

## HIGHLINE COURT HOMEOWNERS ASSOCIATION GUIDELINES – AMEMDED

### **ABANDONED OR INOPERABLE VEHICLES\***

No abandoned or inoperable vehicle can be stored or parked in the community.

### **ACCESSORY BUILDINGS/SHEDS**

1. Design Review Committee (DRC) approval is required before the construction or installation of an accessory building or shed. City building and zoning codes and laws must be met prior to application to committee for design approval.
2. No more than one (1) accessory building/storage shed will be permitted per lot.
3. Accessory buildings/sheds shall be complimentary to the architectural style of home and construction materials, including roofing, shall match existing home unless otherwise approved by DRC. Color of siding and trim shall match colors of the existing home.
4. Maximum size shall be 8' w x 14' long x 8 ½ h, including skids, foundation and/or concrete slab. Height measurement begins at lowest point of grade.
5. Accessory buildings/sheds shall be located in the most unobtrusive location possible to adjacent properties with a minimum of two (2) feet off any property line and shall not be unreasonably obstruct views of open space.
6. No accessory building/shed shall be built on top of utilities or overflow concrete drainage culverts.
7. All utilities to accessory buildings/sheds shall be underground.

Note: If grade is uneven, it may be necessary to excavate to meet the height requirement. Requests will be reviewed on a case by case basis, taking into consideration the lot size and proposed location of accessory building/shed.

*See guidelines for Additions/Expansion or Reconstruction*

### **AIR CONDITIONING, SWAMP COOLERS OR HEATING UNITS\***

No type of refrigerating, cooling or heating apparatus is permitted on a roof or in a window, and is not permitted elsewhere on a lot except when appropriately screened and approved by the Design Review Committee.

### **ADDITIONS/EXPANSION OR RECONSTRUCTION**

1. Design Review Committee approval is required.
2. City building and zoning codes and laws must be met prior to application to committee for design approval.
3. This type of construction to the Residence requires submission of detailed architectural plans and specifications.

### **AWNINGS**

1. Design Review Committee approval is necessary prior to installation.
2. The color must be the same as or generally recognized as a complimentary color to the exterior of the residence.
3. No metal or fiberglass awnings are permitted.

### **BUSINESS USE\***

A homeowner may use his lot for professional or home occupation(s) so long as the applicable zoning permits such use; there is no external evidence of it. Also, the amount of traffic or the number of persons in the community cannot increase as a result of such usage; and no unreasonable inconvenience to other residents of the lots can be created.

#### **CLOTHESLINES\***

No clotheslines are permitted on any lot.

#### **DECKS, PORCHES AND PATIOS**

1. All decks, porches and patios must be approved by the Design Review Committee (DRC) and require submission of detailed plans and specifications.
2. Decks and deck railings will be constructed of weather-resistant wood or composite material, and will be natural in color or finished in a color consistent with the existing structure. Requests must include manufacturer's sample(s) of stain or other finish to be used.
3. Porches and patios will match or be architecturally consistent with the roofline, material, color, texture, and style of the existing structure.
4. The DRC will consider the addition of trellises, lattices, or arbors.  
*See guidelines for Additions/Expansion or Reconstruction and guidelines for Awnings.*

#### **DOG RUNS\***

Dog runs must be appropriately screened and approved by the Design Review Committee. No chain link dog runs may be constructed, installed, erected or maintained on any lot.

#### **EXTERIOR PAINT**

1. The Design Review Committee (DRC) must first approve all exterior painting. The Modification Form submittal must contain the manufacturer's paint chips indicating color number and location of color (i.e., base, trim and accent color). Paint must be low luster, (i.e., satin or flat).
2. The predominate color appearing on any Residence shall be compatible with other structures in the Community. The DRC may permit subdued compatible accent blends ("Trim Color") on fascia, trim, columns, and other structural elements, and, the DRC may permit a dark or richer palette on doors.
3. All projections, including but not limited to awnings, porches, trellises, patio covers and sunrooms shall match the permanent color of the surface from which they project, unless the DRC shall have permitted the use of Trim Color on such projections.
4. The garage doors shall be painted the base color of the house unless otherwise approved by the DRC.
5. Brick or stone veneer shall not be painted.

#### **FENCING**

1. No fences are permitted without prior approval of the Design Review Committee (DRC). Double fencing of property lines is not permitted.
2. All homeowner fencing will be 6-foot, dog-eared cedar privacy fences. They may include flat-board top finished detail and may also gradually decrease in height to correspond with split rail community perimeter fencing.
3. All exterior fence surfaces shall be left with a natural finish. Homeowners are encouraged to preserve their investment by treating all fence surfaces with a clear sealant.
4. The DRC must approve the stain color. A manufacturer's sample must be included with Modification Form request.
5. The builder or developer has installed fencing that shall not be removed or modified without DRC approval.
6. The DRC may permit grid wire fencing to be attached to the split rail community perimeter fencing.
7. The front yard of a residence shall not be fenced.
8. The homeowner must maintain fences in a safe and attractive manner.

#### **HOLIDAY DECORATIONS\***

Exterior holiday decorations must be removed within 30 days following the holiday.

## HOUSE TRAILERS, CAMPING TRAILERS, BOAT TRAILERS, HAULING TRAILERS, BOATS OR ACCESSORIES, OR RECREATIONAL VEHICLES\*

No house trailers, camping trailers, boat trailers, hauling trailers, boats or accessories, or recreational vehicles may be parked or stored in our community unless parked or stored in garage. Exceptions are made for vehicles making deliveries, unloading or loading material or emergency vehicles.

## LANDSCAPING

### Altering front yard landscaping

1. Design Review Committee (DRC) approval is required for any modifications to the original builder installed plan. Detailed plans must be submitted and must conform to the appearance of the community.
2. DRC approval is required for landscaping when the plan includes: a) retaining walls or grade changes, b) additional paving, c) less than 50% sod in the "front" yard and/or "rear" yards (or "side" yards if they are wider than 15 feet), d) if the lawn area will be seeded, or e) if the property adjoins open space.
3. Buffalo grass will not be approved as a "front" lawn.
4. Replacement of dead or diseased trees or shrubs does not require DRC approval if new tree is of comparable size and appearance to others in the community. Replacement of trees located in the area between the sidewalk and street (known as the "tree lawn") is the responsibility of the Homeowner. Dead or diseased trees in the tree lawn should be replaced with Patmore Ash, Marshall Seedless Ash or Honey Locust.
5. In order to maintain the appearance of the community, the tree lawn should be maintained as originally landscaped. Xeriscape landscaping is prohibited in irrigated portions of the tree lawn.

### Rear and Side Yards

1. Rear and side yards shall be landscaped in accordance with a Modification Request plan approved by the Design Review Committee within twelve months after the closing on each residence as per the Preliminary Design Plan filed with the city by the developer for our community. **All residences purchased prior to August 15, 2003, must have rear and side yard landscaping completed by September 30, 2004.**
2. It is recommended that at least 30% of the back and side yards include long-lived organic materials such as sod, turf, shrubs, trees, or similar living material. Barren soil, patches of dirt and weeds are not considered approved landscaping material. Modification requests that include areas for sod must clearly state plans for adequate erosion control if sod installation must be delayed due to draught conditions.

*See guidelines for Lot Maintenance and guidelines for Unsightly Conditions.*

## LIGHT, SOUNDS OR ODORS\*

No lights from any lot may be unreasonably bright or cause unreasonable glare; no sound from any lot may be unreasonably loud; and no odor is permitted from any lot that is noxious or offensive to others.

## LOT MAINTAINANCE\*

Each lot is to be kept clean at all times. No trash, litter, junk, boxes, bottles, cans, implements or machinery is permitted on any lot. Landscaping shall be maintained in a neat, clean, and healthy condition, including pruning, mowing, weeding, and replacement of dead plants.

## MAILBOXES

The Design Review Committee (DRC) shall permit mailboxes conforming to the standard mailbox design consistent with those in this community. All other changes to the mailbox, structure, post and/or location must first be approved by the DRC, and if necessary with the U.S. Postal Service.

### **MAINTENANCE, REPAIR, REBUILDING, DISMANTLING, REPAINTING OR SERVICING VEHICLES, TRAILERS OR BOATS\***

Maintenance, repair, rebuilding, dismantling, repainting, or servicing of vehicles, trailers or boats is allowed within garages if sight and sound of activity is screened from adjoining properties. None of these activities is allowed outside of the garage.

### **NUISANCES\***

No nuisance is permitted in the community or any practice or activity which interferes with the peaceful enjoyment or possession and proper use of the community.

### **OPEN FIRES\***

No open fires are permitted except in a contained barbecue unit while attended.

### **PATIO COVERS**

1. Design Review Committee approval is required.
2. Must be constructed of wood or material generally recognized as complimentary to the home and be similar or generally recognized as complementary in color to the colors of the home. Freestanding patio covers may be permitted as well.
3. No metal or fiberglass is allowed.

### **PETS\***

Residents may have no more than three (including dogs, cats or other domestic animals) pets. Pets may not be raised, bred, or boarded on any lot.

### **POLITICAL SIGNS**

1. A political sign is a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official or the passage of a ballot issue.
2. Political signs may be displayed on an owner's property no earlier than 45 days before the day of an election and removed no later than 7 days after an election.
3. Political sign display is limited to owner's lawn and/or windows.
4. One political sign is permitted per political office or ballot issue on any lot and may not exceed 24" x 36" in size.

### **SECURITY OR STORM DOORS**

1. Design Review Committee approval is required before installation.
2. The color of storm doors should be complementary to the exterior of the residence. Other colors may be considered.
3. Security doors will be considered based on style.

### **SHINGLES**

Committee approval is not required if color and type are identical to the original materials used in the Community. The Design Review Committee (DRC) must first approve all other roofing.

### **SIGNS\***

No advertising or signs are permitted on any lot other than a "For Sale," "Open House" or "For Rent" sign. These signs may not be larger than 5 square feet.

See Political Signs for the exception to this rule as per Senate Bill 05-100

## **SKYLIGHTS**

Design Review Committee approval is required.

## **SPAS, HOT TUBS**

- 1 Design Review Committee approval is required.
- 2 Location should not create an unreasonable level of noise for nearby property owners.
- 3 Spas and hot tubs will be located to minimize the visual effect on surrounding properties. Landscaping and fencing will be submitted with the request. A buffer zone of at least 10 feet within the property lines should be reserved for planned landscaping  
*See guidelines for Decks, Porches, and Patios*

## **STORAGE AREAS\***

No storage area can be visible from a street or from the ground level of any lot.

## **STORAGE SHEDS, OUTBUILDINGS\***

No storage shed or outbuilding may be placed on any lot.

## **TRASH CONTAINERS\***

Trash containers must be screened from the street and neighboring lots and kept in a clean and sanitary condition. Containers are to be placed at curbside no earlier than the evening prior to the day scheduled for trash pickup, and removed from curbside before the evening of the day of trash pickup.

## **UNSIGHTLY CONDITIONS, STRUCTURES, FACILITIES, EQUIPMENT OR OBJECTS\***

No unsightly conditions, structures, facilities, equipment or objects (i.e., dead or diseased trees and shrubs) can be located on any lot as to be visible from a street or any other lot.

## **WINDOW WELL COVERS**

Window well covers which meet the following guidelines shall be permitted without the need for committee approval: Cover must be made of either clear plastic or metal and be flush with the top of the window well. Cover shall not extend more than three inches beyond the edge of the window well. All other types of window well covers must first be approved before installation.

## **WOODPILES\***

No woodpiles can be visible from a street or from the ground level of any lot.

**NOTE:** Some community covenants are more restrictive than City of Aurora ordinances and codes. In these cases, the community covenants are to be followed. In instances where community covenants are less restrictive than City of Aurora ordinances and codes, city ordinances and codes are to be followed. The builder, David Weekley, may have installed/included some of the aforementioned items during construction/sales and did not need to submit a request to the Design Review Committee.

**ALSO NOTE** - This information is based on rules listed in the covenants you received when you purchased your home as amended. If you are renting your home, your landlord should provide you with a copy of the document. The rules apply to all of us. Please refer to your copy for more complete information, and note enforcement guidelines for these covenants too.

\*Taken from Community Declaration.

***Homeowners – Please retain the enclosed revised Landscaping Guideline, new Xeriscape Guideline and Table 14.3A and Table 14.3B with your permanent household files for our community.***

## **HIGHLINE COURT HOA LANDSCAPING GUIDELINE**

NOTE: Changes are in bold letters in Altering Front Yard Landscaping section # 1 and #6.

### **Altering front yard landscaping**

1. Design Review Committee (DRC) approval is required for any modifications to the original builder installed plan. Detailed plans must be submitted and must conform to the appearance of the community **and Table 14.3A or Table 14.3B of the City of Aurora Landscape Ordinance. Copies of Table 14.3A and 14.3B are attached for your reference.**
2. DRC approval is required for landscaping when the plan includes: a) retaining walls or grade changes, b) additional paving, c) less than 50% sod in the "front" yard and/or "rear" yards (or "side" yards if they are wider than 15 feet), d) if the lawn area will be seeded, or e) if the property adjoins open space.
3. Buffalo grass will not be approved as a "front" lawn.
4. Replacement of dead or diseased trees or shrubs does not require DRC approval if new tree is of comparable size and appearance to others in the community. Replacement of trees located in the area between the sidewalk and street (known as the "tree lawn") is the responsibility of the Homeowner. Dead or diseased trees in the tree lawn should be replaced with Patmore Ash, Marshall Seedless Ash or Honey Locust.
5. In order to maintain the appearance of the community, the tree lawn should be maintained as originally landscaped. Xeriscape landscaping is prohibited in irrigated portions of the tree lawn.
6. **Xeriscape landscaping featuring water-smart gardening and environmentally friendly planting is an acceptable alternative for the front yard.**

### **Rear and Side Yards**

1. Rear and side yards shall be landscaped in accordance with a Modification Request plan approved by the Design Review Committee within twelve months after the closing on each residence as per the Preliminary Design Plan filed with the city by the developer for our community.
2. It is recommended that at least 30% of the back and side yards include long-lived organic materials such as sod, turf, shrubs, trees, or similar living material. Barren soil, patches of dirt and weeds are not considered approved landscaping material. Modification requests that include areas for sod must clearly state plans for adequate erosion control if sod installation must be delayed due to draught conditions.

*See guidelines for Xeriscape, Lot Maintenance, and guidelines for Unsightly Conditions.*

Adopted August 8, 2006

## HIGHLINE COURT HOA XERISCAPE GUIDELINE

### XERISCAPE

1. Xeriscape landscaping featuring water-smart gardening and environmentally friendly planting is an acceptable alternative for the front yard.
2. All Xeriscape plans are required to receive Design Review Committee approval prior to implementation. Plans should be detailed and include square footage of front yard excluding tree lawn, sidewalks and driveway.
3. Xeriscape is the application of the principals of landscape planning and design, soil analysis and improvement, appropriate plant selection, limitation of turf area, use of mulches, irrigation efficiency, and appropriate maintenance that results in water use efficiency and water-saving practices. [*Senate Bill 05-100, § 1, ¶D, IV*]
4. Xeriscape plans shall conform to the requirements of Table 14.3B of the city of Aurora's current landscaping standards. Table 14.3B is attached to the Association's Landscaping Guidelines for your reference.
5. Excluding the tree lawn, no turf is required.
6. A checklist used by the Design Review Committee is available upon request from the Management Company.

Adopted August 8, 2006

Fig. 4. Turf Option Table.

Table 14.3A Home Yard Landscaping—Turf option Front, Side, and Rear Yard Landscaping Requirements for Single-Family Detached, Two-Family, and Single-Family Attached Duplex Homes.		
FRONT YARD		
	(A) Plant Quality and Type	(B) Requirements
1.	Turf. (At corner lots with a side yard visible to public view, turf areas shall include both front and side yard areas.)	<b>Minimum and Maximum Turf per Lot Size: (See Note 2)</b> Small – 40% Min. and 50% Max. Standard – 30% Min and 40% Max. Large – 25% Min. and 40% Max. Estate – 25% Min. and 40% Max.
2.	1 Shade Tree, and either	2 ½ inch caliper
	1 Ornamental Tree	2 inch caliper
	Or 1 Evergreen Tree	6 foot height
3.	Front yard shrubs per lot size:  Small – 8 Standard – 16 Large – 26 Estate – 36	Shrubs – 5 gallon container Min. – Plant material shall conform with <u>American Standard for Nursery Stock, Ansi Z60.1</u> , current addition.  Fabric may be omitted under annuals, perennials and groundcovers.  Use a variety of shrubs and plant materials that will provide visual interest during all seasons.
SIDE YARDS		
	Internal side yard, not exposed to public view -- No plant material is required but mulches are required for soil stability. External side yards on corner lots exposed to public view – Shall be landscaped with turf, and shrubs and trees at the rate of one tree and 10 shrubs per 40 linear feet of side yard.	
REAR YARDS		
	Turf or xeric landscaping is not required. In rear yards the use of natural turf shall be limited to not more than 45% of the area to be landscaped. No maximum restriction shall apply to the use of artificial turf. Rear yards at corner lots exposed to public view shall be landscaped with turf or xeric landscaping.	
NOTE 1: Perennials and ornamental grasses may be substituted for shrubs at 3 one gallon perennial or ornamental grass species per one five gallon shrub.		
NOTE 2: Lot sizes: Small 3,700sf – 5,999sf; Standard 6,000sf – 8,999sf; Large 9,000sf – 14,999sf Estate 15,000sf and greater.		



# Landscape Reference Manual

Revised June, 2006  
By Don Fecko, Landscape Architect, City of Aurora

Fig. 2

<b>Table 14.3B Home Yard Landscaping—Xeric Option</b> <b>Front, Side, and Rear Yard Landscaping Requirements for Single-Family Detached, Two-Family, and Single-Family Attached Duplex Homes.</b>		
<b>FRONT YARD</b>		
	(A) Plant Quality and Type	(B) Requirements
1.	Applicability	Requirements apply to all lot sizes.
2.	Turf	No turf is required.
3.	Request and landscape plan	Submit request in writing to Director of planning accompanied with landscape plan at a minimum scale of one inch equals 10 feet.
4.	Rock and inorganic mulches. (See note 1)	Rock mulch is limited to not more than 50% of the area to be landscaped.  50% of all rock and other mulch areas shall be covered with living plant material.
5.	Plant materials (See note 1)	All plant materials shall comply with requirements found in Sec. 146-1426 Plant Material Requirements.
6.	Pavers (See note 1)	Brick pavers, asphalt pavers, and natural stone limited to not more than 40% of the landscaped area.
7.	Features	One of the following features shall be incorporated: a. Wall – 1 ft. to 2 ½ ft. high decorative natural stone, stucco, or approved CMU wall. b. Fence – in accordance with art. 17 Fence. c. Berms – low earth berm 2 ½ ft. tall max. Slopes not to exceed one foot rise for each 4 feet of run. d. Natural boulders – 3 - two feet by three feet min.
8.	1 Shade tree, and either	2 ½ inch caliper
	1 Ornamental tree	2 inch caliper
	Or 1 Evergreen tree	6 foot height
9.	Shrubs: (See notes 2)	Shrubs – 5 gallon container Min. – Plant material shall conform with <u>American Standard for Nursery Stock, Ansi Z60.1, current addition.</u>  Fabric may be omitted under annuals, perennials and groundcovers.  Use a variety of shrubs and plant materials that will provide visual interest during all seasons.
<b>SIDE YARDS</b>		
	Internal side yards, not exposed to public view – No plant material is required but mulches are required for soil stability. External side yards on corner lots exposed to public view – Shall be landscaped by combining visible side and front yard areas and applying front yard standards.	
<b>REAR YARDS</b>		
	Turf or xeric landscaping is not required. In rear yards the use of turf shall be limited to no more than 45% of the area to be landscaped. Rear yards at corner lots exposed to public view shall be landscaped with turf or xeric landscaping.	
NOTE 1: At corner lots with a side yard visible to public view, front and side yard areas shall be combined for calculation of xeric requirements.		
NOTE 2: Perennials and ornamental grasses may be substituted for shrubs at 3 one gallon perennial or ornamental grass species per one five gallon shrub.		