



Exterior Improvements & Landscaping Guidelines Table of Contents

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EXTERIOR IMPROVEMENTS & LANDSCAPING GUIDELINES

1. Introduction

1.1. Basis for Guidelines

- Assist homeowners in Edgemont Highlands in the installation of landscaping and other improvements on their property as provided for in Article 8 of the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Edgemont Highlands (Declaration). Per the Declaration, prior approval of the Architectural Review Committee (throughout this document referred to as the 'ARC') is required prior to any landscaping or exterior improvements work commencing.
- Acknowledge and respect that Edgemont Highlands, in general, is in a high desert location that requires appropriate drought-tolerant and low water usage plantings.
- Preserve, maintain, and enhance the natural foliage trees and plantings.
- Provide guidelines for homeowners to ensure that landscaping is attractive, harmonious, and complementary to the natural surroundings and architectural style with the community.
- Promote the application of appropriate firewise regulations as stated in the Colorado Wildfire Resiliency Code.

1.2. Goal of Guidelines

- Compliance with these Guidelines will help preserve the inherent architecture and it is important that the improvements to property be made in harmony with, and not be detrimental to, the rest of the community. A spirit of cooperation with the ARC and neighbors will go far in creating an optimum environment, which will benefit all homeowners. By following these Guidelines and obtaining approvals for landscaping and improvements to property from the ARC, homeowners will be protecting their financial investment and will help ensure that landscaping and improvements are compatible with standards established for Edgemont Highlands and help mitigate the risk of wildfire.
- If a question arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the ARC's interpretation thereof shall be final and binding. The ARC's decisions are not bound or restricted by any precedent relating to existing construction within Edgemont Highlands.

1.3. Edgemont Highlands Community Association Declaration

- The Declaration is the document that governs property within Edgemont Highlands. Property owners should obtain copies of the Declaration to review and become familiar with guidelines applicable to their property. Nothing in these Landscaping Guidelines can

supersede or alter the provisions or requirements of the Declaration, and if there is any conflict or inconsistency, the Declaration will control.

2. Procedures for ARC Approval

2.1. Proposal Submittals

- Submittals must be made, reviewed by the ARC, and approved prior to commencing any work on landscaping or other improvements. The ARC requires all submittals to list the owner and address of the property where the work is to be performed. Contractors may submit on an owner's behalf as long as appropriate property owner contact information is included. Depending on the scope of the submittal, the ARC may reasonably request information showing the nature, kind, shape, dimensions, colors, materials and location of the proposed landscaping or other improvement. Information may include (but is not limited to) descriptions, surveys, plat maps, drainage plans, specifications, and samples of colors and materials. [EHCA Project Submittal Form](#)

2.2. Information Required in Submittal

- Whether the property owner or the contractor will perform the work, the following guidelines should be utilized in preparing submittals:
 - EHCA Submittal Form for Exterior Architectural or Landscaping Improvements
 - Site Plan drawn to scale with North arrow and scale clearly displayed.
 - Site Plan to include:
 - Property lines
 - Easements
 - Existing conditions clearly labeled (i.e. house, garage, driveway, retaining walls, decks, patios, walkways, etc.)
 - Proposed improvements clearly labeled with descriptions, dimensions, and type and color of material(s).
 - Brief narrative describing the proposed project (i.e. describe existing conditions and proposed changes/additions.) Photos of existing conditions (i.e. exterior colors and materials of house, existing decks, walkways, etc.)

2.3. Submission of Projects

- Project proposals are to be submitted via email to ArchReview@EdgemontHighlands.com.

2.4. Action by Committee

- Those submitting projects will be notified if the ARC requires submission of additional detail. The ARC may postpone action until all required detail has been submitted.
- Generally, depending on ARC availability, submittals are reviewed and a response provided within two weeks. At a minimum, the ARC shall respond within 30 days of receipt. In the event the Committee fails to take any action, approval of the submittal shall be deemed to be denied.
- The Committee reserves the right to review and act upon each application on a case-by-case basis. The guidelines provided herein are intended as a framework and are not

exhaustive. The ARC may approve or deny a request based on its impact on the visual harmony, aesthetic integrity, and property values as a whole.

2.5. Project Work

- Work should be accomplished as promptly and as diligently as possible in accordance with the approved plans and description.
- Once a project is approved, work must commence within 6 months to keep the approval valid.
- Upon completion, the ARC (or its representative(s), may choose to enter the property for exterior inspection.

3. Sub-Associations

3.1. Sub-associations will be subject to these Guidelines.

- Final approval of submittals for multi-family parcels will be completed by the specific Sub-Association(s) Board of Directors.

4. General Considerations

4.1. Grading:

- To the maximum extent possible, unnecessary grading shall be avoided. "Imposing" a grading plan on-site will not be allowed. Generally, natural slopes are preferable to retaining walls. Slopes should not exceed 3:1 except with extenuating circumstances.
- The ARC may require homeowners to provide erosion control plans as necessary.
- During grading on site, proper erosion control measures shall be implemented by immediately treating disturbed topsoil areas with erosion control measures. All fill areas should be accomplished by employing appropriate construction methods of limited lift depths and compaction to the maximum extent possible. All disturbed topsoil shall be stored and re-used on the site.

4.2. Drainage:

- Approval is required for any change affecting drainage. Whenever practical, natural drainage courses should be maintained and protected. Necessary new drainage ways should blend to the natural drainage as much as possible. There should be positive drainage away from all structures to avoid potential pooling against foundations. Any unavoidable low areas should be provided with catch basins and piping for proper drainage. Special care needs to be taken to avoid the potential pooling of water around pine trees. Each Owner is required to contain mud, silt, or other debris on his/her own property. Owners are not allowed to increase or decrease historical flows of water onto adjacent property.

4.3. Interference with Utilities:

- In making improvements to property, homeowners are responsible for locating all water, gas, sewer, electrical, cable television, or other utility lines or easements.

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- Homeowners should not construct any improvements over such easement without the consent of the utility involved and homeowners will be responsible for damage to any utility lines.

4.4. Wildfire Resiliency

- The installation of new landscaping and maintenance of existing landscaping is to follow the [Colorado State Wildfire Resiliency Code](#) and the [Colorado State Forest Service Home Ignition Zone \(HIZ\) Guide](#).

4.5. Landscaping Schedule:

- ARC recognizes that because of our distinct seasons, it is not always possible to install landscaping immediately upon completion of a home, although that is the goal.
- If a home is completed in the winter months, it is required that the landscaping be installed and completed by the following growing season. If at all possible, revegetation areas should be seeded before winter. If serious erosion potential exists, temporary erosion control measures are required.

4.6. Landscape Maintenance:

- All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, pruning, removal and replacement of dead or dying plants, removal and/or cutting back of seasonal plants no longer growing or producing, removal and or treatment of weeds and noxious grasses, and removal of trash and debris.
- Any rock bed areas and dry streambeds shall be maintained in an attractive manner, with removal of weeds.
- Trees adjacent to structures shall be evaluated by owners annually to assess fire mitigation needs.
- All dead trees must be removed from the property.

5. Listing of Types of Landscaping and Other Improvements

As indicated in the following descriptions of specific types of landscaping and improvements, there are some cases in which advance written approval of the ARC is not required if the guidelines for that specific type of improvement are followed. In a few cases, as indicated in the description, a specific type of improvement is not permitted under any circumstance. In all other cases, including improvements not included in the descriptions, advance or prior written approval by the ARC is required before installation commences. For types of landscaping and improvements not explicitly described in these standards, the ARC retains the authority to make a determination based on specific circumstances of the request and its compatibility with the existing neighborhood scheme.

5.1. Address Numbers:

- To comply with the [Colorado Wildfire Resiliency Code](#), all buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road.
- Installing numbers on houses does not require approval unless numbers installed on the house will be larger than six (6) inches.

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- Stand-alone addresses (i.e. address rock) are permitted without prior ARC approval if the boulder/rock is a natural stone that integrates with the rest of the house, is placed within the property boundary, and does not impede drainage, sight lines or easements. Only numbers are allowed to be placed on the rock.

5.2. Antennas/Satellite Dishes:

- Approval is required.
- All antennas/dishes shall be installed with emphasis on being as unobtrusive as possible to others in the community. To the extent that reception is not substantially degraded, or costs unreasonably increased, all antennas/dishes shall be screened from view from any street and nearby lots to the maximum extent possible, and placement shall be made in the following order of preference:
 1. Rear or side yard behind and below fence line.
 2. Rear or side yard, mounted on the house in the least visible location below roofline.
 3. Side yard, screened by and integrated into landscaping.
 4. Front yard, screened by and integrated into landscaping.
 5. Back rooftop.
- If more than one (1) location on the property allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above shall be used, and the least visible site shall be selected. Dishes/antennas may not be attached to a fence. Antennas/dishes shall not encroach upon common areas or any other owner's property.

5.3. Artificial Turf:

- Approval is required.
- General guidelines for approval include, and may not be limited to:
 - The synthetic turf must be natural in appearance and integrated into the overall landscape design in a natural looking manner, so as not to appear as a sports field.
 - Synthetic turf shall not be installed directly adjacent to the property line.
 - To remain consistent with natural aesthetic intentions, turf shall be a natural green color or comprised of two yarn type colors (green and tans) for a natural appearance.
 - Pile height (length of artificial turf blades) should be greater than 1.5". This will assist with the natural aesthetic intentions of Edgemont Highlands.
 - Face weight (weight of artificial turf product minus the weight of its backing material) should be 60 ounces per square yard or greater to increase durability, longevity, and cost.
 - Infill material (material between turf fibers that helps ensure proper drainage and prevent matting) should be sand or other natural materials. Recycled rubber material is not permitted as it can contain harmful chemicals and be a pollutant to the environment of Edgemont Highlands.
 - The synthetic turf shall not be installed on slopes greater than 6% unless it has been reviewed and approved by a licensed professional. This consultation service will be an expense of the homeowner.

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- The product shall allow for vertical drainage at a minimum 10' of standing water per hour.
 - Edges of turf rolls shall not be exposed.
 - No synthetic turf shall be installed or approved in the front yard. Artificial turf is approvable for use in rear yards only.
 - Maximum area of artificial turf permitted in rear yard shall follow the same standards for irrigated turf in rear yards.
 - Turf must have UV protection.
 - Product Installation Requirements: Product shall be installed per manufacturer's recommendations. At a minimum, the following shall guide installation:
 - Turf must provide adequate drainage both horizontal and vertical.
 - Turf shall not be placed directly on top of existing grass, dirt, or hardscape. Adequate subgrade must be installed.
 - Subgrade:
 - Should include a geotextile fabric that is placed between the existing, compacted soil and the porous aggregate material.
 - Porous Aggregate layer is defined as a material that is compacted and will provide stability for the subgrade, and the material should be porous enough to allow for sufficient vertical drainage.
 - Turf must be adequately secured – no ripples or seams showing.
 - Seaming should be completed using an approved tape and glue or stitching.
 - Turf edges must be finished and anchored with either concrete curb, treated wood header, trench drain or an approved composite edging material. Turf needs to be securely fastened to prevent any lateral movement of the backing material.
 - Turf must have prepared base of "infill" as defined in the product specification section.
 - Maintenance Guidelines
 - The manufacturer and/or installer shall provide the homeowner with detailed maintenance instructions for synthetic turf.
 - Removal of all organic material from the surface shall be done before decomposition occurs.
 - Animal feces must be removed on a frequent basis and turf washed with a hose.
 - Color and appearance of turf must remain as originally submitted to the ARC. If not, this constitutes and is subject to covenant violation

5.4. Awnings:

- Approval is required.
- Awnings shall be of fire-resistant/flame retardant material in a color complementary to the exterior of the house and/or a neutral color.
- Awnings shall not interfere with neighboring viewsheds.
- Awnings shall be secured per manufacturer's recommendations.

5.5. Clotheslines

- Approval is not required if the following conditions are met:
 - Clotheslines shall be in the rear of the home.
 - Clotheslines shall be screened when possible so they are not visible from neighboring properties.

5.6. Decks and Deck Covers/Pergolas:

- Approval is required.
- Decks shall not be constructed on or over utility easements or within setbacks.
- As much as possible, decks should transition to the natural terrain as smoothly as possible. Minor grading to allow decks without handrails is encouraged but not required.
 - Consideration will be given to location and proximity to neighbor's properties with standard installation being directly behind the house. Alternative locations (i.e. master-level, side-yard, etc.) will be considered on a case-by-case basis and must be proportionate in size to the overall plan.
- Design, materials, and color must integrate well with the home and address any requirements for railing(s) and stairs.
- Size must be in proportion to lot (standard is not more than approximately 25% of backyard area).
- Decking materials and construction must comply with Colorado Wildfire Resiliency Code requirements.
 - Decks with an unenclosed space of 12 inches or more are to be enclosed with a non-combustible material that integrates well with the home.
 - Decks with an unenclosed space of less than 12 inches are to be screened in with 1/8-inch metal mesh. Mesh is to be installed so it has a tight finish and the trim strips used to cover the stapled edges are out of site/underneath the deck.

5.7. Driveways:

- Approval is required for modification or expansion of driveways. For example, but not limited to, pavers, stamping, or overlays of concrete. No approval is necessary when repair or replacement involves identical materials, location, and dimensions.
- Every residence is required to have a driveway that provides access from street to residence.
- Driveways and their grading extents shall be contained within the property boundary.
- Driveways may be constructed of asphalt or concrete. Alternate driveways such as pavers, lawn, and stone patterns or other crushed rock will be considered. Non-asphalt or non-concrete driveways will be required to be of comparative or greater quality and durability. No ¾" ABC (Class 6) driveways will be allowed. Regardless of the approved driveway material, each driveway must meet the ERMD apron requirements.

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- Submittals for expansion will consider visual impact and consistency within the neighborhood.

5.8. Exterior Painting (including, but may not be limited to, home, deck, patio, balcony, etc.):

- Approval is required for any desired color change. Approval is not required if no change is to be made to the originally approved color(s).
- Submittals are to include the specific location(s) to be painted (i.e. front door, garage doors, etc.) and manufacture's paint color number (or name).
- Consideration for approval of color(s) will include (but may not be limited to):
 - The home's architecture
 - Roof color
 - Consistency within the neighborhood

5.9. Fences:

- Approval is required.
- In order to promote the free migration of wildlife and to promote openness within the community, the use of fences is limited. No perimeter fencing or long expanses of fencing will be allowed.
- Enclosed Yard Area
 - The Enclosed Yard Area should generally be on the side or rear elevation of home and be no closer than 4-feet to the property line from the side and rear elevations. If the Enclosed Yard Area includes the front elevation, it must be set back from front elevation at least 10 feet.
 - The allowable size of the Enclosed Yard Area will be determined according to size and configuration of the particular lot. For smaller lots (10,000 – 15,000 square feet) the size should be no larger than approximately 1,000 square feet. Larger, more isolated or private lots may support larger Enclosed Yard Area, but should generally be no larger than 2,000 square feet. Deck and patio square footage is not included in the total Enclosed Yard Area.
- Fences located within 8 feet of structures (i.e. house, deck, shed) shall be constructed with noncombustible or ignition-resistant materials.
- The fence material cannot be taller than 6 feet if it is a solid material and must be consistent or compatible with materials used on the home. If an open wire material is used, it cannot be more than 4 feet in height and the style and material must integrate with the home.

5.10. Firepits and Grills:

- Approval is required
- Materials used integrate with those on the exterior of the home.
- All firepits, grills, and cooking appliances, whether built-in or free standing, must consist of a fuel/power source that is contained, and a feature that allows the fuel/power source to be extinguishable.

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- Built-in units and those with ‘plumbed’ gas should have two shut-off switches. One at the main source coming from the home, and the second at the ignition switch at the firepit. Main source shut off switch shall be against the house in clear line of site of fire pit (1/4 turn ball valve with yellow handle, represents gas). Responders will first look to the building for the gas source, not a free-standing switch on it's own pedestal. Ignition key at fire pit shall be left in place.
 - No fireplaces, fire pits, or grills are allowed in the front yard.
 - Fire pits shall be gas only. No open wood fires allowed.
 - Open-type charcoal grills and/or cooking appliances that hold or deposit ashes into an open vestibule are not permitted.
 - Standalone gas fire pits, permanent or portable:
 - must be a least 10-feet from any Lot line (side and/or rear),
 - must have 5’ clear from base as a minimum. No flammable ground cover within this clear space. Flame length needs to be considered when determining clear space. Longer flame length requires larger clear space,
 - must have an overhead clear space of at least 8’.

5.11. Flag Displays

- Flagpoles:
 - Approval is required based on the following criteria:
 - Shall be installed per manufacturer’s recommendations with a concrete footer.
 - Shall be a minimum of ten (10) feet from all property lines.
 - Must be silver or bronze in color and a residential style, not commercial grade.
 - Ground-mounted flagpoles may not exceed the roofline of the house; wall-mounted flagpoles may not exceed six (6) feet in length.
 - May not be illuminated without prior ARC approval.
- Flags:
 - Must be professionally designed and lettered and must be maintained in a neat manner.
 - No more than two flags may be displayed on any privately owned site, except that during the period commencing 45 days before any state or local election and ending seven days after any state or local election only (“Election Period”), up to five flags may be displayed on any private only site.
 - Flags may not be larger than 3’ x 5’.

5.12. Flower Gardens:

- Prior approval is not required if the following criteria are met:
 - [Edgemont Highlands Preapproved Garden Design](#) is used.
 - Flowerbed is not raised.
 - There are no other installations (i.e. edging, retaining walls, boulders, etc.)
 - Must not affect drainage.

5.13. Gazebos:

- Approval is required based on the following criteria:
 - Gazebo must be an integral part of the overall landscape scheme of the property.
 - Gazebos shall not be constructed on or over utility easements or within setbacks.
 - Gazebos shall not interfere with neighboring viewsheds.
 - Gazebo shall be constructed of noncombustible or ignition-resistant material and shall integrate with the house and surrounding property.
 - Roofing shall match existing house roofing or be an open arbor style; fire-resistant fabric tops may be permitted.
 - Seasonal gazebos for shade must be approved and will be considered on a case-by-case basis. Seasonal gazebos must be removed and stored out of sight during the winter season.

5.14. Greenhouses.

- Greenhouses can be an important addition to a home, providing opportunity for growing one's own food or enhancing the home's natural environment. It is important that they fit in the neighborhood and compliment other previously established guidelines. Approval is required based on the following criteria:
 - Greenhouses that are detached can be no larger than 200 square feet.
 - Greenhouses exceeding 120 square feet and located within 10 feet of the home, must comply with the Colorado Wildfire Resiliency Code.
 - Greenhouses that are attached and incorporated into the home design will be reviewed on an individual basis but generally should not exceed 300 square feet. The review will take into consideration how well the greenhouse is incorporated into the home's footprint, as opposed to strictly being a "pop out".
 - Greenhouses need to be constructed in such a way that they become a permanent part of the property. Glass or polycarbonate panels are encouraged for the light transmission. If a polycarbonate is proposed, the material must have an expected lifespan of at least fifteen years and must be constructed in such a way that it can be replaced if it becomes discolored or hazy.
 - The greenhouse structure needs to be placed on a permanent foundation and built with materials and colors to blend with the existing home. Permanent foundation options are:
 1. Concrete pad with a perimeter thickened edge extending a minimum of 12" below finish grade, or
 2. Support posts set in concrete, minimum 24" deep, or
 3. Perimeter foundation, minimum 24" deep.
 - No plastic may be used.
 - Greenhouses may not be placed within setbacks. They should be placed in back of the home, however locations on a side of the home will be considered, provided the unit is appropriately shielded from the street view and in a location least visible by neighboring properties and from open space areas.

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- Once a greenhouse is approved and installed, the Owner agrees to properly maintain the unit so that it is visually appealing and further agrees to either remove the unit or replace portions if notified by EHCA Architectural Review that the unit or portions of the unit has become visually unappealing.

5.15. Hot Tubs/Spas:

- Approval is required
- Units should be an integral part of the deck or patio area and/or the landscaping.
- Hot tubs shall not be installed on or over utility easements or within setbacks.
- Units shall be installed in side or rear yard with appropriate screening so as not to be immediately visible to adjacent property owners. All equipment must be screened.
- Units are to be installed on a concrete pad.
- Hot tubs and spas must meet all applicable state and local laws and regulations.
- No above or below ground swimming pools and no below ground spas shall be allowed within Edgemont Highlands.
- Children's small portable wading pools shall be allowed at the rear of the residence.

5.16. HVAC Equipment:

- Approval is required.
- To the extent practicable, equipment shall be located in the rear or side yard.
- All heating, ventilation, and air conditioning equipment shall be installed at, or near ground-level.
- For equipment installed at ground level, considerations will include, but may not be limited to, screening, location, and specific proximity to neighbor's living spaces.
- Systems installed that include exterior lines/pipes, shall have lines/pipes painted to blend-in/match the homes existing materials and colors.

5.17. Invisible Dog Fences: Approval is required.

- Invisible dog fence options fall into three main categories: 1) in-ground wired, 2) wireless (radio frequency), and 3) GPS virtual fences. Invisible containment fences are allowed according to the following rules and regulations. Approval is at the discretion of the ARC.
- General guidelines for approval include, and may not be limited to:
 - All requests for installation and use of invisible fencing must be submitted for review and approval prior to installation.
 - The submittal must show the lot and house footprint and the specific invisible fence boundary and include the invisible fence specifications.
 - The invisible fence shall be installed per manufacturer's guidelines.
 - Generally, the area of containment should extend toward the rear property line, but not extend past the rear setback, should not be anywhere on the front of the house, other than to contain the dog(s) in the garage, and be no closer to the property line than the minimum setback.

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- At the ARC's discretion on a case-by-case basis, properties that abut trails, open space, or other more widely used common areas will be required to have a greater setback of the invisible fence from those areas.
 - Generally, the area of the invisible fence will be smaller on smaller lots and potentially larger on larger lots. Although submittals will be reviewed on an individual basis, different lot configurations will require specific review with the rule of thumb being that the invisible fence area should not exceed two times the allowed size of an Enclosed Yard Area for that lot.
 - Property owners are responsible for ensuring the invisible fence system is functional and that their pet is adequately trained to the boundary. Invisible fence systems can only be used when the owner is home and able to oversee the dog(s).
 - The Association assumes no liability for escaped animals or incidents occurring within the fence containment area.
 - Approval of any invisible containment fence may be revoked if dog(s) breach the boundary, intimidate passers-by or wildlife, or cause a nuisance from barking.

5.18. Landscape Planting:

- Approval is required. Reference: [EHCA Approved Plant List](#)
- The landscape design of each lot should blend with the overall setting of Edgemont Highlands. Landscape plans should incorporate and enhance existing vegetation, utilize indigenous species and minimize the need for irrigation. Non-native species, when used, should blend in color and texture with the native landscape and not dominate the plantings.
- Landscape planting is to follow the Home Ignition Zone (HIZ) Guide as developed by the Colorado State Forest Service. Plantings within Zone 1 (0 to 5 feet from structure) must be minimal, limited to low-growing, high-moisture herbaceous plantings. Turf grass or continuous shrub beds may not meet the foundation wall.
- Included at the end of these Guidelines are links to three preapproved garden designs, the Edgemont Highlands Approved Plant List, and some general landscaping suggestions. Plants desired beyond the Edgemont Highlands Approved Plant List may be requested and will be subject to approval by the ARC.
- No synthetic or artificial plants, synthetic mulch, or lava rock will be allowed.
- At a minimum, the landscaping plan of each home must:
 - Show a plan for the entire lot even if the majority is just natural vegetation or re-vegetation.
 - Show house and all walks, retaining walls, decks, patios, play structures, and other hardscape elements.
 - Show any grading changes and general site drainage.
 - Show any proposed tree removal.

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- Provide landscaping on front street elevation that includes a mixture of natural vegetation, ground cover, shrubs, trees and/or other approved plant materials, which will present a complete planting plan. At a minimum, this planting area needs to include twelve (12) one-gallon plants, three (3) five-gallon shrubs or three (3) new trees with a 2” minimum caliper.
 - Provide a smooth transition from the built environment and cultivated landscape to the native landscape that feels natural and subtle.
 - Show that plant selections are compatible with the site (soils, aspects, and naturally available water)

5.19. Lawns:

- Approval is required.
- In an effort to create a natural look in the landscaping of Edgemont Highlands, only small mowed/manicured irrigated lawn areas shall be allowed. Considerations of lawn area include street frontage, whether it is a corner lot, and similar physical characteristics.
- Sod installation areas must be in proportion to the lot (generally limited to 2% of the lot with house and associated features deducted).
- For both sodded areas and seeded areas, varieties should be low water use and consideration should be given to whether they are firewise. High water use varieties of grasses, such as Kentucky bluegrass, are prohibited. They are deemed to be environmentally irresponsible and are contrary to the environmental goals of Edgemont Highlands.
- Grasses are required to be low water use varieties such as Blue Grama, Sideoats Grama, Sandberg Bluegrass, Streambank Wheatgrass, Indian Ricegrass, Slender Wheatgrass, and Western Wheatgrass. Refer to Edgemont Highlands Approved Plant List for more detail.

5.20. Lights and Lighting:

- Approval is required to modify or add exterior lighting. Approval is not required for replacing existing lighting with the same or similar lighting style and color as originally approved and installed.
- The primary consideration once safety and access are satisfied shall be to make sure lighting does not infringe on neighboring properties and supports night sky principles.
- In support of the International Dark-Sky Association guidelines, exterior lighting shall be kept to a minimum and used to provide safe entry at doors, and to provide appropriate lighting as needed for decks, porches, and walks.
- Exterior lighting must have a harmonious fit with the home and landscape areas.
- Installation considerations shall include, but may not be limited to, the visibility, style, and location of the fixture so as not to negatively impact neighboring properties.

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- External lights shall be shielded or hooded and must be located and constructed so that they do not create a nuisance or hazard. The lighting footprint must project downward and cannot project beyond the property boundaries. No fixture may be placed more than a maximum height of 10 feet above the adjacent walking surface. Catalog sheets, photos, or URL links depicting the proposed fixture are required for review and approval prior to installation.
 - Timers may be used provided they are set appropriately (i.e. adjusted to meet light/seasonal changes) and turn lights on only when needed, dim lights when possible, and turn lights off when not needed.
 - Motion detectors will be considered on a case-by-case basis and are not to be installed without review and prior approval. Considerations when reviewing requests will include (but not be limited to), sensor range and detection angle, duration of illumination, and lumens of light.
 - Exterior lights are not to be left on all night.
 - Landscape lighting is permitted provided the light does not cause glare to other properties, EHCA common areas, or roads. Walkway lighting must be directed to the ground and shall not exceed 24" in height.
 - Landscape lighting is limited to low shielded lights on walks, and limited area of entry on decks.
 - Holiday lighting and decorations do not require approval.
 - It is recommended that they not be installed more than 30 days prior to the holiday and must be removed within 30 days following the holiday.
 - Residents should make an effort to ensure that lights, particularly blinking lights or very bright lights, do not disturb other residents and consideration should be given to the hours they are in use.
 - Holiday lights and decorations are not to be placed on any structure, tree or plant in any Common Space unless prior approval is given by the Board.

5.21. Mulch

- Approval is dependent on considerations below which follow the Home Ignition Zone Guide.
- Zone 1: Only non-combustible materials are permitted within five (5) feet of the house foundation, siding, or any attached structure (decks, pergolas, etc.)
- Prior approval is not required if the following requirements are met:
 - Only 100% inorganic rock mulch is allowed within 5 feet of any residential structure foundation.
 - Rock Type: River rock, granite, or native cobble.
 - Prohibited Materials: Wood mulch, bark chips, pine needles, pine cones, rubber mulch, or any organic material that can burn.
 - Rock Size: Minimum 1.0 inch to maximum 3.0 inches in diameter to ensure optimal ground coverage and wind resistance. Small gravel ("squeegee" or pea gravel) under ¼ inch is allowed under decks or on flat walkway paths.

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- Rock Colors: Rocks must utilize natural earth tones native to the surrounding environment.
 - White rock, lava rock and artificially dyed stones are prohibited.
 - For both aesthetics and firewise considerations, property owners are required to manage weeds and remove debris (i.e. pine needles and pine cones) in the mulched area(s).
 - Zones 2 and 3 : From 5 to 100 feet of any residential structure foundation. Prior approval is required to ensure mulched areas integrate with the overall landscaping of the property and plantings are appropriate.
 - Both organic wood mulch and rock mulch are allowed.
 - Wood Mulch Colors: Natural and dark brown.
 - Red-dyed, black-dyed, or neon-dyed wood mulch is prohibited
 - Rock Mulch Colors: Earth tones, tan, gray, or muted brown.
 - White rock and lava rock are prohibited.

5.22. Paving/Hardscape:

- Approval is required for walks, driveways, patio areas, or other purposes.
- Paving includes applications such as concrete, asphalt, brick, flagstone, stepping-stones, pre-cast patterned, stamping, overlays, or exposed concrete pavers.
- Material shall be consistent with that of the home.
- Material is to be installed with proper base material.
- Paving is to be installed so it provides positive drainage and does not adversely affect drainage.
- All paving shall be a minimum of two feet from all property lines.

5.23. Play Equipment (which may include, but is not limited to, basketball hoops, jungle gyms, trampolines)

- Requires approval.
- Consideration should be given to adjacent properties, so as not to create an undue disturbance either visually or with unreasonable noise disturbance. Generally, these will be approved if located at the rear of the residence. It is also encouraged they be screened or contained within an approved Enclosed Yard Area.
- Setback shall be a minimum of ten (10) feet from all property lines.
- In order to minimize their visual impact, play equipment should be of muted colors.
- Structures must be maintained in good condition at all times.
- Owners are encouraged to remove/put equipment away when it is not in use seasonally and permanently if it is not used for more than one year.

5.24. Play Houses:

- Approval is required if playhouse is more than 24 square feet and/or over six (6) feet high.
- Only one playhouse per lot is permitted, regardless of size.

5.25. Privacy Panels.

- Approval is required.
- Relatively short sections of 'privacy' fencing in the form of panels will be allowed. Generally, these panels should be contiguous to decks or patios, not extend to property lines, and be specifically intended for privacy. These privacy panels must be constructed with materials that integrate with the look of the house.
- Privacy panels located within 8 feet of structures (i.e. house, deck, shed) shall be constructed with noncombustible or ignition-resistant materials.
- Privacy panels must be setback a minimum of 4 feet from the property boundary.
- Individual panels shall not exceed 6 feet in height (6 ' max from grade) and 8' in width.
- If there is a desire to extend over a longer area, a maximum of four panels may be installed. Multiple panels are required to be stepped slightly with a minimum of 3 feet between panels. Examples of privacy panel stepping are available on the [EHCA Architectural Review](#) webpage.

5.26. Rain Barrels

- Approval is required.
- Per Colorado state law, a maximum of two (2) rain barrels are permitted, with a total combined capacity not exceeding 110 gallons.
- Barrels must be located immediately adjacent to the side or rear of the home/unit and are to sit on a stable, level pad (i.e. concrete pavers or solid concrete block).
- Barrels must be neutral colors to match the exterior of the home.
- Only purpose-built, uniform commercial rain barrels are permitted (no repurposed chemical drums) and must be properly connected to a downspout to ensure efficient collection. A hose or diverter must be attached to the overflow, directing water away from the foundation and not into neighboring properties.
- Barrels must have a sturdy, opaque, and sealable lid and must be cleaned regularly to prevent mosquito breeding, algae growth and stagnant water issues.

5.27. Retaining Walls.

- Approval is required.
- Retaining walls will be allowed where necessary to avoid steep slopes, protect trees, or other similar circumstances.
- Walls shall be a maximum of 4 feet in height, though 30" is recommended for safety.
- Walls in excess of 4 feet should be stepped with planting pockets to soften their visual impact.

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- Retaining walls within 8 feet of a structure, those that are integral to the support of a structure, and those that are integral to the egress from a structure shall be constructed with either noncombustible or ignition resistant materials.
 - Retaining walls not meeting the conditions above, should be constructed of stone, split-face block, synthetic stone-like engineered wall systems or pressure treated wood or finished/stained concrete.
 - Walls should be properly anchored to withstand overturning forces. Stone walls should be made thicker at the bottom than at the top to achieve stability.
 - To avoid destructive freeze-thaw action, all retaining walls should incorporate weep holes into wall design to permit water trapped behind them to be released.
 - Walls shall not be located so as to alter the existing drainage patterns.
 - Builder or developer installed retaining walls shall not be removed or altered without prior approval.

5.28. Sheds.

- Approval is required based on the following criteria:
- The review will take into consideration how well the shed integrates with the home and surrounding environment.
- Sheds may not be placed within setbacks. They should be placed in back of the home, however locations on a side of a home will be considered, provided the unit is appropriately shielded from the street view and in a location least visible by neighboring properties and from open space areas.
- Sheds are not to exceed 200 square feet.
- Sheds shall be constructed of noncombustible or ignition-resistant material.
- Materials and colors must be compatible with the home.
- Sheds are not allowed on Sub-Association lots.

5.29. Signs and/or Advertising Devices

- Location: Signs may only be displayed on property wholly owned by the homeowner.
- Quantity: No more than two signs may be displayed on any privately owned site, except that during the period commencing 45 days before any state or local election and ending seven days after any state or local election only ("Election Period"), up to fifteen signs may be displayed on any private only site.
- Dimensions: Yard signs and window signs may be no larger than 18" by 24". During the Election Period only, five of the permitted yard signs and window signs may be up to 36" by 48".
- Signs bearing commercial messages are prohibited without prior approval.

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- During construction of a single-family residence the general contractor and one other business may each place a sign, each not to exceed a total of 750 square inches, set back at least ten feet from the front of the property, with the bottom of the sign no higher than 30" off the ground. The Contractor's sign may remain on site for no more than six months past completion of home. Sign sizes and placement for multi-family developments or larger scale (multiple) single-family developments will be considered on an individual basis.
 - A residence may have one realty sign advertising "For Sale" or "For Rent". Signs are not to exceed a total of 750 square inches, set back at least ten feet from the front of the property, with the bottom of the sign no higher than 30" off the ground. All realty signs should be of professional quality. Realty signs are not allowed to be illuminated. Open house signs shall be removed promptly after the event or will be removed by the Association.

5.30. Solar Shades:

- All exterior operable or motorized solar shades require approval.
- Considerations shall include, but may not be limited to:
 - Shades must allow visible light transmittance; solid shades are not permitted.
 - Shade colors must be submitted and will be reviewed to ensure compatibility and integration with the home's exterior colors and materials.
 - Shade material shall be fire resistant/flame retardant.
 - Housing, track (or cable) and mechanism must be concealed behind trim to blend with the home. Details must be included in submittal.

5.31. Solar Systems:

While the Association encourages the use of energy devices that are based on renewable resources, it must balance that use with its responsibility to improve and enhance the attractiveness, desirability and safety of the community.

- The following standards shall apply with respect to the installation, maintenance, and use of roof-mounted devices and solar devices. "Solar device" shall mean a solar energy device as defined in Colorado Revised Statute § 38-32.5-100.3(2).
- Submittal to include the following information:
 - the location that the device is to be installed on the property/structure,
 - the type of device to be installed,
 - the dimensions of the device,
 - the proposed color of device, and
 - a pictorial/brochure of the device (if available)
- The ARC will either approve or deny the specific location for the installation of the device as requested by the Owner, or, if feasible, determine an alternate location, based on the following criteria:

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- To the maximum extent possible, a roof-mounted device or solar device shall be installed so as to minimize its exposure when viewed from any other Privately Owned Site, Common Area, Community Association Properties, street, or from the surrounding community unless to do so will have the effect of substantially interfering with the use of the device or significantly increasing the cost of the device.
 - The preferred location of the device shall be on the back roof of the residence and below the peak of the roof. Alternatively, the device may be pole-mounted in the rear area of a private yard below the fenceline and, to the maximum extent possible, shall be screened from the view of others by landscaping materials.
 - All devices shall be installed flush with the roof unless to do so will have the effect of prohibiting the collection of solar energy.
 - The total number of solar panels and other apparatus installed shall not cover more than 75% of any given roof section, unless to do so will have the effect of prohibiting the collection of solar energy.
 - The ARC will review other suggested locations/installations if the above are not feasible; provided, however, the ARC may require the applicant to provide a written statement by a solar energy expert that the restrictions imposed by the ARC will have the effect of substantially interfering with the collection of solar energy, and/or significantly increasing the cost of the device. In that case, the ARC will permit variances to these requirements to the minimum amount as is reasonably required to allow the device to function properly and to minimize any increase in the cost of the device to the Owner.
 - All installations must comply with all applicable building codes and other governmental regulations and must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.
 - The Association encourages the Owner to select equipment that is aesthetically acceptable in the community and integrates with the residence and surrounding landscape to the maximum extent possible, keeping in mind the design and roofline of the residence on which the device is to be installed. The ARC must approve the color of the device and exposed pipes, panels and other apparatus. The device shall have flashing colored or painted to closely match the adjacent roof color. Poles shall be painted a matte color to blend with surrounding landscape. All glazing shall be solar bronze or black with no white or clear glazing allowed.
 - Equipment removal requires restoration of the installation location to its original condition. Owners shall be responsible for all costs relating to restoration.
 - ARC approval in no way should be construed as a representation, guarantee, or warranty, etc. by the ARC or the Association that collection of solar energy shall be adequate for the owner's needs or that roof-mounted or solar devices will remain undisturbed by vegetation or improvements located on surrounding properties.

5.32. Temporary Structures:

- Shall not be permitted.
- Structures of a temporary character including, but not limited to, a house trailer, shacks, tents, or temporary buildings are prohibited except in unusual circumstances.

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- Camping tents for occasional overnight sleeping by children do not require approval if left up for no longer than a total of 72 hours in a seven (7) day period.

5.33. Tree Health / Tree Removal.

- Approval dependent on considerations below.
- Any dead tree or shrub, native or those planted during landscaping, are required to be removed. No prior approval is required.
- Following the Zones defined in the [Home Ignition Zone Guide](#), prior approval for removal of trees and shrubs within Zone 1 (5 feet within structures) is not required. Removal and/or thinning of trees and shrubs in Zones 2 and 3 requires prior approval by the ARC.
- If disease is suspected, property owners are encouraged to contact professionals (i.e. arborist, forester) for recommendations of treatment and/or removal. If the diseased tree/shrub is in Zone 1, no prior approval is required for removal. If in Zones 2 and 3, removal requires prior approval.
- Standard annual/periodic thinning activities shall be limited to the proportional removal of trees and shall not constitute the cutting of essentially all trees within a lot. Reference: The Home Ignition Zone Guide and Thinning guidelines defined by Colorado State Forest Service.
- If the reason for tree and shrub removal and/or thinning is for fire mitigation considerations:
 - Property owners are requested to have a Home Wildfire Risk Site Assessment completed for their property by either [Wildfire Adapted Partnership](#) or [Durango Fire & Rescue](#) and provide the resulting report with their project submittal to the ARC.
 - Recommendations in the Site Assessment reports for removal of trees and shrubs in Zone 1 do not require prior approval. Fire mitigation work recommended in Zones 2 and 3 require prior approval.
 - If pine beetle infestations move close to Edgemont Highlands, owners may be required to apply appropriate preventive pesticides to ponderosa pine trees.
- Tree and shrub plantings and/or replacements:
 - If a dead tree or shrub is replaced in-kind, approval is not required. If it is to be replaced with a different type of tree or shrub, prior approval is required.
 - If there is a desire to plant a new type of tree or shrub, approval is required prior to planting.

5.34. Tree Houses:

- Shall not be permitted.

5.35. Trellis / Green Screens.

- Requires approval.
- Trellis' are typically placed adjacent to/mounted on the exterior of a home, or structure (i.e. fence or privacy panel) and is intended to guide plants. When mounted on the exterior of the home, this type of trellis may be no more than 5 feet in height and 8 feet in

length. When placed against another structure, this type of trellis may be no wider than the structure or wider than 8 feet,

- A free standing trellis is typically intended to act as a 'green screen', similar to a privacy panel, so considerations are similar to a privacy panel. This type of trellis can be a maximum height of 6' from grade and 8' wide.
- When covered with plants, trellis' can be very dense and very heavy. On a case-by-case basis, the ARC may require footers designed to ensure wind and weight loading. All free standing-trellis' 6 feet in height and 6 feet wide will require concrete footers a minimum of 24" deep.
- Setback for free-standing trellis' shall be a minimum of four (4) feet from all property lines.

5.36. Vegetable Gardens.

- Requires approval. Plans will be considered on a case-by-case basis and approved at the ARC's discretion.
- Vegetable garden is defined as: a plot of ground or an elevated soil bed used for cultivating pollinator plants, flowers, vegetables, herbs, fruits, leafy greens, or other edible plants.
- Vegetable garden designs vary between a small plot of ground at-grade with no associated structures (i.e. no border, no cover, no fencing) to raised beds/containers with borders, covers and/or fencing.
- Front garden areas may be raised or at-grade and are limited to one 8 foot x 10 foot garden area.
- Side and rear garden areas may be raised or at-grade. Maximum size of side and rear garden areas will be in proportion to the lot size and generally be limited to 2% of the lot with house and associated features deducted. Variance requests to exceed side and rear garden size may be considered by the ARC on a case-by-case basis.
- Raised gardens are to be constructed of materials that integrate with the home's existing materials and colors and surrounding landscape environment. (i.e. wood and/or stone or rusted/non-galvanized metal).
- At-grade gardens may be constructed with borders made of material that integrates with the surrounding landscape.
- Metal raised beds color shall be neutral earth tones and integrate with the colors of the home. Galvanized metal is not encouraged and may require painting.
- Front yard gardens shall not be fenced. Fencing for side and rear gardens will be considered on a case-by-case basis. Fences shall be an open wire material, no more than 4 feet in height (from elevation), and the style and material must integrate with the home.
- Garden areas shall not encroach on neighboring properties or EHCA common area(s). Location shall integrate with the design, materials, and colors of the home and reduce visual impacts from streets, neighboring properties, and common areas.
- Garden areas shall meet setback requirements (10 feet in front area, and 4 feet for side and rear garden areas).
- Drainage from garden must not be directed to or cause damage to adjoining properties.

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- Garden areas shall not be allowed within 5 feet of the home to adhere to firewise practices to minimize the potential of wildfire igniting the home.
 - Garden structures must adhere to overall EHCA landscaping guidelines (i.e. height of fences, trellises, privacy panels, etc.).
 - No plants shall be listed on the Colorado Invasive Plant Species list.
 - If gardens attract pests and wildlife that become problematic, the Association can require property owners remedy the situation.
 - Garden areas required to be properly maintained year-round, including but not limited to, removing temporary/seasonal coverings, dead plants, and seasonal equipment (cages, hoses, etc.).
 - Greenhouses are not included as a component of vegetable gardens and must be submitted as a separate request for review and approval by the ARC.

5.37. Water Features such as but not limited to, recycled water features, and fountains.

- Approval is required.
- Consideration will include, but may not be limited to:
 - Overall size
 - Must be integrated into overall landscape plan
 - Setback shall be a minimum of ten (10) feet from all property lines
 - Drainage from water feature must not be directed to or cause damage to adjoining properties.
- Water features must be maintained at all times.
- Ponds that are intended to support flora and fauna or wildlife (i.e. koi ponds) are not allowed.

5.38. Weather Stations:

- Approval is required based on the following criteria:
 - Equipment shall be located within property boundaries. It must not intrude on neighboring properties or EHCA common area(s).
 - Location must consider and attempt to integrate with surroundings and be as unobtrusive as possible to others in the community.
 - To the extent that measurements are not substantially compromised, equipment shall be placed in the rear or side yard.
 - When mounted on a post, the post must be a material and color that integrates into the surroundings and shall be no more than 5 feet in height.

5.39. Weed Management:

- Broadleaf and invasive/noxious weeds typically found within property boundary shall be removed.

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- Per the Colorado Noxious Weed Act, all property owners are required to control noxious weeds. The Association does not specify what weed management/treatment is utilized provided weeds are controlled.
 - Suggested treatment methods include:
 - Mechanical control such as mowing or hand pulling.
 - Herbicide Application. This should be done in coordination with La Plata County weed managers and local weed management services to ensure proper application.
 - Keeping weeds short, as some varieties will not flourish if kept cut.
 - Using mulch and cover crops to prevent weeds from flourishing.
 - Thorough revegetation after disruption of soils or after construction with EHCA approved seed mixes.

PRESIDENT'S
CERTIFICATION:

The undersigned, being President of Edgemont Highlands Community Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Policy was adopted by the Board of Directors of the Association at a dully called and held meeting of the Board of Directors on 6/17/2026 and in witness thereof, the undersigned has subscribed their name.

Edgemont Highlands Community Association Inc.,
a Colorado nonprofit corporation

Signed by:
By: Stephanie Utley
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Its: President

List of Resources

- [EHCA Landscaping & Exterior Improvements Project Submittal Form](#). This form is used to submit projects to the EHCA Architectural Review Committee (ARC). Forms are to be submitted to ArchReview@EdgemontHighlands.com.
- [EHCA Approved Garden Designs](#): The Association has adopted three preapproved garden designs. Property owners may install one of these preapproved garden designs without seeking prior approval from the EHCA ARC if the conditions outlined in the [EHCA Procedures for Installing Preapproved Garden Designs](#) are met.
 - [Butterfly and Hummingbird Design](#)
 - [High Elevation Design](#)
 - [Part Shade Design](#)
- [Edgemont Highlands Approved Plant List](#): This plant list was developed in coordination with professional landscape architects and local nurseries to offer a wide variety of mainly native plantings as well as some appropriate non-native plantings. Plants desired beyond the Edgemont Highlands Approved Plant List may be requested and will be subject to approval by the ARC.
- [Edgemont Highlands Grass Seed](#): The Edgemont Highlands grass seed mixes have been updated in coordination with CSU Extension Service, professional landscape architects, and local seed companies to offer property owners more than one option when seeding their property.
- [Privacy Panel Stepping](#): In situations where there is a desire to install multiple privacy panels, the panels are required to be stepped slightly with a minimum of 3 feet between panels. This document provides examples of different options to consider.
- [DarkSky Colorado](#): Organization devoted to restoring the nighttime environment and protecting communities and wildlife from light pollution.
- [Colorado State University \(CSU\) Extension](#): Resources include Emergency Planning, Garden & Landscape, Insects and Pests, Natural Resources and more.