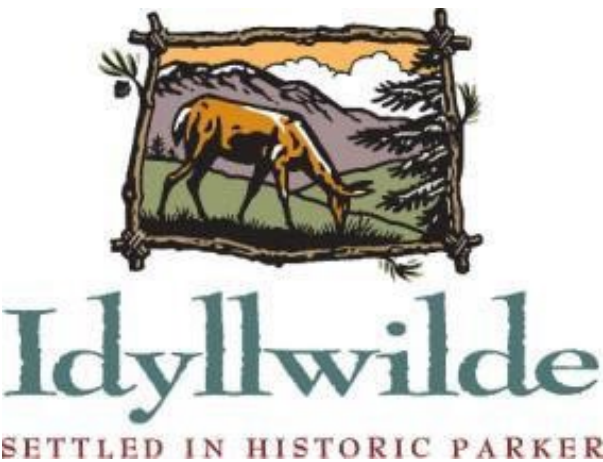


DESIGN GUIDELINES MANUAL FOR IDYLLWILDE MASTER ASSOCIATION, INC.



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1.0 OVERVIEW

The [Master Declaration of Covenants, Conditions and Restrictions \(MDCCR\)](#) for the Idyllwilde Master Association, Inc. (Master Association), contains broad, general objectives regarding the architectural control in the Idyllwilde community. These objectives are to keep the community attractive for the enjoyment of all homeowners and to protect property values. These Design Guidelines apply to all houses in Idyllwilde including homes built by Village Homes, Richmond Homes, Triton Homes, KB Homes and Toll Brothers. Low maintenance alley load homes, as well as low maintenance patio homes which are both part of the Idyllwilde HOA, are subject to these Design Guidelines and the Master Declaration.

The Master Declaration provide for the formation of a Design Review Committee (DRC). A minimum of three (3) Idyllwilde Homeowners must be appointed by the Executive Board of the Master Association. Any changes to the DRC membership must be approved by the Executive Board (Board). Members of the Design Review Committee appointed by the Board may be removed at any time by the Board and shall serve for such term as may be designated by the Board or until resignation or removal by the Board.

The DRC is not liable to any person submitting, requests for approvals, or to any homeowners within the community who incurs loss, damage, or injury arising out of, or in connection with the performance of the DRC duties, including approval or denial of any specific Improvement submitted by a homeowner. In reviewing any improvement submittal, the DRC shall not be responsible for reviewing the safety of an improvement, whether structural or otherwise, or determine if the improvement is in conformance with building codes or other governmental laws or regulations.

Guidelines for Improvements that Require Design Review Committee Approval:

An improvement is defined in the [Master Declaration, Article 1, Definitions, Section 1.16](#), as “all exterior improvements, structures, and any appurtenances thereto or components thereof of every type and kind, and all landscaping features, including but not limited to buildings, outbuildings, swimming pools, tennis courts, patios, patio covers, awnings, solar collectors, painting, or other finish materials on any visible surface, additions, walkways, sprinkler systems, garages, carports, driveways, fences, screening walls, retaining walls, stairs, decks, landscaping, hedges, windbreaks, plantings, trees, shrubs, flowers, vegetables, sod, gravel, bark, exterior light fixtures, poles, basketball backboards and hoops, whether fixed or movable, signs, exterior tanks,, utilities facilities, and exterior air conditioning, cooling, heating, and water softening equipment, if any.”

Design Review Expenses

The DRC may require the reimbursement of actual expenses incurred by the DRC in the review and approval process as stated within the [Master Declaration Section 5.2.2](#). Such amounts, if any, shall be assessed to the homeowner requesting the improvement.

2.0 DRC REVIEW PROCEDURE

A decision of the DRC will be made within thirty Days after receipt of all materials required by the DRC as defined in the below procedures required by the DRC, unless such time is extended by mutual agreement. In the event the DRC fails to act within thirty (30) days after a request has been submitted, and all information has been received by the committee, the application will be deemed denied. The homeowner will have the right to appeal any decision by the DRC, pursuant to paragraph 6, below.

A simple majority vote of the DRC will be required for approval of proposed improvements. Written records will be maintained of all applications and actions of the DRC.

The DRC has adopted the following procedure to comply with the responsibility to review applications for approval:

1. Submit a complete and accurate Design Review Request (DRR) form with all appropriate acknowledgements, plans, drawings, dimensions, photos, colored brochures, color swatches, plot plan and explanation of improvements. Send the submittal to Idyllwilde Community Manager. Submittals that do not require physical samples or color swatches may be submitted electronically to the Community Manager.
2. The submittal will be accepted as complete or returned with a description of missing information. Incomplete submittals do not qualify for the thirty (30) day review period. A revised submittal will initiate a new thirty (30) day review period.
3. **Any request that alters the footprint or landscape design of a lot, must include a plot plan.** Plot plans should depict the property lines of the lot and the outside boundary lines of the house. A copy of the plot plan can be found in the closing paperwork or obtained through the Town of Parker Community Development department at (303) 841-1907 or via email at planning@parkeronline.org.
4. The DRC will evaluate the submittal for compliance with the Design Guidelines as outlined in the Project Guidelines Section of this Manual, as well as the overall conformance with community architecture, design, and workmanship.
5. Notification of the decision of the DRC (approval, approval with conditions or disapproval) on or before the expiration of the thirty (30) day review period. In the event the failure of the DRC to act within thirty (30) days after a request has been submitted, and all information has been received by the DRC, approval will be deemed denied.
6. Notify the property management in writing when the improvement is complete and include completion pictures. A representative of the DRC has the right to inspect the improvement after written notification from the homeowner to verify compliance with the approved plan.
7. A homeowner may exercise their right to appeal in the event of an adverse decision by the DRC. The first step of the appeal process is to make a written request within

thirty (30) days to the Community Manager after receipt of the decision of the DRC. The DRC will respond with directions on how to proceed with the appeal process.

In the event of an adverse action by the DRC on an appeal, the homeowner may then present an appeal to the DRC by submitting a written request to do so within thirty (30) days after the decision is issued by the DRC. In the event that the appeal to the DRC is unsuccessful, the homeowner may then present an appeal to the Executive Board by submitting a written request to do so within thirty (30) days after the results of the appeal are issued by the DRC.

3.0 REVIEW CRITERIA

As stated in the [Master Declaration Section 5.2.1.](#), the DRC shall approve any proposed improvement only if it deems, in its reasonable judgment, that all improvements conform to and harmonize with the existing community architecture, design and workmanship.

All submissions will be evaluated on the merits of the application. Besides evaluation of the design proposal, this includes consideration of the characteristics of the house and the individual lot.

Judgments of acceptable design are based on the following criteria, presented in more specific terms within the Project Guidelines (Section 5) of this manual.

3.1 Compliance with Covenants

All applications will be reviewed to confirm that the proposed improvement conforms to the Design Guidelines found within this document and Article 5 of the [Master Declaration](#) of the Idyllwilde Master Association

3.2 Natural Topography, Storm Water Run Off and Natural Environment Disruption

Homeowner improvements must relate well to the natural environment and must not alter existing drainage patterns or the natural topography surrounding the home.

3.3 Design Compatibility

The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjacent houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color, and construction details.

3.4 Location and Impact on Neighbors

The proposed improvement(s) should relate favorably to the landscape, the existing structure, and the neighborhood. Primary concerns are access, drainage, sunlight, and ventilation. When a proposed improvement has possible impacts on adjacent properties written comments from adjacent neighbors may be needed.

3.5 Scale

The size, in three (3) dimensions of the proposed improvement, should relate well to adjacent houses and other surroundings.

3.6 Color

Color may be used to soften or intensify visual impact. Homeowner improvements should be the same color as the field or trim color on the house or stained in a clear protective finish unless otherwise specified within this guide. (Fences must be stained Idyllwilde Brown.)

3.7 Materials

Continuity is established by use of the same or compatible materials as were used in the original construction of the house. The options may be limited somewhat by the design and materials of the original house.

3.8 Project Completion

All applications must include estimated completion dates. If an improvement remains incomplete or notice of completion/cancellation is not received for more than 30 days after the documented completion date, the improvement will be in violation and the Master Association will follow the existing Enforcement Policy to pursue compliance.

4.0 DELEGATION OF AUTHORITY TO APPROVE IMPROVEMENTS

The Board of Directors delegate authority to the Managing Agent to approve the improvements listed below. This authority is contingent upon the owner's complete application and confirmation that the proposed improvement complies with all guidelines included within this Manual and the [Master Declaration](#).

1. Air Conditioners and Attic Ventilators
2. Antennas, Satellite Dishes, Transmitters
3. Permanently installed basketball hoops
4. New Fence Installation
5. Roof Replacement with similar or like materials and color of Roof Materials
6. Repainting / refreshing of existing color scheme. New Colors must be approved by the DRC.
7. Window Replacement
8. Any repair request that will not alter exterior appearance

5.0 PROJECT GUIDELINES

5.1 Air Conditioners and Attic Ventilators

All air conditioning equipment, including, but not limited to, evaporative (swamp) coolers, attic ventilators, must receive approval of the DRC. Fans, humidifiers, and small evaporative coolers that are completely inside the house, are not governed by this section.

Special Considerations: Typically, the motors and compressors on air cooling equipment are noisy and could be disturbing to neighbors, particularly if the neighbors don't have air conditioning and leave their windows open in warm weather. If an air conditioner is proposed for installation, consider the potential impact to your neighbors.

Guidelines: No refrigerating, cooling, or heating apparatus shall be permitted on a roof, attached elsewhere on the exterior of a house, or installed through a wall or window. Subject to approval of the DRC, an air conditioner may be installed on a level platform at ground level. The installation must not interfere with utility lines or irrigation system or landscaping that is owned and maintained by Master Association or HOA, must be neat and tidy, with no excess visible wiring or tubing, and must be maintained by the homeowner.

5.2 Antennas, Satellite Dishes, Transmitters

No antenna, transmitter, or satellite dish, other than those defined by the Telecommunications act of 1996 are permitted.

Only installations that otherwise cannot be ground mounted on the side or rear of the home should be submitted for review by the committee.

Antenna. As provided in the Telecommunications Act of 1996, "Antenna" is defined as follows: (i) an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services and is one (1) meter or less in diameter or diagonal measurement; (ii) an antenna that is designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services and is one (1) meter or less in diameter or diagonal measurement; or (iii) an antenna that is designed to receive television broadcast signals.

If antennas are installed on property for which the Master Association or HOA has maintenance responsibility, owners retain responsibility for antenna maintenance. Owners must not install antennas in a manner that will increase maintenance costs for the Master Association, HOA or for other residents. If such damage occurs, owners are responsible for these costs.

5.3 Awnings / Screens

Awning or sunscreen additions or replacements must be reviewed and approved by the DRC. Requests must include a description and drawing showing the placement, as well as a color brochure and material swatch showing the awning or sunscreen style and color is required as part of the application submittal.

All awning and sunscreen colors must match or compliment the Body or Trim colors of the house. Awnings or Sunscreens may not be installed on the front of a house.

5.4 Basketball Hoops, Backboards and Poles

All permanent basketball hoops, backboards and poles are not allowed in the HOA alleyways. No alleys within Idyllwilde are permitted for recreational use. They are fire lanes intended exclusively for vehicle access and must be always accessible to emergency vehicles.

All permanent basketball hoops, goal equipment and poles must have approval of the DRC. Basketball backboards attached to the house must either be painted the field color of the house or be clear acrylic without any sports logo.

Acceptable locations for permanent basketball hoops are next to the driveway or in the rear yard on a sports court if the lot size is appropriate.

Portable Basketball hoops shall not be seen from street when not in use.

Installation of any outdoor recreational equipment requires approval of the DRC.

5.5 Clotheslines, Weathervanes, Wind Generators, Yard Ornaments

All clotheslines require the approval of the DRC and must be no taller than five feet (5'). The clothesline must be screened from view with privacy fencing so that the clothes on the line are not visible by any neighbor or from any street.

Roof-mounted weathervanes, wind generators or yard ornaments shall be constructed, installed, mounted, erected, or maintained on any house or within the community common area except as may be permitted under Section 5.16, Miscellaneous improvements.

5.6 Decks, Patios, Patio Covers, and Privacy Screening

All decks, patios, patio covers, and privacy screening require approval of the DRC. Deck features which are acceptable include planters, railings, and steps.

Deck and patio improvements are acceptable in courtyard areas of alley load homes but may not be attached to the foundation or siding of any adjacent house. Existing maintenance easements may require that the improvement be five feet (5') away from the foundation of the adjacent house to ensure access for future maintenance needs. Deck and patio improvements can't change the front elevation of a house.

When applying for a deck improvement, a plot plan is required, a detailed description of the improvement that includes all dimensions, building materials and colors, and a detailed drawing or plan of the deck design. Digital photos, colored brochures and material samples are also very helpful.

Guidelines:

1. **Visibility (Location):** The proposed elevated deck should relate favorably to the landscape, the existing structure, and the neighborhood.

2. **Color:** The deck must be stained to complement the house field color, house trim color, or with a clear protective finish. Railings, seats, planters, vertical supports and covering must be similarly finished. Engineered decking or similar type of decking material must complement either the field or trim color of the house. Front concrete, patios, porches, entryways must continue in the original aesthetic of the community. The style of the railing and screen should remain consistent with the design of the house. Painted railings must remain painted and maintained in good condition.
3. **Permanence:** Decks and covers are considered permanent addition to the house. The deck and cover must retain the character of the deck as new.
4. **Size:** Deck size will be considered on a case-by-case basis, depending on the size of the lot and the house.
5. **Building Codes and Permits:** In some cases, decks must meet certain building standards and may require building permits. The applicant should check with the Town of Parker Building Division at (303) 841-1970, or via email to determine if their proposed improvement requires such a permit.
6. **Materials:** Acceptable materials may include cedar, redwood, pressure treated lumber, stone, tile, brick, composite (engineered wood) and concrete. Unacceptable materials include, but are not limited to, plywood sheeting, corrugated plastic or metal, concrete blocks, rough poles, logs or slab wood. Replacement materials should remain consistent with original materials.
7. **Design Compatibility:** The proposed improvement must be compatible with the architectural characteristics of house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color, and construction details.
8. Privacy screening must not exceed 5 feet in height, a total of 8 feet in length and must be constructed with an open wood slat design. Wooden slats may be from 1" to 4" in width, with spacing between slats equal to the slat width.

5.7 Outdoor Fireplaces, Fire Pits (Fixed or Moveable)

Outdoor fireplaces and fire pits are permitted only if connected to natural gas, or propane sources.

NO WOOD BURNING IS PERMITTED. Use of a spark arrestor is recommended.

Note: Homeowners should be aware that guidelines and use of these devices are addressed by Douglas County Sheriff under Stage 1 and Stage 2 fire restrictions and may be liable for financial penalties.

1. Materials for Permanent installations: Acceptable facing materials would include brick, rock, or stone for fireplaces and may include concrete for fire bowl installations.
2. Building codes: Permanently installed fireplaces are required to be permitted with the Town of Parker and comply with current building codes."

5.8 Drainage Mechanisms

All drainage devices, such as French drains, etc., must be approved by the DRC. The established drainage pattern over any property cannot be altered. Existing detailed drainage plans have been approved by the Town of Parker for Idyllwilde. Any change to the drainage flow, direction, manner, etc., may require Town of Parker approval. For example, retaining walls in easements or drainage ways may present a problem. Applicants must consult with the Town of Parker Engineering Department at (303) 840-9546 or via email at publicworks@parkeronline.org on any proposed improvement that may affect drainage. Approval of the DRC does not imply approval by the Town of Parker.

Rerouting lot drainage or installation of features such as French drains may incur liability for damage to property of adjacent and nearby owners and may also void structural warranties with their builder.

DRC submittals for drainage mechanisms, may require engagement of a professional consultant. Any cost associated with services provided by a consultant will be paid by the owner submitting the request.

5.9 Driveways, Parking Pads, Extensions

The addition of an extra driveway, parking area or driveway extension are prohibited in the alley load houses. For all other house styles, an extra driveway, parking area or driveway extension must be submitted for approval of the DRC.

All driveways leading into the garage must be constructed of concrete. Extensions to concrete driveways already in existence must be no wider than two (2) feet in width on either side of the existing driveway. Extensions must be constructed of concrete or brick pavers.

5.10 Dog Houses & Dog Runs

Dog runs are prohibited in the low maintenance patio and alley load homes. For all other home styles, dog runs must be approved by the DRC.

Guidelines:

1. Dog runs shall be constructed so that they are substantially screened from street view or the ground level of any other house, and to minimize the disturbance of adjacent neighbor's peace and quiet.
2. Dog runs must be in the rear or side yard, ideally abutting the house, and enclosed with the only approved 52" high 3-rail fence (48" at the top rail), see "3 Rail Fence" in Appendix B. Wire mesh may be added to the fence. The total size of a dog run is limited to 250 square feet.
3. Temporary dog runs, made of temporary fencing material may be installed and used for a maximum of sixty (60) days.

4. All dog houses must be in a fenced back yard or courtyard area and must not be visible above the fence.

All dog houses shall be maintained to a high standard, commensurate with the quality of maintenance of the exterior of the homes.

5.11 Fences

All fencing must be approved by the DRC. Improperly constructed or poorly maintained fencing can detract from the appearance of a neighborhood. Cluttering a neighborhood with an uncoordinated selection and placement of fences should be avoided.

- Chain link fences are not approved for installation in Idyllwilde.
- No fences will be allowed in front yards.

In Idyllwilde, there are the following types of fences:

Fences for Low Maintenance Alley Load Homes:

A 6' high tan vinyl fence (4' of solid fence for the bottom portion and 2' of lattice for the top portion of the fence) will be maintained by HOA along the rear and side lot lines and in the front between the homes (see "6' Combo Fence" in Appendix B).

Maintenance of these fences is the responsibility of the Idyllwilde HOA unless it has been damaged by the owner. These are the only approved fences for the houses in the low maintenance alley load area of Idyllwilde. No fence provided by the builder may be deleted. Any additional fencing must be approved by the DRC.

In the Alley/Ranch homes in Idyllwilde, no woody type vines are allowed on any fences. Type 2 and 3 Clematis or Honeysuckle vines will be allowed on the interior of these fences only.

Fences for Low Maintenance Patio Homes:

No fences may be installed between or on low maintenance patio home lots.

Fences for Ranch Homes:

Lattice Fencing is only permitted in HOA maintained ranch homes.

Perimeter Fences Maintained by the Master Association:

Maintenance of the Round Rail fence installed by the builder along portions of Idyllwilde adjacent to Hilltop Road, and Canterbury Parkway are the responsibility of the Idyllwilde HOA.

Lot Line 3-Rail Fence installed by Builder:

A 52" high 3-rail fence (48" at the top rail), will be installed by the builder along rear or side lot lines that back to Open Space and alongside lot lines adjacent to community trail connections and Common Areas.

Maintenance of these fences is the responsibility of the individual homeowner with a property line that that adjoins such fence. Peeling, hail chips, dings and overall damaged fencing will not be

accepted as maintained. The standards of maintenance for fences are at the discretion of the DRC and the Executive Board, as applicable, in their reasonable judgment taking into account the general standards of maintenance throughout the community. Photos have been provided in Appendix B to represent poorly maintained fences. A photo has been provided in Appendix B to represent a properly stained and maintained fence. Fences in these conditions will be a violation. Gates are not allowed in fencing that backs to open space. For fences that back to open spaces or parks, it is the responsibility of the homeowner to paint and maintain both sides of the fence.

No fence provided by the builder may be deleted and if replaced, shall only be replaced with the same fence type or as otherwise approved in writing by the DRC. Any additional fencing must be installed by the homeowners and may only be in the fencing types described below and approved by the DRC.

Homeowner Installed Fences Lot Boundary Fence:

Homeowners may install the following types of fencing on their side and rear lot lines (provided a builder-installed fence is not already planned for such lot line, as described above):

A 52" high 3-rail fence (48" at the top rail), see Appendix B. Wire mesh may be added to the interior side of fence. All fences must be setback six (6) feet from the front corner of the house foundation, not including the porch footprint.

Maintenance is the responsibility of the homeowner. Gates are to be constructed with horizontal slats. Picket style gates are no longer allowed in the community.

Lot Line Fence Color Requirements (Builder and Homeowner Installed)

All sides of the lot line fencing, whether builder or owner installed, must be stained with Community approved colors. The only approved color for fencing is Idyllwilde Brown Stain / Semi Transparent or Solid Stain (more like paint) which can be purchased at Sherwin-Williams.

5.12 Flagpoles

Flagpoles attached to the front of the house do not require approval as long as they do not rise above the level of any second story windows. (Also see Miscellaneous improvements below.) All other flagpoles require approval of the DRC.

5.13 Flower Boxes and Seasonal Containers

All permanent flower boxes require approval of the DRC. Seasonal and temporary containers do not require approval of the DRC. Seasonal containers should be removed and stored out of sight after the growing season. Artificial arrangements are discouraged.

5.14 Gates

All gates, except for those installed by the builder, must receive approval of the DRC. Gates are not allowed in fencing that is adjacent to open space. Gates are to be constructed with three horizontal 8-inch slats. Vertical Picket style gates are not acceptable to the community as outlined in Appendix B.

5.15 House Numbers and Name Plates

House numbers are installed by the builder. Alternative house numbers are not allowed without approval of the DRC. Name plates shall not exceed eighteen inches (18") in width and six inches (6") in height. Name plates larger than the permitted size require approval of the DRC.

5.16 Landscaping, Tree Removal, Vegetable Gardens

All new or established landscaping modifications must be approved by the DRC. The application is required to include a plot plan.

Considerations will include but are not limited to: (1) compatibility with existing landscaping in the neighborhood; (2) predicted mature size of the tree, bush or shrub in relation to the space available; (3) water and care requirements that are similar to those of replaced trees, bushes or shrubs; (4) non-interference with mowing and landscape maintenance; and (5) non*interference with underground utilities, the irrigation system, or other community features such as sidewalks and curbs.

All trees and shrubs must conform to the current [Town of Parker preferred Tree Species List and recommended plants list](#).

Guidelines for all Homes:

Front yard landscape installations must include vegetation that provides a minimum of 50%-yard coverage. Large expanses of rock, concrete or wood mulch areas are not permitted, hardscape must be propionate to vegetation. It is the responsibility of the homeowner to ensure that installation of any improvements do not alter existing drainage patterns and complies with Town of Parker Guidelines.

Foundation plantings should not be placed within five feet (5') of the structure foundation.

Low Maintenance Alley Load Homes:

Such trees and landscaping will be maintained by the Idyllwilde HOA. Landscaping within the adjacent public rights-of-way (tree lawn) are also maintained by the Idyllwilde Homeowners association.

Low maintenance alley load homes may not modify the underground irrigation system and may not remove trees, bushes or shrubs installed by the builder except for replacement.

Low Maintenance Patio Homes:

Landscaping and an automatic underground irrigation system was installed by the builder and is maintained by the Idyllwilde HOA. Patio homeowners may not modify the underground irrigation system and may not remove trees, bushes or shrubs except for replacement.

Traditional Single-Family Homes:

Street trees, if any, have been installed by the builder, in accordance with the Idyllwilde landscape plan. Street trees installed by the builder, if any, may not be removed and must be maintained by the homeowner. Landscaping within the adjacent public rights-of-way must be installed and

maintained by the homeowner. Tree lawns (the area between the curb and the sidewalk) may contain street trees, turf, non-woody annuals or perennials, and irrigation systems. Dead or dying street trees must be replaced by the homeowner with a species described on the Parker approved or recommended tree lists. Exceptions: Evergreen, fruiting, crabapple, honey locust, and similar species are not permitted in the tree lawn.

Alternative Tree Lawn Guidelines:

In lieu of traditional turf grass, xeric landscapes can be installed. Planting in this area should provide species diversity, visual interest by using various colors, textures, growth habits, and plants with winter interest. When installing plant material other than traditional turf grass, water conserving xeric plants shall be used. It will take 1 to 2 growing seasons of regular deep watering to grow the kind of extensive root system these plants need to withstand dry conditions.

5.16.1 Non-Vegetative Turf Grass

1. "Nonvegetative Turf Grass" or "Artificial Turf" means synthetic simulated Turf Grass of a minimum medium pile and as approved in writing by the DRC Outdoor carpeting, blankets, or other products that do not adequately simulate Turf Grass, as determined by the DRC shall be prohibited.
2. Artificial Turf is not permitted in front yards, in tree lawns, on porches, or if readily visible from the street.
3. Artificial Turf may only be installed in areas not visible from the street with approval of the DRC, and only over compacted and porous aggregate/road base material (sand/rubber/combo) and anchored on all edges and seams. Seams may be glued or sewn. The edges must be anchored with concrete curb, treated wood header, French drain or composite material. The turf system shall be securely fastened to this edge so as to prevent any lateral movement of the backing material.
4. The installation of Artificial Turf on slopes greater than 6% will require submission of an engineer's report specifying all installation instructions and maintenance. The cost of the engineer's report is the homeowner's sole responsibility. The report is to be obtained prior to submission to the DRC to ensure the material and its subgrade will be stable and able to withstand environmental conditions for as long as or longer than the manufacturer's warranty period. The engineering review must be submitted with the Design Review Application.
5. Product specification and a sample must be submitted with your Design Review Application.

5.16.2 Alternative Tree Lawn Guidelines

The tree lawn is the area between the back of the curb and the sidewalk. In lieu of traditional turf grass, Xeriscape landscapes can be installed. Planting in this area should provide species

diversity, visual interest by using various colors, textures, growth habits, and plants with winter interest. When installing plant material other than traditional turf grass, water conserving xeric plants shall be used. It will take 1 to 2 growing seasons of regular deep watering to grow the kind of extensive root system these plants need to withstand dry conditions.

5.16.3 Xeriscape and Water-Wise Design Guidelines

1. Xeriscape and Water-wise landscaping has some specific requirements. Appendix B contains detailed Xeriscape and Water-wise Guidelines prepared by a professional landscaper for Idyllwilde and is in conformance with current accepted xeric standards. Landscaping design plans that include Xeriscape, installation of Drought-Tolerant Plantings, or installation of Hardscapes shall not be subject to any additional approval requirements or burdens that are not required for the approval of non-Xeriscape landscaping design plans. This Guidance has been HOA Board approved to be used in Idyllwilde. Please use Appendix B for the full description for front xeriscape designed front yards and follow this Guidance when submitting a Xeric landscape ORR.
2. The Association has selected the following three (3) preapproved water-wise garden designs for installation in front yards of Lots, attached hereto as Appendix C.
3. An Owner's use of one of the preapproved water-wise garden designs is deemed to comply with the Association's architectural and aesthetic restrictions. An Owner may use reasonable substitute plants when a plant in a preapproved water-wise garden design is not available. Though the designs are preapproved, Owners must notify the Association in writing of (a) the garden design selected, (b) the estimated date installation will begin, and (c) the estimated date installation will be completed.

5.16.4 Water Use Restrictions

The Design Guidelines shall not require that an Owner water in violation of water use restrictions or guidelines declared by the jurisdiction in which the Association is located, in which case the Owner shall water the landscaping appropriately but not in excess of any watering restrictions or guidelines imposed by the water provider for the Association.

5.17 Lighting

Exterior lighting shall be governed by the Exterior Lighting Guidelines attached here as Appendix D.

5.18 Miscellaneous Improvements

Yard ornaments, flower boxes, flower benches, flower posts, natural items such as driftwood, rocks and similar items used for decorative, or hobby purposes are permitted subject to the following restrictions:

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Most should be installed and maintained on patios and porches. A few, including steppingstones, of nominal size, and only those which have minimal impact on their surroundings, may be placed in the gravel perimeter of the home. No such item may conflict with the landscaping, alter drainage, block, or divert the watering or irrigation system, present a material disruption to the architecture of the community, impede maintenance conducted by the Master Association or HOA, or introduce real or potential costs or liability to the Association. In addition, such items may not pose a safety hazard or block access to common areas. Owners must prevent these items from deteriorating or becoming unsightly. Owners will be asked to remove or bring into compliance any items which do not conform to these criteria stated in Section 3.0 of this Manual.

Airborne devices, artwork, and ornamentation such as windsocks, mobiles, hanging baskets, artwork, wind chimes, etc., may also be displayed, primarily from porches and patio areas, and so long as they do not create a nuisance condition, impede the performance of maintenance, or materially disrupt the architecture of the unit or the community or other criteria stated in Section 3.0 of this Manual.

All miscellaneous improvements that do not conform to the above guidelines require approval of the DRC. The Committee reserves the right to request an owner to submit a DRC application for any miscellaneous improvement at any time.

5.19 Painting

A DRR and Paint application are required for painting or repainting any house including repainting with the existing or previously approved or previously applied colors. The standards of maintenance for painting are at the discretion of the DRC and the Executive Board, as applicable, in their reasonable judgment taking into account the general standards of maintenance throughout the community.

The property manager will maintain a Paint Guidebook containing DRC Approved paint colors and schemes reference. Alternatively, approved paint colors can be found on the Idyllwilde website under *Design Review Documents* or on the Sherwin Williams website. (Click "Color" under the "Homeowners" section and select "Homeowners' Association Color Archive").

Please fill out a DRR form, paint request form and supply the requested photos note the builder and color scheme to notate on your request (regardless of what builder built your home, you may choose from any one of them). The body and trim colors may be flip-flopped in the scheme chosen and any accent color can be requested as well. Plot Plans are not required for painting approvals.

Painting of existing brick facade will be considered and requires DRC approval.

Painted wood garage doors are acceptable. Faux wood and stained garage doors are not permitted.

Garage doors need to be the color scheme of the trim, accent, or body color of the house.

House painting is recommended every 5-7 years.

5.20 Play Equipment / Play Structures

Requests for approval of play equipment such as playhouses, swing sets, and play areas must include plot plans identifying location of improvement, dimensions, manufacturer brochures, color details for any structures, and elevation drawings when appropriate.

The play equipment should be placed to minimize visibility from the street. A minimum of 5 feet must be kept from fence line/lot line. Wood construction should be a natural stain and not made of plywood or pressboard. Primary colors are not allowed. Colors should be natural, soft, and muted.

The style, location, and color of such equipment should harmonize with the overall appearance of the property. Size will be considered on a case-by-case basis, depending on the lot size and the proximity to the neighbors (Not to exceed 12 feet in height). Structures, if approved, may be required to be screened with landscaping to soften the visual impact to neighbors or recessed into the ground and must be located within a fenced yard.

5.21 Recreational Sports Equipment

All exterior recreation equipment not already described within this Manual, must receive approval of the DRC and located within a fenced yard.

Goals, ramps, or other temporary recreational equipment shall not be stored in front or side yards where they are visible from the street. No bike or skateboard ramps or similar equipment is allowed on Common Areas of the Master or HOA, or any Town of Parker right-of-way within Idyllwilde, including the sidewalks located on the front or side of any house within the community. Temporary or permanent hockey rinks are prohibited in front, back or side yards.

No primary colors. All equipment must be properly maintained; falling into disrepair requires removal and/or replacement. A minimum of 5 feet must be kept from fence line/ lot line.

5.22 Radon Mitigation

All exterior radon mitigation improvements must be documented and reported to the DRC within thirty (30) days of installation. Any exterior piping or vents must be painted to match the paint color to which it is attached.

5.23 Rain Barrel

Homeowners can have up to two (2) rain barrels with a combined total of one hundred ten (110) gallons of storage capacity. Barrels should be located near home and screened from street front and other houses. Owners seeking to add a rain barrel must have approval of the DRC.

5.24 Residence Structure Additions

All residence structures and expansions must be approved by the DRC. Detailed plans must be submitted that include the plan of the structure on the lot, elevation views, dimensions, types of materials to be used, types of paint, stain, etc. The following guidelines apply:

Structures and expansions shall comply with the approved development standards (including setbacks and height restrictions) of the Reata North Metro Development Plan on file at the Town

of Parker Planning Department and must harmonize with the house and the neighborhood. Contact the [Town of Parker Planning Department](#) for more information ([Parkeronline.org](#)).

5.25 Roof Replacement

Roof replacements require approval of the DRC prior to installation. Requests for approval of roof replacements must include a manufacturer's brochure, a product description and shingle and/or metal roof sample, unless replacing with like colors, design, and material. A digital photo of the house, as well as a color photo of the existing shingle is required if changing color, material, or design.

5.26 Security Doors and Storm Doors

High quality colonial cross buck doors, full panel glass doors, decorative wrought iron doors do not require approval by the DRC provided they are white, the color of the house trim, or the original accent color.

Any other door, any enclosure, or change of the builder's original design requires the approval of the DRC.

Security bars on the exterior of windows and sliding doors are not permitted.

5.27 Sheds and Accessory Buildings

No temporary sheds or temporary accessory buildings are allowed. Any sheds, freestanding saunas, accessory dwelling units, greenhouses or other accessory buildings of a permanent nature require approval of the DRC. Except as provided to the contrary herein, an accessory building shall include a shed, freestanding sauna, greenhouse, or other type of accessory building of a permanent nature. Complete the Accessory Building Form to request approval.

Special considerations: All sheds must be built to meet the look, quality of construction and workmanship used in Idyllwilde.

Only one accessory building of any kind will be allowed per lot.

Guidelines:

1. **Size:** The dimensions of the accessory building are not to exceed a width of six feet (6'), a length of eight feet (8'), and a height of eight feet six inches (8' 6") at the peak of the roof.
2. **Materials:** Exterior components of the accessory building (siding, trim, roofing, and concrete slabs) shall be constructed of materials consistent with those used for the construction of the house. Plastic, fiberglass, and metal are not acceptable materials.
3. **Color:** The field and trim color of the accessory building must match the field and trim color of the house.
4. **Visibility:** The location of the accessory building should be planned to minimize the visual impact on neighbors and drive-by traffic, Sheds may not be approved for all lots. The DRC will consider the house design, location of the house on the lot, location of utility easements and lot slope when reviewing applications. Approval of sheds will be considered on a case-

by-case basis. Landscaping must be used to soften the visual effects of the accessory building.

5. **Permanence:** The foundation shall be either a concrete slab or concrete reinforced piers. The accessory building may be attached to the house and be considered an addition to the house. The accessory building shall have the life expectancy of the house and must be maintained in the same manner as the house.
6. **Building Codes and Permits:** Accessory buildings shall be constructed in accordance with building codes of the Town of Parker. Approval of the DRC does not imply approval by the Town of Parker Building Department.

5.28 Exterior Window Shutters

Exterior shutters on windows which are not part of the original construction must have approval of the DRC. Approved shutters must be painted the same color as the house trim or accent and be consistent with other houses in Idyllwilde.

5.29 Flag and Sign Guidelines:

Refer to the separate Flag and Sign Policy for this section.

5.30 Solar Panels

Notification to the HOA, via the DRC is required for all solar panel installation. Solar panels must meet all governmental guidelines for residential use, installed on the roof and built into and made an integral part of the roof. Submittals to the DRC must include a detailed drawing of installation and brochure of manufacturer details. Digital photos of the house and installation area must be included. All components on or adjacent to the house need to be painted the color of the house or trim/accent color.

5.31 Spas, Hot Tubs, and Saunas

All Spas, Hot Tubs, and Saunas require approval of the DRC. Spas, Hot Tubs and Saunas, including plumbing and filtration systems must be screened with landscaping to soften the visual impact and to mitigate noise disturbance to neighbors. Electrical and plumbing certification must meet Town of Parker requirements.

Hot Tubs cannot exceed 650 gallons in capacity or 8 x 8 ft. exterior dimensions, whichever is smaller.

5.32 Swimming Pools

Kiddie, wading pools, or seasonal pools over 200 gallons are not allowed even on a temporary basis. Pools under 200 gallons are allowed temporally in backyards behind a fenced yard.

In-ground pools are not permitted due to Idyllwilde fence restrictions. The Town of Parker has adopted International Pool and Spa Code (IPSC). It is the Owner's responsibility to obtain a permit from the Town of Parker for any pool installation irrespective of any DRC approval

5.33 Trampoline

All trampolines need approval of the DRC. Primary colors are not compatible with the Idyllwilde color palette. Natural muted colors are allowed. Trampolines must be properly maintained in good working order behind a homeowner fence. DRC application must include a landscaping screening plan from roadway and neighbors. Trampolines must be located a minimum of 5 feet from lot fences.

5.34 Walls

All walls require approval of the DRC. Retaining walls cannot be constructed in such a manner as to interfere with the established drainage patterns.

5.35 Window Well Covers

Window well covers do not require approval by the DRC provided they are constructed of clear acrylic, metal, or wood decking material. Metal or wood surfaces should be painted black, white, the color of the house trim or the original accent color or stained the color of the deck (if constructed of wood decking material). All window well covers must be operable for egress from basement egress windows.

5.36 Windows

Window glass must be replaced when fogging is easily visible from the street or greenbelts. Window frames must be repaired or replaced when they show obvious signs of deterioration such as warping, chipping, fading, or flaking.

Replacements or changes to sizes, style, shape, color, or location of windows must be reviewed and approved. Grids, no grids, will be evaluated on a case-by-case basis. Partial replacements or changes are not allowed if such replacement causes all windows on a side to have inconsistent grids or frame color. Exterior window trim must be similar in nature to the style of trim common to the neighborhood.

Unpainted aluminum window frames are not permitted. Mirror window glass is not permitted. Glass block may only be used on the sides and back of the homes and only with approval of the DRC.

5.37 Vegetable Gardens

A DRC approval is required for any Vegetable Garden installation. Vegetable Gardens are allowed in the back, or side yard of a Lot, subject to the following aesthetic guidelines:

1. The DRC may apply, on a case-by-case basis, height and size (sq ft) restrictions on Vegetable Gardens depending on the location and aesthetic impact.
2. During the growing season, Vegetable Gardens shall be kept neat, weed-free, well-watered, pest-free, and with plants no taller than three (3) feet high (no corn, tall tomato trellises, etc.). Maintenance includes removal of all unused stakes, trellises, weeds and dead growth.

3. During periods other than the growing season, vegetables and plants shall not be left to rot.
4. Vegetable Gardens shall be contained within raised garden beds.
5. To the extent that a Vegetable Garden attracts wildlife, Owners shall take reasonable measures to mitigate any such nuisance.
6. Greenhouses are considered accessory buildings and governed by these Design Guidelines, including but not limited to Section 5.2.7.
7. The DRC may apply additional height and size restrictions of any Vegetable Garden that is not fenced from public view, including vegetation and improvements, shall not exceed three (3) feet.

APPENDIX A – Xeric Design

Xeric Design Guidelines

Front Yard Xeriscape Design Guidelines and Standards For the Idyllwilde Community.

In light of frequent and persistent drought conditions in the area, and recent legislation within Douglas County and the Town of Parker, the Idyllwilde Homeowners Association (HOA) Board has formulated the following guidelines to assist homeowners who wish to adopt water conservation friendly landscaping methods. It is believed that it is in the best interest of the Association and our fellow homeowners to follow these guidelines as closely as possible to preserve both the beauty of our community and the value of our homes. Please be advised that all Xeriscaping plans must be approved by the DRC before beginning any work on the project. The Idyllwilde Homeowners Association (HOA) Board and the Design Review Committee (DRC) are available to answer any questions you may have and will work carefully with each homeowner to approve designs that further the underlying concept, while still maintaining the appearance of the neighborhood.

These Guidelines and Standards are specifically intended to pertain to Xeric principles that define the character, style, aesthetics, functionality, and sustainability of the community. Landscaping shall be planned, designed, and implemented to achieve results that reflect intelligent sustainable practices.

i. Definitions

“Xeriscape” means the combined application of the seven principles of landscape planning and design, soil analysis and improvement, hydro zoning of plants, use of practical turf areas, uses of mulches, irrigation efficiency, and appropriate maintenance.

“Zeroscape” in contrast, is a landscape design made up of dirt or stone with essentially no plants in it. This is popular in desert areas since not many plants can survive in such hot and dry climates. There is little planning or design involved in zeroscape landscapes. Many people frequently interchange these two terms, but it’s important to note that they are very different. If you are working with a landscaper, make sure they know you want a xeriscape design, not zeroscape. A zeroscape landscape is NOT acceptable within the Idyllwilde community.



“Drought-Tolerant Plantings” means plants that that can be adapted to the environment in Colorado because they are tolerant of heat, cold, and wind, water efficient, low-maintenance, noninvasive, pest and disease resistant, and can survive using (at most) only low-volume, drip irrigation.

“Hardscape” means the impervious and non-living elements used in landscape, including but not limited to patios, decks, walkways, sidewalks, driveways, steps, decorative walls, ledges, fountains, sculptures, and stone paths.

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“Landscaping Area” means the area within a lot that contains grass, shrubs, flowers, ground cover, trees, native plant materials, or Hardscape, and which may include decorative fixtures such as rocks, pools, and planters.

“Turf” means a covering of mowed vegetation, usually Turf Grass, growing intimately with an upper soil stratum of intermingled roots and stems.

“Turf Grass” means continuous plant coverage consisting of nonnative grasses or grasses that have not been hybridized for arid conditions which, when regularly mowed, form a dense growth of leaf blades and roots.

“Vegetable Garden” means a plot of ground or an elevated soil bed in which pollinator plants, flowers, or vegetables or herbs, fruits, leafy greens, or other edible plants are cultivated.

“Water-wise landscape” or “water-wise landscaping”:

1. Means a water- and plant-management practice that: (A) Is intended to be functional and attractive; (B) Emphasizes the use of plants that require lower supplemental water, such as native and drought-tolerant plants; and
2. Prioritizes the following seven key principles: (A) Planning and design for water conservation, beauty, and utility; (B) Improving soil; (C) Applying efficient irrigation; (D) Limiting turf to high traffic, essential areas; (E) Selecting plants that have low water demand; (F) Applying mulch; and (G) Maintaining the landscape.

ii. Why Xeriscape

By applying the principles of xeriscape, a landscape can be beautiful and diverse while using less water. Planning a landscape, improving the soil, choosing appropriate plants, and proper watering, mulching and maintenance all play a role in conserving water.

- a. In the western United States, over half of potable water is used on landscapes. A lot of that goes to turf grass. Switching to Xeriscape can reduce this water use by 60% or more.
- b. Xeriscapes create habitats for wildlife by creating attractive, colorful landscapes.
- c. Your landscape is an investment in your comfort and in the value of your property. A good Xeriscape will increase your property value by as much as 15%.
- d. By shrinking traditional sod areas, you decrease mowing, herbicides, and fertilizers that these grasses need to thrive. Switching to Xeriscape can reduce maintenance costs by up to 60%.
- e. Xeriscape is more drought-tolerant than traditional landscapes and sod. When temperatures soar and water use is restricted, water-thirsty landscapes suffer first. Protect your landscape investment by drought-proofing it.

iii. Specific Guidelines

Turf Grass / Sod

Lawn and turf areas are necessary for aesthetic purposes; however, the quantity can be restricted in order to reduce irrigation water and energy usage. Xeric landscapes rely primarily on native shrubs, ornamental grasses, drought-tolerant trees, turf and other groundcovers. Removing all front yard turf is not necessary to be considered xeric.



- i. For aesthetic purposes, it is recommended for homeowners to maintain at least 15% of the front lawn area as turf grass. Homeowners may choose to re-seed the lawn with less “thirsty” varieties of grass such as Fescues or Buffalo grass varieties.
- i. There is not a “perfect” turf grass for every situation, so you may wish to consult with a professional to determine which grasses are likely to do best with your soil and light conditions. Reducing the amount of turf and/or using a more drought tolerant turf are both xeric options (see subsequent sub sections).
- ii. All grasses require regular watering when they are newly establishing and will require some amount of watering thereafter to remain healthy. The goal is to minimize the total amount of water and fertilizer needed each year to maintain them.
- iii. If the existing Turf Grass of a Lot’s front or side yard is dead or dormant due to insufficient watering, the Owner shall be allowed a reasonable and practical opportunity to reseed and revive Turf Grass. This opportunity to reseed and revive Turf Grass is subject to the Association’s Board’s reasonable discretion, with consideration of applicable local growing seasons or practical limitations. If the Owner fails to reseed and revive the Turf Grass of a Lot’s front or side yards within the prescribed time, the Association may require the Owner to replace the Turf Grass.
- iv. The Association shall not impose any additional procedural step or burden, financial or otherwise, on an Owner who seeks approval for a landscaping change under the *Design Guidelines*, including but not limited to the following requirements:
 - a) An architect’s stamp;
 - b) Preapproval by an architect or landscape architect retained by the Board;
 - c) An analysis of water usage under the proposed new landscape plan or a history of water usage under the Owner’s existing landscape plan; and
 - d) The adoption of a landscaping change fee.

Ground Covers - Vegetation / Mulch / Rock

- i. All remaining areas that are not turf grass can contain vegetative covers, decomposed granite, ground, chipped or shredded hardwood mulch, crushed limestone, paver stones, flagstone, or loose stone material such as rock mulch of varying sizes

(including fines / breeze materials). Additionally, loose rock or stone placed in the tree lawn or sidewalk strip area (between sidewalk and curb) and, if used in the front lawn, must not wash out onto the public sidewalk or street.

- ii. These materials shall be maintained as a ground cover to prevent weed growth. Homeowners are encouraged to keep their front lawns weed free.
- iii. The use of multiple materials of differing size and color is encouraged.
- iv. Prohibited materials include artificial turf or plants, rubber mulch, red or black lava rocks and pine needles. Keep in mind that any large spans of non-vegetated ground cover material affect drainage because there is no root system to prevent erosion.
- v. A minimum of 50% of all front and back yard areas (excluding driveways) must be covered with vegetation (see Appendix A for Xeriscape Checklist and Sample site and Calculations). Vegetation can include native shrubs, ornamental grasses, drought tolerant trees, drought tolerant turf or other groundcovers (see subsequent sub sections).



Weed Barriers / Landscaping Fabric

- i. A high-quality weed barrier must be used under all hardscape material (stone, rock, breeze, etc.)
- vi. Any materials used to restrict weed growth in your Xeriscape must be hidden from view (covered by mulch or other acceptable ground cover).
- vii. Plastic weed barrier will not be allowed as it does not allow water to filter through into the ground.

Plants / Trees (Refer Town of Parker for a guide to recommended Xeric plants)

- i. All non-turf plants have different light and soil requirements and should be selected and planted appropriately based upon their adaptability to the climatic, soils, and topographical conditions within your yard. Professional landscape architects and contractors can help choose the best plants for your yard conditions.
- viii. **No more than 30% of the total plants in the front and back yard landscape can be any one species.** (For example, if you have 50 shrubs, only 15 would be allowed to be the same species). Diversity among required plant material is required for visual interest and to reduce the risk of losing large populations of plants due to disease.



- ix. Plants within the tree lawn (area between the sidewalk and street) shall be smaller than 30 inches in height at maturity with the exception of trees, measured from the sidewalk level as it helps drivers see pedestrians better.
- x. Plants in the tree lawn must not run or encroach into the walking path.
- xi. **It is recommended to keep a minimum of two (2) trees within the front yard area.** Trees provide shade which keeps the ground cooler and moist for other vegetation.
- xii. “Low” to “very low” water demand plant materials are encouraged to constitute the majority of plant materials incorporated. However, hardiness, functionality, microclimates and aesthetics should all be considered when selecting a palette of plant materials. Xeric plants are especially beneficial when utilized along the hotter south-or west-facing sides of the home.
- xiii. Natives and non-natives may be mixed together in an effort to balance sustainability and the aesthetic vision of the homeowner.
- xiv. Plants with similar water use needs shall be grouped together in distinct hydro zones, and where irrigation is required, the distinct hydro zones shall be irrigated with separate valves. Low and moderate water use plants can be mixed, but high-water use plants should be limited in use.



Xeriscape Irrigation

It is a misconception that Xeriscape designs or native plants do not require irrigation or water, this is not correct, xeric means “low” water not “no” water. Xeric landscapes still require water, sometimes as much as non-xeric designs at first; however, once xeric plants are established, the water needs decrease significantly with some only requiring irrigation in periods of extreme drought.

- i. For Xeriscapes, any existing irrigation system should be modified to match the new xeric design.
- ii. Midday watering should be avoided as it tends to be less efficient because of water loss due to evaporation and windy conditions.
- iii. It is recommended that turf areas should have pop-up heads with high efficiency rotary nozzles taking care to avoid over spraying driveways or sidewalks.
- iv. It is recommended that non-turf plants (shrubs, trees, ornamental grasses and perennials) have a drip system. Drip Irrigation is the most water- efficient way to irrigate as the water is applied slowly at a very low pressure allowing it to absorb into the soil without much runoff.
- v. Smart Irrigation systems including rain sensors, soil sensors and smart scheduling apps can be utilized for further water saving benefits.

Xeriscape Maintenance Requirements

- i. Xeriscape areas are subject to the same maintenance requirements as other landscaping and must be maintained at all times to ensure an attractive appearance.
- ii. Plants must be trimmed, beds must be kept weed-free, and borders must be edged. iii.
No plants may encroach on public sidewalks.
- iv. It is expected that sickly and dying plants be removed and replaced. Perennials that die back during winter should be cut back in the spring to remove dead material prior to
new growth starting. This includes most ornamental grasses and other flowering perennials that go dormant to the ground in winter.
- v. It is recommended that Organic (wood) mulched areas be applied to a minimum depth of 3 inches as well as be exchanged and reapplied at regular intervals so as to maintain a consistent attractive appearance.

Xeriscape Landscape Checklist

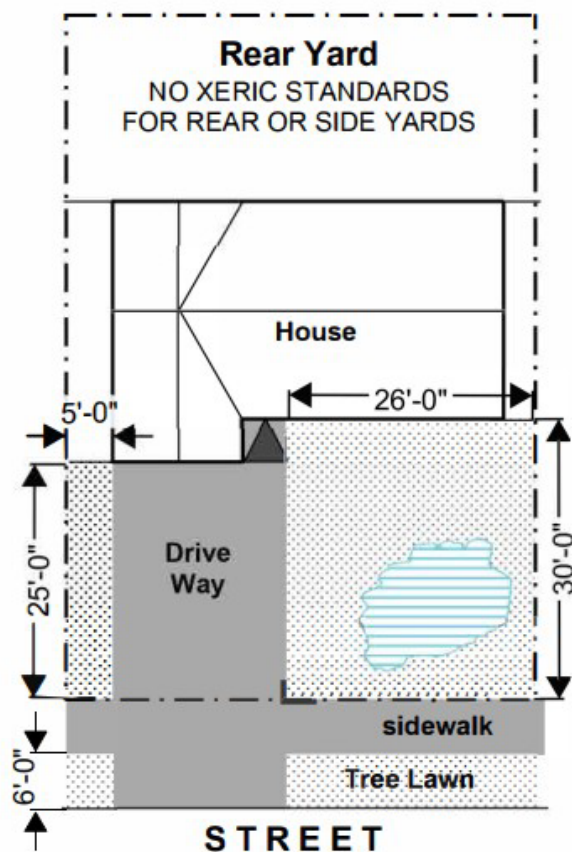
REQUIRED

- ☐ 50% OF TOTAL FRONT and BACK YARD AREA (INCLUDING TREE LAWN) IS COVERED IN VEGETATION.
- ☐ ALL PLANTS ARE CHOSEN OFF OF THE RECOMMENDED PLANT LIST.
- ☐ TREE LAWN PLANTS ARE KEPT UNDER 30" IN HEIGHT.
- ☐ THERE IS PROPER SPECIES DIVERSITY IN THE LANDSCAPE DESIGN.

OPTIONAL

- ☐ SOIL IS AMMENDED TO PROPERLY ADD NUTRIENTS FOR THE HEALTH OF VEGETATION (Refer to CSU Extension: Choosing a Soil Amendment - 7.235 - Extension (colostate.edu))
- ☐ 15% OF FRONT YARD AREA REMAINING AS TURF GRASS.
- ☐ THE FRONT YARD HAS AT LEAST 2 TREES PROVIDED.
- ☐ PROPER IRRIGATION HARDWARE, TECHNIQUES AND WATERING TIMES ARE USED.

Sample Site & Calculations



LEGEND:



RECOMMENDED AREA TO BE MAINTAINED AS TURF GRASS.



50 PERCENT OF THE FRONT YARD MUST CONTAIN LONG-LIVED ORGANIC MATERIALS SUCH AS SHRUBS, TURF OR OTHER VEGETATED GROUNDCOVER*.

*Existing trees and shrubs may be counted toward landscape requirements.

SAMPLE CALCULATION:

FRONT YARD SIZE

30' x 26' = 780 SF

25' x 5' = 125 SF

TREE LAWN SIZE

26' x 6' = 156 SF

6' x 5' = 30 SF

780+125+156+30 = 1,091

FRONT YARD TOTAL SIZE IS 1,091 SQUARE FEET

1,091 SF x .50 (50%) = 546 SF OF VEGETATIVE GROUND COVER IS REQUIRED

1,091 SF x .15 (15%) = 164 SF OF TURF IS RECOMMENDED

FOR THIS SAMPLE CALCULATION: 546 SF OF TOTAL VEGETATION IS REQUIRED, 164 SF IS PROVIDED THROUGH TURF GRASS

546-164 = 382 SF OF AREA LEFT TO BE COVERED IN SHRUBS, PERENNIALS, ORNAMENTAL GRASSES OR OTHER VEGETATED GROUNDCOVER.

FRONT YARD LAYOUT:

VEGETATION COVER (35%)
382 SQUARE FEET

TURF (15%)
164 SQUARE FEET

NON-VEGETATED AREA (50%)
546 SQUARE FEET

Examples of Acceptable Xeric Landscapes



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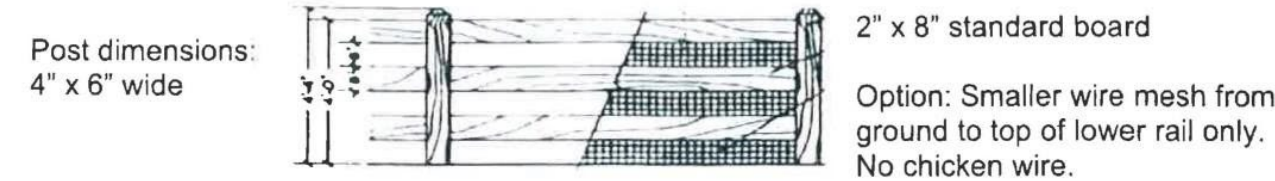
Examples of Unacceptable Landscapes





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APPENDIX B – Fencing

3 Rail Ranch Fencing: 52" high 3-rail fence (48" at the top rail), Boards shall be 2" x 8". Posts shall be 4" x 6" with beveled top.



Gates are to be constructed with three horizontal rails with diagonal cross slat.
Set back is six feet from the end of the house.

Master Association Approved 3 Rail Horizontal Style Gate	Ranch Homes Vinyl Fencing - maintained by Association
	

Examples of noncompliant fence construction and/or maintenance are as follows:



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An example of a properly maintained fence is as follows:



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APPENDIX C – Approved Water-Wise Designs

Source: <https://plantselect.org/design/downloadable-designs/>

Approved Designs:

1. Native Planting Design 10' x 16' <https://plantselect.org/wp-content/uploads/2021/02/PS-Native-8.5x11.pdf>
2. Front Yard Right of Way 20' x 18' <https://plantselect.org/wp-content/uploads/2021/01/2-PS-Front-Yard-and-Right-of-Way.pdf>
3. Higher Elevation-up to 8125 Feet <https://plantselect.org/wp-content/uploads/2021/05/HIGH-ELEVATION-PLANTING-DESIGN-front-yard-with-list.pdf>

APPENDIX D – Exterior Lighting

BACKGROUND:

The Idyllwilde HOA Board of Directors (“**Board**”) and Design Review Committee (“**DRC**”) have worked together to prepare the following set of guidelines for use by Homeowners for governing the installation and operation of exterior lighting in a manner that maintains harmony and aesthetic uniformity within our premier, high-quality residential Community.

In preparing these exterior lighting guidelines (“**Guidelines**”), the Board and DRC utilized the following primary sources of information:

1. The HOA’s Declaration of Covenants, Conditions, Restrictions and Easements for Idyllwilde Addition (“**Declaration**”) overall, Article VII Use of Property – Protective Covenants in general, and more specifically Section 7.25 - Exterior Lighting; and
2. Research on exterior lighting rules and guidelines employed by other HOAs and communities around the country, as well as recommendations of the American Medical Association and International Dark-Sky Association.

PURPOSE:

The purpose of these Guidelines is to provide clarity regarding the requirements and specifications for the installation and use of exterior lighting.

It is the Board and DRC’s intention through the adoption of these Guidelines to:

- Limit the impact of exterior lighting on adjacent properties while reasonably accommodating the property rights of Homeowners.
- Provide simple, clear, consistent, and practical rules based on common sense and collective Homeowner preferences.

At any time, the Board and DRC may evaluate unduly bright exterior lights that create a nuisance to adjacent Homeowners or cause lighting complaints to be received pursuant to the nuisance or other provisions of the Association’s governing documents. Such considerations will be balanced against aesthetic/nuisance considerations in applying these Guidelines.

Notwithstanding these Guidelines, it remains the Homeowners’ responsibility to comply with the Declaration and the Town of Parker’s requirements when installing and using exterior lighting on their property.

GENERAL GUIDELINES:

Per the Declaration, any Homeowner who intends to make any improvement to the exterior of their property must first submit their plans to the DRC via a Design Review Request and include in their

Plan the details requested in Section 8.03 – Plans, of the Declaration. The Architectural Approval Form may be downloaded from the HOA website.

The submission of a Plan and approval by the DRC will be required *prior* to the installation of new exterior lighting fixtures, or changes being made to any exterior lighting fixtures that were installed on the Property at the time of its original construction.

For the purposes of these Guidelines, holiday lights may be displayed beginning the evening of the Saturday before Thanksgiving Day and must be removed no later than the immediately following January 30th (“Seasonal Holiday Period”). Holiday lights may also be used during other holiday periods, including but not limited to Halloween or Independence Day, or occasional special events, including but not limited to graduations, birthdays, or other celebrations as authorized in writing by the DRC (“Occasional Special Events”). Holiday lighting for Occasional Special Events may be displayed no earlier than ten (10) days prior to the Occasional Special Event and must be removed no later than two (2) days after the Occasional Special Event.

In all cases, any holiday lights used during the Seasonal Holiday Period or Occasional Special Events must be turned off no later than 11:00 p.m.

Part 1 Permanently Installed Exterior Lighting:

The DRC will likely approve a Plan for each of the following forms of PERMANENTLY INSTALLED Exterior Lighting submitted by the Homeowner provided that the Plan meets the conditions described herein:

1. **Foundation Accent Lighting:** Typically installed at ground level in a manner that is either upward facing to illuminate the front walls of the residence or downward facing to illuminate the foundation perimeter with low intensity light.

General: Lighting shall not directly shine on adjacent homes or produce more than two-tenths (0.2) foot candles of light upon an adjacent property.

Brightness: No more than 100 watts (incandescent scale) or LED equivalent per fixture.

Spacing: No less than six feet apart between light fixtures on the same wall surface.

Color: Soft to warm white tones only, with correlated color temperature (CCT) no higher than 3000K. Colored lighting is permitted during the Seasonal Holiday Period and for Occasional Special Events when color lighting is appropriate.

Direction: Directly upward or downward facing lighting only.

Operation: Blinking, flickering, dancing, etc. of lights is not allowed.

2. **Eave & Soffit Accent Lighting:** Typically installed along the eaves and soffits of the residence in a manner not visible from the street when not illuminated:

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Brightness: No more than 3 LED diodes per light element (sometimes referred to as a light “puck”), and each light element or puck should not have a brightness exceeding the equivalent of 7 watts (incandescent scale).

Spacing: The distance between light emitting elements or pucks to be not less than six to nine (9) inches apart. However, other than during the Seasonal Holiday Period and Occasional Special Events, the spacing between light elements or pucks must be programmed to illuminate at least forty-five (45) inches apart or as otherwise approved in writing by the DRC.

Color: Soft to warm white tones only, with correlated color temperature (CCT) no higher than 3000K. Colored lighting is only permitted during the Seasonal Holiday Period and for Occasional Special Events when color lighting is appropriate.

Direction: Directly downward facing lighting only.

Operation: Blinking, flickering, dancing, etc. of lights is not allowed. Lights must be turned completely off by 11:00 pm each evening.

Visibility: Fixtures should not be readily visible from the street during daylight.

3. **Landscape Accent Lighting:** Typically placed along walkways for safety and aesthetics and does not require DRC approval unless installation and operation deviates from the following guidelines or from a home’s previously approved landscaping:

Brightness: For walkways and pilasters, the wattage of bulbs shall be in the 7 to 20 watts range (incandescent) or LED equivalent depending on the number of bulbs per fixture, but not to exceed 60 watts total per fixture, such as on pilasters.

Color: All landscape, decorative, and accent lighting shall soft to warm white tones only, with correlated color temperature (CCT) no higher than 3000K. Colored lighting is permitted during the Seasonal Holiday Period and for Occasional Special Events when color lighting is appropriate.

Placement: Please consider your neighbors when placing lights in trees, as the higher you go the more the light will be visible from their residences or yards. The height of tree lights shall be below the height of the second story windowsills.

Operation: Blinking, flickering, dancing of lights etc. is not allowed.

4. **Security Lighting:** Typically installed when the residences were originally constructed, using fixtures consistent with the style of architecture of our residences and used as external porch lights, driveway lights, yard lights, etc. and used for additional temporary visibility.

General: Security lighting shall be shielded or hooded and must be located and constructed so that they do not create a nuisance or hazard. Lighting shall not

directly shine on adjacent homes or produce more than two-tenths (0.2) foot candles of light upon an adjacent property unless otherwise approved by the DRC.

Brightness: No more than 75 watts (incandescent) or LED equivalent per fixture.

Color: Soft to warm white tones only, with correlated color temperature (CCT) no higher than 3000K (most lighting products provide this information on package labels).

Types: Concealed Light Sources: The light bulb shall not be visible from the sides of the light fixture.

Floodlights: The use of canopy-type floodlight covers that shield the light source is acceptable provided the light is directed straight down.

Motion Detectors: If security lights are to be located on the sides or rear of a residence, then motion detectors must be used after 11:00 pm each evening. The automatic light durational setting must not exceed five (5) minutes and the sensitivity to movement must be properly adjusted so as not to create an annoyance to your neighbors.

Direction: The lighting footprint must project downward and cannot project beyond the property boundaries.

Placement: No fixture may be placed more than a maximum height of 12 feet above the intended coverage surface.

Part 2 Temporary, Seasonal and Occasional Use Exterior Lighting:

Generally, the Homeowner should not have to submit a Plan to the DRC for the following forms of TEMPORARY, SEASONAL and OCCASIONAL USE Exterior Lighting, provided that they comply with the conditions of installation and operation as described herein and in the General Guidelines section of this lighting provision:

1. Rope and String Lighting:

General: Homeowners may not put rope or string light strands on houses, bushes, patio covers, balconies or along Lot-bordering wrought iron or wooden fencing, except when:

- i. temporarily installed as decorative lighting for the Seasonal Holiday Period, and Occasional Special Events, and removed afterward. especially if visible from adjacent residences, public streets, or common HOA areas (ponds, paths, entrances, etc.) when not in use.

- ii. used for the illumination of backyard patios, pools, etc. during those periods of time when such areas are occupied by the Homeowner's family and guests for recreational and entertaining purposes.

Color: Soft to warm white tones only, with correlated color temperature (CCT) no higher than 3000K. Colored lighting is permitted during the Seasonal Holiday Period and for Occasional Special Events when color lighting is appropriate.

Placement: Rope and string lights are to be installed so that they are as straight as possible limiting droop and do not over-illuminate the area. When used on tree trunks? during Seasonal Holiday Period, please consider wrapping a limited number of trees with rope or string lights, using evenly spaced wraps, not too tightly. spaced and do not exceed a reasonable height (10 ft), so as not to over-illuminate the area.

Operation: Rope and string lighting are to be turned off no later than 11:00 pm each evening other than during the Seasonal Holiday Period.

2. Holiday and Occasional Special Event Lighting:

Color: The use of any colored lighting shall be limited to the Seasonal Holiday Period and Occasional Special Events. It is not appropriate for regular, every-night operation throughout the year.

Types: Rope and String Lighting; Foundation Accent Lighting; Eave and Soffit Accent Lighting and Landscape Accent Lighting may be used as holiday and special. event themed lighting and employ color lighting only during the Seasonal Holiday Period and during Occasional Special Events.

3. Other Lighting Types:

Fluorescent lighting shall not be used outdoors due to the glare commonly associated with this type of lighting.

Solar lighting is an alternative to hard-wired lighting for both incandescent and LED lighting. Solar lighting shall be subject to the category of lighting for which it is being used.

Part 3 Compliance:

These Guidelines will become effective on the date shown above in the header block.

These Guidelines are not intended to amend or expand the Declaration or any other Governing Document, Article VII Use of Property – Protective Covenants in general, and more specifically Section 7.25 - Exterior Lighting continues to be the protective covenant. As noted above, any Homeowner who intends to make any improvement to the exterior of their property, including to exterior lighting, must first submit their plans to the DRC via an Architectural Approval Form. The DRC will use these Guidelines to help it assess exterior lighting plans submitted by Homeowners

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in a consistent manner. Homeowners should use these Guidelines when making decisions about changing, installing, and operating exterior lighting and what they can expect when submitting their plans to the DRC.

Homeowners may request a variance to these Guidelines by submitting an Architectural Approval Form to the DRC with a complete description of the installation and operation of the exterior lighting that would not conform to the Guidelines. It will be at the sole discretion of the DRC to approve or deny the variance request per the Declarations.