

# **Heritage Eagle Bend Master Association Residential Improvement Guidelines**

Revised September 27, 2024

## **CONTACT INFORMATION**

Heritage Eagle Bend Master Association, Inc.  
Administration Building  
23155 E. Heritage Parkway  
Aurora, Colorado 80016  
(720) 235-1888 ph  
(720) 953-7432 fax  
[hebaac@heritageeaglebend.com](mailto:hebaac@heritageeaglebend.com)

Use the above address and numbers for:

Architectural Submittal Forms  
Architectural Submittals  
General inquiries about improvements

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## **Review Process:**

The General Manager, herein referred to as “Management” and/or staff for the Heritage Eagle Bend Master Association, herein referred to as HEB, coordinates submittals between homeowners, the Architectural Advisory Committee, herein after referred to as the “AAC”, and the Board of Directors, herein referred to as the “BOD”.

In addition, Management does a preliminary review of all submittals based upon the Residential Improvement Guidelines to ensure all required documents are included.

There are a number of architectural improvements that the HEB Master Association has delegated to Management to approve under Section 2.00, Administrative Approvals. This type of review can be done quickly provided all information is included in the submittal.

The AAC then reviews the submittals and makes a determination based on the guidelines and additional information provided by the homeowner. The AAC’s final decision is indicated by their vote in the online software program. In the event of a denial by the AAC, an appeal process to the BOD is discussed herein under Section F in the Procedures for Committee Approval.

Management and/or staff then notifies the homeowner of the final decision by email or U.S. mail. Copies of the submittal and the final decision are placed in the homeowner’s file as part of the permanent records maintained by Management on each property.

Improvements shall not be constructed, erected, placed, planted, applied, or installed upon any Lot unless complete plans and specifications are submitted and approved by the AAC or BOD.

Temporary items such as Political and Real Estate signs (see Signs 2.86) and seasonal decorations (see Seasonal Decorations 2.79) shall comply with the relevant sections of these guidelines.

Failure to follow the process for AAC submission may result in a minimum fine of not less than \$250.00 and/or a violator may be required to remove or remediate unapproved improvement or pay to have Management remove or remediate it. Fines shall be assessed in accordance with the Association’s Policy regarding Enforcement of Covenants and will be in addition to any related legal costs.

Payment of any fine does not relieve the owners from the responsibility of completing the application for AAC review and approval, and possible remediation.

The following pages outline the procedures for committee approval and provide the necessary AAC submittal forms.

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## PROCEDURES FOR COMMITTEE APPROVAL.

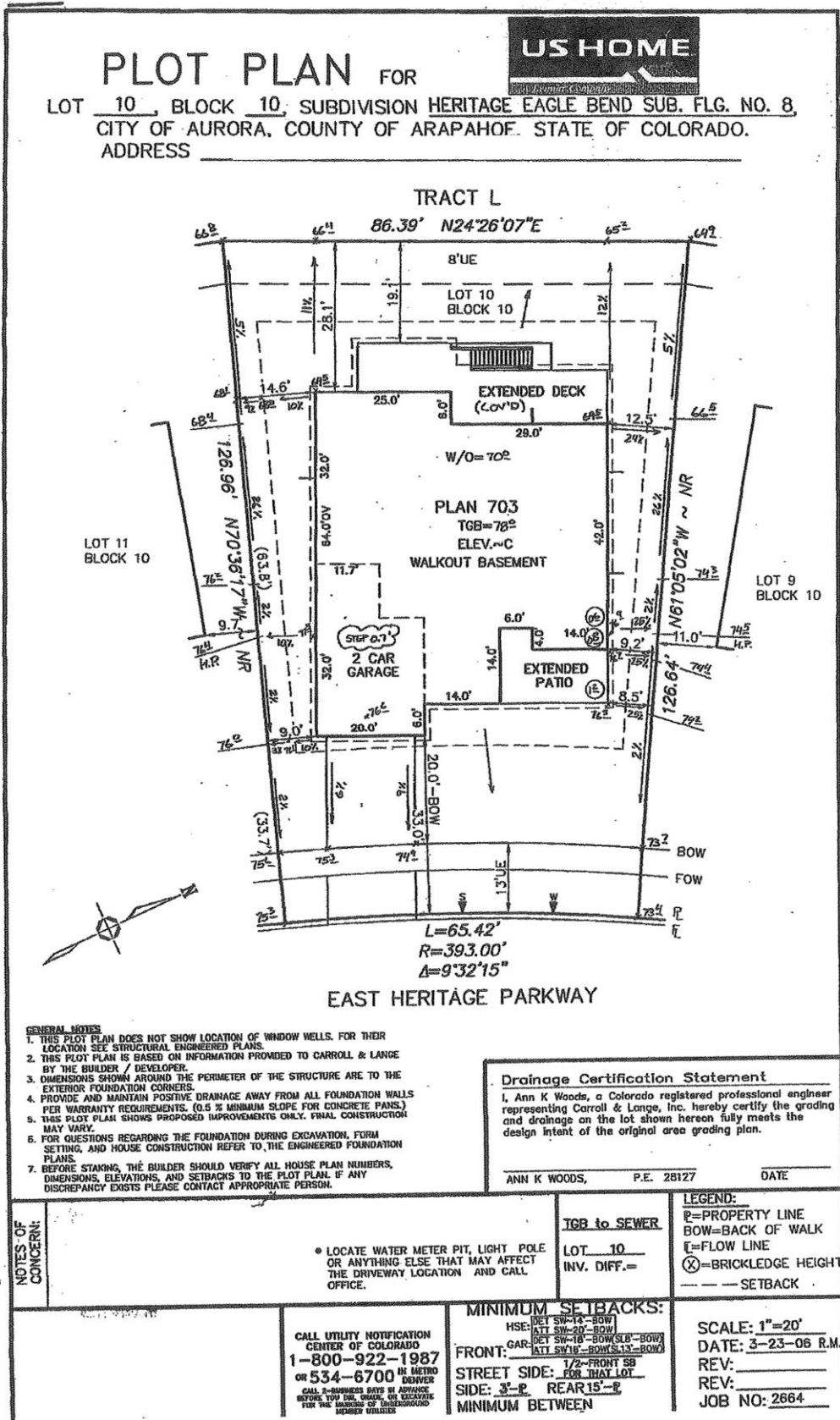
**General:** Unless otherwise specified in these guidelines, prior approval by the AAC is required for all external improvements or alterations to the home or property before the improvements/alterations commence. This section of the Guidelines explains how such approval can be obtained.

A. **Drawings or Plans.** Homeowners are required to submit to the AAC, prior to commencement of any work on any improvement, complete plans and specifications thereof to show exterior design, height, materials, color, location of the structure or addition to the structure, plotted horizontally and vertically, location and size of driveways, general plan of landscaping(including all plants and materials by name), fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required by the AAC to fully understand the improvement. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect or draftsman, and a simple drawing and description will be sufficient, provided it clearly illustrates the desired improvement. In the case of major improvements, such as structural changes, detailed plans and specifications prepared by a licensed architect will be required. The following guidelines should be followed in preparing drawings or plans, and/or sketches of improvements:

1. The site and/or landscape drawing or plan should be drawn to scale at a minimum of 1" = 30' and should depict the property lines of the Lot, all recorded easements, and the outside boundary lines of the home as located on the Lot. A copy of the improvement location certificate (survey or plot plan) of the Lot obtained when purchased would be an excellent basis for development of the drawing. Elevations are to be provided to scale at a minimum of 1/8" = 1'0". Elevations are to clearly define new versus existing conditions, heights of all features, materials, and colors. Submittals should illustrate the desired improvement as it would appear on the home receiving the improvement in order to illustrate the full aesthetics. Submittals that are unclear and/or incomplete will not be approved.
2. Existing improvements, in addition to the home, should be shown on the drawing or plan and identified or labeled. Such existing improvements include, but are not limited to, driveways, fencing, walks, decks, trees, bushes, etc.
3. The proposed improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed improvement, including the materials to be used, including the colors. (Example: Redwood deck, 10 feet by 12 feet with 2 inch by 4 inch decking. Natural stain.)
4. The plan or drawing and other materials should show the name of the homeowner, the address of the home, a telephone number and an email address where the homeowner can be reached.

5. The proposed improvements must take into consideration the easements, building location restrictions, and sight distance at intersections.
  6. Homeowners should be aware that many improvements require a permit from the City of Aurora Building Department. The AAC and/or BOD reserves the right to require a copy of such permit as a condition of its approval.
- B. Submission of Drawings and Plans.** Completed “Architectural Submittal Forms” (included after the Procedures for Committee Approval) along with an original copy of the drawing or plan, should be submitted via mail to the AAC at the address stated on the cover of these Guidelines or dropped off at the Administration Building during the hours of 8:30 a.m. - 5:00 p.m., Monday through Friday. Submittal forms are available online at [www.heritageeaglebend.com](http://www.heritageeaglebend.com) as well as at the Administration Building. **Image 1 on page 7** is a sample Plot Plan. The AAC reserves the right to request additional original copies at their discretion. The original copies will be kept in the Association records.
- The AAC may require submission of additional material and the AAC will postpone action until all required materials have been submitted. The AAC and/or staff will contact the owner if the AAC feels additional materials are necessary, if it needs additional information, or has any suggestions for change.
- C. No Review Fee.** The governing documents authorize the BOD to collect a fee for review of plans of proposed improvements; no fee is presently being charged. However, the BOD reserves the right to charge a fee to cover the cost of any engineering, consulting, or other fees reasonably incurred by the Association in reviewing any proposed improvement. The owner will be notified in advance if any review fee will be imposed.
- D. Action by BOD.** The BOD or its designated representative, the AAC, will regularly review all plans submitted for approval.
- E. Prosecution of Work.** A proposed improvement to property should be accomplished as promptly and diligently as possible in accordance with the approved plans and description. **Approvals expire after one (1) year. If longer than one (1) year, projects must be re-submitted for review.** To minimize noise and disturbance to the neighborhood,, once the work has started,, the project must be completed within 6 (six) months. **The homeowner must notify the AAC, in writing and with photos, within 15 days of the completion of the improvement.** The AAC and/or BOD reserves the right to inspect the work and the right to file a notice of noncompliance where warranted.
- F. Rights of Appeal.** A homeowner may appeal to the AAC or BOD in the event of a denial by the AAC or the BOD, provided such appeals are submitted in writing within thirty (30) days after the applicant receives notice of such denial.

Image 1: Plot Plan (sample).



RECEIVED BY \_\_\_\_\_

DATE RECEIVED \_\_\_\_\_

SUBMITTAL # \_\_\_\_\_



AN AGE RESTRICTED COMMUNITY

**HERITAGE EAGLE BEND MASTER ASSOCIATION**  
**ARCHITECTURAL SUBMITTAL FORM**

**HEB Master Association**  
**23155 E. Heritage Parkway**  
**Aurora, CO 80016**

**Date submitted:** \_\_\_\_/\_\_\_\_/\_\_\_\_

**Accepted by/date:** \_\_\_\_/\_\_\_\_/\_\_\_\_

Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

**( ) Villages/condo/townhome ( ) Traditions/duplex ( ) Single-Family** (please check one)

In accordance with the Heritage Eagle Bend Master Association's Covenants, Conditions, and Restrictions, and its Residential Improvement Guidelines, we are submitting for review the following proposed project(s).

Please check all appropriate categories:

____ Landscaping	____ Patio/Deck extension	____ Roofing
____ Water feature	____ Awning/Sunscreen	____ Change of building materials
____ Patio/Deck stain	____ Spa/Hot tub	____ Yard Art
____ House colors	____ Fence construction	____ Other

**Please describe the project:**

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**Each submittal must include the items numbered below. An incomplete application will cause delay in receiving approval.**

1. One (1) plot plan of residence. If you do not have a plot plan in your possession, you may obtain a copy by contacting the City of Aurora Building Department at 15151 E. Alameda Parkway, Aurora, CO 80012, (303) 739-7420, or their website at: [www.auroragov.org](http://www.auroragov.org).
2. Construction drawings indicating all materials to be used.
3. Photos of existing area, photos or separate drawing indicating placement of all elements.
4. A list of all materials to be used with samples where possible.
5. If painting, please select from the Pre-Approved Sherwin Williams color book in the Administration Building for single-family homes or go into the Parker or Southlands branch of Sherwin Williams. Also, please include a photo of your home with existing house colors and include a general description of the colors of the houses on either side of your home. This excludes any and all brick and stone features on the home.

**Note:** The AAC will do its best to complete its review in 45 days, however, the typical turnaround time is generally within 1 - 2 weeks, **once all needed paperwork is submitted and the application deemed complete.**

**Please refer to the Heritage Eagle Bend Master Association Residential Improvement Guidelines before you start your project, [www.heritageeaglebend.com](http://www.heritageeaglebend.com) Resident Only section requires logging in.**

**Please initial below:**

\_\_\_\_\_ **I HAVE READ THE HERITAGE EAGLE BEND MASTER ASSOCIATION RESIDENTIAL IMPROVEMENT GUIDELINES.**

\_\_\_\_\_ I understand that I must receive prior written approval of the AAC in order to proceed with any exterior improvement. I further understand that starting work before receiving written approval may result in a fine of not less than \$250.00 and/or a violator may be required to remove or remediate unapproved improvement or pay to have Management remove or remediate it.. Additionally, I understand that I will be responsible for any related legal costs. AAC approval does **not** constitute approval of the local building or zoning department, drainage design, or structural or engineering safety and/or soundness.

\_\_\_\_\_ I am aware that building or other permits may be mandated by the City of Aurora for construction and that these permits must be obtained **prior to commencement of said construction**, if required. (Please call the City Building Department at 303-739-7420 for current regulations.) I agree that my failure to obtain required permits will result in the withdrawal of the AAC's approval.

\_\_\_\_\_ I am aware that the yard surrounding my residence has been engineered and graded for proper drainage. Any changes to the drainage pattern so designed could cause damage to my residence and/or adjacent residences, structures, patios, etc., which may create legal liability to me due to damage caused to my neighbor or the common property of Heritage Eagle Bend Master Association, Inc. I further agree not to alter existing drainage patterns on any Lot. Approval of this application does **not** mean that the BOD approves of any changes to drainage patterns nor accepts responsibility for any damages, which may result.

\_\_\_\_\_ I understand that the AAC has the right to enter onto my property, after reasonable notification during the process, to aid in either understanding the scope of the proposed project or determining

if the improvement is being constructed in accordance with the approved plan and in compliance with the covenants.

\_\_\_\_\_ I further understand that the AAC may request additional information prior to reviewing this request. I agree that my failure to comply with any request regarding this matter shall result in either denial of the project or withdrawal of the approval. I hereby agree that all improvements will be accomplished as promptly and diligently as possible and in complete conformity with all conditions of the approval according to Article V, Section 5 of Heritage Eagle Bend's Covenants, Conditions, & Restrictions.

\_\_\_\_\_ I understand the applicability of the Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions of Heritage Eagle Bend. Conditions of Approval. As a condition of approval for a requested architectural change, modification, addition or alteration, the Owner, on his or her own behalf and on behalf of his or her successors-in-interest, affirms and shall assume, unless otherwise agreed in writing, all responsibilities for maintenance, repair, replacement and insurance to and on such change, modification, addition or alteration. At the discretion of the Board, an Owner may be required to execute a written maintenance agreement to such effect, in recordable form.

\_\_\_\_\_ I understand my improvement must be completed within six (6) months after the work has begun. Approvals are good for one (1) year.

\_\_\_\_\_ **I hereby agree that within 15 days of completion of my improvement, I will notify the AAC in writing and with photos to this effect.** Upon completion of my improvement, I authorize the AAC or its delegates to enter onto my property after reasonable notification for exterior inspection. **I agree that my failure to notify the AAC in writing of the completion of the improvement, or my refusal to allow inspection, may result in the withdrawal of the approval.**

Homeowner Comments:

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**The AAC's decision made on your application will be emailed to you unless you request it be sent by U.S. Postal Service. Please keep a copy of it, for your records.**

Homeowner Signature \_\_\_\_\_

Date \_\_\_\_\_

Anticipated start date: \_\_\_\_/\_\_\_\_/\_\_\_\_ (if known)

Anticipated completion date: \_\_\_\_/\_\_\_\_/\_\_\_\_ (if known)

**PLEASE HAVE NEIGHBORS IN LINE OF SIGHT OF REQUESTED PROJECT SIGN FOR ALL AAC SUBMITTALS ACKNOWLEDGING THEIR AWARENESS**

**ARCHITECTURAL CHANGE DISCLOSURE FORM**

The Applicant, upon submittal to the AAC, shall provide written certification stating that **affected** neighboring owners are “aware”, by their signature on this form, of the application for AAC approval of the project or change being submitted as it affects the exterior appearance of the residence. By doing so, the Applicant has shown the neighbors the plans, elevations, and/or specifications for the project.

**BY THEIR SIGNATURE, THE PROPERTY OWNERS ARE MERELY INDICATING THAT THEY ARE AWARE OF THE SCOPE AND CONCEPT OF THE PROJECT.** Then, once reviewed and if approved, workers may be seen at the residence. Any property owner affected by this proposed change may contact the AAC at [hebaac@heritageeaglebend.com](mailto:hebaac@heritageeaglebend.com) or write the Association at 23155 E. Heritage Parkway, Aurora, CO 80016, to make comments or ask questions concerning this request. **THE AAC WILL MAKE ITS DECISION BASED ON THE MERITS OF THE PROJECT.**

Neighbors are signing acknowledging their awareness of the project only:

**ADDRESS**

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**SIGNATURE**

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**DISCLOSURE STATEMENT**

I, \_\_\_\_\_, at \_\_\_\_\_ (address) have informed the above adjacent property owners that I have applied to the AAC for approval of the project to which this document has been attached. **(Owner completes and signs)**

\_\_\_\_\_  
(Owner's Signature)

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

\_\_\_\_\_  
(Owner's Signature)

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

## **I. INTRODUCTION TO THE GUIDELINES.**

- 1.00 **Purpose of Guidelines.** The Residential Improvement Guidelines (RIGS) are intended to assist homeowners living in Heritage Eagle Bend in implementing landscaping and other exterior home improvements to their property. The Declaration of Covenants, Conditions and Restrictions of Heritage Eagle Bend Master Association, Inc. as amended, (Declaration) requires prior approval from the BOD or their Assignee, the AAC and/or Management before the construction, installation, erection, or alteration of any structure, attachment to any structure, or landscaping of any Lot in Heritage Eagle Bend may be made. Including, but not limited to: any change to existing landscaping, new landscaping, or change to the final grade of property; the construction or installation of any patio, deck, or hot tub; the demolition or removal of any building or other improvement; and any change of exterior appearance of a building or other improvements including concrete work, changing paint colors, repainting same colors, replacing windows, replacing doors, placing statues, bird baths or yard art, or other exterior items.

**Improvements shall not be constructed, erected, placed, planted, applied, or installed upon any Lot unless complete plans and specifications are submitted to the AAC and approved by the AAC. Failure to follow the process for Architectural submission may result in a minimum fine of not less than \$250.00 and/or a violator may be required to remove or remediate unapproved improvement. Payment of any fine does not relieve the owners from the responsibility of completing the application for approval. The owners will also be responsible for any related legal costs.**

- 1.01 **Contents of Guidelines.** In addition to the introductory material, these Guidelines contain (A) a listing of specific types of improvements with general information such as whether prior approval is needed as well as other guidelines for each type of improvement; (B) a summary of procedures for obtaining approval from the AAC or BOD; (C) helpful landscaping ideas and information.
- 1.02 **AAC.** The AAC consists of not fewer than five (5) members with staggered “terms,” who are appointed by the BOD. AAC members review submittal requests and approve or disapprove proposed projects.
- 1.03 **AAC Address and Phone.** The AAC may be contacted by mail, phone, fax, or in-person through Management at the Administration Building:

**Address:** 23155 E. Heritage Parkway, Aurora, Colorado 80016  
**Phone Number:** (720) 235-1888  
**Fax:** (303) 953-7432  
**Email:** [hebaac@heritageeaglebend.com](mailto:hebaac@heritageeaglebend.com)

- 1.04 **Effect of Community Declarations and Amendments thereto.** The Declaration of Covenants, Conditions, and Restrictions for the Heritage Eagle Bend Master Association, Inc., is a document governing property within Heritage Eagle Bend. Copies of the Declaration including any amendments are to be provided to homebuyers by their

agent(s) when they purchase their homes and are available at any time from the HEB Master Association at [www.heritageeaglebend.com](http://www.heritageeaglebend.com) Resident Only section. Each homeowner should review and become familiar with the governing documents of the HEB Master Association. Nothing in these Residential Improvement Guidelines can supersede or alter the provisions or requirements of the Declaration and, if there is any conflict or inconsistency, the Declaration, as amended, will control.

- 1.05 **Effect of Local and Federal Regulations and Ordinances.** Use of property and any improvements must comply with applicable building codes and other governmental requirements and regulations. **Approval by the Master Association will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies.** For general information about the City of Aurora requirements, homeowners may contact the City of Aurora Building Department at 15151 E. Alameda Parkway, Aurora, Colorado 80012, (303) 739-7420, or [www.auroragov.org](http://www.auroragov.org).
- 1.06 **Interference with Utilities.** In making improvements to property, homeowners are responsible for locating all water, sewer, gas, electrical, cable television or other utility lines or easements. **Homeowners shall not construct any improvements over such easements without the consent of the utility involved, and homeowners will be responsible for any damage to any utility lines.** All underground utility lines and easements can be located by contacting:

- Utility Notification Center of Colorado 1-800-922-1987 or if local, dial 811

Once notified, homeowner will provide utility form with AAC submittal. Homeowner must provide permission from all utility companies involved.

- 1.07 **Goal of Guidelines.** Compliance with these Guidelines and the provisions of the Declaration of Covenants, Conditions, and Restrictions of Heritage Eagle Bend Master Association, Inc., as amended, will help preserve the inherent architectural and aesthetic quality of Heritage Eagle Bend. **It is important that the improvements to property be made in harmony with, and not detrimental to, the rest of the community.** A spirit of cooperation with the HEB Master Association and the members will go far in creating an optimum environment, which will benefit all homeowners. By following these Guidelines and obtaining prior written approval for improvements from the AAC or BOD, homeowners will be protecting their financial investment and will help ensure that improvements to property are compatible with standards established for Heritage Eagle Bend. If a question ever arises as to the correct interpretation of any terms, phrases, or language contained in these Guidelines, the BOD's interpretation thereof shall be final and binding.
- 1.08 **Exterior Improvements to either Village (Townhome) or Traditions (Duplex) homes.**
- Homeowners living in an attached home, desiring to construct or add an exterior improvement to their home, must meet all improvement guidelines of the HEB Master Association and comply with recommendations from the Village and Traditions Sub-Associations as well as any stipulations from AAC.

## **II. SPECIFIC EXTERNAL TYPES OF IMPROVEMENTS - GUIDELINES.**

### **2.00 Residential Improvement Guidelines (RIGS).**

Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted to the AAC and prior written approval of the AAC obtained before the improvements are initiated. In some cases, where specifically stated, some types of improvements are permitted via Administrative Approval.

Improvements not listed below require AAC review and approval. Management, with concurrence from the Chairperson of the AAC or his/her appointee, is the delegated authority to approve the improvements listed below. These types of approvals are to be designated as Administrative Approvals and noted as such during the approval process.

#### **Administrative Approvals:**

<b><u>RIG Section</u></b>	<b><u>Type of Improvement</u></b>
2.05	Air Conditioning Equipment
2.06	Satellite dish only (under Antenna)
2.09	Awnings (solid color, retractable only)
2.19	Concrete (if no footprint or color change, epoxy coating)
2.20	Deck change of materials, with no change to existing deck footprint
2.21	Dog Doors (must meet criteria stated)
2.24	Door replacements with like for like, including sliding glass doors and garage doors*
2.48	Minor Landscaping Changes Only, see below**
2.58	Painting (no color change or use of pre-approved colors from Paint Book in Admin Bldg. for single family homes)
2.75	Roofing (no color or style change)
2.87	Skylights / Solar Tubes
2.88	Solar Panels (standard flat installations)
2.96	Sunscreens – rollup
3.15	Window replacements with like for like*

\*See criteria for Village or Traditions Sub-Association window replacements, Section 3.15.

\*\*Minor Landscaping changes are such minor changes as planting a few bushes, a conforming tree addition, flowers, adding a small amount of mulch, and other minor changes. What consists of a minor change will be at the discretion of the AAC chairperson and Management.

Members and Authorized Residents may not create or maintain a nuisance within the Community. Nuisances include but are not limited to: unmaintained yards, dogs barking, parking cars on street overnight, etc.

The following sections, listed in alphabetical order, consist of a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each.

## **ALPHABETICAL LIST OF SPECIFIC TYPES OF IMPROVEMENTS AND TEMPORARY ITEMS:**

- 2.01 **Accessory Buildings.** Not permitted.
- 2.02 **Additions and Expansions to a House.** Golf Cart Garages may be approved, but other than golf cart garages, no other expansions of the dwelling are permitted.
- 2.03 **Address Numbers.** Approval is required to change the numbers as installed by the builder. The original numbers can be changed to ones similar in style to any of the numbers or plaques used by any of the original builders. A plaque does not have to be used. Reflective numbers may be used if they are manufactured by Hillman Group as used by the Village and Traditions Sub- Association homes.

If not reflective, the size of the numbers shall be 4-5" inches in height and made out of metal in a color contrasting to the house. The location of the address numbers can be as originally installed, over the garage door, or on a trim board next to the garage.

Approval is required if requesting to illuminate the house number with an additional light source.

Solar powered lighted address signs installed at ground level require prior approval. The maximum dimensions are 12" tall x 16" wide x 2" deep. See Table 2.6, for approved solar power lighted address number examples.

- 2.04 **Advertising.** See Signs, Section 2.86.
- 2.05 **Air Conditioning Equipment.** Approval is required. No turbine ventilators will be permitted. No rooftop or window mount installations are permitted.
- 2.06 **Antennae.** The Association has adopted the following rules, regulations, and restrictions for the installation and maintenance of exterior antennas in the community in compliance with the Federal Communications Commission (FCC) Rule, which became effective October 4, 1996:

### **A. Notification:**

- 1. Before installation is permitted of any Direct Broadcast Satellite, Multi-channel Multipoint Distribution Service Wireless Cable, or Television Antenna, the

Owner of the property must notify the AAC using the Architectural Submittal Forms.

**B. Antenna Location:**

1. The primary installation location for a DBS satellite dish and MMDS antenna shall be in a location on the backside that is as much as possible shielded from view from the street(s) and adjacent residences, provided such location does not preclude reception of an acceptable quality signal.
2. The secondary location: If the primary location prevents reception of an acceptable quality signal, the antenna shall be installed a minimum six-feet (6') back from the front surface of the home, in a location that is shielded from view from the street(s) and adjacent residences, provided such location does not preclude reception of an acceptable quality signal.
3. A TV antenna shall be installed wholly within the physical structure of the residence so long as the signal received is substantially the same as the signal received by an outdoor TV antenna. FCC rules require the HOA to allow outside antennas if the signal received by an inside antenna is substantially degraded. It is the intention of the HOA to discourage outside TV antennae whenever possible. If a TV antenna must be installed outdoors to provide adequate reception, it shall be installed at the rear most portion of the residence at which the reception is acceptable. The antenna must also, to the maximum extent possible, be installed in a location that is shielded from view from the street(s) and adjacent residences.
4. Installation of an antenna on any common areas as defined in the Declaration, or property not owned and under the exclusive use or control of the Owner, is strictly prohibited.
5. Installation of any antennae designed to transmit radio, television, cellular, or other signals is strictly prohibited including Ham Radios.
6. Installation of any antenna not described in the FCC guidelines stated is subject to prior written approval of the AAC and/or the BOD.
7. Owners in an attached home shall notify the appropriate Traditions or Villages Sub-Association Board of their desire and determine appropriate rule, in addition to applying for approval to the AACSA.

**C. Antennae Installation:**

1. Installation of an antenna permitted in Sections A and B shall be subject to the following:



- a. Installation shall be by a qualified person knowledgeable about the proper installation of antennas.
- b. Installation shall be in accordance with all applicable building, fire, electrical and related codes, and a building permit shall be obtained, if required by local ordinance.
- c. Installation shall be in accordance with the manufacturer's installation specifications. The installer shall have a copy of such specifications on site at all times during the installation.
- d. Wiring or cabling shall be installed to be minimally visible and blend into the material to which it is attached. If the antenna is installed on the side of a structure, the penetration of the wire or cable from the exterior to the interior of the residence shall be made as close as possible to the location the antenna is attached to the siding and through existing penetrations for wire and cable, if available.
- e. If the antenna is installed on a structure, such as a roof or siding, it shall be painted to blend into the background to which it is mounted or placed.
- f. An antenna installed on the ground shall be screened from view from any street, adjacent lot, common area, or golf course by appropriate landscaping, as determined by the AAC.
- g. No antenna shall be placed in a location where it blocks fire exits, walkways, ingress, or egress from an area, fire lanes, fire hoses, fire extinguishers, safety equipment, electrical panels, or other items or areas necessary for the safe operation of the Association or individual units.
- h. No antenna may obstruct a driver's view of an intersection or a street.

D. **Mast Installation:** Antennas mounted on masts are prohibited except where necessary for reception of an acceptable quality signal. The AAC has the right to regulate height of mast for safety purposes, etc., as determined by the AAC.

E. **Maintenance and Repair**

- 1. The Owner of the property on which the antenna is installed shall be responsible for the maintenance of any antenna and mast. Maintenance and repair shall include, but not be limited to:
  - a. Reattachment or removal of antenna or mast, within seventy-two (72) hours of dislodgement, for any reason, from its original point of installation.

- b. Repainting or replacement, if for any reason the exterior surface of the antenna or mast becomes worn, disfigured, or deteriorated.
  - c. Repair or replacement, if for any reason the antenna or mast no longer retains its original condition.
  - d. Repair or replacement to prevent the antenna or mast from becoming a safety hazard.
- 2. Should the Owner fail to properly maintain the antenna or mast, the Association may fine the homeowner, following notice and opportunity for hearing, and take such further action, legal or otherwise, as permitted by Declaration or Statute.
  - a. Except in an emergency situation, the BOD and/or AAC shall notify the Owner, in writing, that the antenna and/or mast requires maintenance, repair or replacement, and that such maintenance, repair or replacement must be completed within forty-five (45) days of such notification.
  - b. The Owner may request a meeting with the BOD and/or AAC to be held within forty-five (45) days of such notification, to review the reasons for the required maintenance, repair, or replacement. Within forty-five (45) days of such meeting, the BOD and/or AAC shall notify the Owner, in writing, of its final decision.
  - c. In addition to any fine imposed, if any required work is not completed within forty-five (45) days of notification of final decision if reviewed, the Association may remove and/or repair the antenna or mast at the expense of the Unit owner, such expense being added to the Owner's assessment.

**F. Responsibility:**

The Owner of the antenna or mast shall be responsible for any damage to all real or personal property, or for any injury resulting from the installation of the antenna or mast and/or its use, including but not limited to:

- a. Damage to any real or personal property caused by, related to, or arising from the installation, dislodgement, use, and maintenance of any antenna or mast.
- b. Injury to any person caused by dislodgement, use, or maintenance of any antenna or mast.

**G. Miscellaneous:**

If any of these provisions is ruled invalid, the remaining provisions shall remain in full force and effect.

- 2.07 **Arbors.** Approval is required. Arbors made of metal, wood or maintenance-free material must be used and be incorporated into the landscape design. See Latticework, Section 2.51, Trellis, Section 3.04.
- 2.08 **Artificial Flowers.** Artificial flowers are not permitted and may not be used in the landscaping or the exterior decoration of HEB homes. This restriction does not apply to holiday decorations. See Seasonal Decorations, Section 2.79
- 2.09 **Awnings.** Approval is required. Awnings must be of cloth or canvas and shall be an integral part of the house or patio design. **Awnings shall be a solid color and must match or be similar in color to the trim or body color of house. A swatch of material to be used must be provided with submittal.** Awnings must be retractable and may be used only when the patio/deck is in use, or when shading the home's windows or walls from direct sunlight. See Patio Covers, Section 2.60. See also, Sunscreens, Section 2.96. **Table 2.1** provides two (2) examples of awnings that would be approved and two (2) examples of awnings that would be denied.
- 2.10 **Balconies.** See Decks, Section 2.20.
- 2.11 **Banners.** See Flag Poles, Section 2.33.
- 2.12 **Basketball Backboards.** Not permitted.
- 2.13 **Birdbaths.** Placement in front or side yard requires AAC approval. Approval is not required if placed in rear yard and if finished height is not greater than five (5) feet including any pedestal. No more than one (1) birdbath shall be installed on any Lot. Birdbaths may not be installed on the golf course or common areas. Homeowners are responsible for maintenance and general upkeep.
- 2.14 **Birdhouses and Bird Feeders.** Placement in front or side yard requires AAC approval. Approval is not required if installed in the rear yard and the size is limited to one foot by two feet (1'x2'). No more than three (3) in number shall be installed on any Lot. A birdhouse or bird feeder that is mounted on a pole may not exceed six (6) feet in height and must be a minimum of six (6) feet from the property line. Homeowners are responsible for maintenance and general upkeep. Members and Authorized Residents may not create or maintain a nuisance within the community.
- 2.15 **Carpet (Exterior).** Approval is required. Exterior carpet installation requires approval in all cases. A swatch of the material to be used must be provided with submittal. Limited to the back deck / patio of the home only.
- 2.16 **Carports.** Not permitted.
- 2.17 **Clothes Lines and Hangers.** Approval is required. **Only retractable clothes lines mounted on a wall or pilaster of an existing rear deck or patio and extending to an existing structure are allowed.** No new permanent posts or columns shall be placed in back yards or side yards. The clothesline shall not be visible from the street and the clothesline must be in the retracted position when not in use. Clothesline must be kept in good repair.

- 2.18 **Compost Containers.** Approval is required. Container must not be immediately visible to adjacent properties and odor must be controlled. Underground composting is not permitted.
- 2.19 **Concrete.** Approval is required. This includes replacement flatwork, overlays or coatings, even when there is no change in footprint.
- 2.20 **Decks.** Approval is required. The deck and associated stairway to the ground must be constructed of redwood (structural component may utilize hem, fir, or engineered materials) or maintenance-free type decking products as may have been previously approved by the Master Association. **Any deck with any portion of its walking surface over 30" above grade is required to have a railing system by International Building Codes.** All decks required by Codes to have railings must have 24" pilasters at each corner, consisting of the same masonry material as the home, as well as additional pilasters placed where required to maintain structural integrity. See Railings 2.73. Maintenance-free type decking products may be used if previously approved by the AAC or the Master Association.

**Deck Color:** (Stains, Paints, or Trex Colors). Must be a color that matches either the existing trim or body colors of the home or be a complementary color to the home.

**Deck Renovation or Stair Removal:** Approval is required. It is allowed, with approval, to remove the existing stairs on the deck. If the stairs are removed, action must be taken to reduce visibility of post supporting current stairs – either by removal or by moving existing post to center of deck and installing brick around it to match existing brick on other pillars. If left in place, the post must visually blend in. Additionally, there must be a railing installed where the stairs were, prior to removal.

**Deck Surface:** The color of the deck surface, which normally cannot be seen by the public, is at the discretion of the homeowner, but must be approved along with the rest of the submittal.

**Remaining Structure:** With the exception of the metal spindles (if used), the railings, stairs and overhead pergola and all fascia boards of all decks must be either a clear, semi-transparent or redwood stain or a color that matches either the existing trim or body colors of the home or be a complementary color to the home.

Homeowners are reminded that as with redwood, some types of maintenance-free decking products (Trex Decks) may also require periodic maintenance for proper care and to retain the products' aesthetic conformity, including but not limited to, preventing fading, warping, peeling, etc.

All decks shall be properly maintained. Any storage of items and/or materials under a deck must be concealed by lattice which matches deck in color and material.

**Raised deck construction shall not occur over easements nor beyond the side plane of the home and must be set back a minimum of five (5) feet from the property line.**

Decks that have a deck level of less than the thirty (30") inches above grade are defined as "low level" decks. These decks often have visible posts for support. This type of deck must have skirting to cover the posts and the skirting must be stained or painted to match the remaining portion of the deck or be constructed out of the same colored maintenance-free material as the rest of the deck. Skirting can be either solid or lattice type.

**On attached homes that request front decks, the skirting must be of a masonry construction to match the masonry of the home. If matching masonry is not available, skirting can match trim color with prior approval.**

For patio covers /awnings / overhangs, see Awnings, Section 2.09. Table 2.2 provides three (3) examples of decks that would be approved and two (2) examples of decks that would be denied.

Homeowners living in an attached home, sub-associations (Traditions or Village), SA, desiring to construct or add onto a deck, must meet all improvement guidelines of the HEB Master Association and Sub-Association.

Decks must not interfere with the operation of community-maintained sprinkler systems. The homeowner is responsible for any community costs necessitated by the installation of the deck.

- 2.21 **Dog Doors.** Approval is required. All dog doors must match the color of the exterior of the residence and be limited in size to that requisite for the size of the dog(s). All dogs must be diligently cleaned up after.
- 2.22 **Dog Houses.** Not permitted.
- 2.23 **Dog Runs.** Not permitted. See Fences, Section 2.29 and Pet Areas, Section 2.64a.
- 2.24 **Doors / Storm Doors / Security Doors & Windows / Garage Doors.** Approval is required. Approval is not required for an already existing main entrance door to a home, if the material matches the house or is similar to existing doors on the house.
  - A) Storm Doors. A Full View, clear glass door, similar to the Full View 4000 or 2000 as manufactured by Andersen, is used. In all cases, the color should be a color that identically matches the body color of the home or be complementary with the color scheme of the home. Homeowners wishing to utilize a different style storm door or color must first obtain approval from the AAC.
  - B) Security Doors, French Doors, Sliding Glass Doors and Windows. Prior to installation, the AAC must approve all security or security-type doors and windows.
  - C) Garage Doors. Prior to installation, the AAC must approve all replacement garage doors. Garage doors must be painted the existing body or trim color of the house. Other garage door replacement options require prior approval.

See Table 2.14, for examples of approved garage doors.

- 2.25 **Drainage.** The governing documents for the HEB Master Association require that there be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern as engineered and constructed by the original builder. When installing landscaping, the property owner must insure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against the house foundation, walkways, sidewalks, and driveways into the street.

Landscaping **MUST** conform to the established drainage pattern. The AAC or BOD may require a report from a drainage engineer as part of landscaping or improvement plan approval. Sump pump drainage should be vented a reasonable distance from the property line to allow for absorption. See Landscaping, Section 2.48.

- 2.26 **Driveways. Approval is required for any alterations or modifications, replacement of flatwork, overlays and coatings even when there is no change in footprint.**

The concrete surface of driveways shall be as originally installed by the developer (brush-finished concrete). Curbs are allowed to limit landscape material coming onto the driveway or to help prevent someone from driving off the extension. Curbs are only permitted between the house and the common sidewalk.

For side load garages, extensions are permitted on the opposite side of the driveway from the garage doors and may extend to the sidewalk. These extensions may extend to the property line opposite the doors, BUT if they come closer than one (1) foot to the property line, then the homeowners must secure written acknowledgement from their affected neighbors, as well as approval from the appropriate Sub-Association Board.

Driveway extensions are allowed up to the outside edges of the garage extending from the garage to the common sidewalk and from the sidewalk through the tree lawn area. Golf Cart garages do not count towards the outside edge of the garage for a driveway extension. All extensions may be either the same material as the driveway surface or decorative in nature and surface. Extensions through the tree lawn area must be no wider than the outside edges of the main driveway extensions. **These extensions must match the materials of the main driveway and/or the extensions from the sidewalk to the garage.** Extensions not permitted beyond the side plane of the home.

**Alternatives to replacing all the existing gray concrete with same:**

**These alternatives require prior approval.** If any of the following alternative options are chosen, they must include the driveway apron (sidewalk to street) as well as the driveway itself.

The sidewalk itself may **not** be changed from the original gray brushed concrete finish.

- A) It is permitted, with prior approval, to overcoat or overlay the existing driveway with a material that is light gray concrete colored, or one that is similar to one of the colors of the pavers listed in C below, and can be brush-finished.

Homeowner is to submit a 6" x 6" color sample with the completed AAC forms. Any areas of the repair that in the future suffer flaking or peeling will need to be returned to match the original surface. This is NOT a method that is recommended by the AAC and will be approved on a case-by-case basis only.

- B) It is permitted, with prior approval, to replace the driveway with brushed gray concrete. This can be either by replacing the entire driveway or only damaged sections, as has been done by the builder in the past, in light gray concrete color to match existing.
- C) It is permitted with prior approval, to replace the concrete driveway with CONCRETE pavers. No clay pavers allowed. Pavers must be at least sixty (60) mm (2 3/8") thick and installed in the manner recommended by the ICPI Technical Specifications for vehicular traffic areas. These are available at [www.ICPI.org](http://www.ICPI.org) (Interlocking Concrete Paving Institute). A color sample of at least three (3) pavers must be submitted with the application, along with the paver color name and manufacturer, prior to starting work. Approved samples may be kept at the Administration Building for reference of approved colors for future submittals. Only the following colors and patterns or their equivalents from other manufacturers will be allowed:

**Pavestone Colors:**

- Buff Charcoal
- 3-Tone Brown
- Winter Blend

**Pavestone Patterns:**

- Herringbone (45 degree or 90 degree)
- Muster K

**Basalite Colors:**

- Mendocino
- Carmel

**Basalite Patterns:**

- Herringbone (45 degree or 90 degree)
- Mission
- Italian Renaissance

The colors and patterns listed may not be mixed. Tumbled or non-tumbled pavers may be used.

To install pavers, see [www.ICPI.org](http://www.ICPI.org)

- D) It is permitted, with prior approval, to replace the driveway by using stamped concrete that is light gray concrete colored. The approval of the design in the stamped concrete will be on a case-by-case basis. If stamped concrete is to be used, it **MUST** be a single color all the way through. A color sample must be submitted with the application prior to starting work.

**Table 2.3** provides three (3) examples of driveways that would be approved and three (3) examples of driveways that would be denied.

Any change to the curb between the driveway and street must be done by an Aurora licensed public right of way contractor and must result in a minimum roll-over of 1 ½ inches above the gutter.

- 2.26a **Driveway Ramps.** Notification is required. It is allowed, with notification to Management, to install a driveway ramp. Any ramp must be professionally manufactured, not assembled lumber or planks.

As these ramps can interfere with curb-to-curb street snow pushing, it is preferred that they are removed by November 1<sup>st</sup> and not re-installed until May 1<sup>st</sup>. If an owner prefers to leave a ramp in place during snow pushing season, safety cones should be placed on each end when snow is present or expected and removed during clear weather. The property owner is responsible for any damage that occurs due to ramp.

- 2.27 **Evaporative Coolers.** Approval is required. Evaporative coolers that mount on a pad on the ground are permitted. Any associated ductwork from the cooler to the house must be painted to match the colors of the house where the ducts are run. Evaporative coolers that mount on the roof or in windows are not permitted.

- 2.28 **Exterior Lighting.** See Lights and Lighting, Section 2.53.

- 2.29 **Fences.** Approval is required. No fencing is permitted in the front or side yards of Lots except those installed by the Master Association or Village or Traditions Sub-Associations. The only fencing that will be permitted to be installed by owners is fencing generally located around patios and/or fencing around a pet relief area or garden area. Fences must be installed no closer to any property line (side or rear) than five feet (5'). The maximum height of any fence is 42 inches (42").

An exception to this proximity to the property line limitation may be granted to the Villages or Traditions Sub-Association homes that have their patio on or near the property line, if the homeowners secure written acknowledgement from their affected neighbors on the Disclosure form, as well as the appropriate local Sub-Association Board approval.

Fences are not permitted within a recorded easement. Wire mesh fence fill material, to restrict animal movement, must be as close as possible to invisible. See **Table 2.4**. Poultry netting is not permitted. The fence may enclose all or part of the original builder constructed patio area and would normally be limited to an additional 200 square ft. of yard area only. In the case of a rear patio with a railing, the fence may enclose a maximum of 200 square feet of yard area off the patio.



If a larger fenced area is desired by the homeowner, it will be evaluated on a case-by-case basis, but the Invisible Fence or similar (see, <http://www.invisiblefence.com/>) is the preferred and recommended type of fencing to be used for larger areas.

If an invisible fence is installed, there shall be signs placed between the yard and the sidewalk stating that there is an invisible fence installed. Signs similar to the ones provided by Invisible Fence Company shall be installed.

Only the **buried wire type** invisible fence is to be used.

Per the City of Aurora, dogs loose in the front yard are considered at large, even if the owner is present, unless the front yard is securely fenced. If tethered on the owner's property, the tether must be a minimum of six-feet (6') in length. The dog must not be able to enter upon public property, including sidewalks or the premises of another.

Adjacent homeowners' input to Management will be taken into consideration by the AAC when making a decision, but the final decision of approval or denial will be made by the AAC and/or BOD.

Fences must not interfere with the operation of community-maintained sprinkler systems. The homeowner is responsible for any community costs necessitated by the installation of the fence.

**Fencing materials are limited to dark tubular metal fencing similar to the design of the HEB external fencing or the builder-installed 2" X 8" slab cedar rail fencing.** This fencing is the type the builder installed near open space areas. These types of fences are particularly appropriate for areas of close proximity to existing builder-installed fences of the same type. **Builder installed fences shall not be removed.**

Other types of fences, such as a fence matching existing deck railing, may be approved on a case-by-case basis, as long as the AAC determines that they meet the requirements of the HOA goals of preserving the inherent architectural and aesthetic quality of HEB.

These fences would be required to be in harmony with the rest of the community. In those areas where the Association or Sub-Associations are providing landscape maintenance, a gate must be provided for access. This gate must remain unlocked. If gates are locked, no maintenance will be performed. Pet waste should be cleaned up by the owners before maintenance is scheduled. Maintenance will only be performed in these limited access areas if pets are properly secured within the dwelling during regular maintenance periods.

**Temporary fences, except as detailed below, are not permitted.**

The height of any owner-installed fencing shall not exceed forty-two (42) inches. Temporary silt fencing is allowed during either landscaping or construction work at individual homes to inhibit dirt or rocks getting in the street, sidewalk or into a neighbor's yard. This fencing is allowed only for the duration of the work and must be immediately removed once the project is completed.

**Table 2.4** provides three (3) examples of fences that would be approved and two (2) examples of fences that would be denied.

2.30 **Figurines, Lawn.** See Yard Art, Section 3.18.

2.31 **Fire Pits.** Approval is required. Gas fired pits and wood burning fire pits are permitted with approval. Any fire pits must comply with Aurora City regulations ([www.auroragov.org](http://www.auroragov.org)). The Aurora Fire Department and the currently adopted edition of the Fire Code "...permits the use of these devices providing they are located at least fifteen (15) feet from any combustible material including structures. It is important to be aware that their use can be prohibited if the burning is offensive or objectionable because of smoke emissions or when atmospheric conditions or local circumstances make such fires hazardous. This stipulation intends to protect the public from recreational burning when it endangers the safety, health, or welfare of owners and occupants of property near the burn site or the public in general." See Yard / BBQ / Smoker / BBQ used as Smoker, Section 3.19.

2.32 **Firewood Storage.** Not permitted.

2.33 **Flagpoles.** Approval is required. Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence.

2.34 **Flags/Signs.**

While approval of signs/flags is not required, signs/flags on Lots may only be installed or displayed in accordance with the following:

1. Definitions.

- A. Sign - A display, such as a lettered board, for public view.
- B. Flag - A piece of cloth or similar material, typically rectangular, oblong, or square, attachable by one edge to a pole or rope, with a distinctive design.
- C. Commercial - pertaining to the exchange or buying and selling of commodities or services and/or intending to make a profit. A commercial sign or commercial flag includes a "for sale" or a "for rent" sign or flag.

2. Size, Location and Number.

- A. Signs may not exceed five (5) square feet in aggregate.
- B. Flags may not exceed 3' x 5' feet or a total of 15 square feet.
- C. No more than a total of 3 displays (whether Signs, Flags, or both) may be displayed on a Lot.
- D. All Signs and Flags shall be professionally manufactured and lettered. No handwritten signs or flags shall be allowed.

- E. All Signs and Flags must be maintained in good condition, free from fading, fraying, and may not be torn or ripped.
  - F. Signs must be installed within three (3) feet of the residential portion of the home's foundation parallel with the street for which the address of the home is identified.
  - G. Flags may be displayed on flagpoles as follows:
    - a. Flagpoles may not be installed without the prior written approval from the Association's Architectural Control Committee.
    - b. Freestanding flagpoles may not exceed the dimensions set forth in Section 2.33.
  - H. Except as provided in Paragraph 3, no Signs or Flags bearing Commercial messages may be displayed in the community.
3. For Sale/For Rent Signs. One (1) "For Sale," "Open House" or "For Rent" sign as permitted by the Declaration may be placed within the Lot boundaries as set forth above or sign may be placed in the front or side elevation window of the property, as long as the elevation it is placed on is not adjacent to the golf course. If this option is chosen, one temporary outdoor marketing brochure box, maximum size of fourteen inches (14") high, ten inches (10") wide and three inches (3") deep, may be placed on a maximum size four foot (4') high, three inch (3') wide and deep stake or post, black, green, white or brown in color only, in front of the lot on the property that is for sale or lease. It must be installed within three (3) feet of the residential portion of the home's foundation parallel with the street for which the address of the home is identified.

**Long arm or similar type or style of signs are not allowed.**

4. Invisible Fence Signs – If a fence is to contain a dog, there shall be signs placed between the yard and the sidewalk stating that there is an invisible fence installed. Signs similar to the ones provided by Invisible Fence Company shall be installed. The signs must be professionally lettered and manufactured, and be maintained in good condition. These signs will not count toward the 3 sign/flag limit. See Fence Section, 2.29.
5. Alarm System / Security Signs – Signs indicating alarm and security systems must be placed within 3 feet of the homes foundation. The sign must be professionally lettered and manufactured, and be maintained in good condition. These signs will not count toward the 3 sign/flag limit.

- 2.35 **Fountains.** Approval is required. **Placement in front or side yard requires approval.** Limit 1 fountain in front or side yard with approval. Approval is not required if placed in rear yard and if finished height is not greater than five (5) feet including any pedestal. Owners are responsible for maintenance and general upkeep.

There is a limit of one (1) fountain per yard. Complaints from neighbors may require removal or adjustment. See Water Features, Sec 3.09.

Fountains may not be installed on the golf course or common areas.

- 2.36 **Garbage Containers and Storage Areas.** See Trash and/or Recycle Containers, Enclosures and Pickup, Section 3.01.

- 2.37 **Gardens - Vegetable.** Approval is required. Vegetable gardens are permitted to be in rear, side and front yards for single- family homes. Traditions duplexes and Village townhomes are only permitted to have vegetable gardens in the rear yard.

Vegetable gardens in front and side yards are not permitted to have any type of fencing or poultry netting around the perimeter. Materials for raised vegetable garden beds must be made with a material that matches or is complimentary to the exterior of the home. Raised vegetable garden beds cannot exceed 24" in height.

Plant selections for vegetable gardens are not to be taller than 4 feet when fully grown.

Vegetable gardens must be properly maintained.

Pre-approved garden plans are available to view on the Heritage Eagle Bend website and do not need AAC Approval if following pre- approved garden design to plan. AAC forms stating the selected pre-approved design and installation details must still be submitted prior to installation.

**Table 2.16** provides 3 pre-approved vegetable garden designs that do not require AAC approval. AAC forms stating the selected pre-approved design must still be submitted prior to installation.

- 2.38 **Gazebos.** Approval is required. A gazebo must be an integral part of the landscape plan and must not obstruct the adjacent property owner's views.

- 2.39 **Grading and Grade Changes.** Not permitted. See Drainage, Section 2.25.

- 2.40 **Golf Cart Garages.** Approval is required. Golf Cart Garages cannot exceed existing setbacks or be constructed in an easement area. Homeowner will secure and submit an Improvement Location Certificate (ILC) approval for a Golf Cart Garage. The Golf Cart Garage must be no larger than needed and must match the home.

- A. The primary requirement for a Golf Cart Garage Addition is that it must appear as if it was built as part of the original residential construction. As such all materials, textures, trim, windows, doors and colors, etc. must be identical to those used for

the existing construction. The applicant should verify the availability of all such materials before committing to the design and construction of the addition. Alternate or substitute materials will not be allowed.

- B. The requested garage expansion must be for the sole purpose of parking a golf cart only, and may not be a separate, stand-alone structure. No requests will be approved for more than one golf cart or for the other types of recreational vehicles. Only electrical lines may be supplied to the golf garage, no water or sewer lines are permitted to be run to the golf garage space.
- C. The Golf Cart Garage Addition will not exceed 10 feet in width and 12 feet in length, 120 square feet in total Gross Floor Area.
- D. The Golf Cart Garage Addition must be on the side of the existing garage at ground level, with a matching drive terminated at the existing home's driveway.
- E. The Golf Cart Garage Addition must have an overhead door that matches the existing garage door and facing the same direction.
- F. The applicant will obtain a building permit from the City of Aurora Building Division and submit a copy of the approved building permit with their application.
- G. Construction must pass all required City of Aurora municipal/applicable building inspections.
- H. The site plan for the Golf Cart Garage Addition must be compliant with required Aurora City building setbacks and include a Grading and Drainage Plan demonstrating proper drainage flows that will not negatively affect adjacent properties.
- I. The requested garage expansion shall not encroach over any existing setbacks, easements, or drainage areas, and shall be constructed within that Lot's building envelope.
- J. The homeowner must demonstrate that the project can be completed within 6 months.

2.41 **Greenhouses.** Not permitted.

2.42 **Holiday Decorations.** See Seasonal Decorations, Section 2.79.

2.43 **Hot Tubs and Jacuzzis.** Approval is required. They must be an integral part of the deck or patio area and of the rear yard landscaping.

Hot Tubs and Jacuzzis must be installed in such a way that, to the extent practical, be minimally visible to adjacent property owners and not create an unreasonable level of

noise for adjacent property owners. Complaints from neighbors may require removal or adjustment. The AAC may require the addition of screening or a privacy screen.

**A City of Aurora Building Permit and use of licensed electrician is required.**

- 2.44 **Irrigation Systems.** All homes must have an underground automatic irrigation system installed with the landscape.
- 2.45 **Jacuzzis.** See Hot Tubs and Jacuzzis, Section 2.43.
- 2.46 **Kennels.** Not permitted.
- 2.47 **Lampposts.** When lampposts, as installed by the builder, need to be repainted or replaced, they are to be painted with a post finish to match approved light fixture. For replacement fixtures and paint information please contact the Administrative Office. For questions regarding acceptable updated replacements, colors or models please contact the Administrative Office.

For updated replacements, see **Table 2.6.**

- 2.48 **Landscaping.** Approval is required.

All residential properties must meet certain minimum landscape requirements. Once installed, the landscaping must be maintained in a neat, attractive, sightly, and well-kept condition. All landscape plan submittals must clearly demonstrate, to scale, the proposed landscape installation. The plot plan or survey plat of the residence and yard must be provided. All organic materials (plants, shrubs, trees, et al), building materials (stone, wood, edging, et al), must be clearly labeled in detail.

The following should be noted: All Lot property lines extend from the rear yard to the back of the concrete curbing at the street. **Homeowners own and are responsible for the maintenance of their Tree Lawn or Treescapes (area between sidewalk and street).**

**Requirements for Single-Family Homes:**

- A. Irrigation. Front yard landscaping shall include automatic irrigation. Side yard landscaping and irrigation shall also be installed where the side yard faces a public right-of-way or other public space.
- B. Side yards. For corner lots, side yard landscaping is required in the side yard setback including the area between a fence or wall and back of sidewalk (to back of curb in the absence of a sidewalk). Landscaping shall consist of turf grass or shrubs, perennials, and ornamental grasses located in a plant bed and landscaped in accordance with the City of Aurora, Living Material Coverage Requirements & Tables ([www.auroragov.org](http://www.auroragov.org)) or be Xeriscaped again in accordance with City of Aurora requirements and Tables.

C. Plant Material Requirements. Landscaping shall consist of trees, shrubs, ground covers, annual and perennial flowering species, turf grasses, mulches, and automatic irrigation. In the case of shade or ornamental trees (deciduous), plantings cannot be installed closer than 6 feet (6') from the property line. In the case of Evergreen trees or Conifer, plantings cannot be installed closer than 10 feet (10') from the property line. Dwarf evergreens cannot be installed closer than 6 feet (6') from the property line. If planting closer to the property line is desired, it will be evaluated on a case-by-case basis.

Landscape materials may also be used to define space, and create visual interest.

Select a variety of plant species including deciduous and evergreen trees, and deciduous and Evergreen shrubs which should be chosen for seasonal interest. All plant material shall be installed in the following minimum sizes:

1. Shade trees - 2" caliper
2. Ornamental trees - 2" caliper
3. Evergreen trees - 6' height minimum
4. All shrubs – 5-gallon container
5. Groundcover, annuals, and perennials - no restrictions

**The following trees are not permitted to be planted on any Lot within the HEB Community: Ash, Aspen, Cottonwood, Ponderosa Pine (due to size of tree and root ball), Russian Olive, and Weeping Willow.** Also, please note that planting any trees, other than replacing existing dead ones, **does** require approval.

A minimum five feet (5') wide access path, clear of vegetation except grass, to the back yard, for maintenance reasons, must be maintained for all attached units that have the Sub-Association do their lawn and sprinkler maintenance. Please verify with the lawn maintenance contractor that they will have enough room for their equipment.

Planting Beds/Areas - If a homeowner with an existing planting bed or area decides to change plants to other plants of an appropriate size for the area, approval is NOT required if the bed or planting area is not changed in size or shape. Any changes to the size or shape of the area **does** require approval.

#### 2.48a **Water-wise Landscapes**

##### 1. Water-wise Landscapes

A water-wise landscape, also known as xeriscape, is one that uses a variety of low-water plants, mulches, and high-efficiency irrigation compatible with water conservation. The following guidelines will allow residents to develop attractive, low-water landscapes. For the purpose of definition, "plants" may mean perennials, ornamental grasses, shrubs, groundcovers or trees unless otherwise stated.

All projects must follow this policy and the standards set in the city of Aurora's Unified Development Ordinance Section 4.7 Landscape, Water Conservation, Stormwater Management ("UDO").

Architectural Advisory Committee (“Committee”) will review all water-wise designs for compliance with this policy.

The Architectural Advisory Committee strongly encourages homeowners that plan on xeriscaping to contact the City of Aurora for assistance in creating your landscaping plan. <https://www.auroragov.org/residents/water/landscaping>

## 2. Design

A to-scale design must be submitted to the Committee that includes the following items:

- Scale
- Plants drawn to their mature size with type
- Mulch types
- Plant list
- Site triangle (if applicable)

## 3. Planting Density Requirement

According to Aurora UDO requirements, a water-wise front yard must contain a minimum number of shrubs or shrub-equivalents. This minimum number is determined with the following calculation:

*Landscape area (sq. ft.) x 0.025=minimum number*

A shrub-equivalent is three (3) ornamental grasses or three (3) perennials.

For example, a water-wise area of 400 square feet must have 10 shrubs or shrub-equivalents. So, the homeowner may plant the area with 7 shrubs, 6 perennials, and 3 ornamental grasses.

## 4. Water-wise Turf Grasses

Water-wise, turf-forming grass species may be used. The following are suggested:

- Buffalo grass (*Buchloe dactyloides*)
- Blue grama grass (*Bouteloua gracilis*)
- Dog Tuff™ (*Cynodon* ‘PWIN04S’)
- Smooth brome (*Bromus inermis*).

Native grasses are healthier and fill in more quickly when they are left unmown. Leaving native grasses unmown is preferred.

Native grass areas along a sidewalk must maintain a “beauty belt”, meaning they must be mown to a maximum height of four inches (4”) along sidewalk edges at a width of one foot (1’).

## 5. Trees

Aurora requires that front yards include two trees where possible: 1 shade tree (≥ 2.5” caliper) and either 1 ornamental tree (≥ 2” caliper) or 1 evergreen tree (≥ 6’ tall). For a list of drought-resistant trees, see the Aurora Forestry department’s Recommended Trees for Aurora guide.

Aurora requires that coniferous trees be planted at least twenty feet (20’) from a street edge or sidewalk.



## 6. All Other Water-wise Plants

There is a large palette of water-wise plants that thrive in our climate. Plants on the following water-wise/xeric plant lists are permitted.

- Aurora Water's [plant list on the Aurora water-wise page](#)
- Colorado Springs Utilities [water wise plants list](#)
- Colorado State University Extension [xeriscape perennials plant list](#) or [xeriscape shrubs plant list](#)

## 7. Prohibited Plants

- Plants listed on the [Colorado Noxious Weed List](#)
- Russian olive (all *Elaeagnus angustifolia* cultivars)
- Aspen (all *Populus tremuloides* cultivars)
- Cottonwood (all species)
- Tamarisk
- Ash (all *Fraxinus* species)
- Siberian elm (*Ulmus pumia*)
- Tree of heaven (*Ailanthus* species)

Plants with thorns or spikes (e.g. yucca, barberry) must not grow within eight feet (8') of a sidewalk.

## 8. Artificial Turf

Artificial turf will be considered as a Xeriscaping option on an individual basis. It is allowed in the backyard, and case-by-case may take up to 25% in the Xeriscaped front yard. It is not allowed in any side yards. Back yards are defined as the back plane of the home to rear property line. The front yard is defined as the front plane of the home to 18" off the sidewalk. For Homes that border streets, the curbside tree scape will not be included as a part of the rear or front yard percentage. Artificial turf is not allowed in any portion of the curbside treescape. Installation and maintenance shall comply with the City of Aurora requirements available at the Planning office of the Aurora Municipal Building. Artificial turf must be a minimum total weight of 100 + ounces per square foot and must be installed per the manufacturer's requirement in a professional and workman-like matter. Artificial turf must have thatch to provide a natural look. Sports turf and indoor/outdoor carpet turf are not permitted. Artificial Turf must be 2" in height. When installed, a minimum 12" transition area must be installed along all property lines. This transition space must include organic materials such as mulch or rock. Submittal must include a sample of turf to be installed. Artificial Turf must be properly maintained. Replacement or repair will be required when turf begins to fade, becomes damaged, or develops folds.

## 9. Landscape Features

In front yard water-wise designs, the City of Aurora requires one (1) of the following features:

- i. Wall 1-2.5' high made of decorative stone, stucco, or masonry units
- ii. Earth berm  $\leq$  2.5' tall with slopes not to exceed 1:4 slope
- iii. Three (3) natural boulders  $\geq$  2' x 2' x 2'

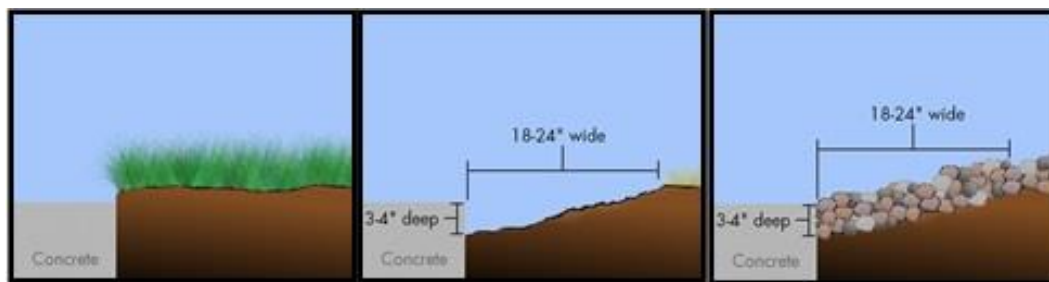
## 10. Mulches

Mulches may include both inorganic (e.g. rock or cobble) or organic (e.g. bark or wood chip) types. Aurora does not permit white rock mulch. **Mulch:** When mulch is used it must be **brown or black** in color in the tree lawn area. Red, gold and other colored mulches will not be permitted. Brown dyed mulch and other natural mulches that are brown in color are acceptable. **Note:** Red mulch, lava rock, and recycled mulch products (tires or crushed concrete products) may not be used.

Installation of landscape fabric is required under rock mulch where no plants are present. Plastic weed barriers are not permitted.

Installation of landscape fabric is required under flagstone, paver, brick, breeze, or other non-concrete pathway or patio.

All mulches are to be installed at a minimum depth of three inches (3"). Sidewalks and common walkways must be kept free of rocks and mulch.



Proper Installation of Mulch along a Concrete Edge

#### 11. Irrigation

Where irrigation systems exist, high-efficiency irrigation that is compatible with water conservation is required. All water-wise beds with mulch should use drip-style irrigation. For native grass areas, spray-style irrigation is preferred.

#### 12. Maintaining Visibility at Intersections

Landscaping should not obstruct the visibility of motor vehicles or pedestrians in an intersection. No coniferous trees or shrubs/perennials taller than 24" are permitted in a streetscape (the landscaped area between a street and sidewalk) and, for corner lots, in the landscapable area adjacent to an intersection.

A sight triangle is the area at the corner of an intersection where views of approaching traffic should not be obstructed. No plants taller than 24" are permitted in a sight triangle. For detailed information about sight triangles, refer to the specific sight triangle sizes as defined in the Aurora Roadway Design Manual.

[https://www.auroragov.org/business\\_services/development\\_center/codes\\_rules/design\\_standards/engineering\\_design\\_standards](https://www.auroragov.org/business_services/development_center/codes_rules/design_standards/engineering_design_standards)

**Table 2.5** provides three (3) examples of landscapes that would be approved and three (3) examples of landscapes that would be denied.

**Table 2.17** provides 3 pre-approved waterwise landscaping designs and 3 pre-approved vegetable garden designs that do not require AAC approval. AAC forms stating the selected pre-approved design must still be submitted prior to installation. These designs are also available to view on the HEB website.

**City of Aurora Landscape Manual, Home Yard Landscaping – Turf & Xeriscape Options. See City of Aurora Landscape Manual and Water Wise Landscaping Program Guide available on website: [www.auroragov.org](http://www.auroragov.org).**

**2.49 Landscaping – Tree Lawn (aka Treescape, aka Parkway).** Approval is required for all changes to the tree lawn area. The tree lawn is defined as the area between the sidewalk and the street.

The preferred option of the HEB Master Association is to have all tree lawn areas remain irrigated sod. The Association recognizes however that the state of Colorado and the City of Aurora have laws that do prevent HOA's from having regulations that deny Homeowners the right to convert their tree lawn areas to low water use landscaping if they so desire. These same laws, however, do not prevent HOA's from making rules that regulate how this area may be landscaped. It is the intention of this section to insure the inherent architectural and aesthetic quality of HEB is preserved, while meeting the requirements of the applicable laws. The primary focus of this section is to create a consistent look throughout HEB for the tree lawns that are converted to low-water use planting areas.

The HEB Master Association strongly recommends that you use the services of the City of Aurora Water Conservation Department to help with your tree lawn plan. By using the service of the Aurora Water Conservation Department, your plan is likely to be approved by the BOD and the City of Aurora because the Water Conservation Department is keenly aware of all requirements of both HEB and the City of Aurora.

The two (2) steps you need to follow for tree lawn changes are:

**Step 1** – Submit your proposed plans to the AAC as you would any other landscape request. Tree Lawn modifications are governed by the following guidelines:

The ground in the tree lawn area must remain level; berms will not be approved.

Three (3) types of ground cover may be used between plants. The use of at least two (2) of the three (3) ground covers is required in order to add architectural interest to the tree lawn and to create a consistent look throughout the HEB community. Acceptable ground cover materials are as follows:

- Cobble stone (not to exceed 8" in size, variable sizes from 2" to 8" is recommended). Cobble stone should be multiple shades of brown and gray.

- River rock (1 ½") this is the river rock that was commonly used against the homes in HEB. River rock should be multiple shades of brown. Chipped granite may not be used as a substitute for rounded river rock and will not be approved.
- Boulders may be used as hardscape material to accent the area, these cannot be more than 24" in height and must be installed on ground that is level with top of the sidewalk and top of the curb. Berms or mounds within the tree lawn area are not acceptable.

**Mulch:** When mulch is used it must be **brown** in color in the tree lawn area. Red, gold and other colored mulches will not be permitted. Brown dyed mulch and other natural mulches that are brown in color are acceptable. **Note:** Red mulch, lava rock, and recycled mulch products (tires or crushed concrete products) may not be used.

**Mulch must be isolated from the sidewalk and the street by river rock or cobble stone so that it is easily retained in the tree lawn area.**

Metal edging is not permitted against the sidewalk or the street and if used on the interior of the tree lawn to separate mulch from rock, should not extend above the material. **The edging should be as invisible as possible.**

**Step 2** – Once you have approval for your plan by the AAC, you must also seek approval by City of Aurora prior to beginning any work if you are claiming a turf rebate.

**The following trees are the only ones permissible in the tree lawn space and must be not less than 2 ½" in caliper when planted:**

- Locust, Shade Master
- Locust, Sunburst
- Maple, Autumn Blaze
- Maple, Crimson Sunset
- Oak, Shumard
- Oak, Chinkapin
- Linden, Greenspire

## 2.50 **Landscaping – Tree Rings.** Tree rings must meet the following requirements:

1. Installation must not exceed a diameter of 42" (forty-two inches) around the base of the tree and shall not extend more than 4" (four inches) above ground level.
2. Materials for installation (concrete, stone, brick, metal, et al) must be clearly labeled for detail in application drawings. Recommend installing into the ground for stability and include mulch for tree insulation and grass suppression.

Tree rings do not require approval as long as materials used conform to the list below:

1. Gray concrete
2. Steel Edging
3. Stone that is the same shade as the body or trim color of the house
4. Brick that is the same shade as the body or trim color of the house

**Use of any other materials requires prior approval.**

Annual flowers may be planted in any tree ring without approval. **Brown mulch** only if tree ring is located in tree lawn area.

**Sample Tree ring:**



- 2.51 **Latticework.** Approval is required. Latticework or trellis work made of wood, metal, or maintenance-free material shall be used. Latticework may not be utilized for foliage or fence construction in any circumstance. For deck skirting utilizing lattice, see Decks, Section 2.20. Also see Trellis, Section 3.04.
- 2.52 **Lightning Protection Systems (aka Lightning Rods).** Approval is required. Systems must be installed by a licensed lightning protection company. Air terminals on the roof and associated wiring, including down conductors, are to be painted the same color as the area they are running through, if permitted by code.
- 2.53 **Lights and Lighting.** Approval is required. For holiday decorations, including lighting see Seasonal Decorations, Section 2.79.

The use of exterior lighting for aesthetic appeal and safety on the exterior of a home is encouraged as long as the following guidelines are met: See **Table 2.6**.

1. Exterior lights must be conservative in design and be as small as is reasonably practical, similar to those as originally installed by the builder. Contact the Administration Building for replacement information.
2. Lamppost light fixture must be replaced with pre-approved light fixture. Contact the Administration Building for replacement information.

3. Exterior lighting should be directed toward the house and be of low wattage to minimize glaring sources to neighbors and other homeowners. Lighting should not spill over into neighbors' yards. Lighting glare should not be visible from above the light source. Lighting for walkways generally should be directed to the ground.
4. Lighting fixtures should be consistent with the existing fixtures of the home, or if being replaced, the color of the home. Low voltage lighting offers safety advantages over conventional house-voltage systems.
5. In all cases, lighting installed by the builder on the home or on a pole light on the grounds of the property that is connected to what is commonly referred to as a "photocell", must always be properly maintained and functioning for the common safety of the owner of the home, their guests, and neighboring property owners.
6. Because of the aesthetic appearance of different colors of light bulbs, the use of brilliant/bright white or daylight bulbs for post light, garage lights, or walkway lights readily visible from the street is not permitted. **The only bulb to be used is a maximum of 60 watt or equivalent size in soft white.**

**Table 2.6** provides nine (9) examples of lighting that would be approved and two (2) examples of lighting that would be denied.

Signage, including address numbers, Address Numbers, Section 2.03, and nameplate signs, requires prior approval.

- 2.54 **Mailbox posts.** When wooden mailbox posts, as installed by the builder, need to be refinished or replaced, they are to be stained with Sherwin Williams semi-transparent stain SW 3512 Cider Mill. Metal or aluminum protectors may be installed at the bottom of the posts for lawn mowing protection. All other changes to mailbox posts requires approval. For moving location of mailbox post, contact the local U.S. Postal Service.

For mailbox post replacement information, please contact the Administration Building.

- 2.55 **Mailboxes.** Approval is not required for replacement with a similar shape, size, and color mailbox. (Green steel).

Any other mailbox replacement requires submission of the Architectural Submittal Forms, including dimensions and color information. The following mailboxes are available and meet the requirements outlined:

Gibraltar Industries:

Solar E1100G00 Elite Premium Green Steel Std Size

Solar E1600G00 Elite Premium Green Steel Lrg Size

They are available at Home Depot (they can order if not in stock), or at Ace Hardware and [www.Amazon.com](http://www.Amazon.com) (search for rural mailboxes).

Locking mailboxes are available at [www.steelmailbox.com](http://www.steelmailbox.com). They are more expensive, and will require submission of the Architectural Submittal Forms along with a data sheet. These boxes may be acceptable, as long as they meet the shape, size, and color requirements.

Mailboxes must have the home address in 1½ to 2 inches high white reflective vinyl numbers attached to the front lid. These are available at office supply and hardware stores. Owners are responsible for maintaining legible numbers.

**Table 2.7** provides three (3) examples of mailboxes that would be approved and three (3) examples of mailboxes that would be denied.

Decorations, painted designs, wrappers, covers, etc. are **not** permitted on a permanent basis. Seasonal decorations, in accordance with Seasonal Decorations, Section 2.79, are permitted.

2.56 **Microwave Dishes.** See Antennae, Section 2.06.

2.57 **Ornaments, Lawn.** Approval is required. **Table 2.8** provides three (3) examples of lawn ornaments that would be approved and three (3) examples of lawn ornaments that would be denied. Also referred to Yard Art, Section 3.18.

2.58 **Painting.** Approval is required. Prior approval is required for all exterior painting projects.

**Pre-approved Colors:** The Pre-Approved Paint Color Book of Sherwin Williams paint colors can be viewed at the Administration Building. These include all of the original builder supplied paint choices. These Pre-Approved Colors are only for the single-family homes. The Pre-Approved Paint Color Book can also be viewed at Sherwin Williams in Parker and Southlands. Sherwin Williams has posted the HEB Master Association colors on their website to view at your leisure at:

[www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/aurora/co/heritage-eagle-bend/](http://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/aurora/co/heritage-eagle-bend/)

**Traditions Sub-Associations has their own pre-approved paint colors and procedures which apply.**

**Color Schemes:** Please be aware the primary color scheme used in HEB is earth tones. NO blues, reds, yellows, pinks or other non-conforming colors will be approved. Also, please realize that even if a color is on another house, it does not mean that it has been approved in the past or that it will be approved in the future. This could occur because the home was painted before the RIGS took effect or was grandfathered prior to when the Pre-Approved Paint Book was established.

**Please Note:** Painting of brick or stone features on the home is not permitted throughout the community.

**Custom paint colors** may be submitted by single-family homeowners and will be considered on a case-by-case basis by a majority vote of the AAC. These paint colors



are only for the wood planes of the home, this excludes any brick and stone columns and walls. These new paint colors may be approved if, in the opinion of the AAC members, the paint colors meet the architectural and aesthetic quality requirements of HEB. Residents should be aware that new paint color requests may take significantly longer to be approved by the AAC than would a simple Pre-Approved Paint Color change request due to the AAC majority review requirement for this type of change.

Submittal must include color samples on a non-porous surface material (cardboard is not acceptable as absorption can change the color). The sample should be large enough to give a true representation of the color with a 12 inch x 12 inch sample being the standard and best representation.

- 2.59 **Pathways / walkways.** Approval is required. Pathways / walkways must be horizontally level and an integral part of the landscape plan. If using pavers on pathway / walkway, pavers must be installed in the manner recommended by the ICPI Technical Specifications. These are available at [www.ICPI.org](http://www.ICPI.org).
- 2.60 **Patio Covers.** Approval is required. Patio covers must be constructed of wood or material generally recognized as complementary to the home and either match house colors or complement house colors. No Fiberglass covers are permitted. See Awnings, Section 2.09.
- 2.61 **Patios - Enclosed.** Not permitted.
- 2.62 **Patios - Open.** Approval is required. Open patios must be an integral part of the landscape plan. Construction shall not occur over easements and must be set back a minimum of five (5) feet from the property lines. Patios beyond the side plane will be considered on a case-by-case basis. A patio may be constructed of concrete, brick, flagstone, stepping-stones, pre-cast patterned or exposed aggregate concrete pavers, wood (if in contact with the ground or previous patio) or other materials compatible with HEB architecture. Homeowners should be aware that any wood in contact with the ground should be pressure treated or of a species that is rot resistant. Patio square footage is limited to 40% of the total backyard square footage, measured using the back plane of the home. For railings, see Railings Section 2.73.
- 2.63 **Paving.** Approval is required. All walks, patios, and other areas must be submitted with a detailed explanation, including all materials used such as concrete, brick, flagstone, steppingstones, pre-cast patterned or exposed aggregate concrete pavers, et al. See Driveways, Section 2.26.
- 2.64 **Pergolas.** Approval is required. Not permitted in front of the home or in the side yard. **Table 2.9** provides three (3) examples of pergolas that would be approved and three (3) examples of pergolas that would be denied.
- 2.65 **Pet Relief Areas:** Approval is required. See Fences 2.29 and Railings 2.73.
- 2.66 **Play Structures and Sports Equipment.** Not permitted.
- 2.67 **Playhouses.** Not permitted.



- 2.68 **Poles.** See Flagpoles, Section 2.33 and Utility Equipment, Section 3.05.
- 2.69 **Pools.** Not permitted. See Hot Tubs and Jacuzzis, Section 2.43.
- 2.70 **Privacy Screens – Patios and Decks.** Approval is required. The preferred method to be used in HEB when a privacy screen is desired by the homeowner or required by the AAC, is to use a screen that is of a temporary nature such as a roll up shade or blind. This type of screening can provide the desired affect for the homeowner during the relatively short time of use while not permanently affecting the views of the homeowner or their neighbors.

If this type of screening is neither practical nor desired for the given situation, the following specifications for a more permanent screen are to be followed:

<b>Material:</b>	Wood or maintenance-free material to be used.
<b>Dimensions:</b>	Height and width of the screen are to be kept to the minimum size necessary to accomplish the desired screening affect.
<b>Design:</b>	<p>Screen design is not dictated by these guidelines, but must be consistent with the goal of the RIGS in that the screen design will be such as to preserve the inherent architectural and aesthetic quality of HEB.</p> <p>Examples of permanent type privacy screens that have been approved in HEB are provided in <b>Table 2.10</b>.</p>
<b>Color:</b>	Privacy screen paint color should be identical to the color of the body or accent trim of the residence.

Windows are not permitted in privacy screens. Also see Sunscreens, Section 2.96.

- 2.71 **Putting Greens.** Approval is required.
- 2.72 **Radio Antennae.** See Antennae, Section 2.06.
- 2.73 **Railings.** Approval is required. All railing systems for decks, patios or sidewalks must comply with this section.

Railing systems may be of wood, maintenance-free products, wood horizontal pieces with metal spindles, or all metal. For wood, spindles must be plain. Metal spindles may be plain twisted or basket. For examples, see **Table 2.13**. Any gate must be of matching material in the same style and no higher than the horizontal railings. The maximum height is 42 inches (42”).

An alternative to spindles can be glass panels. These can be attached to existing railings or installed in a free-standing metal frame. The glass panels can be either clear or tinted.

If tinted, the “% Reflectance Visible Outdoors” value cannot exceed 6% and should be gray or brown. Any glass panel must be golf ball resistant or, at a minimum, tempered to comply with IRC code requirements.

All railing systems should either match house colors or complement house colors.

2.74 **Rooftop Equipment.** Approval is required.

2.75 **Roofing Materials.** Approval is required. All buildings constructed on the properties should be roofed with the same or greater quality style and color asphalt shingle that was used by the original builder.

2.75a **Roof Additions/Extensions.** Approval is required. When adding a roof over a deck or patio, the following conditions must be met:

The roof configuration shall be a gable roof with the ridge line running perpendicular to the back of the house.

All materials, colors, details, and styles shall match those of the existing house.

The gable end must be filled in with siding.

All exposed framing must be enclosed with trim lumber or another approved product. This includes, but is not limited to, soffit and fascia boards at the roof overhangs, framing members that project below the soffit elevation at the roof overhangs and any added columns.

All exposed rafters and roof framing must be concealed from view. This means that there must be a ceiling covering the entire interior portion of the roof. This ceiling can be flat or on the same slope as the rafters. An approved architectural product shall be used as the ceiling material.

See **Table 2.15 Roof Additions/Extensions** for 3 examples of approved roof extensions and 3 examples of denied roof extensions

2.76 **Satellite Dishes.** Approval is required. See Antennae, Section 2.06.

2.77 **Saunas.** Not Permitted.

2.78 **Screens, Screen Doors.** Approval is required. See Sunscreens, Section 2.96. See Doors, Section 2.24.

2.79 **Seasonal Decorations.** Need not receive prior approval if installed on a Lot provided that they are in keeping with community standards. Decorations must be installed on the owner’s Lot and not on common areas.

Holiday decorations other than those for the winter holiday season may be erected no earlier than seven (7) days prior to the holiday and must be removed no later than seven (7) after the holiday.

The winter holiday season shall run from the Wednesday before Thanksgiving until January 31. Holiday lights and decorations for this period may be installed prior to that Wednesday and removed by January 31 depending on the weather and safety consideration. All exterior lights & decorations may only be illuminated from the Wednesday before Thanksgiving until January 31.

Notwithstanding the preceding, all exterior Holiday Lights and Decorations for the winter holiday season may be erected anytime on or after October 15th provided, they are not illuminated before the Wednesday before Thanksgiving and must be removed by January 31st.

- 2.80 **Security Doors and Windows.** See Doors, Section 2.24.
- 2.81 **Sewage Disposal Systems.** Not permitted.
- 2.82 **Sheds.** Not permitted.
- 2.83 **Shutters.** Approval is required. Shutters should be of a similar material, color and of a design generally accepted as complementary to the exterior of the house. See also, Doors - Security Windows, Section 2.24.
- 2.84 **Sidewalks.** A sidewalk is the concrete walkway that runs along the roadway. Alterations to original builder installed sidewalks are not permitted. All other sidewalks require prior approval, including steppingstone walkways / pathways. For walkways from driveway to house or around house, see Pathways / Walkways, Section 2.59. For the installation or modification of a railing system see Railings 2.73
- 2.85 **Siding.** Approval is required.
- 2.86 **Signs/Flags.** See Flags/Signs, Section 2.35.
- 2.87 **Skylights / Solar Tubes.** Approval is required.
- 2.88 **Solar Energy Devices / Panels.** Approval is required. Reviewed on a case-by-case basis for placement. It is recommended that flat installed solar panels have bird screens or critter guards installed to prevent nesting. **Table 2.11** provides an example of a solar energy device that has been approved at HEB.
- 2.89 **Spas.** See Hot Tubs and Jacuzzis, Section 2.43.
- 2.90 **Sprinkler Systems.** See Irrigation Systems, Section 2.44.
- 2.91 **Statues.** Approval is required. There is a limit of one (1) per front and back yard and of a height not greater than five (5) feet, including any pedestal. Statues may not be installed on the golf course or common areas.
- 2.92 **Stones/Boulders/Cobble.** Approval is required. Stones to be used for ground cover must be reviewed and approved. Provide name, color, size, and placement of stone/boulders/cobble to be used in landscape plan.

- 2.93 **Storage.** Not permitted. No storage is allowed on any portion of the exterior of homes.
- 2.94 **Storage Sheds.** Not permitted.
- 2.95 **Sunrooms.** Not permitted.
- 2.96 **Sunscreens, Exterior Sunshades, Exterior Solar Shades, Exterior Window Screens.** Approval is required. Sunscreens must be a solid color similar to the house or trim color. Sunscreens may be used only when the patio/deck is in use, or when shading the home's windows or walls from direct sunlight. Sunscreens must be installed on the inside of patio roof beam and out of sight. If possible, a mechanism should be utilized to anchor the shades when extended. The shade and hardware must not be visible when shades are not in use. Tracks should be painted to match house color. Approved example images can be seen at [www.polarshade.com](http://www.polarshade.com). See Privacy Screens, Section 2.70 and **Table 2.10**.
- 2.97 **Swamp Coolers.** See Evaporative Cooler, Section 2.27.
- 2.98 **Swing Sets.** Not permitted.
- 2.99 **Television Antennae.** See Antennae, Section 2.06.
- 3.00 **Temporary Structures.** No structure of a temporary nature, including, but not limited to, a house trailer, tent, shack, storage shed, or outbuilding shall be placed or erected upon any Lot. However, during the actual construction, alteration, repair, or remodeling of a structure or other improvements, necessary temporary structures for storage of materials may be erected and maintained by the person doing such work. Temporary dumpsters and other waste receptacles should be placed on the driveway. Portable toilets should be kept as out of sight as possible. Contact the Administration Office to notify them that a temporary structure will be erected. The work of constructing, altering, or remodeling any structure or other improvement shall be prosecuted diligently from the commencement thereof until the completion thereof, not to exceed ninety (90) days. Notification to Administration is required upon completion of work.
- 3.01 **Trash and/or Recycle Containers, Enclosures, and Pickup.** Approval is required. Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris or recycling materials of any kind may not be kept, stored or allowed to accumulate on any Lot except in sanitary containers or approved enclosures. No garbage, trashcans, or recycling receptacles shall be maintained in an exposed or unsightly manner (except that a container for any such materials may be placed outside at such times as may be necessary to permit garbage or trash pickup).
- Trash and/or recycling may be placed outside on the street for pickup after 5:00 p.m. on the day before trash and/or recycling is to be picked up. Trash and/or recycling containers must be properly stored the evening of pickup.**
- 3.02 **Tree Houses.** Not permitted.

- 3.03 **Tree Stakes.** Tree stakes should be removed when no longer necessary. Tree stakes and lines should be in good repair.
- 3.04 **Trellis.** Approval is required. Trellises made of metal, wood or maintenance-free material must be used and be incorporated into the landscape design. A small trellis that does not exceed the height of lamp crossbar at the lamp post does not require approval and must be kept in good repair.
- 3.05 **Utility Equipment.** Approval is required.
- 3.06 **Walls.** See Fences, Section 2.29.
- 3.07 **Walls - Retaining.** Approval is required for new walls. Alterations to retaining walls installed by the original builder is not permitted.
- 3.08 **Water and Irrigation / Rain Barrels.** Approval is required. No more than two (2) rain barrels with a combined storage capacity of one hundred ten gallons (110) or less may be utilized. Precipitation may be collected from the rooftop of a building that is used primarily as a single-family residence or a multi-family residence with four (4) or fewer units.
- 3.09 **Water Features.** Approval is required. Also requires approval of all adjacent neighbors. Complaints from neighbors may require removal or adjustment.
- 3.10 **Weathervanes and Directionals.** Approval is required.
- 3.11 **Wind Chimes.** Wind chimes do not require approval. However, complaints from neighbors may require removal or adjustment.
- 3.12 **Windmills.** Approval is required. Windmills must be five feet (5') and under in height and installed only in the back yards.
- 3.13 **Wind Turbines.** Approval is required. Wind turbines that produce electricity are limited to ones that are of the totally enclosed wind turbine type that sit on the top of the house. They shall comply with City of Aurora Zoning regulations and shall not create nuisance noise for the nearby or adjacent neighbors. **Table 2.12.**
- 3.14 **Window Box or Garden.** Approval required.

**Box:** Window boxes are permitted provided the box fits within window frame and its color is the same as the trim or the body color of the house, or complementary to those colors.

**Garden:** Only one (1) window garden per dwelling is allowed. A window garden shall not be located on the front of the home; it cannot exceed twelve (12) inches in depth; it cannot be larger than four (4) feet in height.

- 3.15 **Window Replacement.** Approval is required. Replacement windows shall be as installed by the original builder with regard to grilles for homes in the Villages, Traditions

Sub-Association or single-family homes in neighborhoods where windows with grilles were installed by the builder. Pictures of original windows are required when submitting for replacement.

In neighborhoods where single family homes do not have grilles installed in the rear or side windows not readily visible from the street, replacement windows may have grilles or not at the discretion of the homeowner.

Window frames must be white.

- 3.16 **Wood Storage.** Not permitted.
- 3.17 **Work Involving Common Areas.** Generally, driving vehicles including wheelbarrows across Common Areas including the Golf Course, is not permitted. However, when circumstances warrant, the BOD may consider requests provided that prior approval is obtained and the homeowner advances funds as may be reasonably required by the BOD to repair any damage. The Association will do the actual restoration of the Common Area.
- 3.18 **Yard Art & Front Porch Art.** Approval is required. Yard art, figurines, or lawn ornaments, and front porch art need to be submitted to the AAC for approval. This includes, but is not limited to fountains, statues, arches, windmills, whirly gigs or spinners, wagons, wagon wheels, mirror balls, path lights, etc. **Table 2.8.** See Ornaments, Lawn, Section 2.57. See Bird Baths, 2.13. See Statues, 2.91.
- 3.19 **Yard / BBQ / Smoker / BBQ used as Smoker.** Approval is not required, but it is important to be aware that their use can be prohibited if the smoke is offensive or objectionable because of smoke emissions or when atmospheric conditions or local circumstances make such smoke hazardous. This stipulation intends to protect the public when it endangers the safety, health, or welfare of owners and occupants of property near the site or the public in general. Complaints by neighbors may result in relocation or removal. See Fire Pits, 2.31.

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# TABLES

Table 2.1 Awnings

**Approved:**



**Retractable awnings are permitted.**

**Denied:**



**Stripes are not permitted.**



**Window awnings are not permitted.  
“Fixed” awnings are not permitted.**



**TABLE 2.2: Decks**

**Approved:**



**Denied:**



**Support pillars must match existing**



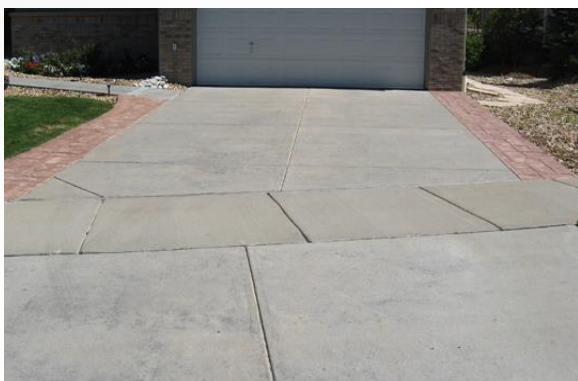
**Front deck skirting must match house masonry material**

- If unavailable, can match house trim with prior approval.



**TABLE 2.3: Driveways**

**Approved:**



**Denied: Extensions to widen driveways.**



**TABLE 2.4: Fences**

**Approved:**



**Denied: not permitted styles**





**TABLE 2.5: Landscape**

**Approved:**



**Denied:**



**Tree is too small**



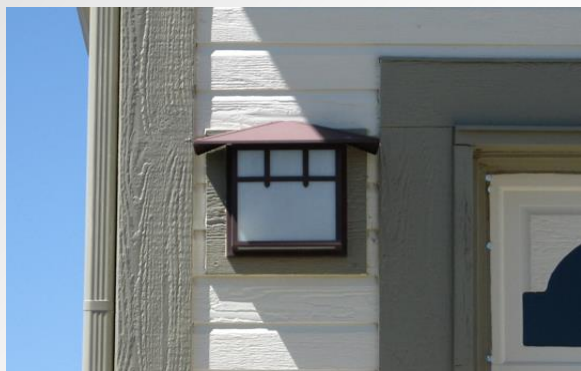
**Not 50% organic material**



**Not 50% organic material**

**TABLE 2.6: Lighting**

**Approved\*:**



**Denied:**



**Too tall...4 feet in this example**



**Doesn't match neighborhood decor**

**\*Original Lights – No Longer Available. See next page for approved substitutes.**



**Approved\*:**



**\*Please contact the Administrative Office for Lighting Fixture details.**



**\*Please contact the Administrative Office for Lighting Fixture details.**

**TABLE 2.6: Lighting - Continued**

**Approved:**



**Solar powered lighted address numbers**



**Solar powered walkway lights**





**TABLE 2.7: Mailboxes**

**Approved:**



**Denied:**



**Wrong posts, no side-by-side mailboxes**



**Wrong posts, no side-by-side mailboxes**



**Wrong mailbox and cap on post**

**TABLE 2.8: Lawn Ornaments / Figurines/ Yard Art**

**Approved:**



**Denied:**





**TABLE 2.9: Pergolas**

**Approved:**



**Denied:**



**Cloth top**



**On front of house**



**Not attached to rear of house**

**TABLE 2.10: Privacy Screens / Sun Screens**

**Approved:**



**Retractable screen**



**Permanent privacy screen (around a hot tub / jacuzzi)**

**TABLE 2.10: Privacy Screens / Sun Screens – Continued**

**Approved:**



**Permanent privacy screen**



**TABLE 2.11: Solar Energy Devices / Panels**

**Approved: Flat Installation only**



TABLE 2.12: Wind Turbines

Approved:



**TABLE 2.13: Railing Systems**

**Approved:**



**Wood or maintenance-free material railing**



**Wood or maintenance-free material with metal spindles**



**TABLE 2.13: Railing Systems – Continued**

**Approved:**



**All metal railing**



**Basket Spindles**

**TABLE 2.14: Garage Doors**

**Approved:**





**TABLE 2.15: Roof Additions / Extensions**

**Approved:**



**Denied:**



\*Gable end not enclosed.



\*Gable end not enclosed. Materials do not match that of existing house.



\*Gable end not enclosed. Does not have required stone columns.

TABLE 2.16: Pre-Approved Vegetable Garden Designs

## HEB Pre-Approved Vegetable Garden Design #1

# First Timers' Garden Plan

Use this basic plan to create your own vegetable garden!

**LEGEND:**  
1 square = 1 foot  
Main sun exposure

**PLANTS:**

Carrots

Cucumber

Lettuce

Peas

Squash

Tomatoes

Two 4x6 Raised Beds

- Materials for raised vegetable garden beds must be made with stone, brick, or pavers that matches or is complimentary to exterior of the home.
- While AAC approval is not required, notification of installation of vegetable garden is required prior to installation.**

TABLE 2.16: Pre-Approved Vegetable Garden Designs - Continued

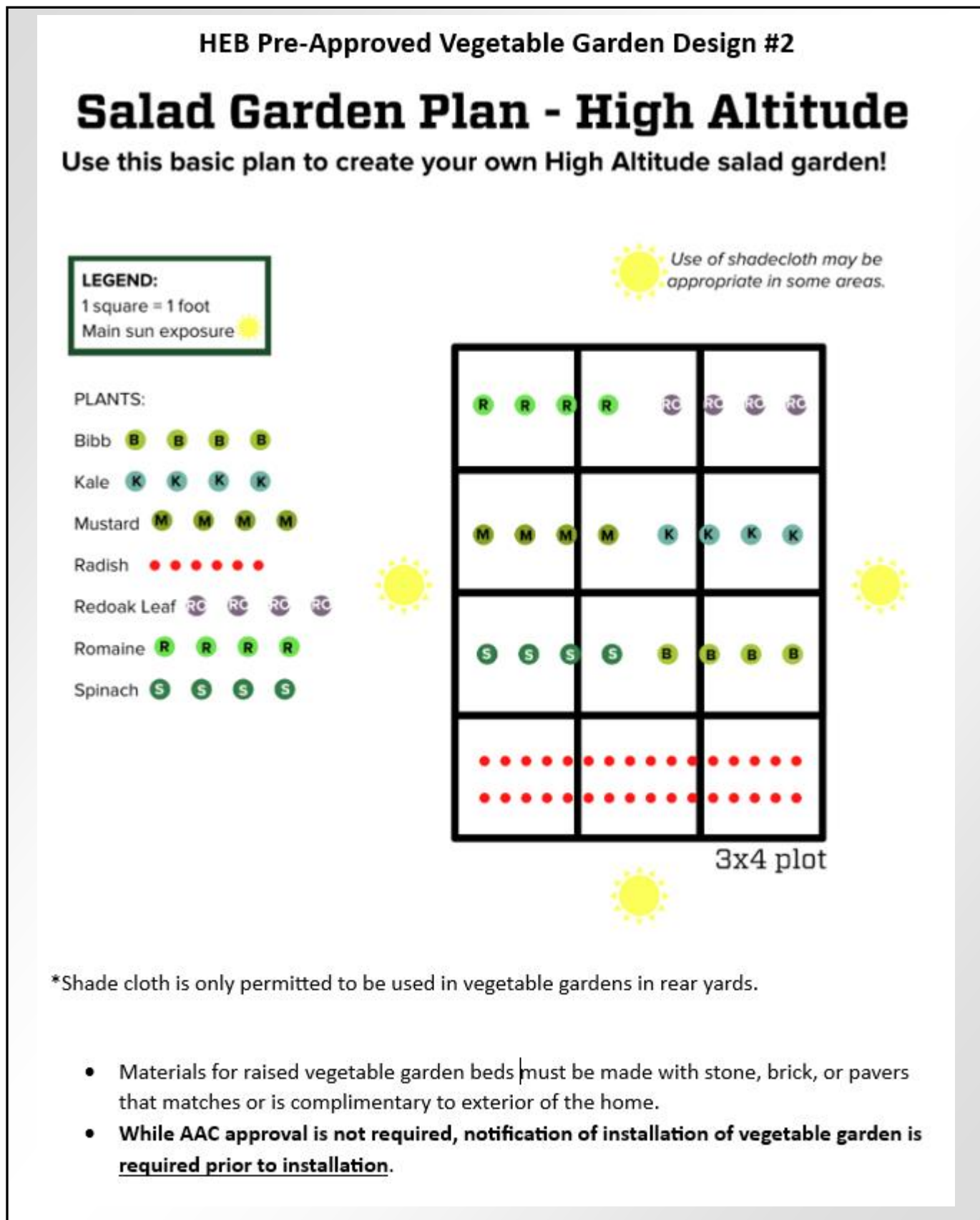
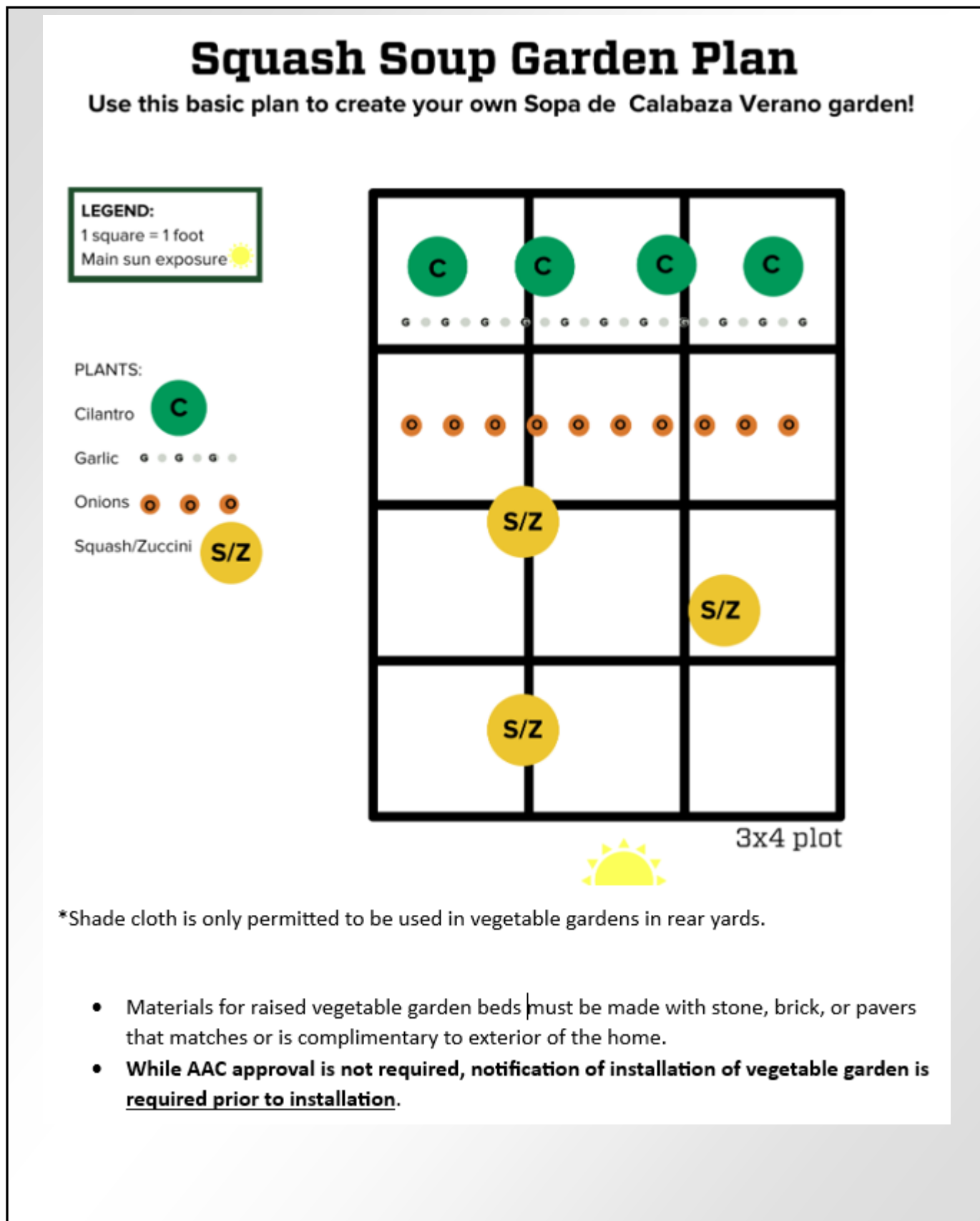
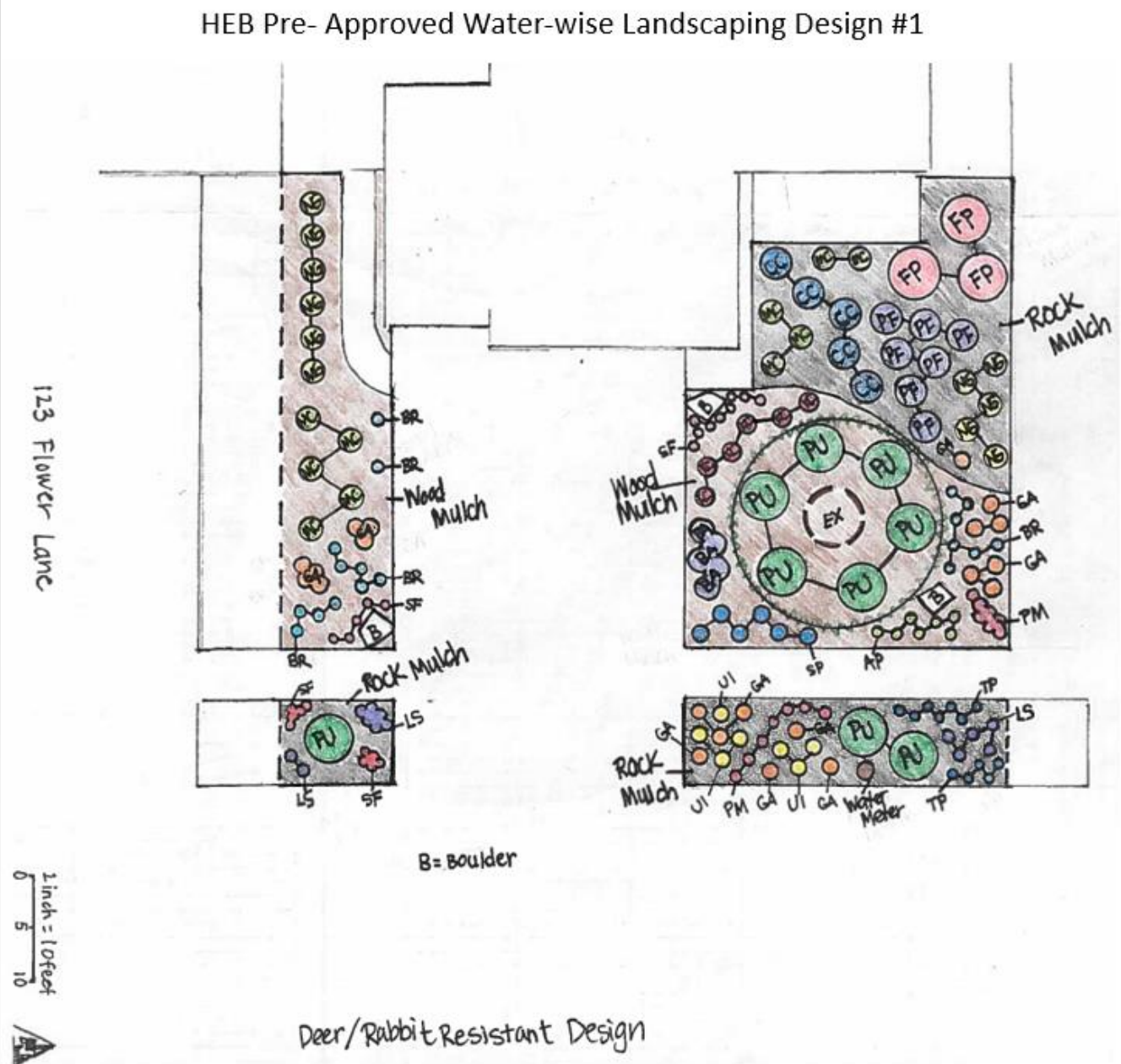


TABLE 2.16: Pre-Approved Vegetable Garden Designs - Continued





**TABLE 2.17: Pre-Approved Water-Wise Landscaping Designs**



**\*Plant list on following page**

**TABLE 2.17: Pre-Approved Water-Wise Landscaping Designs Continued**

HEB Pre- Approved Water-wise Landscaping Design #1

Plant List

Symbol	QTY	Scientific Name	Common Name	Water Usage	Sun Preference	Max Height (ft)	Max Width (ft)	Draw Width (ft)
MC	11	<i>Amorpha canescens</i>	Leadplant	very low	Full sun, Partial	4	3	2.25
AP	5	<i>Agastache rupestris</i>	Sunset Hyssop	low	Full sun, Partial	3	1.5	1.25
NG	11	<i>Andropogon gerardii</i>	Big Bluestem	moderate	Full sun, Partial	6	3	2.25
PU	6	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	low	Full sun, Partial	1	6	4.5
BA	5	<i>Baptisia australis</i>	False Indigo	low	Full sun, Partial	4	3	2.25
BR	19	<i>Bouteloua gracilis</i>	Blonde Ambition Blue Grama Grass	low	Full sun	3	1.5	1.25
CC	6	<i>Caryopteris x clandonensis</i>	Blue Mist Spirea	low	Full sun, Partial	4	4	3
FP	3	<i>Fallugia paradoxa</i>	Apache Plume	very low	Full sun, Partial	5	6	4.5
GA	15	<i>Gaillardia</i> spp.	Blanketflower	low	Full sun	2	2	1.5
KC	6	<i>Kniphofia caulescens</i>	Regal Torchlily	low	Full sun, Partial	3	2.5	2
PM	7	<i>Penstemon mensarum</i>	Grand Mesa Beardtongue	low	Full sun, Partial	2	1.5	1.25
PF	7	<i>Perovskia atriplicifolia</i>	Russian Sage	low	Full sun	4	4	3
SP	6	<i>Salvia pachyphylla</i>	Mojave Sage	low	Full sun	3	2.5	2
SF	15	<i>Sedum sediforme</i>	Turquoise Tails Blue Sedum	low	Full sun, Partial	0.5	1	0.75

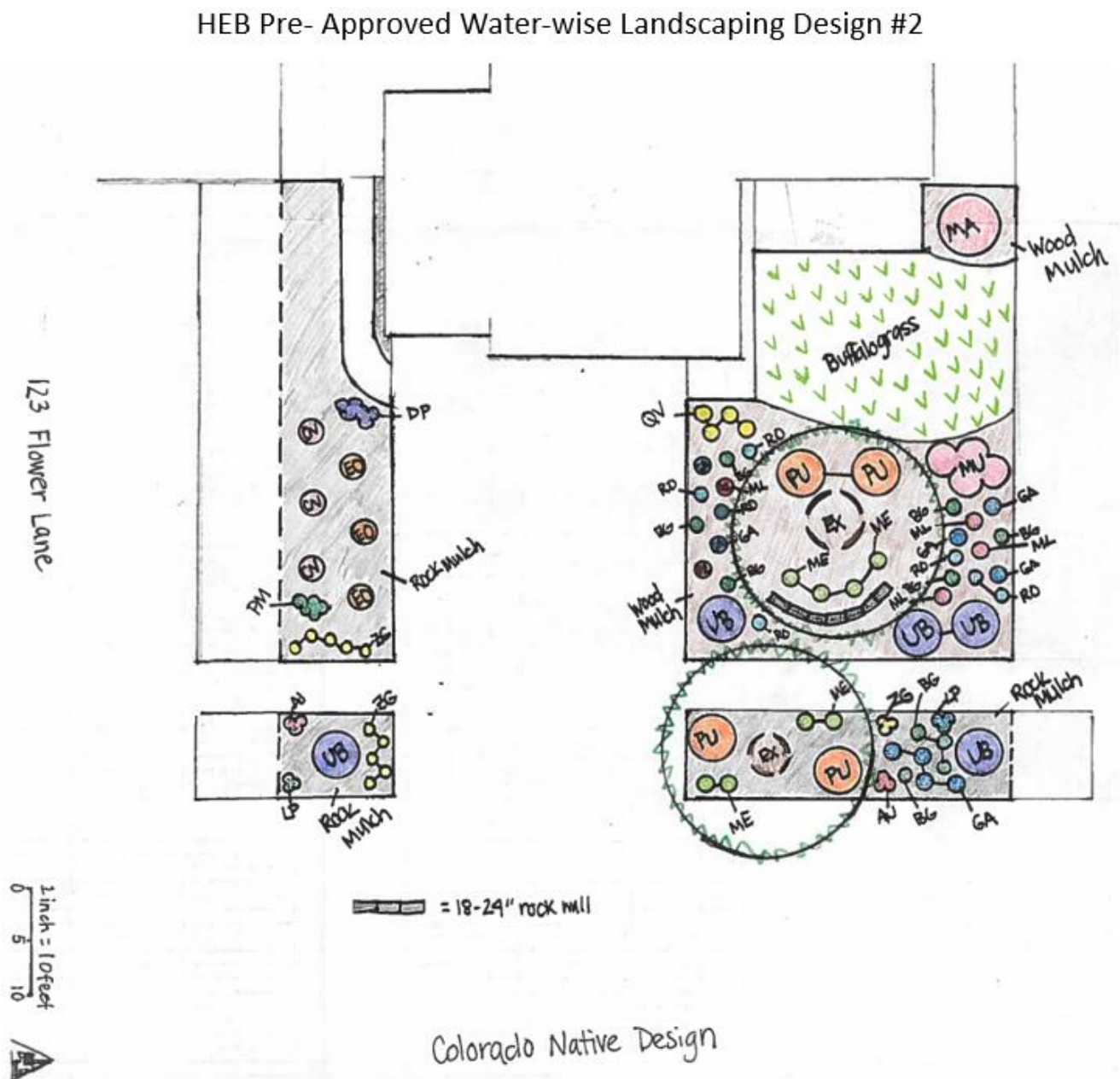
Plant List | Tree Lawn

Symbol	QTY	Scientific Name	Common Name	Water Usage	Sun Preference	Max Height (ft)	Max Width (ft)	Draw Width (ft)
PU	3	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	low	Full sun, Partial	1	6	4.5
GA	7	<i>Gaillardia</i> spp.	Blanketflower	low	Full sun	2	2	1.5
LS	13	<i>Lavandula</i> spp.	Lavender	low	Full sun	1.5	1.5	1.25
PM	7	<i>Penstemon mensarum</i>	Grand Mesa Beardtoubgue	low	Full sun, Partial	2	1.5	1.25
UI	7	<i>Rudbeckia fulgida</i> 'Goldstrum'	Black-eyed Susan	low	Full sun, Partial	2	2	1.5
SF	10	<i>Sedum sediforme</i>	Turquoise Tails Blue Sedum	low	Full sun, Partial	0.5	1	0.75
TP	12	<i>Thymus praecox</i>	Creeping Thyme	low	Full sun	0.25	1	0.75

- While AAC approval is not required, notification of installation of a pre-approved water-wise landscaping plan is required prior to installation.



**TABLE 2.17: Pre-Approved Water-Wise Landscaping Designs Continued**



**\*Plant list on following page**

**TABLE 2.17: Pre-Approved Water-Wise Landscaping Designs Continued**

HEB Pre- Approved Water-wise Landscaping Design #2

Plant List

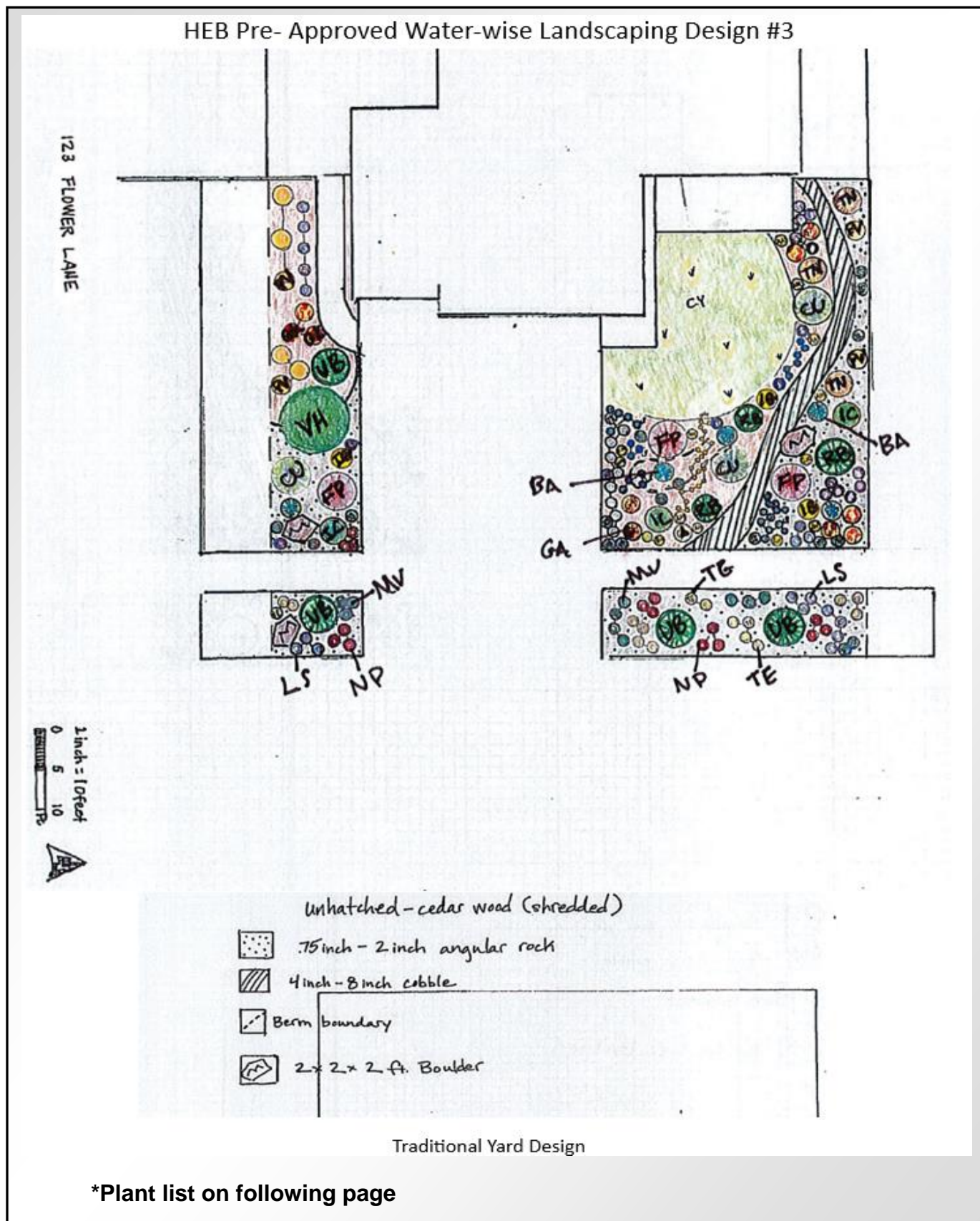
Symbol	Qty	Scientific Name	Common Name	Water Usage	Sun Preference	Max Height (ft)	Max Width (ft)	Draw Width (ft)
MA	1	Amelanchier Alnifolia	Saskatoon Serviceberry	low	Full sun, partial	15	8	6
QV	4	Aguilegia sp.	Columbine, all varieties	moderate	Full sun, partial	3	2	1.5
PU	2	Arctostaphylos uv-ursi	Kinnikinnick	low	Full sun, partial	1	6	4.5
BG	6	Bouteloua gracilis	Blue Grama Grass	low	Full sun, partial	2	1.5	1.25
CN	3	Cercocarpus intricatus	Littleleaf Mountain Mahogany	very low	Full sun	5	3	2.25
DP	6	Dalea purpurea	Purple Prairie Clover	low	Full sun, partial	3	1.5	1.25
EO	3	Ericameria nauseosa ssp. Nauseosa var. nauseosa	Baby Blue Rabbitbrush	very low	Full sun, partial	3	3	2.25
GA	5	Gaillardia spp.	Blanketflower	low	Full sun	2	2	1.25
	425	GRASS PLUGS (indicate variety(s) in names)	Blue Grama , Buffalo, Dog Tuff, etc.	low			425	425
ME	4	Mahonia repens	Creeping Barberry	very low	Full sun-Full shade	1.5	2	1.5
MU	4	Mirabilis multiflora	Hardy Four- O-Clock	very low	Full sun, partial	2	4	3
ML	5	Monarda sp. (al cultivars)	Bee Balm	moderate	Full Sun	3	2	1.5
PM	5	Penstemon mensarum	Grand Mesa Beardtoubgue	low	Full sun, partial	2	1.5	1.25
UB	3	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	low	Full sun, partial	1.5	6	4.5
RO	6	Ratibida columnifera var.	Prairie Coneflower	very low	Full Sun	2	1.5	1.25
ZG	5	Zinnia grandiflora (all cultivars)	Prairie Zinnias	very low	Full Sun	0.75	1	0.75

Plant List – Tree Lawn

Symbol	Qty	Scientific Name	Common Name	Water Usage	Sun Preference	Max Height (ft)	Max Width (ft)	Draw Width (ft)
PU	2	Arctostaphylos uva-ursi	Kinnikinnick	low	Full sun, Partial	1	6	4.5
AJ	6	Amsonia ionesii	Jones' Bluestar	low	Full sun	1	1.25	1
BG	4	Bouteloua gracilis	Blue Grama Grass	low	Full sun, Partial	2	1.5	1.25
GA	4	Gaillardia spp.	Blanketflower	low	Full sun	2	2	1.5
LP	6	Liatis punctata	Dotted Blazing Star	low	Full sun, Partial	2	1	0.75
ME	4	Mahonia repens	Creeping Barberry	very low	Full sun-Full shade	1.5	2	1.5
UB	2	Prunus besseyi	Pawnee Buttes Sand Cherry	low	Full sun, Partial	1.5	6	4.5
ZG	8	Zinnia grandiflora	Prairie Zinnia	very low	Full sun	0.75	1	0.75

- While AAC approval is not required, notification of installation of a pre-approved water-wise landscaping plan is required prior to installation.

TABLE 2.17: Pre-Approved Water-Wise Landscaping Designs Continued



**TABLE 2.17: Pre-Approved Water-Wise Landscaping Designs Continued**

HEB Pre- Approved Water-wise Landscaping Design #3

Plant List

Symbol	QTY	Scientific Name	Common Name	Water Usage	Sun Preference	Max Height (ft)	Max Width (ft)	Draw Width (ft)
IC	3	<i>Artemisia cana</i>	Silver Sagebrush	very low	full sun	4	4	3
AM	14	<i>Achillea millefolium</i> (all cultivars)	Yarrow	low	full sun/partial	3	2	1.5
BA	5	<i>Baptisia australis</i>	False Indigo	low	full sun/partial	4	3	2.25
CU	3	<i>Cercocarpus montanus</i>	Alderleaf Mountain Mahogany	very low	full sun	10	6	4.5
HE	16	<i>Echinacea</i> spp.	All Cultivars	low	full sun/partial	3	2	1.5
FP	3	<i>Fallugia paradoxa</i>	Apache Plume	very low	full sun/partial	5	6	4.5
GA	11	<i>Gaillardia</i> spp.	Blanketflower	low	full sun	2	2	1.5
--	315	GRASS PLUGS (Indicate variety(s))	Blue Grama, Buffalo, Dog Tuff, etc.	low			315	315
IG	3	<i>Iris germanica</i> (all cultivars)	Bearded Iris	low	full sun/partial	3	4	3
LS	8	<i>Lavandula</i> spp.	Lavender	low	full sun	1.5	1.5	1.25
LP	30	<i>Liatris punctata</i>	Dotted Blazing Star	low	full sun/partial	2	1	0.75
NP	9	<i>Nepeta</i> 'Psfike'	Little Trudy Catmint	low	full sun/partial	1	2	1.5
PV	8	<i>Panicum Virgatum</i>	Switch grass, all cultivars	low	full sun/partial	6	3	2.25
RB	2	<i>Prunus besseyi</i>	Western Sand Cherry	low	Full sun	5	4	3
UB	2	<i>Prunus besseyi</i> 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	low	Full sun/partial	1.5	6	4.5
SS	10	<i>Schizachyrium scoparium</i>	Little Bluestem	very low	Full sun	3	2	1.5
OG	19	<i>Solidago</i> 'Golden Baby'	Golden Baby Goldenrod	low	Full sun	3	1	0.75
TN	3	<i>Sorghastrum nutans</i>	Indian Grass, all cultivars	moderate	Full sun/partial	6	4	3
VH	1	<i>Viburnum rhytidophyloides</i> 'Alleghany'	Alleghany Viburnum	low	Full sun/partial	10	10	7.5

Plant List – Tree Lawn

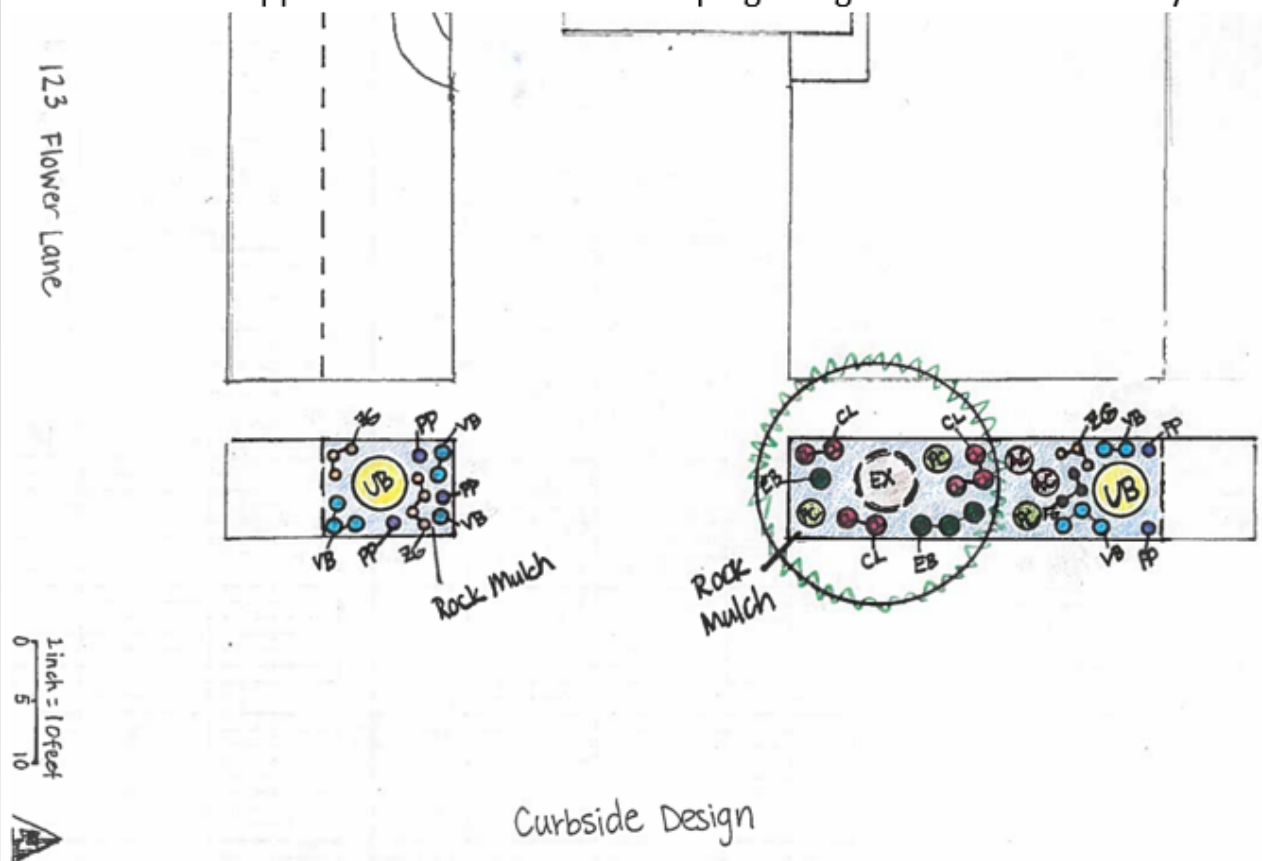
Symbol	QTY	Scientific Name	Common Name	Water Usage	Sun Preference	Max Height (ft)	Max Width (ft)	Draw Width (ft)
UB	3	<i>Prunus besseyi</i>	Pawnee Buttes Sand Cherry	low	Full sun, Partial	1.5	6	4.5
LS	10	<i>Lavandula</i> spp.	Lavender	low	Full sun	1.5	1.5	1.25
MV	12	<i>Muhlenbergia reverchonii</i>	Undaunted	low	Full sun	2	2	1.5
NP	13	<i>Nepta Psfike</i>	Little Trudy Catmint	low	Full sun, Partial	1	2	1.5
TE	16	<i>Tanacetum densum amani</i>	Partridge Feather	very low	Full sun, Partial	0.5	2	1.5

- While AAC approval is not required, notification of installation of a pre-approved water-wise landscaping plan is required prior to installation.



**TABLE 2.17: Pre-Approved Water-Wise Landscaping Designs Continued**

**HEB Pre- Approved Water-wise Landscaping Design #4 – Tree Lawn Only**



**HEB Pre- Approved Water-wise Landscaping Design #4 – Tree Lawn Only**

**Plant Lists**

Symbol	QTY	Scientific Name	Common Name	Water Usage	Sun Preference	Max Height (ft)	Max Width (ft)	Draw Width (ft)
PC	3	Arctostaphylos x coloradoensis 'Panchito'	Panchito Manzanita	low	Full sun/partial	1.25	3	2.25
AC	2	Agastache cana 'Sinning'	Sonoran Sunset Hyssop	low	Full sun	2	3	2.25
CL	7	Ceratostigma plumbaginoides	Leadwort/Plumbago	low	Full sun/partial	1	2	1.5
EB	4	Eriogonum umbellatum	Sulfur Flower	very low	Full sun/partial	1	2	1.5
FG	3	Festuca glauca	Blue Fescue, All cultivars	low-mod	Full sun	1	1	0.75
PP	5	Penstemon pinifolius	Pineleaf Penstemon	low	Full sun	0.75	1.25	1
UB	2	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	low	Full sun/partial	1.5	6	4.5
VB	11	Verbena bipinnatifida	Valley Lavender Plains Verbena	low	Full sun-full shade	0.5	1.75	1.25
ZG	10	Zinnia grandiflora (all cultivars)	Prairie Zinnia	very low	Full sun	0.75	1	0.75

- While AAC approval is not required, notification of installation of a pre-approved water-wise landscaping plan is required prior to installation.