foot side and 7-foot rear yard public utility and drainage easements, unless it does not impede drainage. Damage caused by the utility company due to easement placement will be at the homeowner's expense.

Acceptable materials for retaining walls located in front yards or visible from common areas or the golf course include natural stone, manufactured stone, decorative masonry block, brick, stucco, and high-quality wood timbers. PCVA does not permit railroad ties.

4.15.5 ELECTRONIC (INVISIBLE) FENCE

Homeowners may use invisible fences for keeping dogs within yard boundaries in the side and back yards only.

4.15.6 STUCCO WALLS

PCVA owns most of the perimeter stucco walls. Homeowners may not make any modifications to stucco walls, place anything on top of walls, or have plant material that adheres to the stucco walls. PCVA may hold homeowners who disregard this financially liable for any damages or repainting. Homeowners must paint and maintain walls they own in the same way as the PCVA-maintained stucco. Contact PCVA for specific wall color.

4.16 LIGHTING

4.16.1 YARD LIGHTS

To provide a unified theme in PCVA, all residential front yards in Pine Creek require a pre-selected yard light design. All yard lights must be Tricorn Black, matte finish (Sherwin Williams SW6258). Please visit www.pcva.org for details on the selected yard light fixture (search "yard light fixture").

The yard light will be approximately 4 feet behind the street sidewalk on the front door side of the driveway. The MC will review locations on flag lots or homes with side-entry garages on a case-by-case basis. Mounting height shall be 7 feet to the top of the fixture.

Homeowners must use a soft white bulb giving off at least 1600 lumens of light for consistency

4.16.2 LANDSCAPE LIGHTING

When homeowners desire landscape lighting, PCVA encourages up- or down-lighting. PCVA prohibits lighting that causes glare, discomfort, or disrupts the visual environment or creates light pollution of neighboring lots.

PCVA prohibits colored lighting other than seasonal and holiday decorative lighting (See **Section 2.13** for description of seasonal lighting).

4.16.3 EXTERIOR LIGHTING

Permitted exterior lighting visible from the street are:

- Approved lighting as originally installed on a Unit

- Approved decorative post light
- Landscape and accent lighting
- Streetlights in conformity with an established street lighting program for the properties
- Seasonal decorative lights during the defined season

All exterior building lighting including path lighting, sports court, motion-detector security lighting, and flagpole lighting shall be white in color and shall avoid spilling onto adjacent lots and common areas.

Light sources such as wall sconces, recessed lighting, soffit lighting, and directional lighting must have fixtures around them (no bare bulbs).

PCVA allows decorative light strings with exposed bulbs (such as “bistro” lighting not within a fixture, see **Section 2.13**) only on porches, patios, courtyards, and enclosed outdoor living areas.

PCVA only permits light strings along the eaves, on any fence, or landscape item during the defined holiday season. Light strings may not be on any common area fences at any time or extend into yards (i.e., cannot be outside of the enclosed outdoor living area). Exposed bulbs must be white in color and turned off when not in active use by the homeowner to avoid light pollution to other homes/residents. ‘Active use’ is when a homeowner is actively using or entertaining in the space. Lights may not remain on overnight or spill onto adjacent lots and common areas.

PCVA permits small portable solar lights along the edges of driveways, gardens, or pathways, but these lights must match each other to provide consistency in the same area.

4.17 DOG RUNS

Dog runs shall not exceed 200 square feet in size. To reduce their visual impact, dog runs may be either attached to the residence and set back a minimum of 5 feet from any property line, or may be a standalone kennel-type style within the back yard or side yard not visible from the street. Refer to **Section 2.16** for the definition of “visual impact.” PCVA prohibits attaching dog runs to any view fence along a common area, open area, or golf course. The MC may require additional screening.

The maximum height of dog run fencing is 5 feet. Fencing materials must be steel picket or cedar pickets with spacing allowed. Homeowners may not use split rail or frame with wire mesh, chain link, or lattice.

Stain wooden dog run fencing with either Lowe's "Pine Creek Picket" Valspar exterior solid stain OR Home Depot's "Pine Creek Brown Fence" Behr solid wood stain, or a computer-matched wood stain.

Metal dog run fencing must be Olympic Pine (refer to **Section 4.15.3** for the color details).

4.18 STRUCTURES AND WALKWAYS IN PUBLIC EASEMENTS

The MC will review any structures and walkways to ensure proper drainage. Any damage caused by the utility company or contractors due to location in easement will be at the owner's expense. See **Section 3.2.4** for additional information on public easements.

5 DESIGN REVIEW REQUEST (DRR) APPROVAL PROCESS

5.1 PURPOSE

The Design Review Request (DRR) approval process assures the continuity of character and helps preserve and/or enhance the appearance and overall value of every property. Failure to appropriately follow the DRR process (by proceeding with unapproved work, by changing a design after MC approval, or failing to properly close out the DRR after the work has completed) could result in fines in accordance with PCVA enforcement policy.

5.2 DESIGN REVIEW PROCEDURE

Any interior modification to a residence does not require MC approval.

Prior to starting any installation or changes to the exterior of a home or property, homeowners must submit all plans and specifications showing the nature, kind, shape, color, size, materials, and location of all proposed exterior structures and improvements (including landscaping) to the MC. The DRR must include a visual depiction of the area in the form of photos of the area (before and after work), drawings, or plans with dimensions, brochures, and any other necessary information to clearly show the proposed change. The MC will return incomplete or illegible submittals to the applicant. The more information homeowners provide, the more the MC can understand the project and the faster it will approve requests.

Submit requests a minimum of 30 days prior to the beginning of the proposed project to allow sufficient time for MC review and consideration. Construction may not begin prior to receiving an approval letter from the property management company. DRR submission does not guarantee an approval.

Applicants must use the DRR application form shown in Appendix C; the DRR form is on the www.PCVA.org website or on the PCVA Homeowner Portal, located at https://portal.ehammersmith.com/home_v2/login. The MC recommends a Builder Plot Plan when showing the location of any improvements. If a Builder Plot Plan is not available, the applicant must provide relevant dimensions and must label appropriate information (existing and proposed).

Use a separate DRR for each type of request. For example, include landscaping changes on one DRR, and house painting on another. This enables faster approvals and does not hold up an entire project if one DRR requires additional information.

5.3 SUBMITTALS FOR PAINT APPROVALS

Submittals must include:

- Paint color brand, name, and number (even if painting existing color)
- Sample paint board (see below)
 - Must be in front of the home, visible for MC viewing
 - Home areas labeled Body, Body 2 (if appropriate), Pop Out, Trim, and Accent, etc.
 - Sample must be available to review at the home concurrent with the on-line submittal of the DRR before the MC can review the application
- Street view photo of home and neighboring homes

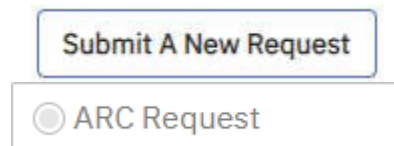
Paint color must use the color blocking scheme for the architectural style of the home.



Sample paint board with labels

5.4 WHERE TO SUBMIT

Submit applications via the PCVA Homeowner portal account, located at https://portal.ehammersmith.com/home_v2/login. All homeowners must be able to log into this account. Once logged in, the homeowner can submit the DRR via the “Submit a New Request” button at the bottom of the Dashboard, then access the “ARC Request” aka Design Review Request (DRR)) - see below.



Visual of the links to submit a new request and the DRR

5.5 APPLICATION RESPONSE TIME

5.5.1 MC REVIEW AND RESPONSE TIME

The all-volunteer MC typically meets twice monthly during warmer months and monthly during the colder months. The MC has an on-line process to expedite the review and approval process. However, the all-volunteer committee has 30 days to respond to the homeowner from the time it considers requests in good order. Incomplete DRR packages will result in a delay of review and approval. Homeowners are responsible for checking updates in the homeowner portal.

5.5.2 VARIANCES

The MC may grant variances to the Community Guidelines only when unique circumstances dictate that the change cannot meet the Guidelines. Financial hardship is not a consideration in granting variances. The MC must grant all variances in writing. Refer to **Section 9.6** of the Declaration CC&R for additional information.

5.5.3 ENFORCEMENT

The PCVA will periodically inspect properties for conformance to the Community Guidelines and other governing documents. Additionally, installation of any exterior improvement or change without MC approval constitutes a violation of the Declaration CC&R. If an improvement or change does not conform, the PCVA will notify the homeowner, in writing, requesting that the homeowner remove or modify the improvement. The MC may contact the community management agency and PCVA Board to take action to alert the homeowner of their obligations under the Declaration CC&R.

The Board may impose sanctions in accordance with **Section 4.3** of the Declaration CC&R to bring the property into conformance. The purpose of this is to assure the overall quality and consistency of Pine Creek as a

community. If this happens, the Board will assess all costs against the homeowner and collect them as a specific assessment, as appropriate, and within the authority of the PCVA Board. Refer to **Section 9.8** of the Declaration CC&R for additional information

5.5.4 HOMEOWNER RESPONSIBILITY FOR COMPLETION

Homeowners must complete all approved projects by the date stated in the approval letter. Homeowners must notify the MC and request an extension for any projects requiring longer than the original plan. PCVA expects approved projects be substantially complete within 60 days of project start. Homeowners must state in the DRR if they believe a project will go beyond 60 days.

Upload photos of the completed project to the PCVA Homeowner Portal via the ARC Request link within 30 days of completion to close the DRR in the Portal.

5.6 DISPUTE RESOLUTION

The Community Guidelines seek to minimize disputes between neighbors concerning the subject matters contained herein and in the Declaration CC&R. However, when disputes arise, PCVA encourages the amicable resolution of disputes to avoid the emotional and financial costs of litigation whenever possible. Accordingly, the PCVA and each homeowner agrees that it shall attempt to resolve all claims, grievances, or disputes arising out of or relating to the interpretation, application, or enforcement of the governing documents.

Refer to **Section 15.4** of the Declaration CC&Rs.

Appendix A - Plant Palette

Consult <https://www.waterwiseplants.org/> for an updated list of water wise trees, plants, and shrubs.

A-1. DECIDUOUS TREES

Common Name	Botanical Name	Water	Maintenance	Street
Norway Maple	Acer platanoides	M	L	Y
Red Maple	Acer rubrum	M	L	Y
Wier's Cutleaf Maple	Acer saccharinum 'Wier'	M	H	N
Sugar Maple	Acer saccharum	H	L	Y
Ohio Buckeye	Aesculus glabra	M	L	Y
Native Riverbirch	Beula fontinalis	H	L	N
Western Catalpa	Catalpa speciosa	M	M	N
Western Hackberry	Celtis occidentalis	M	L	Y
Kentucky Coffeetree	Gymnocladus dioica	L	L/M	Y
Honey Locust	Gleditsia triacanthos	M	L	Y
Bur Oak	Quercus macrocarpa	M	L	Y
Pin Oak	Quercus palustris	M	L	Y
English Oak	Quercus robur	M	L	Y
Northern Red Oak	Quercus rubra	M	L	Y
American Linden	Tilia americana	M	L	Y
Little Leaf Linden	Tilia cordata	M	L	Y
Redmond Linden	Tilia euchlora 'Redmond'	M	L	Y

A-2. ORNAMENTAL TREES

Common Name	Botanical Name	Water	Maintenance	Street
Amur Maple	Acer ginnala	M	L	N
Shadblow Serviceberry	Amelanchier canadensis	M	L	N
Eastern Redbud	Cercis canadensis	M/H	L	N
Cornelian Cherry Dogwood	Cornus mas	M	H	N
Thornless Cockspur	Crataegus crus-galli inermis	L	L	N
Cockspur Hawthorn	Crataegus crus-galli	L	L	N
Downy Hawthorn	Crataegus mollis	L	L	N
Washington Hawthorn	Crataegus phaenopyrum	M	L	N
Golden Raintree	Koelreuteria paniculata	M	L	N

A-3. DECIDUOUS SHRUBS

Common Name	Botanical Name	Water	Maintenance
Thin Leaf Alder	Alnus incana	M	L
Serviceberry	Amelanchier canadensis	L	L
Sagebush	Artemisia tridentata	L	L
Four Wing Saltbush	Artiplex canescens	L	M
Korean Barberry	Berberis koreana	M	M
Mentor Barberry	Berberis x mentorensis	M	M
Redleaf Japanese Barberry	Berberis thunbergia 'Atropurpurea'	M	M
Green Japanese Barberry	Berberis thunbergii	M	M
Blue Mist Spirea	Caryopteris x clandonensis	L	L
Curlleaf Mountain Mahogany	Cercocarpus ledifolius	L	M
Mountain Mahogany	Cercocarpus	L	M
Quince	Chaenomeles	M	M
Rubber Rabbitbrush	Chrysothamnus nauseosus	L	M

Kelsey Dwarf Dogwood	Cornus sericea 'Kelseyi'	M	M
Cranberry Cotoneaster	Cotoneaster apiculatus	M	M
Spreading Cotoneaster	Cotoneaster divaricatus	M	M
Rockspray Cotoneaster	Cotoneaster horizontalis	M	M
Silverberry	Elaeagnus commutata	M	M
Burning Bush	Euonymus alatus	M	M
New Mexico Privet	Forestiera neomexicana	M	M
Forsythia	Forsythia intermedia	M	M
Honeysuckle	Lonicera	M	M
Mock orange	Philadelphus	M	M
Mountain Ninebark	Physocarpus monogynus	L/M	M
Shrubby cinquefoil	Potentilla fruticose	M	M
Sand cherry	Prunus pumila	M	M
Cistena Plum	Prunus cisterna	M	M
Black Chokeberry	Prunus virginiana melanocarpa	L/M	M
Scrub Oak	Quercus turbinella	L	L
Tall hedge Buckhorn	Rhamnus frangula	M	M
Smooth Sumac	Rhus glabra	L	M
Three-leaf Sumac	Rhus trilobata	L	M
Staghorn Sumac	Rhus typhina	L	M
Alpine Currant	Ribes alpinum	L/M	M
Golden Currant	Ribes aureum	L/M	M
Rose	Rosa	L/M	M
Coyote Willow	Salix exigua	M/H	M/H
Bluestern Willow	Saix irrorate	M/H	M/H
Dwarf Willow	Salix pupurea nana	M/H	M/H
Artic Willow	Salix purpurea	M/H	M/H
Buffalo Berry	Shepherdia argentea	L	L
Spiraea	Spiraea varieties	M	M
Snowberry	Symphoricarpos albus	M	M
Lilac	Syringa varieties	M	M
Viburnum	Viburnum varieties	L/M	M
Privet	Ligustrum Vulgare	M	M

A-4. EVERGREEN TREES

When determining planting location, consider the mature size of all evergreen trees. To prevent obstruction of view or passage, do not plant within 8 feet of any roadway (including site triangles), walkway, or entrance. Do not plant where their shadow may cause icing of paved surfaces.

Common Name	Botanical Name	Water	Maintenance
White Fir	Abies concolor	M/H	L
One-seed Juniper	Juniperus monosperma	L	L
Rocky Mountain Juniper	Juniperus scopulorum	L/M	L
Red Cedar	Juniperus virginiana	M	L
Black Hills Spruce	Picea gaucha densata	M/H	L
Colorado Blue Spruce	Picea pungens 'Glauca'	M/H	L
Colorado Green Spruce	Picea pungens	M	L
Bristlecone Pine	Pinus aristata	L/M	L
Pinion Pine	Pinus edulis	L/M	L
Limber Pine	Pinus flexilis	L/M	L
Swiss Mountain Pine	Pinus mugo	L/M	L
Austrian Pine	Pinus nigra	L/M	L
Ponderosa Pine	Pinus ponderosa	L	L
Southwestern White Pine	Pinus strobiformis	L/M	L
Scotch Pine	Pinus sylvestris	L/M	L

Douglas Fir	Psuedotsuga menziesii Taxifolia	M	L
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A-5. EVERGREEN SHRUBS

Common Name	Botanical Name	Water	Maintenance
Euonymus	Euonymus fortunei	M	M
Euonymus Manhattan	Euonymus kiautschovicus 'Manhattan'	M	M
Juniper	Juniperous scopulorum	L/M	L
Oregon Grape Holly	Mahonia aquifolium	M	M
Holly Pyracantha	Pyracantha angustifolia	M	M
Firethorn	Pyracantha coccinea	M	M
Yew	Taxus x media "Hicksii"	L/M	L

A-6. PERENNIALS, GROUND COVERS, AND ORNAMENTAL GRASSES

Due to the large quantity, variety and changing availability of these plants, consult your local nursery (preferably a C.N.A. member) before submitting a DRR. Consider height, color, texture, moisture, light requirement, and heartiness when specifying these plants.

To avoid damage by their vigorous, shallow root system, do not plant perennials within 10 feet of any foundation, curb, road, walkway, or other site structure. Additional City restrictions may apply.

A-7 XERISCAPE PLANTING

To encourage the use of plants that do well in our region with limited water, the Garden Centers of Colorado developed a three-level rating system - see below.

X = thrives in slightly dry conditions with moderate water XX

= thrives in dry conditions with low water

XXX = thrives in dry conditions with very little water

A-7.1. PERENNIALS

Common Name	Botanical Name	X-Rating
Yarrow	Achillea millefolium	XXX
Columbine	Aquilegia	XX
Kinnikinnick	Arctostaphylos uva-ursi	XXX
Silver Mound	Artemisia schmidtiana	XXX
Snow-in-Summer	Cerastium tomentosum	XX
Tickseed	Coreopsis	X
Yellow Ice Plant	Delosperma nubigenum	XX
Sweet William	Dianthus barbatus	XX
Purple Coneflower	Echinacea	XX
Cushion Spurge	Euphorbia epithymoides	XX
Baby's Breath	Gypsophila	XXX
Daylily	Hemerocallis	XX
Candytuft	Iberis	X
Lavender	Lavandula	XX
Shasta Daisy	Leucanthemum x superbum	XX
Hall's Japanese Honeysuckle	Lonicera japonica	XX
Large-leaved Lupine	Lupinus polyphyllus	X

Creeping Phlox	Phlox stolonifera	XX
Black-eyed Susan	Rudbeckia hirta	XX
Stonecrop	Sedum	XXX
Hen and Chicks	Sempervivum	XXX
New England Aster	Symphyotrichum novae-angliae	XX
Thyme	Thymus pseudolanuginosus	XX
Prostrate Speedwell	Veronica prostrata	X
Periwinkle	Vinca	X

A-7.2. SHRUBS

Common Name	Botanical Name	X-Rating
Leadplant	Amorpha canescens	XXX
Sage	Artemisia tridentata	XXX
Japanese Barberry	Berberis thunbergii	X
Peashrub	Caragana	XXX
Mountain Mahogany	Cercocarpus	XXX
Fernbush	Chamaebatiaria millefolium	XXX
Rabbitbrush	Chrysothamus	XXX
Cotoneaster	Cotoneaster	XXX
Broom	Cytisus	XXX
Apache Plume	Fallugia	XXX
Juniper	Juniperus	XXX
Mountain Pine	Pinus mugo	X to XXX
Shrubby Cinquefoil	Potentilla fruticosa	XXX
Sand Cherry	Prunus pumila	X
Sumac	Rhus	XXX
Yucca	Yucca glauca	XXX

A-7.3. TREES

Common Name	Botanical Name	X-Rating
Common Hackberry	Celtis occidentalis	XXX
Hawthorns	Crataegus	XXX
Thornless Honey locust	Gleditsia triacanthos	XX
Kentucky Coffee tree	Gymnocladus dioicus	XXX
Junipers, upright	Juniperus	XX
Bristlecone Pine	Pinus aristata	X
Pinyon Pine	Pinus edulis	XX
Ponderosa Pine	Pinus ponderosa	XX to XXX
Gamble/Scrub Oak	Quercus gambelii	XXX
Burr Oak	Quercus macrocarpa	XXX

APPENDIX B - LANDSCAPE TERMINOLOGY

Establishment Permit	A permit granted by the City of Colorado Springs for a newly installed landscape. The permit allows a homeowner a temporary variance from current watering restriction schedules.
Fascia	Part of the trim of the home
Front Yard	The landscape area generally from the front corners of the home to back of sidewalk and laterally to side property lines. The parkway is a separate component of property for landscaping purposes.
Irrigation System	<p>A watering system designed to transport and distribute water to the landscape.</p> <p>Types:</p> <ul style="list-style-type: none"> • Pop Up or Rotor Head Irrigation System: an overhead spray system utilizing spray heads (shorter distances), or rotor heads (long distances). • Drip System: an above ground, separate low pressure, low water use irrigation zone to irrigate plants. • Subterranean Irrigation System: an underground drip system to properly irrigate sod.
Landscape	The designed layout of plants, sod, paving and other elements on a property.
Landscape Area	The area outside of the home footprint, not covered with concrete.
Landscape Plan	A scaled diagrammatic drawing showing the placement and relationship of plants, sod, paving, and other elements.
Modified Landscape	Any change (or renovation) to an existing landscape.
Mulch	Rock, wood, or other ground cover material.
Native Seed	Blend of seed that requires less maintenance than common bluegrass and tends to go dormant with drought and high temperatures.
Net Lot Area	Total lot square footage minus the house footprint.
Nonvegetative Ground Covering	Ground covering consisting material that is not alive or that produces leaves. This typically consists of rock or wood mulch.
Parkway	<p>(cross reference Sidewalk definition)</p> <p><u>With Detached Sidewalk</u> The area between the street curb and sidewalk.</p> <p><u>With Attached Sidewalk</u> See Street Tree Planting Zone definition.</p>
Paved Area	An area covered with concrete.
Positive Drainage	A minor slope (minimum of 2%) away from an area or structure.
Rain Barrel	A storage container for irrigation that collects water from a down spout.
Rear Yard	The area from the rear corners of the home to the side and rear property lines.
Side Yard	The area on the side of the house, between the “front yard” and “rear yard.”

Sidewalk	<u>Attached Sidewalk</u> A sidewalk that connects to the street curb.
	<u>Detached Sidewalk</u> A sidewalk that does not connect to the street curb.
Soil Amendment	Organic materials introduced into the existing soil that assist in water retention, plant nutrition, air circulation and overall soil improvement.
Street Tree Planting Zone	An area within the front yard that is 4-7 feet from the back edge of the sidewalk in which street trees are to be located. See Sidewalks definition.
Turf	<u>Common Bluegrass or (Equivalent)</u> High water use grass (typically in sod form).
	<u>Native Seed Mixture</u> Low water use grass (in sod or seed form).
Turf Establishment Period	A two-to-four-week period when newly laid sod, or newly applied seed, requires more water to establish roots into the amended soil (See Establishment Permit definition).
Visual Impact	An adverse effect on the visual and/or aesthetic environment. This may derive from blocking of a view, or introduction of elements that are incompatible with the scale, texture, form, or color of the existing natural or human-made landscape, including the existing community character of the neighborhood.
Xeriscape	A landscape design using a combination of plants and mulch that requires little to no irrigation or other maintenance.
Zeroscape	A landscape design using mostly mulch (rock or wood) with little to no vegetation.

APPENDIX C – DESIGN REVIEW REQUEST

This form is available on www.PCVA.org or on the PCVA Homeowner Portal at https://portal.ehammersmith.com/Home_v2/Login.



GOLF COURSE LIVING, CLOSE TO EVERYTHING

Design Review Request

Name: _____ Home Phone: _____
Address: _____ Work Phone: _____
City/State/Zip: _____
Pine Creek Village Neighborhood: _____
Email: _____

My request involves the following type of improvement (Mark only one per DRR):

- | | | | |
|---------------------------------------|--------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> Painting | <input type="checkbox"/> Deck/Patio | <input type="checkbox"/> Roofing | <input type="checkbox"/> Driveway/Walk Addition |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Patio Cover | <input type="checkbox"/> Storm Door | <input type="checkbox"/> Recreational Equipment |
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Windows | <input type="checkbox"/> Shed | <input type="checkbox"/> Solar Panels |
| <input type="checkbox"/> Other: _____ | | | |

Describe improvements (attach additional documentation as needed):

Expected Completion date: _____

I understand that I must receive approval of the Association to proceed. I understand that Association approval does not constitute approval of the local building department and that I may require a building permit. I understand that my improvements must be complete per specifications or the MC may revoke my approval. I agree to complete improvements promptly after receiving approval. I understand that if I live in any of the following neighborhoods: Carriages, La Bellezza, Reverie, Sage Hill Greens, Spanish Oaks, or Wildflower that my project is subject to preview by the neighborhood representative and/or neighborhood committee. I understand any costs related to my modification are my responsibility.

Date: _____ **Homeowner's Signature:** _____

Design Review Request Checklist

To better assist the Committee in their decisions and to prevent any delays in decisions, please be sure to include the following information with your submittals. One request per modification only!

DECK REQUESTS:

- ☐ Photo of the existing deck/back of home
- ☐ Dimensions & drawings of proposed deck
- ☐ Color of:
 - Decking: _____; Railing: _____; Fascia: _____
 - Support Posts: _____; Railing posts: _____
 - Sides of Steps (if applicable): _____
- ☐ Size of support posts/columns: _____

LANDSCAPE REQUESTS:

- ☐ Photo of modification area
- ☐ Drawing with new plant locations
- ☐ Plant list with type & # of each plant
- ☐ Rock size & color: _____
- ☐ Mulch type & color: _____

EXTERIOR PAINTING REQUESTS

- ☐ Photo of home (and if possible, photos of neighboring homes)
- ☐ Place a 4' by 4' sample board outside the home with each color labeled ("trim," "door," "body," etc.)
- ☐ Paint Colors (**Brand/Number/Name**): Body: _____ Trim: _____
- Door: _____ Pop-Outs: _____ Garage Door: _____

ROOF REQUESTS

- ☐ Brochure sample of roof color & material
- ☐ Photo of home with existing roof

EXTERIOR BUILDINGS (SHEDS, ETC)

- ☐ Color of roof & sides: _____
- ☐ Proposed location of structure
- ☐ Size & height of structure: _____
- ☐ Photo of proposed location of structure
- ☐ Photo of home

APPENDIX D – COMMUNICATIONS EQUIPMENT REGISTRATION FORM

This form is available on www.PCVA.org or on the PCVA Homeowner Portal at
https://portal.ehammersmith.com/Home_v2/Login



Communications Equipment Registration Form

Owner's Name: _____

Property Address: _____

Phone Number: _____ Email Address: _____

Type of Equipment (Satellite Dish, Antenna, Internet Equipment, etc.)

Size: _____ **Color:** _____

(Please attach a flier showing the unit or provide a sketch on the reverse of this form.)

Please describe the proposed location for the placement of the equipment.

How will the homeowner mount the unit? (i.e., bolted to the siding, attached to eave, mounted on a support post)

Have you reviewed Section 4.8.1 of the Community Guidelines for Communication/Satellite Equipment placement? ☐ Yes ☐ No

Does your proposal meet the intent of the Guidelines regarding minimal visual impact?

Please explain how the location of the equipment has minimal visual impact.

Owner's Signature: _____ **Date:** _____

Hammersmith Management, Inc
1155 Kelly Johnson Blvd Suite 495
Colorado Springs, CO 80920
Fax: 719-328 0756

For Office Use Only:

Date Received: _____ Approved: _____ Requires Modification: _____

APPENDIX E – NEIGHBORHOOD ADDENDUMS

The following additional guidelines apply to the neighborhoods below.

E-1. CARRIAGES

The following additional requirements apply to all lots within Filing No.1 PW-5:

E-1.1. ADDENDUM TO SECTION 2.4.4.

Residents must park their vehicles in garages. Visitors/guests may park on aprons/driveways for up to 48 hours.

Additional short-term (less than 7 days) visitors/guests must park in designated parking areas. Submit written variance requests to the Carriages Neighborhood Committee.

Residents may park RVs in front of their residence for up to 24 hours (loading and unloading only).

E-1.2. ADDENDUM TO SECTION 2.4.6.

PCVA prohibits street or native area parking of any vehicle and prohibits RV parking for more than 24 hours.

E-1.3. ADDENDUM TO SECTION 4.10.

PCVA typically prohibits detached accessory structures such as a garden shed, utility shed, greenhouse, or garage. However, the MC shall determine the size of an attached structure (not to exceed 120 square feet), if approved, on a case-by-case basis depending on the visual impact to the golf course, common area, or village roadway. The Modifications Committee reserves the right to impose additional use restrictions to ensure the upgrade appearance of rear yards.

E-1.4. ADDENDUM TO SECTION 4.11.

MC will consider all requests for hot tubs and spas on a case-by-case basis per Unit:

- Homeowners that request a hot tub or spa installation must inform their neighbors whose unit(s) have a direct line of sight to the hot tub or spa and submit a Neighbor Acknowledgement Form with the DRR.
- A hot tub or spa must follow the screening requirements in the Community Guidelines (section 4.11).
- Outdoor blinds, draperies, and/or potted plants may be a part of the required screening.
- Prior to submitting a DRR to the MC, notify the Carriages Neighborhood Committee of all hot tub or spa requests.

E-1.5. ADDENDUM TO SECTION 4.12.

The MC may further restrict play structure and sports equipment placement in rear yards adjacent to the golf course, village roadway, and common areas.

E-1.6. ADDENDUM TO SECTION 4.13.

Homeowners may not plant additional trees not in the original landscape plan.

E-1.7. ADDENDUM TO SECTION 4.15.

With MC approval, homeowners may install rear yard fencing to create a private outdoor living area based on the following criteria:

- Fencing shall be metal view fencing to match the fence installed along the perimeter of the Pine Creek Golf Course and common area. See **Section 4.15** for fence specifications.
- The fenced area shall be in the rear yard and shall not be along property lines.
- The fenced area shall not extend beyond the widest part of the home and within 20' of the rear

property line. The maximum height of the fence shall be 4 feet.

- The fence shall be Olympic Pine; Pine Creek Green (Sherwin Williams N8-809).
- The owner must maintain all landscaping within the fenced area.
- The owner must maintain the fence, including periodic repainting.

E-2. GLEN ARBOR

The following requirements apply to all lots within Filing No. 5:

E-2.1. ADDENDUM TO SECTION 4.10.

PCVA typically prohibits detached accessory structures such as a garden shed, utility shed, greenhouse, or garage. However, the MC shall determine the size of an attached structure (not to exceed 120 square feet), if approved, on a case-by-case basis depending on the visual impact to the golf course, common area, or village roadway. The Modifications Committee reserves the right to impose additional use restrictions to ensure the upgrade appearance of rear yards.

E-2.2. ADDENDUM TO SECTION 4.12.

The MC may further restrict play structure and sports equipment placement in rear yards adjacent to the golf course, village roadway, and common areas.

E-2.3. ADDENDUM TO SECTION 4.15.

With MC approval, homeowners may install rear yard fencing to create a private outdoor living area based on the following criteria:

- Fencing shall be metal view fencing to match the fence installed along the perimeter of the Pine Creek Golf Course and common area. See **Section 4.15** for fence specifications.
- The fenced area shall be in the rear yard and shall not be along property lines.
- The fenced area shall not extend beyond the widest part of the home and within 20' of the rear property line. The maximum height of the fence shall be 4 feet.
- The fence shall be Olympic Pine; Pine Creek Green (Sherwin Williams N8-809).
- The owner must maintain all landscaping within the fenced area.
- The owner must maintain the fence, including periodic repainting.

E-3. LA BELLEZZA

The following requirements apply to all lots within Filing No. 36B:

E-3.1. ADDENDUM TO SECTION 2.4.4.

Residents should park their vehicles in garages overnight or use driveways in the La Bellezza designated parking areas. Long-term visitors/guests will follow the same rules as residents. Additional parking is on Palazzo Grove.

Large groups/parties should use street or secondary host driveways.

E-3.2. ADDENDUM TO SECTION 2.4.6.

La Bellezza permits overnight street parking only when other designed spots are filled. Vehicles may not obstruct vehicle movement on streets or garage ingress/egress. Vehicles may not inhibit snow removal operations.

Residents should make every effort to eliminate overnight parking on La Bellezza streets.

E-4. OAK GROVE

The following requirements apply to all lots within Filing No. 18A:

E-4.1. ADDENDUM TO SECTION 4.10.

PCVA typically prohibits detached accessory structures such as a garden shed, utility shed, greenhouse, or garage. However, the MC shall determine the size of an attached structure (not to exceed 120 square feet), if approved, on a case-by-case basis depending on the visual impact to the golf course, common area, or village roadway. The Modifications Committee reserves the right to impose additional use restrictions to ensure the upgrade appearance of rear yards.

E-4.1 ADDENDUM TO SECTION 4.12.

Play and sports equipment:

- On lots 1-8, all play structures and sports equipment must be out of easements and between the house and the landscape buffer trees.
- On lots 15-24, all play equipment must be out of easements and must accommodate existing grade.

The MC may further restrict play structure and sports equipment placement in rear yards adjacent to the golf course, village roadway, and common areas.

E-4.2. ADDENDUM TO SECTION 4.15.

- The fencing for lots 1-14 shall be cedar fencing 4' in height to match the existing community fencing that borders the rear property line.
- The fencing for lots 15-24 shall be metal view fencing 5' in height to match the existing fence along the perimeter of the park.

E-5. **PALISADES**

The following requirements apply to all lots within Filing No. 26:

E-5.1. ADDENDUM TO SECTION 4.10.

PCVA typically prohibits detached accessory structures such as a garden shed, utility shed, greenhouse, or garage. However, the MC shall determine the size of an attached structure (not to exceed 120 square feet), if approved, on a case-by-case basis depending on the visual impact to the golf course, common area, or village roadway. The Modifications Committee reserves the right to impose additional use restrictions to ensure the upgrade appearance of rear yards.

E-5.2. ADDENDUM TO SECTION 4.12.

The MC may further restrict play structure and sports equipment placement in rear yards adjacent to the golf course, village roadway, and common areas.

E-6. **PINECREST**

The following requirements apply to all lots within Filing No. 33:

E-6.1. ADDENDUM TO SECTION 4.10.

PCVA typically prohibits detached accessory structures such as a garden shed, utility shed, greenhouse, or garage. However, the MC shall determine the size of an attached structure (not to exceed 120 square feet), if approved, on a case-by-case basis depending on the visual impact to the golf course, common area, or village roadway. The Modifications Committee reserves the right to impose additional use restrictions to ensure the upgrade appearance of rear yards.

E-6.2. ADDENDUM TO SECTION 4.12.

The MC may further restrict play structure and sports equipment placement in rear yards adjacent to the golf course, village roadway, and common areas.

E-6.3. ADDENDUM TO SECTION 4.15.

With MC approval, homeowners may install rear yard fencing to create a private outdoor living area based on the following criteria:

- Fencing shall be metal view fencing to match the fence installed along the perimeter of the Pine Creek Golf Course and common area. See **Section 4.15** for fence specifications.
- The fenced area shall be in the rear yard and shall not be along property lines.
- The fenced area shall not extend beyond the widest part of the home and within 20' of the rear property line. The maximum height of the fence shall be 4 feet.
- The fence shall be Olympic Pine; Pine Creek Green (Sherwin Williams N8-809).
- The owner must maintain all landscaping within the fenced area.
- The owner must maintain the fence, including periodic repainting.
- The enclosed area shall not exceed 1,000 square feet unless extenuating lot circumstances exist which permit a larger enclosed area.

Privacy screening for the purpose of screening an outdoor privacy area such as a hot tub or patio area must meet the following criteria:

- Privacy screening shall be in the rear yard only and must attach to the home. The design shall be integral with the overall architecture of the home.
- Materials must complement the exterior materials of the home. Wood material, if used, must incorporate a trim element and a cap; no "dog-eared" fencing. All wood elements must color match the portion of the home to which the screen is adjacent.
- A privacy-screened area shall not exceed 400 square feet and shall not extend beyond the widest part of the home.
- The MC may require additional landscape planting adjacent to privacy screening to blend the structure into the rear yard landscape and minimize its visibility.

E-6.4. ADDENDUM TO SECTION 4.16.

All yard lights in Pinecrest shall be "Tuscany Brown" (Quoizel model OX-9066J).

E-7. **PROMONTORY**

The following requirements apply to all lots within Filing No. 25:

E-7.1. ADDENDUM TO SECTION 4.10.

PCVA typically prohibits detached accessory structures such as a garden shed, utility shed, greenhouse, or garage. However, the MC shall determine the size of an attached structure (not to exceed 120 square feet), if approved, on a case-by-case basis depending on the visual impact to the golf course, common area, or village roadway. The Modifications Committee reserves the right to impose additional use restrictions to ensure the upgrade appearance of rear yards.

E-7.2. ADDENDUM TO SECTION 4.12.

The MC may further restrict play structure and sports equipment placement in rear yards adjacent to the golf course, village roadway, and common areas.

E-7.3. ADDENDUM TO SECTION 4.15.

With MC approval, homeowners may install rear yard fencing to create a private outdoor living area based on the following criteria:

- Fencing shall be metal view fencing to match the fence installed along the perimeter of the Pine Creek Golf Course and common area. See **Section 4.15** for fence specifications.
- The fenced area shall be in the rear yard and shall not be along property lines.
- The fenced area shall not extend beyond the widest part of the home and within 20' of the rear

- property line. The maximum height of the fence shall be 4 feet.
- The fence shall be Olympic Pine; Pine Creek Green (Sherwin Williams N8-809).
- The owner must maintain all landscaping within the fenced area.
- The owner must maintain the fence, including periodic repainting.
- The enclosed fenced area shall not exceed 600 square feet unless extenuating lot circumstances exist which permit a larger enclosed area.

Privacy screening for the purpose of screening an outdoor privacy area such as a hot tub or patio area must meet the following criteria:

- Privacy screening shall be in the rear yard only and must attach to the home. The design shall be integral with the overall architecture of the home.
- Materials must complement the exterior materials of the home. Wood material, if used, must incorporate a trim element and a cap; no “dog-eared” fencing. All wood elements must color match the portion of the home to which the screen is adjacent.
- A privacy-screened area shall not exceed 400 square feet and shall not extend beyond the widest part of the home.
- The MC may require additional landscape planting adjacent to privacy screening to blend the structure into the rear yard landscape and minimize its visibility.

E-7.4. ADDENDUM TO SECTION 4.16.

All yard lights in Promontory shall be “Tuscany Brown” (Quoizel model OX9066J).

E-8. REVERIE

The following requirements apply to all lots within Filing No. 27:

E-8.1. ADDENDUM TO SECTION 4.10.

PCVA typically prohibits detached accessory structures such as a garden shed, utility shed, greenhouse, or garage. However, the MC shall determine the size of an attached structure (not to exceed 120 square feet), if approved, on a case-by-case basis depending on the visual impact to the golf course, common area, or village roadway. The Modifications Committee reserves the right to impose additional use restrictions to ensure the upgrade appearance of rear yards.

E-8.2. ADDENDUM TO SECTION 4.12.

The MC may further restrict play structure and sports equipment placement in rear yards adjacent to the golf course, village roadway, and common areas.

E-8.3. ADDENDUM TO SECTION 4.13.

The owner accepts full responsibility for the cost of moving any part of the irrigation system.

The owner must use a professional sprinkler company when making any changes to the irrigation system on their property.

E-8.3. ADDENDUM TO SECTION 4.15.

With MC approval, homeowners may install rear yard fencing to create a private outdoor living area based on the following criteria:

- Fencing shall be metal view fencing to match the fence installed along the perimeter of the Pine Creek Golf Course and common area. See **Section 4.15** for fence specifications.
- The fenced area shall be in the rear yard and shall not be along property lines.
- The fenced area shall not extend beyond the widest part of the home and within 20’ of the rear property line. The maximum height of the fence shall be 4 feet.
- The fence shall be Olympic Pine; Pine Creek Green (Sherwin Williams N8-809).

- The owner must maintain all landscaping within the fenced area.
- The owner must maintain the fence, including periodic repainting.

E-9. **SAGE HILL**

The following requirements apply to all lots within Filing 9, Phase B:

E-9.1. **ADDENDUM TO SECTION 4.15.**

With MC approval, homeowners may install rear yard fencing to create a private outdoor living area based on the following criteria:

- Fencing shall be metal view fencing to match the fence installed along the perimeter of the Pine Creek Golf Course and common area. See **Section 4.15** for fence specifications.
- The fenced area shall be in the rear yard and shall not be along property lines.
- The fenced area shall not extend beyond the widest part of the home and within 20' of the rear property line. The maximum height of the fence shall be 4 feet.
- The fence shall be Olympic Pine; Pine Creek Green (Sherwin Williams N8-809).
- The owner must maintain all landscaping within the fenced area.
- The owner must maintain the fence, including periodic repainting.

Privacy screening for the purpose of screening an outdoor privacy area such as a hot tub or patio area must meet the following criteria:

- Privacy screening shall be in the rear yard only and must attach to the home. The design shall be integral with the overall architecture of the home.
- Materials must complement the exterior materials of the home. Wood material, if used, must incorporate a trim element and a cap; no "dog-eared" fencing. All wood elements must color match the portion of the home to which the screen is adjacent.
- A privacy-screened area shall not exceed 400 square feet and shall not extend beyond the widest part of the home.
- The MC may require additional landscape planting adjacent to privacy screening to blend the structure into the rear yard landscape and minimize its visibility.

E-10. **SAGE HILL GREENS**

The following requirements apply to all lots within Filing No. 9:

E-10.1. **ADDENDUM TO SECTION 4.10.**

PCVA typically prohibits detached accessory structures such as a garden shed, utility shed, greenhouse, or garage. However, the MC shall determine the size of an attached structure (not to exceed 120 square feet), if approved, on a case-by-case basis depending on the visual impact to the golf course, common area, or village roadway. The Modifications Committee reserves the right to impose additional use restrictions to ensure the upgrade appearance of rear yards.

E-10.2. **ADDENDUM TO SECTION 4.12.**

The MC may further restrict play structure and sports equipment placement in rear yards adjacent to the golf course, village roadway, and common areas.

E-10.3. **ADDENDUM TO SECTION 4.15.**

Fencing:

- The fenced area shall not extend more than 12 feet beyond the rear of the home, nor shall it exceed 500 square feet in total fenced area. The maximum height of the fence shall be 4 feet.
- PCVA strongly encourages that the boundaries of the fenced area include only that in which a patio or a patio with planting bed(s) exists and that the owner maintains, avoiding the enclosure of landscape

PCVA maintains.

Dog Runs: Owners may submit a plan for a dog run in accordance with the Community Guidelines. However, the homeowner must maintain the area inside the dog run.

E-10.4. ADDENDUM TO SECTION 4.16.

All yard lights in Sage Hill Greens shall be “Antique Black” (Quoizel model OX-9066BA).

E-11. **STONEGLEN**

The following requirements apply to all lots within Filing No. 24:

E-11.1. ADDENDUM TO SECTION 4.10.

PCVA typically prohibits detached accessory structures such as a garden shed, utility shed, greenhouse, or garage. However, the MC shall determine the size of an attached structure (not to exceed 120 square feet), if approved, on a case-by-case basis depending on the visual impact to the golf course, common area, or village roadway. The Modifications Committee reserves the right to impose additional use restrictions to ensure the upgrade appearance of rear yards.

E-11.2. ADDENDUM TO SECTION 4.12.

The MC may further restrict play structure and sports equipment placement in rear yards adjacent to the golf course, village roadway, and common areas.

E-11.3. ADDENDUM TO SECTION 4.15.

With MC approval, homeowners may install rear yard fencing to create a private outdoor living area based on the following criteria:

- Fencing shall be metal view fencing to match the fence installed along the perimeter of the Pine Creek Golf Course and common area. See **Section 4.15** for fence specifications.
- The fenced area shall be in the rear yard and shall not be along property lines.
- The fenced area shall not extend beyond the widest part of the home and within 20' of the rear property line. The maximum height of the fence shall be 4 feet.
- The fence shall be Olympic Pine; Pine Creek Green (Sherwin Williams N8-809).
- The owner must maintain all landscaping within the fenced area.
- The owner must maintain the fence, including periodic repainting.
- The fenced area shall not extend more than 12 feet beyond the rear of the home, nor shall it exceed 500 square feet in total fenced area. The maximum height of the fence shall be 4 feet.
- PCVA strongly encourages that the boundaries of the fenced area include only that in which a patio or a patio with planting bed(s) exists and that the owner maintains, avoiding the enclosure of landscape PCVA maintains.

Privacy screening for the purpose of screening an outdoor privacy area such as a hot tub or patio area must meet the following criteria:

- Privacy screening shall be in the rear yard only and must attach to the home. The design shall be integral with the overall architecture of the home.
- Materials must complement the exterior materials of the home. Wood material, if used, must incorporate a trim element and a cap; no “dog-eared” fencing. All wood elements must color match the portion of the home to which the screen is adjacent.
- A privacy-screened area shall not exceed 400 square feet and shall not extend beyond the widest part of the home.
- The MC may require additional landscape planting adjacent to privacy screening to blend the structure into the rear yard landscape and minimize its visibility.

E-11.4. ADDENDUM TO SECTION 4.16.

All yard lights in Stoneglen shall be “Tuscany Brown” (Quoizel model OX-9066J).

E-12. SYCAMORE GLEN

The following requirements apply to all lots within Filing 17:

E-12.1. ADDENDUM TO SECTION 4.10.

PCVA typically prohibits detached accessory structures such as a garden shed, utility shed, greenhouse, or garage. However, the MC shall determine the size of an attached structure (not to exceed 120 square feet), if approved, on a case-by-case basis depending on the visual impact to the golf course, common area, or village roadway. The Modifications Committee reserves the right to impose additional use restrictions to ensure the upgrade appearance of rear yards.

E-12.2. ADDENDUM TO SECTION 4.12.

The MC may further restrict play structure and sports equipment placement in rear yards adjacent to the golf course, village roadway, and common areas.

E-12.3. ADDENDUM TO SECTION 4.15.

With MC approval, homeowners may install rear yard fencing to create a private outdoor living area based on the following criteria:

- Fencing shall be metal view fencing to match the fence installed along the perimeter of the Pine Creek Golf Course and common area. See **Section 4.15** for fence specifications.
- The fenced area shall be in the rear yard and shall not be along property lines.
- The fenced area shall not extend beyond the widest part of the home and within 20’ of the rear property line. The maximum height of the fence shall be 4 feet.
- The fence shall be Olympic Pine; Pine Creek Green (Sherwin Williams N8-809).
- The owner must maintain all landscaping within the fenced area.
- The owner must maintain the fence, including periodic repainting.

Privacy screening for the purpose of screening an outdoor privacy area such as a hot tub or patio area must meet the following criteria:

- Privacy screening shall be in the rear yard only and must attach to the home. The design shall be integral with the overall architecture of the home.
- Materials must complement the exterior materials of the home. Wood material, if used, must incorporate a trim element and a cap; no “dog-eared” fencing. All wood elements must color match the portion of the home to which the screen is adjacent.
- A privacy-screened area shall not exceed 400 square feet and shall not extend beyond the widest part of the home.
- The MC may require additional landscape planting adjacent to privacy screening to blend the structure into the rear yard landscape and minimize its visibility.

E-13. WILDFLOWER

The following requirements apply to all lots within Filing No. 1:

E-13.1. ADDENDUM TO SECTION 4.10.

PCVA typically prohibits detached accessory structures such as a garden shed, utility shed, greenhouse, or garage. However, the MC shall determine the size of an attached structure (not to exceed 120 square feet), if approved, on a case-by-case basis depending on the visual impact to the golf course, common area, or village roadway. The Modifications Committee reserves the right to impose additional use restrictions to ensure the upgrade appearance of rear yards.

E-13.2. ADDENDUM TO SECTION 4.12.

The MC may further restrict play structure and sports equipment placement in rear yards adjacent to the golf course, village roadway, and common areas.

E-13.3. ADDENDUM TO SECTION 4.15.

With MC approval, homeowners may install rear yard fencing to create a private outdoor living area based on the following criteria:

- Fencing shall be metal view fencing to match the fence installed along the perimeter of the Pine Creek Golf Course and common area. See **Section 4.15** for fence specifications.
- The fenced area shall be in the rear yard and shall not be along property lines.
- The fenced area shall not extend beyond the widest part of the home and within 20' of the rear property line. The maximum height of the fence shall be 4 feet.
- The fence shall be Olympic Pine; Pine Creek Green (Sherwin Williams N8-809).
- The owner must maintain all landscaping within the fenced area.
- The owner must maintain the fence, including periodic repainting.

E-14. **WILLOW GLEN**

The following requirements apply to all lots within Filing No. 3:

E-14.1. ADDENDUM TO SECTION 4.10.

PCVA typically prohibits detached accessory structures such as a garden shed, utility shed, greenhouse, or garage. However, the MC shall determine the size of an attached structure (not to exceed 120 square feet), if approved, on a case-by-case basis depending on the visual impact to the golf course, common area, or village roadway. The Modifications Committee reserves the right to impose additional use restrictions to ensure the upgrade appearance of rear yards.

E-14.2. ADDENDUM TO SECTION 4.12.

The MC may further restrict play structure and sports equipment placement in rear yards adjacent to the golf course, village roadway, and common areas.

E-14.3. ADDENDUM TO SECTION 4.15.

With MC approval, homeowners may install rear yard fencing to create a private outdoor living area based on the following criteria:

- Fencing shall be metal view fencing to match the fence installed along the perimeter of the Pine Creek Golf Course and common area. See **Section 4.15** for fence specifications.
- Fencing shall generally be in the rear yard, minimizing the visibility of the fenced area to the front of the home. The fence area shall attach to the home and shall not be along property lines.
- The maximum height of the interior yard fencing shall be 4' and shall not be closer than 5' to a side property line or 15' to the rear property line. Fencing on corner lots shall not be closer to the street than the home.
- The proposed enclosed area shall not exceed 600 square feet unless extenuating lot circumstances exist which would permit a larger enclosed area that does not overwhelm or otherwise unreasonably encroach upon the adjacent property(s).
- The MC may require additional landscape on the exterior of the view fence to minimize the visual impact.
- The fence shall be Olympic Pine; Pine Creek Green (Sherwin Williams N8-809).
- The owner must maintain all landscaping within the fenced area.
- The owner must maintain the fence, including periodic repainting.