



## **Hannah Ridge Homeowners Association**

### **Design Guidelines & Community Standards for Hannah Ridge**

**A Governing Document adopted by the  
Architectural Control Committee  
December 8, 2021**

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# Hannah Ridge Design Guidelines & Community Standards

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## Part 1 Introduction

In order to maximize the aesthetic benefits, bolster property values and ensure that a quality environment is created within Hannah Ridge, the following Design Guidelines and Community Standards have been adopted. These Guidelines and Standards are for Homes where Title has been transferred from the Builder to the Homeowner and Homes where the Title has been transferred from Homeowner to Homeowner. The Design Guidelines for the Declarant and Builders are included on the Final Approved Development Site Plan and within the Governing Documents for the Community.

These guidelines and standards are a tool to be used by the designated Architectural Control Committee (ACC) in conjunction with the Declaration of Covenants, Conditions and Restrictions for Hannah Ridge to guide the development in a sensible, managed process.

These guidelines will also provide direction to the Homeowner in preparing plans that will implement sensitive land use practices, promote design excellence, and make improvements that enhance the appearance of this quality neighborhood.

**These guidelines apply to all residents, including Tenants; it is the responsibility of the Property Owner to convey the rules to its Tenant.** It is highly encouraged that the Purchaser fully understands these guidelines prior to the purchase of their home.

### 1.1 Administration of the Design Guidelines

The Design Guidelines and Community Standards address architectural appearance, exterior improvements, landscaping and living environment standards and will be evaluated by the Hannah Ridge Architectural Control Committee (hereafter referred to as the "ACC") using these Design Guidelines. It is the responsibility of the ACC to ensure that all proposed improvements meet or exceed the requirements of these guidelines. In general, the goals of these various components are focused on creating harmonious relationships with the existing terrain, minimizing harsh contrasts in the landscape, and the encouragement of unassuming architecture appropriate to this unique environment.

### 1.2 Legal Authority

The legal authority for these Design Guidelines and Community Standards is grounded and defined in the governing documents of the "Declaration of Covenants, Conditions and Restrictions for Hannah Ridge." Under the terms of this document, the Board of Directors for the Hannah Ridge Homeowners Association hereby adopts these Design Guidelines and Community Standards. The Declaration shall govern, should any discrepancies occur between these Guidelines and the Declaration. These Design Guidelines and Community Standards are supplemental to regulations normally in effect

for this property, including at least the City of Colorado Springs Zoning and Subdivision Regulations, and applicable Federal, State, and County Regulations, as well as pertinent building codes. All construction shall comply with these Design Guidelines and all other applicable regulations. All property owners should refer to the recorded documents for the complete text of the Declaration. This Declaration is the basis of the authority for these procedures and is legally binding.

It is strongly recommended that all persons proposing any construction or improvements subject to review under these Design Guidelines and Community Standards seek the assistance of a qualified design professional, with appropriate skills, such as an architect, landscape architect, civil engineer, surveyor, etc.

### **1.3 Architectural Control Committee Structure and Responsibilities**

The ACC shall consist of three (3) or more persons appointed by the Declarant (until the last lot has been closed) and thereafter by the Board of Directors. **Absolutely NO Improvements shall be constructed, erected, placed, planted, applied, or installed upon any unit or property until proposed plans and specifications have first been submitted and approved in writing by the ACC.** The ACC shall use the general and specific provisions of these Design Guidelines in making its decisions regarding plan reviews. Also, the ACC shall exercise its reasonable judgment to the end that all Improvements conform to and harmonize with the existing surroundings, residences, landscaping and structures. (See Section 6.1 of the Declaration for further information)

### **1.4 Variances**

Approval of any proposed plan or improvement is within the sole discretion of the ACC, which may also grant reasonable variances or adjustments from any conditions or restrictions imposed by the Design Guidelines, when circumstances such as hardship, aesthetic or environmental conditions require. (See Section 6.8 of the Declaration for further requirements of a variance.) Such variances or adjustments may be granted only if they shall not be materially detrimental or injurious to other property or improvements in the neighborhood and shall not militate against the general intent and purpose of the Design Guidelines.

### **1.5 Revisions**

The ACC reserves the right to revise these Design Guidelines from time to time as changing conditions and priorities dictate and as outlined in the Declaration. Final approval of all revisions will be given by the Board of Directors. Upon final approval, this document (or portions thereof) shall be distributed to all owners. Lot improvement approvals given prior to any revision shall remain approved based on the guidelines at the time of approval and shall not require change unless a revision is made at a later time for which the amended standard applies.

## **1.6 Fees and Deposit**

The ACC has established a reasonable process and review fee for considering requests on plans submitted. The Review Fee and Deposit (Landscape Assurance) for the initial landscape plan is paid to the Association at the time of closing. Please contact your Builder or the Management Company for a fee and deposit schedule.

## **1.7 Definitions**

Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Declaration.

## **1.8 Interpretation**

The Guidelines are subject to interpretation by the ACC, recognizing that it is not feasible for every possible scenario to be defined in this document. The ACC is, therefore, given broad authority to interpret the intent of these Guidelines and apply that basis to submittals of improvements that may not be fully established in these Guidelines.

## **Part 2 Design Review Procedures**

### **2.1 Submission of Drawings and Plans**

For plan review, the Owner shall submit to the ACC one set of plans, drawn to scale, with construction documents that include the following, but not limited to:

- a. Walks, decks, accessory structures, play & recreational accessories & equipment, fencing, landscaping & retaining walls.
- b. Indication of all proposed exterior materials.
- c. Any and all proposed improvements, including awnings, hot tubs, play equipment, animal control areas, etc.

For exterior colors and materials review, the Owner shall submit the following information to the ACC:

- a. Proposal of all finished exterior materials and colors, including but not limited to siding, downspouts, fascia, gutters, roofing, garage doors, front door, trim, etc.
- b. Samples of materials of appropriate size may be required at the discretion of the ACC.

For landscape plan review, the Owner shall submit a plan (drawn to scale) with sufficient detail to allow for a comprehensive review by the ACC.

The following guidelines shall be utilized in preparing the drawings and/or plans:

- a. The drawing or plan shall be done at a scale of 1"=10' or 1"=20' and should depict all property lines of the lot and the "footprint" of the home as located on the lot. Existing improvements, in addition to the home, shall be shown on the drawing and identified. Existing improvements would include (but not limited to) driveways, walkways, patios, decks, trees, lawn, shrubs, etc.
- b. All proposed plant locations, types, quantities and sizes as well as the location of turf and other groundcover materials shall be shown on the plan and labeled. The plan shall exhibit grading and layout of all additional landscape improvements such as berms, retaining walls, walks and structures.

For review of ancillary improvements such as sheds, dog runs, fencing, play and sport equipment, hot tubs, lighting, gazebos, etc., the Owner shall submit a plan (drawn to scale) for ACC review. The following information shall be included in the plan:

- a. A description of the proposed improvement(s), including the proposed materials and colors and the dimensions of the improvement(s).
- b. A proposed location of the structure in relation to the property lines of the lot and the "footprint" of the home as located on the lot.
- c. A diagram or brochure of the proposed improvement is always helpful in expediting these submittals.

## **2.2 Action by Architectural Control Committee**

The ACC will review all plans submitted for approval. Additional materials may be required, which may postpone action until all the required materials have been received. The ACC through the Community Manager will contact the Homeowner if additional materials and/or information are necessary to provide a comprehensive review of the plans.

The ACC will act on the plans within 30 days after receipt of all materials required (unless the time is extended in writing by mutual agreement). A written response will be sent by email or mail within 10 days of the ACC decision. The ACC may extend the timeframe up to an additional 20 days upon notification of the applicant. It shall be the Owner's responsibility to obtain the written approvals prior to the commencement of any work. Failure of the ACC to respond in writing within 30 days of request shall deem the submitted plan(s) as an automatic denial.

The ACC, Community Manager or a Representative of the Association shall have the right to inspect the work and the right to file a notice of noncompliance where warranted.

## 2.3 Revisions and Additions to Approved Plans

Any revisions and/or additions made to the approved Architectural or Landscape plans must be resubmitted for approval and are subject to additional fees. The revised plans must follow the requirements outlined above.

## 2.4 Period of Plan Validation

Final approval of plans shall be valid for twelve (12) months from the date of the approval notice unless otherwise agreed to by the Board of Directors and the Homeowner in writing.

# Part 3 Design Guidelines & Community Standards

The Community Standards established by these guidelines will help preserve the inherent architectural and aesthetic quality of Hannah Ridge. The improvements made to properties within the community shall be in harmony with the surrounding environment and shall not be detrimental to the rest of the community.

## Site Development Standards

### 3.1 Grading, Drainage and Erosion Control

Upon completion of construction and prior to closing or shortly after closing, each lot/yard will be graded with the final grade documented by a final grade certificate (GIC) to comply with Local Codes that will leave the property in optimum condition for proper drainage. All disturbed areas shall be re-vegetated or landscaped in accordance with an approved plan.

Residents of Colorado are subject to extreme weather conditions such as heavy, rapid rain showers and extreme amounts of snow resulting in substantial drainage runoff. The runoff generated from this moisture can create eroding conditions on unimproved lots that may result in grading and drainage problems.

Surface drainage upon and across any lot must be addressed through the implementation of sound construction and grading practices. Existing points of entry and exit to and from a lot by historic surface drainage must be respected. **Any improvement, which creates an obstruction to surface flows resulting in a backup of water onto a neighboring lot or tract, is strictly prohibited.** Once proper drainage is established by the builder and the home is closed, it is the responsibility of the Owner to insure that proper drainage & erosion control to include Storm Water Requirements around the home is provided and maintained. The Owner is responsible for any damage caused to adjacent properties that is the result of their failure to properly install erosion control, maintain the final grade or properly install their landscaping. The Owner will be responsible for any fines associated with failure to properly install and maintain the proper Storm Water Requirements or erosion control.



### **3.2 Exterior Colors and Materials**

Variation in colors and materials will be maintained from homes next to each other and across the street.

### **3.3 Retaining Walls**

Retaining walls may be used to accommodate or create changes in grade. Walls must be properly anchored to withstand overturning forces and should incorporate weep holes into the wall design to permit water to be released behind them. Walls should be as low as possible, not to exceed four (4) feet in height, and should be located so as to not alter existing drainage patterns. If an area requires retainage of higher than four (4) feet, walls should be terraced to a maximum height of four (4) feet to minimize impact. Lot line retaining walls are NOT permitted.

Materials used to construct retaining walls should complement the natural surroundings and the architecture of the residence with the use of rock boulders, stone, masonry or certain types of treated landscape timbers. The use of railroad ties is NOT permitted. See Landscape Section 5.10 for additional information on Retaining Walls.

### **3.4 Driveways, Parking and Storage of Vehicles**

The extension and expansion of driveways is strongly discouraged and requires specific Committee approval. Any approved expansion or extension shall comply with all pertinent building codes. Any approved expansion or extension will NOT be intended for parking or storage of any vehicle off the driveway on a side yard. Additionally, any driveway extension shall not obstruct, be in, or cover up the main house water shut-off valve box. Any vehicles, not limited to, but including commercial vehicles, trailers, RV's, campers, boats or vehicles in need of repair or stored may NOT be parked or located in a driveway, yard or Right of Way (street or parkway).

Commercial Vehicles are defined as a vehicle with any of the following characteristics:

- a. Commercial equipment mounted on a loading platform;
- b. Utility/Service vehicles that are not city or county employed;
- c. All-terrain vehicles;
- d. Any vehicle over 10,000 lbs. and 21' long;
- e. Any vehicle which does not fit wholly within a garage.

The Association, in its sole discretion, shall have the authority to determine whether or not a vehicle is deemed to be a recreational or commercial vehicle.

All vehicles are to be parked in the garage or on the driveway within the lot, parking on the driveway is limited to four (4) vehicles. Vehicles shall not be parked on landscaping or sidewalks.

**No motor vehicles owned, leased, rented or used by Owners or related users shall be parked overnight on any street (Between the hours of 1:00 A.M. and 6:00 A.M.) within the community area. The Board reserves the right to approve temporary parking. Please reference Section 5.15 of Declaration of Covenants for Restrictions on Parking and Storage of Vehicles.**

## **Auxiliary Improvement Standards**

All of the following improvements require ACC approval, unless specifically noted otherwise.

### **3.5 Accessory Structures and Gazebos**

Accessory structures shall be defined as completely enclosed structure having a door(s) or window(s). Gazebos are defined as open structures that cannot be enclosed with either windows or doors. Accessory structures & gazebos will be defined & interpreted solely by the ACC & shall include but not be limited to sheds, greenhouses, playhouse, garden, utility or storage sheds, etc. They shall be located in the rear yard and shall adhere to the Architectural and Site Development Standards. **Such structures shall not exceed One Hundred (100) square feet in floor area and eight (8) feet in height above the existing & established grade that the builder has established.** The structure is to be free standing and not attached to the home. Unless specifically approved by the ACC. It shall be complimentary to the architectural style of the primary home. The Owner is responsible for obtaining any Building Permits that may be required.

Requests for approval of accessory buildings will be reviewed on a case-by-case basis, taking into consideration the lot size, square footage of the home, proposed location and the impact on adjacent properties. No more than Two (2) "accessory structures" of any kind shall be permitted per lot, if approved.

No structure will be permitted to be placed such that it will interfere with drainage flow on the lot.

Materials & colors of accessory structures, including roof & siding materials, shall match the home. No metal or plastic buildings will be allowed. Prefabricated wood structures are allowed as long as the roofing and siding are in harmony with the style and colors of the home.

In addition, accessory structures, driveways, and/or additions are NOT permitted within the 5-foot side, or 7-foot rear public easements (unless the Builder or Declarant has placed one there originally).

Structures must be constructed, located and screened to minimize the visual impact to adjacent properties, trails and parks as determined solely by the ARC. Structures

facing CORNER LOTS must be screened from the side street with (minimum 8 foot) evergreen trees.

Additional requirements are:

- Must be of the same, or generally recognized as complimentary, architectural style and color as that of the residence.
- Any utilities to accessory building shall be underground.

### 3.6 Air Conditioning Units

Ground level air-conditioning units must be installed at street level only and must be located in a side or rear yard. Window and roof-mounted air-conditioning units and evaporative coolers (When approved by ACC) are to be placed on the rear and sides of the home.

### 3.7 Window Treatments and Awnings

**Window Treatments:** Window treatments facing a street or common area park must appear permanent and be maintained in like-new condition. Cloth, blankets, newspaper, etc. are not allowed. Window tinting is also prohibited. Use of bright, unfinished, colored, reflective, or mirrored surfaces on or behind glass is not permitted.

**Awning:** Patio covers; awnings and shutter colors must be complementary to the exterior color of the home and also integrate with the architectural style as determined solely by the Committee. Awnings are permitted on side and rear elevations only. Acceptable awning treatment includes solid color, treated canvas fabric. Unacceptable awning treatments include thin wood lattice, metal, plastic and untreated or striped fabric. Awnings must be maintained in like-new condition. Where utilized, support posts for patio covers must be a minimum 4" x 4" in size.

### 3.8 Fencing

To allow for a more open, spacious feeling for the neighborhood, ***individual lot fencing will be STRICTLY LIMITED to specific styles, types, materials and coloration referenced below.*** It is highly recommended that purchaser's fully understand the fencing restrictions at Hannah Ridge and their fencing needs before they decide to proceed with the purchase of a home in this subdivision.

**On lots that back up to a designated open space, only Open 3 Rail Fences will be allowed. On these lots, Owner can install a privacy fence on the side. The side privacy fence must be angled so that the connection of the privacy fence is the same height as the top of the Open Rail Fence Post.**

**Cedar Picket Privacy Fence:** Cedar picket privacy fences having a maximum height of 6', with 4" x 4" Cedar posts, 2" x 4" Cedar rails and Cedar pickets not less than 4"

or more than 6" in width, placed vertically with minimal (less than 3/16") or no spacing are allowed. The pickets shall be installed to face outward on the front of the property and on any side of the fence that faces the street, park, or open space. Metal posts can be used as long as the post is wrapped or boxed in (covered with cedar, pickets can be used) so that the posts are not visible. When cedar privacy fences abut a development wall, the cedar privacy fence cannot be higher than the development wall. In this instance, the cedar privacy fences can be installed on the side of the property and tapered starting with the last (2) sections so that the end of the fence is the same height as the top of the posts on the development fence.

**Open 3 Rail Fence:** Open-rail, Pressure Treated or Rough Cedar 3-rail fence prototype with 6 x 6 posts at eight (8) feet on center are allowed. The fence shall be constructed with Pressure Treated or Rough Cedar 2" X 8" rails and Pressure Treated or Rough Cedar 6" X 6" posts. The top RAIL shall be 48" (inches) in height, with the POSTS placed 54" (inches) in height from the ground level to the top (the rail spacing shall be uniform and equal). The top of the post shall have a 30-degree bevel on all 4 sides of the post. All rails must face outwards toward the street.

**Containment on Open Rail Fencing:** Limited-visibility welded wire fabric mesh having 2" x 4" openings may be used, however the wire mesh MUST be fastened to the INSIDE of the fence (on the Owner's property side) in all situations to improve containment of pets. (In other words...the wire mesh is sandwiched between the rails and the posts). All welded wire fabric mesh must be 16 to 18 gauge non-rusting material and non-colorized. The fence will NOT be allowed to have the 2 x 4 weld wire on the outside rails facing the street. The welded wire must be sandwiched between the post and rail.

Pending approval by the ARC, stone, cultured stone, or wrought iron fencing may be approved. On alternative fence designs, the ARC may require documented consultation with adjacent neighbors that are directly affected by the proposed fence.

**Setbacks:** All fencing must be set back a minimum of four (4) feet from the front corner of the home (not including a porch element). Matching the wing fencing for the adjacent property is encouraged as long as the minimum setback is met.

**Common Property Line Fencing:** Double fencing of property lines is NOT allowed. Double fencing occurs when both Homeowners install a fence along side each other down the same property line. Each Homeowner must tie into, or transition into a neighbors existing fence (that was there first) without creating a double fence situation. All Homeowner fences must be constructed on their own property lines. Homeowners (Owners) are solely responsible to ensure that any fencing they install is installed on their property. Owners will be responsible for any costs associated with fencing that they install that is not installed on their property to include adjacent fences that may be affected by the installation. It shall be up to each Homeowner to negotiate the shared cost (if any) of a common fence. No diagonal or cross-bracing shall be allowed.

**Fence Treatment:** A wood sealer with no or minimal (20% or less) pigmentation shall be the only sealant allowed on fencing to maintain a consistent appearance throughout the community. The sealant shall be applied a minimum of once every two years to maintain the appearance and integrity of the wood material.

**Example:**



**Unauthorized Fence Materials:** Painted fences and those constructed with chain link are strictly prohibited.

**Dog Runs:** Dog runs are restricted to side and rear yard placement. The maximum size for the dog run is 300 square feet. The dog run area must be at least five (5) feet from the side property line and be attached to the home. Dog run fencing may be constructed with either style of approved fencing, but cannot exceed the maximum height allowances for the fencing selected. The dog run must be adequately screened from the adjoining residences and streets, The ARC at their discretion may require plantings to screen the dog run. Owners may install invisible electric pet fencing in the rear and side yards only.

**Individual lot owners are responsible for the maintenance of the inside of any Community walls or fencing on their lot.**

### 3.9 Exterior Lighting

Exterior lighting that is installed and maintained on lots within the Community must be either directed downward, indirect or of such controlled focus and intensity so as not to disturb the residents of adjacent and neighboring properties. Flood lighting, sodium vapor, or other harsh HID light sources will not be allowed. The ACC will consider the visibility, style, location and quantity of light fixtures when evaluating plans. The only exception to this is Builder or Declarant Model Homes. Builder or Declarant shall have the right to illuminate their model homes with lighting.

### 3.10 Hot Tubs and Jacuzzis

Hot tubs and Jacuzzis should be designed as an integral part of the deck and patio area and be located in the rear yard area with appropriate screening from adjacent neighboring properties, parks and streets. Owners must insure that it does not create an unreasonable level of noise for adjacent property owners.

### 3.11 Play and Sports Equipment

All play & sports equipment shall be located in the rear yard (except for basketball) areas and shall be situated at least five (5) feet from side property lines and seven (7) feet from the rear property line, outside of all utility and drainage easements. Play equipment shall be located so as not to create an undue disturbance and visual impact, as determined solely by the ACC, on neighboring properties.

**Play equipment/structures shall not exceed Twelve (12) feet in height.**

Acceptable materials & colors for all play equipment & canopies on play equipment shall be a solid muted color or wood in a natural stained color.

**Basketball Units:** Pole-mounted backboards shall be placed in the front yard along the outside edge of the driveway at least half the length of the driveway away from the street, or in the rear yard areas. Backboards shall NOT be located along any sidewalk or street. The location must not impede or obstruct the use of the garage or driveway, and the backboard/goal must be leveled so that the goal is balanced and standing upright. Backboards must be white, off-white, clear or other neutral colors, in the sole discretion of the ACC. **Portable freestanding basketball boards must be properly stored (ON A DAILY BASIS) when not in use, and are NOT allowed in the streets or parkways.** No equipment shall create a hazard to any homeowner and recreational equipment shall not be used between the hours of 10:00 PM to 8:00 AM.

### 3.12 Satellite Dishes and Antennas

One satellite dish/antennae (two, if one is required for picking up local stations) may be installed on a residential lot subject to the following conditions:

- A. The satellite dish/antennae shall be one meter or less in diameter.
- B. To the extent feasible, the satellite dish/antennae should be placed in the rear or side of the home or yard.
- C. The satellite dish/antennae should be installed at the lowest possible placement, utilizing ground level sighting (unless a signal is unattainable).
- D. Other than the home, no equipment shall be attached to any wall or fence.

### 3.13 Signage

The purpose of the Community Signage Program is to maintain the residential Character and high aesthetic value of the community. Consequently, the use of signs will be strictly limited within the community according to the following guidelines and objectives:

- a. **Objectives** – A community signage program has been established for the community. The signage requirements and guidelines apply to all

permanent and temporary signs posted within the community. Builders must adhere to all signage requirements.

- b. **Builder Sales Center Signage** – Builder may design its own sales center signage, subject to Developer approval.
- c. **Builder Lot Signage** – Builders are allowed up to two signs for each lot/property. The primary sign shall not exceed 48” x 48”; the secondary must not exceed 18” x 24” and sign design/layouts must comply with the pre-approved builder sign concept. Contact Developer for samples of approved signage.
- d. **Developer Provided Signage** – The following is a list of community signage that could be provided by the Developer:
  - Community Entry Signage
  - Neighborhood – Monument Signs
  - Construction Signage
  - Marketing Signage
  - Directional and Way-Finding Signage
- e. **Resale Signage** – Owners/Realtors may place one (1) “For Sale” or “For Rent” sign on their property. These signs may be located in the yard, or in a window only. Such real estate signs may not be larger than 18” x 24” and must be professionally produced (no hand lettered signs). Real estate signs must be removed within 10 days of sale or lease of the property
- f. **Residential Signs** – miscellaneous residential signs shall not exceed 24” x 36”. The maximum number of signs allowed is two (2). The Signs are to be displayed on the Owner’s property. **Commercial Signs, Contractor solicitation or advertising signs of Any kind are strictly prohibited.**
- g. **Garage/Yard Sale Signs** – Garage/yard sale signs shall only be Displayed one day prior to the sale and must not exceed the size Specified above. Owners are responsible for removing signs the day After the sale. Signs shall not be affixed within any public right of Way to include street signs, stop signs light poles or other signs.
- h. **Miscellaneous Signage:**
  - 1. **Security Decals:** Small decals placed on windows or the exterior of the Home indicating a security system exists on the property are allowed.
  - 2. **Political Signs:** In an effort to be sensitive to neighborhood aesthetics, while respecting an individual's right to freedom of

expression under Colorado law, the Association shall permit signage to be displayed on lots in accordance with the following::

- a. **Maximum size:** 24" x 36"
  - b. **Number of signs:** Maximum of one (1) political sign per political office or ballot issue.
  - c. **Where Displayed:** Signs may be displayed in a window of the home or directly adjacent to front door steps. **Political signs cannot be placed in common areas throughout the Community.**
- i. **Flags** are limited to one (1) 3' x 5' flag per home or lot. Flags can be attached to the home with a pole or if approved by the Association, a pole installed in the front lawn. In accordance with etiquette, the American flag is to be taken down at night unless it is lighted. Any such lighting must be pre-approved by the Association.

### 3.14 Swimming Pools

Requests for swimming pools will be reviewed on a case-by-case basis by the ACC with consideration given to, but not necessarily limited to, the size of the yard area, setback and impact to adjacent properties, and the size of the swimming pool.

### 3.15 Trash Collection and Containers

Each Purchaser acknowledges that in an effort to save the Community and the residents money, avoid multiple trash collections, excessive wear on community streets, increased traffic within the Community and safety concerns, the Homeowners Association has selected one residential trash collection service provider for the Community. The chosen service provider will collect trash on a specified date for the entire Community.

Upon occupancy of a dwelling unit, service will be established by the Management Company for the new residents. The cost of waste removal shall be a common expense, included in the assessment. Trash service charges will NOT be refunded to any Owner regardless of a home sale, relocation, non-occupancy, military deployment, or non-use of the services for extended vacation or other reason.

Owners must acknowledge that they are required to use the residential trash collection services (including any limitation in collection limits and date of collection) selected by the Association and are expressly prohibited from arranging alternative trash service.



The cost of trash service cannot be separated from the assessment for Owners renting their unit; this arrangement must be a separate agreement between the Owner and its tenant, not involving the Association.

Collection containers shall be stored in a screened location and in a manner not visible from the street. Trash containers must be removed from the street on the pick up day. Trash/trash containers are not to be put out earlier than 9:00 pm the night before the scheduled pick up day; all trash must be placed within a container having a lid or secured in such a way to prevent the trash from blowing onto the property of others or into the common areas.

Any issues arising regarding an Owners' service should be addressed to the Management Company for prompt resolution. Because the service contract is written between the Association and the Service Company, the company will not have the individual unit owners name in their record.

### **3.16 Outside Storage of Lawn Equipment and Fire Wood**

When not in use, all equipment and materials for the maintenance and recreation of a Lot or Dwelling Unit shall be stored in an enclosed building or otherwise adequately screened so as not to be visible from neighboring properties or adjoining streets. Fire wood kept on the property must be placed in the rear yard away from the home neatly stacked and adequately screened so as not to be visible from neighboring properties or adjoining streets. ACC approval is not required for wood storage as long as it is properly stacked and screened.

### **3.17 Yard Ornaments**

Yard ornaments such as birdbaths, birdhouses, fountains, water features (Water Features installed next to foundations may void the Builders Warranty, check the Warranty for your home before installing a water feature), sculptures, and statues require ARC approval prior to installation. Placement of yard ornaments in the front yard is discouraged. Freestanding flagpoles on private lots shall not be allowed except in model home areas or other areas subject to specific approval by the ARC.

### **3.18 Exterior Painting and Repainting**

ARC approval is required for the exterior repainting (Changing of the original approved color) of lot improvements. The submittal must contain the manufacturer's paint chips with name and code number. Approval will be based on, but not be limited to, the color tone and brightness, the home's architecture, stone or brick accents, roofing color, compatibility with other body/trim colors, and the colors of neighboring properties. Downspouts should be painted to match the surface to which it is adjacent, causing them to have minimal visual impact. Generally, garage doors should be painted the same as the body color.

### 3.19 Holiday Lighting

While Holiday lighting does not require approval, the brightness or direction in which this lighting is installed should not intrude on neighboring homes. Holiday lighting is a temporary improvement and may not be installed on any home before October 15 and must be removed in its entirety (including all holiday lighting accessories) by January 31.

### 3.20 Security Hardware

Security window bars and roll-up coverings are not permitted.

### 3.21 Clotheslines

Outdoor clothes poles, clotheslines or other facilities for drying, airing clothing or household goods are not permitted on any Lot. No laundry or wash shall be dried or hung outside any dwelling unit or other improvement.

### 3.22 Dog Houses

Dog house exterior colors and materials shall match the residence. The maximum size shall be 4' x 4' and shall not exceed 4' in height. In making submittal for plan approval, owners should include the proposed location of dog house along with a sketch or diagram, identifying materials and colors.

### 3.23 Address Numbers

House numbers shall not exceed Six (6) inches in height.

### 3.24 Animals and Pets

No animals, livestock or poultry shall be kept, bred or raised on any lot within the properties except ordinary household pets belonging to the household. Additionally, pet breeding is NOT allowed. Household pets, such as dogs and cats, must be contained upon the owner's privately owned site, and such pets shall not be permitted to run at large at any time. ("at large" means off the premises of the pet owner).

Pedestrians who are accompanying a pet must have the pet under control by use of a leash. Voice commands alone are NOT acceptable measure for adequate pet control. **Animal excrements must be collected immediately and disposed of by the owner in respect to the property of others, including the common areas.**

In compliance with City and County resolutions, an owner must prevent his/her dog (or pet) from disturbing the peace of others caused by loud, habitual, or persistent barking, howling, yelping, or whining.

**Pet owners are expected to pick up and properly dispose of any feces deposited by their pets within the Community Area. An additional assessment or fine may be imposed for each failure of the Member (or any of their family, guests, or invitees) to pick up and properly dispose of any feces left in the Community Area by any pet owned by them or under their control. The assessment or fine is intended to defray any costs incurred by the Association in removal of the pet feces within the Community Area.**

**3.25 Tree Houses** – Tree houses are not permitted.

### **3.26 Motor Homes/Recreational Vehicles**

Recreational vehicles are NOT permitted to be kept or parked in residential areas unless they are parked and stored in an attached garage that has been approved by the ARC. Owners are given up to 24 hours for loading and unloading purposes. Owners having visitors with recreational vehicles should contact the Management Company to discuss acceptable temporary parking arrangements during their visit.

### **3.27 Motorcycles**

All vehicle regulations apply to motorcycles as well, utilizing the garage for storage when not in use.

## **Part 4 Architectural Standards**

### **4.1 Decks**

Decks must maintain the overall form and be a natural extension of the architecture. Decks and balconies must be integrated into the building (match the existing exterior finish) through the use of similar materials and detailing.

Wood deck materials shall not be left to weather naturally. Decks can be treated with either stain or paint. Stain shall consist of no more than a 10% pigmentation color. The color shall be an earth or natural tone as determined by the Committee and must match either the trim or body color of the home.

### **4.2 Solar Equipment and Skylights**

All solar equipment and skylights require ACC approval. The installed equipment shall be incorporated into the structure and building envelope and shall be architecturally compatible with the residence.

Bird and small animal screening or panels that match the color of the roofing material is to be installed on solar equipment so birds and/or small animals cannot build nests under the equipment. If nests are built, it is the Owners responsibility to remove or have the nests removed at their expense.

### **4.3 Roof Replacements and Rooftop Equipment**

Replacement roofing must be of the same style as the original roof installed on the home. ACC approval is required if roof material, designs or color is changed from the initial roof. Roof material and color should be complementary to other materials and colors on the home. Rooftop equipment must be approved and be painted to match the roof material or be complementary to the exterior of the home, installed to minimize visibility.

### **4.4 Storm Doors**

ACC approval is required for the addition of screen doors or storm doors added to a home. Applications should include a brochure of the proposed improvement(s).

## **Part 5 Landscape Standards**

The landscape guidelines for Hannah Ridge are intended to promote variety while strongly unifying the neighborhood.

The design principles and features to be used in achieving the landscape character include:

- Providing a variety of seasonal color, textures and forms. This will provide year-round interest and diversity.
- Allow landscape to flow throughout the community instead of delineating lot lines.
- Utilize landscape to enhance desirable views and to screen less desirable views. The proper placement of landscape materials is important in how the community looks and feels.
- Provide sufficient size and quantity of landscape materials for initial impact. The landscape should feel substantive even in the community's early years.
- Interesting and varied streetscapes which de-emphasize and mitigate the impact of garages while emphasizing other interesting architectural components and features.
- Landscape materials, colors and textures that provide visual interest, depth and detail appropriate for the lot and architectural style of the home.

### **5.1 Turf Areas**

#### **A. Front Yards**

An acceptable landscape plan must include at least one deciduous OR evergreen tree (per planting requirements) in the front yard. On a corner lot, the tree cannot be planted in the visibility zone. Each front yard will be required to have a minimum of (6) six shrubs placed 4 to 6 feet on center. A minimum of 50% when achievable and a maximum of 70% of the non-paved areas of the front yard shall be covered with a sodded lawn or its

equivalent. **Note: Cherokee Water District limits the total amount of sod for a lot to a maximum of 1500 square feet.**

### **B. Side Yards**

Whenever the side yard measures (5) five feet or less between the driveway and the lot line or between homes, the landscaping shall be installed with a focus on drainage so that it does not negatively impact the neighboring homes. Decorative rock with no plantings is recommended in these areas.

If any area more than five (5) feet wide exists between a driveway and a side lot line, or between a dwelling and a side lot line, 65% of that area must be covered by a sodded lawn or equivalent. Decorative rock with plantings will be reviewed for approval at ACC discretion.

Where no side yard fencing exists, landscape bed lines must blend with the adjacent lot to avoid visual delineation of property lines (see Section 5.9).

### **C. Rear Yards**

At least 50% of the rear yard shall be covered with sod or its equivalent. An acceptable landscape plan shall include a minimum of two trees in the rear yard. Deciduous trees shall be a minimum of 2 ½" caliper and evergreen trees shall be a minimum of six (6) feet in height. Unplanted rock or mulch areas are not allowed. **Note: Cherokee Water District limits the total amount of sod for a lot to a maximum of 1500 square feet.**

### **D. Synthetic or Artificial Turf**

With ACC approval, Synthetic or artificial turf can be installed in front and rear yards. To ensure that a quality turf product that meets the aesthetic requirement of the Community is installed, a physical sample of the proposed synthetic or artificial turf must be submitted with the Design Review Application.

## **5.2 Planting Requirements**

The minimum size for plant material (at time of planting) in Hannah Ridge is:

- |                    |                  |
|--------------------|------------------|
| a. Deciduous Trees | 2 ½ inch caliper |
| b. Evergreen Trees | 6-foot height    |
| c. Shrubs          | 5-gallon         |
| d. Perennials      | 1-gallon         |

All beds must contain enough plants so that there are no big expanses of areas without significant plant material.

- a. Small to medium shrubs must be planted at three (3) to four (4) feet on center and be five gallon size.
- b. Large shrubs must be planted four (4) to six (6) feet on center and be seven (7) gallon or up in size OR be balled and bur lapped.

- c. Perennials shall be 1-gallon in size and planted a maximum of 18 inches on center.

### **5.3 Mulch and Rock Areas**

Stone or gravel mulch with harsh, unnatural or high contrast colors shall be prohibited, including the use of white marble and lava rock. Dyed or painted rock is also prohibited. Decorative rock mulch having a size of between  $\frac{3}{4}$ " –  $1\frac{1}{2}$ " diameter shall be used in planting beds. Decorative rock larger than  $1\frac{1}{2}$  inches in diameter is not allowed for this purpose.

Natural wood mulch has environmental advantages to plant material and its use is strongly encouraged. Planting beds for perennials and/or annual plants must include mulch or decorative rock as a groundcover, avoiding bare soil and lined with landscape fabric as a weed barrier (no plastic allowed). The mixture of rock and wood mulch in the same planting bed is not permitted unless proper delineation of materials is achieved.

### **5.4 Edging Materials**

All wood mulch or decorative rock areas that are adjacent to turf or contrasting ground cover materials shall utilize metal, brick, concrete, or other professional quality edger to define the planting areas and provide a clean maintenance edge (plastic edging is not permitted). This does not pertain to single trees or single shrubs planted in turf areas. All edging materials must be installed so as to not impede the approved drainage design for the lot.

### **5.5 Landscape Irrigation System**

To minimize damage from lack of watering to the landscaping, an underground automated irrigation or sprinkler system is REQUIRED to be installed in all landscaped areas. Care shall be given in the design of the system to minimize overspray onto walkways, driveways and streets. Drip irrigation should be used for plant material wherever possible to minimize water usage. Pop/up spray irrigation must be kept a minimum of 3 feet from foundations.

### **5.6 Vegetable Gardens**

- a. Gardens must be located in the rear yard and outside all easements.
- b. Gardens shall not be located where lot drainage patterns would be impaired.
- c. Gardens shall not be placed within 5' of the foundation of the home.
- d. The maximum garden size allowed is 400 square feet.
- e. Plants may not exceed four feet in height.
- f. Dead plants must be removed or mulched into the soil at the end of the growing season.

## 5.7 Sight Visibility Triangle Maintenance

The Owners of private property containing a traffic sight visibility triangle (Corner Lots) are prohibited from erecting or growing any obstructions over three feet in height above the elevation of the lowest point on the crown of the adjacent roadway within the triangle. The Triangle covers a 25 foot radius from the center of the triangle. Refer to the Recorded Development Plan if there are questions as to the location of these areas.

## 5.8 Soil Amendment and Turf Installation

All turf areas must be amended with a minimum of three (3) cubic yards per 1000 square feet of an acceptable soil amendment (either peat moss/compost mixture, or a peat moss compost/manure mixture) mixed to a depth of 3-4 inches. Turf must be kept a minimum of three (3) feet from all foundations. The minimum width of a lawn area is 5 feet unless otherwise approved

## 5.9 Lot to Lot Landscape Transition

Landscape between lots shall provide a cohesive relationship that de-emphasizes the lot lines. Tree and shrub massing as well as turf areas shall blend together across lot lines; hard edges such as mow strips, edging and walls between lots shall be minimized.

Where mulch or rock areas on adjacent side-yards abut one another, a single unified planting bed with a consistent edge line shall be installed in both yards. One type and color of decorative rock, cobble/drainage rock or wood mulch shall be used throughout the abutting landscape area. Two different types of decorative rock or wood mulch (from one yard to the next) in the same planting bed are NOT ALLOWED. It shall be the responsibility of the last Homeowner to match the approved & or installed existing landscape design of the existing Homeowner.

## 5.10 Flower Beds/Retaining Walls on front of Homes

**While they may be desirable, we do not recommend installing built up flower beds on the front of home with retaining walls. Since the utilities for the home are installed in the front lawn of most homes it is not uncommon for settlement to occur in these areas. Depending on the Builders Warranty, settlement of walls or flower beds that occur in these areas may not be covered under the Builders Warranty. Please check with your Builder before installing these walls.**

## 5.11 Downspout Drains

If the gutter downspouts are connected to underground pipes, please make sure that the pipes are day lighted (Installed with an Opening at ground level) so that the precipitation from the roof drains on top of the ground. Drains that are not Day lighted can cause settlement in the yard and damage to exterior concrete.

## 5.12 Water Features

Water Features: It is the responsibility of the Homeowner to check their Builders Warranty before installing a Water Feature, as Water Features next to foundations may void this Warranty.”

## 5.13 Site Maintenance

Owners shall keep all landscape material, accessories and debris properly stored and disposed of in an appropriate and timely manner as determined solely by the ACC. Owners shall keep topsoil, mulch, sod, rock and other material properly stored and stockpiled on the owner’s lot and not on the public right of way (street) when in the process of landscaping, avoiding the creation of a potential traffic hazard.

Additionally, owners shall not cause erosion issues with surrounding properties. Any damage to public improvements during landscaping, such as curbs or right of ways (streets), shall be the responsibility of the owner to repair to its original condition.

**Landscaping Materials shall not be stored on the street overnight. In addition to damage to streets and curbs, Owner is responsible for any Stormwater fees or fines associated with the storage of landscape materials on the street.**

## Part 6 Miscellaneous

### 6.1 Timeframe for Submittal and Completion of Landscaping

A landscape plan indicating any grading changes, erosion control and reclamation, and formal landscape features shall be completed within 90 Days (excluding the months of November thru March) of occupancy of the dwelling unless otherwise approved.

All planting that occurs on the property shall conserve and complement existing landscape. All yards shall be landscaped and thereafter maintained, including areas of natural vegetation of trees, surface boulders, or other natural features.

### 6.2 Non-Liability

ACC approval pursuant to these Design Guidelines does not approve or guarantee engineering design or compliance with laws and applicable governmental ordinances or regulations (such as zoning and building ordinances). Furthermore, approval by the ACC does not reflect any representation by the ACC, its members, the Association nor the Declarant or assume any liability or responsibility for engineering design or compliance with laws and applicable governmental ordinances or regulations or any other matter relating thereto, other than these Design Guidelines.

Neither the ACC, its members, its agents, the Association, the Directors of the Association, the Declarant, nor any successors, assigns, agents, employees or officers of them shall be liable to any Owner or other person for any damage, loss, or prejudice suffered or claimed an account of: (1) approval or disapproval of any plans,



(2) performance of any work, whether or not pursuant to approved plans, drawings and specifications, or (3) development of any property within the subdivision.

**6.3 Homeowner Association Information**

The current Management Company contact information for the Homeowners Association is:

Z & R Property Management  
6015 Lehman Drive, Suite 205  
Colorado Springs, CO 80918  
Phone: 719-594-0506 Fax No: 719-594-0473

**6.4 Aesthetic Considerations**

Aesthetic considerations relating to any improvement or other matter that is addressed in these Design Guidelines are within the scope of the design review process, and the ACC and/or the Board of Directors may deny or condition any application or request before it on the basis of aesthetic considerations, including the design theme for the development and specific areas within the development as well as the aesthetic consistency of a proposed improvement or other matter with the surrounding landscape and structures.

The foregoing Design Guidelines & Community Standards, setting forth the community’s standards, policies and procedures of the Architectural Control Committee are hereby adopted on December 8, 2021. These guidelines are not applicable to approved landscaping additions or improvements installed before this date.

**ACKNOWLEDGEMENT.** Owner/Purchaser certifies that he/she has read and fully understands each and every part of these **Hannah Ridge Design Guidelines & Community Standards** and agrees that these Guidelines are binding upon his/her Lot.

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