

DESIGN

STANDARDS

The Stanton Hill Homeowners Association

DESIGN STANDARDS & PROCEDURES

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DESIGN STANDARDS AND PROCEDURES

FOR

THE STANTON HILL HOMEOWNERS
ASSOCIATION

ESTATES AT BELMAR PARK

PLANNING AND DESIGN PHILOSOPHY

Stanton Hill is truly unique property. Its highly desirable location offers residents the benefits of urban living in a tranquil, pastoral setting. Homesite attributes include breathtaking views, a 117-acre park with a central lake to the north, and large acreage's to the south and west.

The planning and design philosophy of Stanton Hill is to encourage consistent quality and design expression throughout its boundaries, while allowing for individuality of architectural expression by its Owners.

It is in every Owner's interest, and the intent of these Design Standards, that all residences constructed on the homesites use responsive and indigenous architecture, incorporate native and natural materials, and employ sensitive siting of improvements. Residences should not assert themselves at the expense of neighboring homes, but rather relate to each other to form a harmonious community, which shares and supports a common interest and appreciation of the environment.

The standards, procedures and information herein define the means by which homes built at Stanton Hill can be compatible with each other and with their unique setting. These Design Standards are the criteria for judgment and form and the basis of control by the Architectural Review Board. Compliance with the spirit of these standards is crucial to the mutual enhancement and protection of the qualities of Stanton Hill.

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These Design Standards may change from time to time to reflect new experiences and changing conditions without modifying their overall intent. Owners contemplating activities covered herein should obtain the most recent approved version of the Design Standards.

ADOPTION BY DESIGN REVIEW BOARD

These Design Standards and Procedures are hereby adopted by the Design Review Board for The Stanton Hill Homeowners Association this 15th day of September 2006.

A. INTRODUCTION/GENERAL

1. Granting Clause

Per the Master Declaration of the Covenants, Conditions and Restrictions for Stanton Hill (the "Declaration"), the Stanton Hill Design Review Board (the "Board") hereby exercises its rights and establishes these Design Standards (the "Standards"). Copies of the most recent Standards may be obtained from the management company for the Stanton Hill Master Homeowners Association (the "Association"). The Declaration will control if there are any discrepancies between the Standards and the Declaration.

2. General Purposes

The Board has adopted the Standards to maintain consistency in the use and development of Stanton Hill (the "property"), and unnecessary and unreasonable interference with the views, natural beauty, and ecological integrity of the Property and the homesites therein. The Standards are subject to the Board's supervision and approval, and to the zoning and planning regulations of the local jurisdictional agency, and applicable federal and state statutes, rules and ordinances.

3. Definitions

a. "Improvements" or "Development" shall mean the

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construction of any building, accessory building, pen, doghouse, tennis court, porch, patio, gazebo, excavation, landscaping, pit, cave, bridge, dog run, fence, wall, -or any other structure of any kind, and exterior additions to or changes or alterations thereto.

b. "Utility Lines" of "Utilities, shall mean all water, sewer, and underdrain pipelines which lie beneath the surface of the ground and also all electric, telephone, gas and other wire lines, with poles and other necessary appurtenances which run above or below the surface of the ground.

c. "Owner" means the record-owner, whether one or more persons or entities, of the fee simple title to any site as defined in Article I of the Declaration.

d. "Lot or "Site" means any numbered lot shown on the recorded subdivision map of Stanton, but shall not include the Common Areas.

4. Design Review Board

The Board shall consist of three members, designated by The Stanton Hill Homeowners Association to review, study, and approve or reject proposed Improvements upon the Property. The terms of the members of the Design Review Board shall be at The Stanton Hill Homeowners Association's discretion.

The Chairman shall preside over all Board meetings and be responsible for the coordination and direction of the Board's work, and for the promulgation of the Standards and any amendments to same. The Secretary shall keep the minutes of the Board's proceedings and its records, and shall publish and disseminate- such materials as may be necessary for the guidance of Owners and the enforcement of these provisions.

The Board shall meet at the convenience of its members or may utilize the mail or phone as necessary to transact its business. An owner or his representative shall not be present for the Board to act upon an application.

a) Right of Waiver

The Board maintains the right to waive or vary procedures or standards and criteria when conditions or architectural appropriateness require it.

b) Enforcement and Non-Liability of Board

These standards may be enforced by the Board as provided in the Declaration. Neither the Board or their respective successors or assigns shall be liable in damages to anyone

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submitting plans to them for approval, or to any owner by reason of mistake in judgement, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans and specifications. Every owner or other person who submits plans' to the Board for approval agrees, by said submission, that he will not bring action or suit against the Board to recover damages or otherwise. Approval by the Board shall not be deemed to constitute compliance with the requirements of any local building codes and development regulations, and it shall be the responsibility of the Owner to comply therewith.

c) Information Submitted by an Owner

Any Owner submitting plans for Board approval shall be responsible for the verification and accuracy of all dimensions, grade, elevations and the location of key natural terrain features of the Site.

d) Re-submittal of Plans and Appeal

Should the Board deny any Review Process submission, any resubmission shall follow the same procedures as the rejected submittal. The Owner shall reply in writing to the Board concerns during, or after the Review Process, if requested. Any proposed exterior additions or changes to a residence not part of the original Contract Document Review Approval shall be submitted for Board review.

e) Owner Representation

The owner shall advise all his representatives, including but not limited to, his architect, engineer, contractor, subcontractors, and their employees of the standards and procedures outlined in the Declaration and these Design Standards, including the Appendixes and appropriate forms contained herein, and all such representatives shall abide by said documents.

B. DESIGN STANDARDS

All requirements noted within this section which are pertinent to the development of an Owner's site shall be incorporated into the Final Plan Submittal in the form of general notes, details or drawings.

1. Professional Design Assistance

Owners must utilize a registered and accredited architect to design their residence. The Board reserves the right to waive this requirement based on the background and experience of the applicant or his agent, and if the submittal is complete and adequate. The architect should

personally visit the site prior to the submittal. "Off the shelf" or stock plans which do not meet the expressed intent of these Design Standards are not acceptable design solutions for Improvements on a site. The Board encourages individuality in exterior appearance.

2. Design and Configuration

a) Special consideration will be given to the siting of a residence with emphasis on the relationship to existing grades, preservation of natural site features, trees, plants and the relationship to neighboring sites.

b) Residences will have exterior elevations, roofs, and details that are coordinated and consistent in their architectural treatment. Care should be given to proportion, scale and massing qualities.

3. Building Height

Building height limits promote buildings in harmony with the surrounding natural features. Building height limits are 35 feet as defined by the zoning and development requirements for Stanton Hill and shall be measured and enforced as required by the appropriate jurisdiction.

4. Massing

In reviewing overall building forms, the Board will consider massing, proportion, and overall scale of the building in relation to the site. Designs that balance the desire for distinctive form with a subtle impact on the immediate environment will be encouraged.

Multiple axis rooflines help reduce building scale and increase individuality and diversity. Eave lines that vary vertically can improve visual quality and break up building mass. Large unbroken plans do not foster a sense of human scale. Accordingly, wing walls, courtyards, stepped walls, integrated decks with proportioned railing, and covered entries, are encouraged to develop well-balanced massing and avoid a negative "three-story look". Upper levels should be smaller than lower levels to reduce overall building scale. The scale and organization of window and door punctuation and specific surface detailing will be carefully reviewed for aesthetic impact.

5. Exterior Materials and Finishes

Homes should embody a high level of detail and a sophisticated combination of quality materials. Natural stone, synthetic stone and brick masonry, acrylic-based stucco, textured hardboard siding, and selected use of

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natural wood will be encouraged to maintain the upscale image of the community and the desire for visual harmony.

Masonry application must not stop at outside corners of the building, but must instead, return to inside corners of the building or other massing elements. When stucco is the prominent building material with masonry accents, the masonry application rule may be replaced at the discretion of the Board. Exposed concrete or concrete block will be considered at the Board's discretion when stained, sandblasted, and/or textured. Stone masonry joints shall be raked clean where appropriate, and held to a maximum of 1" in width.

Synthetic stone materials require specific review and approval by the Board. The use of large flat slabs of stone shall be discouraged. The Board may reject samples that appear out of character and quality with the Community.

Brick masonry would include liberal use of special details such as quoins, soldier, and other decorative coursing, patterned lay-ups, articulated window headers and sills, and special chimney statements. Concrete foundation walls should not be exposed, but rather faced or finished to blend with the general architectural design of the building.

Stucco must exhibit a natural fit with the balance of the building. A stucco-based house must reflect careful consideration of detailing, color, and massing. A high level of articulation to the wall surfaces through the use of detail and relief will be required, together with careful color blending.

Wood is allowed when accompanied by the required amount of masonry. Knotty species and other "rustic" textures- are generally discouraged. When lap siding is used a distance of no greater than 8" between boards is required with a preference toward lesser distances. Stains and paints are acceptable finishes. Plywood siding will not be approved except for use in building soffits.

Materials not addressed in these Standards shall be reviewed on an individual basis by the Board. No bright, unfinished or mirrored surfaces will be allowed. All finishes should be subdued in nature, although brighter accent colors will be acceptable for occasional highlights when approved by the Board.

6. Finishes

Transparent finishes that enhance the natural materials are preferred. Semi-transparent stains, which relate to the surrounding natural coloring, are acceptable. Color samples

must be submitted for Board review at Final Plan Review.

7. . Roofs

A building's roof is integral to a home's architectural character. In order to establish certain design consistency, flat, mansard, gambrel and A-frame roof styles will not be allowed. Creative and harmonious use of hips, clipped hips, gables, multiple' ridges and roof axes, dormer and lower eave heights are encouraged. Roof slopes should generally meet or exceed a 6/12 pitch. An appropriate architectural style, such as Craftsman or Prairie may merit a lesser pitch and will be reviewed accordingly. Well-defined eave detailing with strong shadow lines and articulation is required, as is careful consideration of gutter and downspout location and detailing. Roof overhangs of less than 12 inches are discouraged unless the architectural character allows a flush fascia detail.

Roofing material color and texture should reflect other materials on the homes and adjacent properties. Concrete or clay tile, fire retardant wood shakes, slate, and high quality, architectural thick-butt asphalt shingles with substantial shadow relief are the materials of choice, while consideration may be given to copper roofs. Unfinished or standing-seam metal roofs will generally be discouraged.

Plumbing stacks should be grouped to minimize roof penetrations. Metal roof vents shall be discouraged in lieu of gable vents or concealed ridge venting. Furnace and fireplace flues shall be enclosed within a masonry chimney where possible, and chimney caps should be finished to blend with the architecture. Direct vent or "belly button" fixtures for gas fireplaces are prohibited on front elevations. Direct vent fixtures must be painted to blend with surround building coloration in all allowed location applications. Skylights shall be flat glazed glass units. Solar collectors must be integrated with the roof design and not on raised platforms. All roof furnishings, with the exception of valley flashing, shall be painted to match the roof or shall be of copper construction.

8. Windows

Insulated glass windows (double-paned glass) are recommended. Vinyl, wood and wood clad windows are recommended, and metal windows are prohibited. Materials such as anodized metal, baked enamel, or plastics of approved color will be approved at the discretion of the Board. Reflective glass is not acceptable.

9. Garages

Front facing garage doors will be considered by the Board if sufficiently recessed from main mass of structure and/or combined with a porte cochere design if appropriate to the architectural style. Multiple openings should be designed around courtyards or with openings on separate planes or axes to minimize perceived size, and proportioned in relation to the rest of the house and site. Guest parking should be located away from the front of the garage doors where possible. Garage doors should evoke a sense of quality with attention to jamb details and shadow lines.

10. Entries

The Board encourages a defined entry hierarchy with good visibility from the street and guest parking, attractive curb appeal, a well thought-out design with quality materials, and good articulation. Elegance and grace at a human scale are desired entry elements.

11. Doors

Solid core wood, plank, or fiberglass composite doors are acceptable for exterior doors, hollow core metal doors may only be used for garage service doors located on the side elevations of the homes. Any painted materials must be of an approved color. Door designs complementary to the overall residence design are preferred. Overly ornate, gaudy or period designs are discouraged. Storm doors; must be approved by the Board.

12. Character and Size

The nature of the Stanton Hill "village" design requires that any residence proposed, demonstrate a clear sense of prominence, substance and gracious detail in its design, siting, materials and workmanship. Minimum square footage standards for residential construction on the sites, excluding garage, decks and basements (including walkout basements) are as follows:

Ranch Plan	1,700 square feet
Two story	2,200 square feet

13. Color

Exterior residence colors shall generally be in the natural earth tones of brown, tan, green, taupe and gray, muted in tone and low in contrast, and complementary to the natural surroundings. The use of decorative accent colors and color

blocking or architectural masses will be reviewed for location and application. The Board will consider all coloration schemes based on their architectural merit and compatibility to the community as a whole.

14. Changes

No material changes in plans or materials previously approved may be undertaken without approval of the Board. No work shall be undertaken (other than routine maintenance and repair) which will result in material changes in the exterior appearance of an approved residence, including painting or re-staining, without prior, written approval of the Board.

C. SITE STANDARD

These Site Standards, together with the Design Standards, form the basic visual and planning direction necessary to integrate the natural setting with residential construction. The preservation of open space, and common areas, combined with sympathetic residential design and site planning, are overriding Board goals.

Plans should minimize disturbance of existing terrain and drainage patterns, while taking full advantage of short and long views and solar exposure. Respect for adjacent residences is stressed, as is coordination of building massing, material compatibility, indoor/outdoor relationships, drainage and access.

Submittals should use existing topographic features to enhance building design and site improvements. The site should be an extension of the home, including outdoor living spaces. The design of such spaces should coordinate with the building construction and design, extending similar materials where feasible, and using creative paving compatible in color and texture to the residence (e.g., brick, concrete pavers, slate, and treated wood).

1. Setbacks and Side Yards

Building envelopes and minimum setbacks are defined for each site in accordance with governing jurisdictions. No building improvements shall be permitted within the minimum building setbacks designated on the Final Plat. The purpose and intent of the building envelope is to ensure that development within the individual lots occur in a sensitive manner.

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The following minimum setbacks for building, decks, patios, and other accessory structures are required:

Front setback:	25 feet		
Rear setback:	25 feet		
Side setback'			
- minimum:	5 feet		
- adjacent to roadway:..	Per	Site	Triangle
Requirement			

Refer to the recorded ODP for additional setback requirements.

2. Garages and Parking Spaces

Parking is restricted to garages, the original poured concrete driveway and on the street, not to include landscaped rock areas.

Residents are allowed to actively load, or unload, their recreational vehicles for a period not to exceed 72 hours.

Guest parking on street is permitted.

Parking of emergency vehicles on the street will be allowed IF the Owner/Occupant is a bona fide member of a volunteer fire department or is employed by a primary provider of emergency fire fighting, law enforcement, ambulance or emergency medical services. Parking of the emergency vehicle cannot obstruct emergency access or interfere with the reasonable needs of other Unit Owners/Occupants to use streets and driveways within the common interest community.

>>>>>A MORE DETAILED EXPLANATION OF THE PARKING REGULATIONS IS OUTLINED IN THE CCR'S 7.17 - VEHICULAR PARKING, STORAGE AND MAINTENANCE.<<<<<

3. Electric Meters and Garbage Areas

These and other related utility features will be screened, buried, or enclosed from view, planned as a part of the total design for permanent location, and subject to Board approval. Propane tanks are prohibited.

4. Landscaping

An Owner must submit a complete landscape plan and schedule per the Design Standard Guidelines as described herein. Installation and maintenance of plant material and other landscape related improvements are an Owner's

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responsibility. More specific standards and the review process for landscaping are set forth in Appendix 3 herein.

5. Retaining Walls

Retaining walls should be as low as possible and integrated into the entire landscape plan. Terrace walls should be no greater than a maximum height of 4' wherever possible. The Board must approve walls exceeding 4'. Walls should complement the building character. Flagstones, moss rock, rhyolite, brick, compatible stucco; or "versa-lock" are encouraged.

6. Erosion Control

During and subsequent to all site construction, techniques to control site erosion and protect adjacent properties are mandatory and must conform to the requirements of the local jurisdiction. Techniques include the use of sedimentation basins, filtration materials such as straw bales or permeable-geotextiles, and slope stabilization fabrics or tackifiers.

7. Driveways

Access to each residence shall be via the public street as shown on the project plat. The drive should be situated to minimize earthwork, without overly emphasizing the parking area or garage. Circular drives are acceptable if appropriate to the site and architectural design. Driveways should be curvilinear, where possible, with gentle curves allowing for the integration of landscape pockets. Parking areas should be located out of major sightlines and visually softened with planting. Driveways should not exceed 10% slopes, except where use of short pitches of greater percentage would lessen site impacts.

All driveways shall have a paved, hard surface of at least one of the following:

- concrete with exposed aggregate;
- concrete with color detailed border treatment;
- color textured or stamped concrete;
- concrete with tooled joints.

8. Drainage

No owner shall interfere with or redirect the natural course of intended flow of any drainage and runoff, nor construct any improvement, place any landscaping, or allow the existence of any condition which will alter the

drainage pattern as intended, except to the extent such alteration is approved in writing by the Board, and any other public authorities having jurisdiction.

Standards for grading and drainage are general minimum standards only and shall not constitute a representation or warranty that adherence to such minimum standards will result in a residence or landscaping which is free from any defects. Owners are responsible for having a soils test, and a soils engineering report prepared by a registered professional engineer, and other necessary inspections completed to assure adequate design for construction of a residence and installation of landscaping.

A. Grading

All site improvements should be designed to minimize grading. Techniques to do so include "stepping" buildings down slopes, providing access across instead of down slopes and the use of low retaining walls where necessary. Where grading is necessary, cut and fill slopes should be kept to a maximum of 3 horizontal to 1 vertical. All graded slopes should be blended into existing slopes, so that no sharp contrast exists between existing and disturbed slopes. No final grading shall extend beyond existing lot lines without consent of the adjoining site owner, but coordination of grades at lot lines is strongly encouraged.

B. Drainage

Upon completion of any residence or associated structure, the lot shall be final graded to ensure positive drainage away from the structure's foundation. Drainage swales shall have a minimum grade of 2 1/2%. As a general rule, swales shall be no closer than 10' from any foundation wall. Minimum slopes away from the foundation should be 10% for the first 10' or in accordance with the owner's soils engineering report, whichever is most restrictive.

Disruption to existing drainage courses should also be limited. Where disruption or realignment must occur, reconstruction should occur in a naturalized manner to allow more water to percolate instead of concentrate, and flow in a non-destructive course. Required culverts and/or other drainage devices should be designed so that impact on the existing environment is minimized.

9. Screens, Fencing and Enclosures

To allow a more open, spacious feeling for the community

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and the project's open space and park, perimeter lot fencing will be closely reviewed by the Board. In order to further define the open character of Stanton Hill, individual residential sites, and outdoor use areas, a system of fencing and privacy screens is outlined below.

A. Fencing

All fences to be installed prior to or after the initial occupancy of any residence shall be submitted to the Board for approval prior to installation. See Figure 1 (Three Rail Fence)
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Fencing adjacent to open space and along common property lines and from "wing" fences shall be an open three rail wood fence, maximum 45" in height per the detail in Figure 1. All fencing will be stained the same color as approved by the Board.

B. Privacy Screens

Privacy screens may be used to screen privacy areas, including decks, patios, and hot tubs. These areas may not be fully enclosed with roof and walls. Screening of these privacy areas requires use of materials and finishes taken from the building palette itself, with overall harmony and compatibility between the physical structure and the landscaping encouraged. These screens shall be limited to the building envelope and not exceed 5' in height.

C. Swimming Pool Enclosure

1. No solid fences will be allowed.
2. Privacy screens may be incorporated within the pool enclosure.
3. Architectural detailed wrought iron with masonry columns to match the building material with a minimum spacing of 20' and between columns at the enclosure corners will be encouraged.
4. Maximum enclosure size will be 4,500 square feet and must be contained within the building setbacks unless otherwise approved by the Board. Area increases may be possible when utilizing retaining walls or earth forms that are not in violation of code requirements.
5. All pool equipment is encouraged to be below grade or completely screened and incorporated into the overall landscape plan or in the residence.
6. The Board must specifically approve any cabana or

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accessory building.

D. Dog Runs

Dog runs shall be restricted to the side and/or rear building envelopes of lots, and shall not exceed 300 square feet in coverage. These areas should be enclosed with wrought iron as the preferred material or with vinyl clad chain link fence framed with 4x4 posts, 2x4 top rail, and lower tension wire. Enclosures must not exceed 6' in height and must be adequately screened from adjoining residences and streets with landscape buffers, hedges, berms, etc.

10. Outdoor Lighting

All outdoor lighting is subject to Board approval. Lighting of parking areas or walkways to houses may be desirable. Lights must be functional and enhance the overall appearance of a residence, but not be disturbing to neighbors or motorists. No lights shall be emitted from any site, which are unreasonably bright or cause unreasonable glare.

All exterior lighting shall be of a "sharp cut-off" or low wattage design, minimizing light spill onto adjacent sites. "Flood lights" are prohibited unless specifically activated by a security monitoring system and directed away from view. The color of the fixture shall match the building colors. Such fixtures, used for illumination of driveways, walks, address signage, and general landscape purposes, shall be compatible with the design of the residence.

11. Signs, Mailboxes, Flags

Board approved temporary Builder/Owner name signs are permissible on sites. Freestanding construction signs with a 12 square feet maximum faces are acceptable. These signs may be placed on-site at groundbreaking at a location approved by the Board and shall be removed immediately upon issuance of the Certificate of Occupancy for a residence on a site.

No other signs whatsoever shall be permitted within any lot, with the exception of signs required by legal proceedings, for sale signs (maximum 6 square feet) and signs identifying security alarms. In addition, no sign shall exceed a height of 6' from grade. No signs whatsoever shall be attached or fastened to any fence or natural feature, including existing trees.

One political sign per candidate/issue will be allowed per lot to be erected no sooner than 45 days before an election and to be removed within 7 days after an election.

Garage sale signs are permissible 24 hours before the sale and to be removed immediately after the sale.

Prior to the initial occupancy of a residence, mailboxes shall be installed at curbside on a common property line in conformance with applicable United States Postal Service requirements. The mailboxes must be paired at the property line. The standard design requirement for the post and platform structure is attached in Figure 2, page 32.

Flag regulations: The American flag may be displayed on an owner's property. The display must be consistent with Federal Flag Code, P.L. 94-344; 90 stat. 810; 4 U.S.C. Secs. 4 to 10.

A service flag bearing a star denoting the service of the Owner/Occupant's immediate family, in the active or reserve military service of the United States during a time of war or armed conflict, may be displayed on the inside of a window or door of the residence. The dimensions shall be a maximum of 9" x 16". If a larger flag is desired, it must be approved by the Design Committee.

Driveway entry light fixtures, if desired, will be placed on architecturally compatible and approved pillars designed from the same exterior finish material as used on the main residence and will require approval by the Board.

12. House Address Numbers

There shall be no more than two (2) sets of house address numbers at each lot, placed at the mailbox and on the residence. The address numbers shall not exceed 6" maximum height for individual numbers.

13. Accessory Buildings

Accessory buildings or facilities such as gazebos, greenhouses, tennis courts, pools, cabanas, hot tubs, etc., shall adhere to the standards for buildings and site planning. Massing and scale, as well as forms, materials, and other detailing should be coordinated with the main structure on the site. No temporary or permanent sheds will be allowed.

14. Utility Equipment

Exterior utility equipment, where possible, must be incorporated into the main building or, along with other detached structures be architecturally compatible with the residence. All utility equipment shall be painted to match the color of the wall to which it is mounted. Air conditioning, electrical and gas meters shall be fully

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screened from view of the streets within practical limits determined by the Board. Air conditioning units installed at ground level shall be fully screened from adjoining residences and streets. Utility connections shall be carefully coordinated and minimize site disruption.

15. Decks

Columns supporting decks must be constructed from the building materials of the home. Single wood posts are prohibited. Enhanced wood columns of appropriate size and cap and base detailing will be considered at the discretion of the Board. Railing design must be included with required submittals. Additionally, all stairs, decks and railings shall be integrated to the architectural character of the residence to which they relate. All trellises, patio covers or similar structure directly attached to a residence shall be painted or stained to match the trim or body color of the residence to which they are attached. Wood deck railings must also be painted or stained to match the trim or body color and may not be left natural. Floor decking may be painted, stained, or left natural.

16. Miscellaneous

Awnings, shutters, visual screens, and other such exterior elements require Board approval, as does the location of children's play equipment. Appropriate screening and/or integration into the overall landscape plan will be required.

D. Review Process

These Design Standards provide a framework for the Board to review process and approve residential construction in Stanton Hill. An owner (inclusive of the Owner and his architect, contractor, and/or other representatives) must follow these procedures to secure the necessary approvals. Submittals should use the same sheet size (preferable 24" x 36").

1. Optional Preliminary Plan Review

Purpose: To communicate to the Board through drawings and related materials the Owner's design intent and conformance to standards.

Form of Submittal: Two (2) copies of the following items:

a) A survey of existing conditions, including streets, utilities, topography at 21 minimum intervals, drainage and other material features. All building restrictions, including rights-of-way, easements, property lines,

setbacks, and the recommended building envelope for the Site.

b) Site plan (Scale 1" = 10' or 1" = 20') to include, building location, driveway, parking, grading, (designated storage areas for excess fill and construction debris, a designated parking area for construction vehicles, other temporary structures to facilitate construction), proposed contour lines at 2' minimum intervals, decks, utilities and accessory development of any kind. Square footage of all improvements,, including pools, patios, gazebos, etc.

c) Schematic floor plans, roof plan, building sections (1/4" = 1'), an exterior elevations (1/4" = 1') to indicate existing and proposed grade levels, material and color indications.

2. Mandatory Final Plan Review

Purpose: To ensure document conformity with the Design Standards.

Form of Submittal: Two (2) copies of the following items:

a) Final Site Plan at 1" = 10' or 1" = 20'; roof plan at 1/4" = 1' or 1/8" = 1'; floor and roof plans, exterior elevation details, and building sections at 1/4" = 1'

b) A 24" x 36" color board 1/8" thick with samples of all exterior materials and colors, plus window and glass specifications. A front elevation must be included on the color board. A typed schedule of samples or specifications of exterior materials and colors, including manufacturers name and number, must be included on the Final Plans. Application of colors to all trim, windows, doors, garage doors, railings, and decorative architectural features must be specified.

c) A construction schedule to include construction start and completion dates.

3. Construction Progress Review

A Board member or its agent may periodically visit the construction site to monitor compliance with the Final Plans and Construction Period Regulations (Appendix 2). Items of non-compliance must be immediately corrected or removed by the Owner. Absence of such inspection or notification during the construction period does not constitute either Board approval of work in progress or compliance with these Standards.

4. Project Completion Review

The Owner shall inform the Board in writing 30 days prior to the occupancy permit inspection so it can meet with the owner to review the final construction and ensure the final exterior building form is substantially in conformance with the approved Final Plan. Non-conforming improvements shall be promptly removed or corrected by Owner.

5. Review Fees

Review fees will be based upon fees incurred for the architectural review.

6. Construction Time Frame

Approved Builders must meet construction time frames called for within their purchase contracts, if any otherwise construction must conform to the standards as defined in Appendix 2. All construction must be completed within twelve months from commencement of construction.

7. Other Conditions

Approval of plans by the Board shall not be deemed to constitute compliance with the requirements of any local building, zoning, subdivision, sign, safety, health, public works or fire codes and regulations, nor shall approval waive any requirements on the part of the owner to comply with setbacks, height restrictions, or requirements unless such waiver or variance is specifically required at the time of submittal and granted by the Board and local jurisdictions, where applicable. The covenants, conditions and restrictions as established by the Board shall remain in force as the legal restrictions governing all construction.

Neither the Board nor its assigns shall be liable in damages to anyone submitting plans for approval, or to any owner by reason of mistake in Judgement, negligence, or nonfeasance arising out of, or in connection with, the approval or disapproval or failure to approve any plans or specifications, that they will not bring an action or suit against the Board or its individual members to recover damages.

Final approval of plans is valid for twelve (12) months. A submittal of a different dwelling on the same lot requires the review process begin again, and an additional submittal fee in accordance with Paragraph 5 (Review Fees) will be applied.

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The Board reserves the right to waive or vary any of the procedures or Design Standards at its discretion, for good cause shown. Any waiver or variance granted shall be considered unique and will not set any precedent for future decisions.

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APPENDIX 1: INFORMATION MATERIAL

The following is a guide to Owners, architects, and contractors doing residential design and construction at Stanton Hill.

1. Applicable Codes and Regulations

The following documents are administered by the applicable city and county building departments or other regulatory agencies and should be verified for amendments, corrections, and applicability before construction.

- Uniform Fire Code and Natural Life Safety Code Uniform Building Code
- Uniform Plumbing Code
- Uniform Mechanical Code
- Occupational Safety and Health Act (OSHA)

2. Permits, Approvals and Inspections, including but not limited to:

- Stanton Hill Review Process and Approval
- All applicable city and county building department permits and inspections

3. Soil, Drainage and Geology

All owners should verify their site and soils conditions. Soils reports and legal surveys are required.

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APPENDIX 2: CONSTRUCTION PERIOD REGULATIONS

These regulations shall be a part of the construction contract document specifications for each residence, and all contractors and Owners shall abide by these regulations. The contractor should be familiar with and abide by applicable sections of Stanton Hill Declaration and Design Standards and Procedures with respect to construction on a site.

1. Construction Limits

The architect shall provide a detailed plan of construction limits on the site plan prior to construction. The plan shall include size and location for a construction material storage area, limits of excavation, drive areas, parking, chemical toilet location, temporary structure, dumpster, fire extinguisher, utility trenching, and construction design. This plan may not be included in the site plan, but should be a separate plan.

2. Construction Trailers, Sheds or Temporary Structures

Use of construction shelters shall be approved in writing by the Board prior to installation on the site. Request for approval must address structure's size, configuration and location. All temporary structures shall be removed after the occupancy permit issuance.

3. Daily Operation

Daily construction working hours shall be 7:00 a.m. to 7:00 p.m. Monday through Saturday.

4. Excavation

Excess excavation material may be stored within a snow fenced area for up to two weeks before being removed from the site. Excavation material shall not be placed in common areas, roads, or on other sites. Any excess excavation material should be disposed of in an authorized location. Excavation, except for utility trenching, shall be on the owner's site.

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5. Debris and Trash Removal

Daily cleanup of the construction site is mandatory. Proper disposal of refuse and storage material is of prime importance and is the contractor's responsibility. A wind

resistant trash container shall be on the site at all times for construction debris. Debris and trash shall be removed on a weekly basis by being-hauled to a designated dump area. Burning of trash or construction debris is prohibited.

6. Storage of Construction Material, Trash and Equipment

Storage areas shall be fenced accordingly to the approved "construction limits" areas designated on the site plan. The contractor shall maintain and store construction materials, trash and equipment in these areas, which, as applicable, shall be neatly stacked, properly covered and secured.

7. Chemical Toilets and Fire Extinguishers

The contractor shall provide chemical toilets in an approved location. A serviceable 1016 ABC rated dry chemical fire extinguisher shall be located on each construction site in a conspicuous location.

8. Vehicles, Parking and Construction Access

All vehicles will be parked in the designated area shown on the Site plan so as not to inhibit traffic or damage to the surrounding natural landscape or adjacent lots. Vehicles shall not be left on the Property's roads overnight. The only approved construction access during home construction will be over the approved driveway for the site unless the Board approves an alternative access point.

9. Dust, Noise, Odor, and Pets

Every effort shall be made to control dust, noise and odor emitted from a construction area. Radios, tape players, or other such devices must be played at a volume, which does not disturb adjacent Owners. The contractor will be responsible for watering dust problem areas and controlling noise and offensive odors from the site. Pets are not permitted on the 'site.

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10. Signage

One freestanding construction sign is allowed per site, up to 12 square feet of total surface area. No signs shall be placed on or nailed to trees.

11. Driveway Base Course

Owner/Builder to be responsible to maintain cleanliness of streets per building jurisdiction standards.

12. Prohibitions

The following items are prohibited in the Property: (a) oil changing of vehicles and equipment without proper receptacles and removal procedures; (b) concrete equipment cleaning or dumping without proper cleanup and restoration; (c) careless treatment of trees or preservation areas, (d) removing any rocks, trees, plants, top soils, etc. from Property other than an owner's; (e) exceeding 20 miles per hour on roads or driveways in the Property; (f) careless use of cigarettes or flammable items; (g) burning of trash or construction debris; (h) firearms; (i) signs other than approved construction or real estate signs; (j) loud music, - and (k) pets or children on the site.

APPENDIX 3: LANDSCAPE DESIGN STANDARDS AND PROCEDURES

The landscape plan for each Lot is the responsibility of its Owner, and is subject to these Landscape Design Standards and Procedures (the "Landscape Standards"). Because individual home sites vary in landscape character, terrain, views, and features, the Landscape Standards are written in general terms that define design principles, offer site planning guidelines, and clarify the owner's responsibilities. Owners are encouraged to retain the services of a professional Landscape Architect experienced in site analysis and planning, landscape design, installation and plant materials.

The intent of these Landscape Standards is to assist owners to landscape their lots in ways that are consistent with the spirit of Stanton Hill land plan and the overall Design Standards and Procedures.

Considerations include:

- Providing space to accommodate outdoor living requirements.
- Preserving natural site features and avoiding unnecessary disruption of the site.
- Minimizing requirements for irrigation.
- Planting trees, shrubs, grasses and flowers compatible with the existing ecosystem.
- Enhancing the overall appearance of the community.
- Maximizing considerations of safety and security for residents, visitors and wildlife.
- Monitoring construction to avoid erosion, ponding, sliding or other damage to the site or adjacent sites.

As a general rule an Owner should budget at least 15% of the total cost of the finished residence for landscaping, which could include plants, turf, irrigation, patios and walkways.

Front yard landscaping designs are required at the time of building permit submittal. The owner is encouraged to work with a landscape design professional for the preparation of a complete landscape plan for approval.

The process for establishing the Board and defining the specific duties and powers conferred on it is defined in the Declaration for Stanton Hill. The Board reserves the right to revise these Landscape Standards as changing conditions and priorities dictate, in order to maintain maximum aesthetic benefits to the community, while enhancing property values.

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LANDSCAPE REVIEW PROCESS

1. Pre-design Meeting

Prior to preparing the landscape plan for a residence the Owner and/or designated designer may want to meet with the Landscape Specialist for Stanton Hill to discuss plans, requirements, and existing conditions for the site, which will help minimize changes and delays. Existing conditions and concerns should be noted and desirable outside functions, such as eating areas, gardens, play areas, water features, etc. and their location will be discussed. An appointment for a pre-design meeting should be made by calling the Board office at 303-771-7547. If possible, a pre-design meeting should occur after architectural and site plans have been approved by the Board.

2. Plan Submittal

Following the pre-design meeting, a landscape plan must be developed. Three copies of the plans shall be submitted containing the following information:

a). Lot, block, filing number, Owner's name and address, and the designer's name, address and telephone number.

b) Scale of 1"=10' and North arrow.

c) All existing conditions, including house, walks, driveways, patios, decks, walls, topography with minimum 2 foot contour intervals, drainage ways, neighboring landscape plantings along the property lines, natural features, easements, property lines, utility boxes, transformers, AC condensers, and other legal Restrictions that may exist.

d) All proposed improvements designed in accordance with the Landscape Standards including drainage ways, proposed grading with minimum contour intervals of 2 feet, spot elevations as necessary, trees and shrub beds with botanical and common names of all plant materials including perennial and ground cover beds, sizes (WIDTH, CALIPER AND HEIGHT), all landscape features, such as walls, fences, gardens, hot tubs, pools, tennis courts, patios, decks, gazebos, water features, boulders, structures, play equipment, lighting, etc. All plants shall be drawn to indicate 75% of the mature size of the plants on the plan.

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e) At the Owner's option, a perspective sketch or elevation can be submitted.

f) The Board will review the plan and will provide a written response to later than 30 days after the submittal, indicating approval of the plan, approval with modifications, or denial. If the Board does not respond within the 30-day period, disapproval must be assumed. If the plan is denied, a written response will be given explaining the reasons for denial. Any resubmittals shall follow the submittal procedures and address the areas of concern. Construction must not begin prior to receiving a written approval from the Design Review Board.

LANDSCAPE DESIGN

1. Grading and drainage:

a) Standards for grading and drainage are general and do not constitute a representation, warranty or agreement by the Board, that adherence shall result in a residence and/or landscape which is free from defects. Owners are responsible for having a soils test, soils engineering report prepared by a registered professional engineer, and other necessary inspections completed to assure adequate design for construction of residences and installation of landscaping.

The Board shall not be liable for any damages resulting from the design or construction of any home or landscaping which has been approved by the Board pursuant to these guidelines or for any damages resulting from an Owner's failure to meet or exceed the minimum Landscape Design Standards set forth in these guidelines when necessary for the proper design and completion of residences or landscaping.

b) Drainage for each lot must occur within the lot. The final drainage pattern should take the water from the lot out to the street. If drainage occurs down the side of the lot near the property line, grading should be done so that the water does not run onto neighboring properties.

2. Tree Planting Requirements

Owners shall plant a minimum of 2 trees (3 or more on corner lots) in the front/entry area of their Lots in order to enhance the front appearance of the residence. Trees shall be at least 8-12' tall and a minimum 2 1/2" caliper. Additional trees are encouraged for the remainder of the

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lot. Street trees (approx. 2 per lot and grass, in the 6' landscape strip adjacent to the street) will be included in the front yard landscaping plan.

A list of recommended trees, shrubs and ground covers is attached. (page 30 (includes 4 pages)

3. Turf

Owners are encouraged to give considerable thought to the area and location of turf planted on their lots due to irrigation requirements (consumption).

4. Landscape Features

Owners are encouraged to include landscape features such as patios, walks, ponds/water sculpture, planting areas, decks, gardens, and other such landscape amenities. Plans for these features must be submitted with the Landscape plan to the Board.

5. Exterior Lighting

Lighting for landscape development shall comply with specified Site Standards published for Stanton Hill.

6. Landscape Installation

a) All plant materials should conform to the American Association of Nurserymen and the State of Colorado standards and should be installed per industry standards.

b) All landscaping must be installed within 120 days of occupancy during April through September or within 180 days of occupancy during October through March. Exceptions for certain plant materials are subject to Board review.

c) Material staging and holding area must only occur on the site where installation occurs.

d) After installation, all materials must be cleaned up from the site and surrounding area. If any material is left on site, it will be disposed of and charged to the Owner.

e) Landscaping must conform to the approved plan and meet the requirements of these guidelines. All stipulations and changes made during the approval process must be followed.

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f) The Board reserves the right to inspect the site during and/or after installation to ensure conformance to the approved plan. If the installed landscape does not meet the required design standards and does not follow the approved plan, the Board reserves the right to require the contractor/Owner to correct any installation which is not in conformance with the approved plans.

7. Landscape Design Suggestions

a) Use plant materials that produce unusual effects at different times of the year so that the landscape will have interest during each season.

b) In large shrub beds, plant groups of shrubs and perennials. Plant a minimum of 3 of the same shrubs together in a cluster and 5 of the same perennial. This will create more of an impact on the landscape.

c) Design in elevation as well as plan view. Use the architectural elevations or pictures of the house to determine what plant massing, height, and density would work best to enhance and compliment the architecture.

d) Group plants with similar water requirements so that the irrigation system can be designed by specific zones.

e) Place spruce and pine trees at least 15 feet from the house.

8. XERISCAPING/LANDSCAPING

The Association will allow Xeriscaping as opposed to sod. The rules will allow reasonable changes to the landscape. The Association has the right to enforce owners to maintain their yard in an attractive manner. Plans for Xeriscaping must be submitted with the Landscape Plan to the Design Standards Board.

City of Lakewood Approved Plant List

Approved Shade Trees & Street Trees

Ash, Autumn Purple	Linden, American	Maple, Fairview
Ash, Cinnamon	Linden, Greenspire	Maple, Green Mountain
Ash, Green	Linden, Redmond	Sugar
Ash, Marshall Seedless	Locust, Common-Frisia	Maple, Norway Emerald
Ash, Patmore Green	Locust, Common-Purple	Green
Ash, Summit	Robe	Maple, Red Sunset
Birch, Cutleaf Weeping	Locust, Shademaster	Maple, Royal Red
Birch, Paper	Locust, Skyline	Mountain Ash, European
Birch, River	Locust, Sunburst	Oak, Bur
Birch, Western Red	Locust, Imperial	Oak, English
Birch, Whitespire	Maple, Armstrong Two	Oak, Red
Catalpa	Maple, Autumn Blaze	Oak, Swamp White
Filbert, Turkish	Maple, Columnar Norway	Willow, Laurel-Prairie
Ginkgo/Maidenhair Tree	Maple, Crimson King	Cascade
Hackberry	Maple, Deborah	Willow, Niobe Weeping

Approved Evergreen Trees

Arborvitae, Blue Cone	Pine, Pinyon - Collected	Spruce, Colorado-Nursery
Arborvitae, Golden	Pine, Ponderosa - Collected	Grown
Arborvitae, Hetz Midget	Pine, Scotch Dwarf	Spruce, Fastigiata
Fir, Concolor - Nursery	Pine, Tanyosho	Spruce, Fat Albert
Grown	Pine, Vanderwolf's	Spruce, Globe
Pine, Austrian	Pyramidal	Spruce, Norway Dwarf
Pine, Bosnian	Spruce, Alberta Dwarf	Spruce, R.H. Montgomery
Pine, Eastern White Dwarf	Spruce, Bird's Nest	Spruce, Weeping Norway
Pine, Foxtail - Collected	Spruce, Blue Nest	Yew, Hicks
Pine, Mugho		Yew, Japanese Spreading

Approved Broadleaf Evergreens

Adam's Needle	Holly, Blue Boy	Oregon Grape Holly
Bamboo	Holly, Blue Girl	Privet, Golden Vicary
Cotoneaster, Coral Beauty	Mahonia Aquifolium	Pyracantha, Gnome
Cotoneaster, Cranberry	Mahonia Aquifolium	Pyracantha, Kasan
Cotoneaster, Ground	Compacta/Compact	Pyracantha, Pauciflora
Cotoneaster, Shrub	Nandina Domestica, Gulf	Pyracantha, Wyatti
Cotoneaster, Tom Thumb	Stream	Pyracantha, Yukon Belle
Euonymus, Emerald Gaiety	Nandina Domestica, Harbour	Rhododendron
Euonymus, Emerald N' Gold	Dwarf	Yucca, Baccata/Banana
Euonymus, Manhattan	Nandina	Yucca
Euonymus, Sarcocoe/Greenlane	Domestica/Heavenly	Yucca, Filamentos
Holly, Berri Magic	Oregon Grape Holly	

Approved Ornamental & Fruit Trees

Apple, Dwarf	Crab, Prairefire - Pink	Maple, Paperbark
Apple, Granny Smith	Crab, Profusion - Pink	Maple, Tartarian
Apple, Jonathan	Crab, Radiant - Red	Mayday Tree
Apple, Red Delicious	Crab, Robinson - Pink	Mulberry, Weeping Fruitless
Apple, Winesap	Crab, Royalty - Red	Newport Plum
Apple, Yellow Delicious	Crab, Spring Snow - White	Peach, Elberta
Apricot, Manchurian	Dogwood, Kousa/Chinese	Peach, Elberta Dwarf
Apricot, Moorpark	Filbert, Contorted	Peach, Reliance
Canada Red Cherry/Shubert	Golden Rain Tree	Pear, Bartlett
Chokecherry	Hawthorn, Cockspur	Pear, Chanticleer
Cherry, Bing	Thornless	Pear, Cleveland Select
Cherry, Black Tartarian	Hawthorn, Crimson Cloud	Pear, Stonehill
Cherry, Montmorency	Hawthorn, Washington	Pear, Trinity
Cherry, North Star Dwarf	Hawthorn, Winter King	Plum, Stanley
Crab, Brandywine - Pink	Hornbeam, Pyramidal	Prunus Maackii/Amur
Crab, Dolgo - White	Lilac Tree	Chokecherry
Crab, Hopa - Pink	Magnolia Saucer	Red Bud
Crab, Indian Magic - Pink	Maple, Ginnala/Amur Maple	Serviceberry, Shadblow

Approved Ornamental Shrubs

Almond, Flowering	Dogwood, Kelsey	Maple, Ginnala/Amur Maple
Althea, Rose-Of- Sharon	Dogwood, Red Twig	Mockorange, Golden
Apache Plume	Dogwood, Variegated	Mockorange, Minnesota
Barberry, Golden	Dogwood, Yellow Twig	Mockorange, Minnesota
Barberry, Mentor	Elder, Golden	Mockorange, Virginal
Barberry, Red	Fernbush	Mountain Mahogany
Barberry, Rosy Glow	Forsythia, Arnold Dwarf	Mountain Mahogany,
Beautybush	Forsythia, Spring Glory	Curlleaf
Buckthorn, Columnar	Gooseberry, Pixwell	Ninebark, Darts Gold
Buffaloberry, Silver	Honeysuckle, Arnold Red	Ninebark, Golden
Burning Bush, Dwarf	Honeysuckle, Clavey's Dwarf	Plum, American
Burning Bush/Winged Euonymus	Honeysuckle, Emerald Mound	Potentilla, Abbottswood
Butterfly Bush	Hydrangea, Annabelle	Potentilla, Coronation
Cherry, Nanking	Hydrangea, Blue	Triumph
Chokeberry, Black	Hydrangea, Pee Gee	Potentilla, Gold Drop
Chokecherry, Native	Hypericum, Hidcote/St. John's	Potentilla, Gold Finger
Coralberry, Chenault	Wort	Potentilla, Jackman
Coralberry, Hancock	Hypericum, Kalm's/St. John's	Potentilla, Katherine Dykes
Coralberry, Indiancurrant	Wort	Potentilla, McKay's White
Cotoneaster, Cranberry	Hypericum, Sunburst/St. John's	Potentilla, Tangerine
Cotoneaster, Ground	Wort	Privet, Cheyenne
Cotoneaster, Peking	Lilac, Chinese	Privet, Golden Vicary
Cotoneaster, Rock	Lilac, Common Purple	Privet, Lodense
Cotoneaster, Shrub	Lilac, Common White	Privet, New Mexico
Cotoneaster, Tom Thumb	Lilac, French Hybrid	Privet, Regel
Cranberry, American Dwarf	Lilac, James MacFarlane	Prunus Cistena/Purpleleaf
Cranberry, American/Highbush	Lilac, Korean Dwarf	Sand Cherry
Cranberry, European Dwarf	Lilac, Miss Kim	Pussywillow
Currant, Alpine	Lilac, Royalty	Quince, Red Flowering
Currant, Red Lake	Magnolia, Royal Star	Rabbitbrush
Currant, Squaw/Wax Currant	Magnolia, Saucer	Rose Tree of China
Dogwood, Isanti	Maple, Ginnala Dwarf	Russian Olive Shrub

Sage, Russian
 Sage, Tall Western
 Sand Cherry, Western
 Serviceberry, Regent
 Serviceberry, Shadblow
 Siberian Peashrub
 Smoke Tree, Purple
 Snowball
 Snowberry
 Snowflake
 Snowflake Dwarf
 Spirea - White
 Spirea, Anthony Waterer-Red
 Spirea, Ash-Leaf/Ural False
 Spirea, Blue Mist - Blue
 Spirea, Crispa - Pink
 Spirea, Daphne - Pink

Spirea, Dark Knight - Dark Blue
 Spirea, Frobeli - Pink
 Spirea, Gold Mound - Pink
 Spirea, Goldflame - Pink
 Spirea, Limemound - Pink
 Spirea, Little Princess - Pink
 Spirea, Neon Flash - Red
 Spirea, Shirobana - Pink, Rose, & White
 Spirea, Snowwhite - White
 Spirea, Snowmound - White
 Spirea, Vanhoutte - White
 Sumac, Fragrant
 Sumac, Gro-Low
 Sumac, Smooth
 Sumac, Smooth Cutleaf
 Sumac, Staghorn

Sumac, Staghorn Cutleaf
 Sumac, Three-Leaf
 Tamarisk, Summer Glow
 Viburnum, Alleghany
 Viburnum, Arrowwood
 Viburnum, Burkwood
 Viburnum, Koreanspice
 Viburnum, Marie's Doublefile
 Viburnum, Mohican
 Viburnum, Nannyberry
 Viburnum, Wayfaring
 Weigela, Java Red
 Weigela, Pink
 Weigela, Red Prince
 Willow, Arctic Blue Dwarf

Approved Spreading Junipers

Andorra
 Arcadia
 Armstrong
 Bar Harbor
 Blue Chip
 Blue Pfitzer
 Blue Star
 Bonsai Juniper
 Broadmoor
 Buffalo

Cypress, Siberian
 Effusa/Common Juniper
 Gold Tip Compacta
 Gold Tip Pfitzer
 Green Mound
 Hetzi Glauca
 Holbert
 Hughes
 Icee Blue
 Old Gold

Pfitzer
 Pfitzer, Compacta
 Prince of Wales
 Scandia
 Sea Green
 Sierra Spreader
 Table Top Blue
 Tammy
 Wiltoni/Blue Rug

Approved Upright Junipers

Blue Point
 Burki - Red Cedar
 Cologreen
 Gray Gleam

Hillspire
 Moon Glow
 Skyrocket
 Spartan

Spearmint
 Wichita Blue

Approved Perennials, Ground Covers, & Vines

Ajuga, Bronze
 Ajuga, Burgandy
 Ajuga, Green
 Anemone, Japanese
 Windflower
 Anemone, Pasque Flower
 Anemone, Snow Drop
 Aster, Alert
 Aster, Alert
 Aster, Alpine Mix Dwarf
 Aster, Kippenburg/Fall Aster
 Astilbe/False Spirea-Pink,
 Red, White
 Baby's Breath - White

Baby's Breath, Dwarf White,
 Pink
 Balloon Flower
 Basket of Gold
 Bee Balm
 Bellflower, Clustered
 Bellflower, Peachleaf
 Bergenia/Saxifraga
 Black Eyed Susan
 Black Snakefoot/Bugbane
 Bleeding Heart
 Bleeding Heart, Dwarf
 Candytuft
 Clematis
 Columbine, McKenna's Mix

Columbine, Rocky Mountain
 Coneflower
 Coral Bells
 Coral Bells, Purple Palace
 Coreopsis, Baby Sun Dwarf
 Coreopsis, Double Sunray
 Coreopsis, Moonbeam
 Coreopsis, Pink
 Daisy, Ox-Eye
 Daisy, Painted
 Daisy, Shasta
 Daisy, Shasta Dwarf
 Daylily - Bicolor, Gold,
 Daylily, Stella D'Oro/Dwarf
 Delphinium, Black

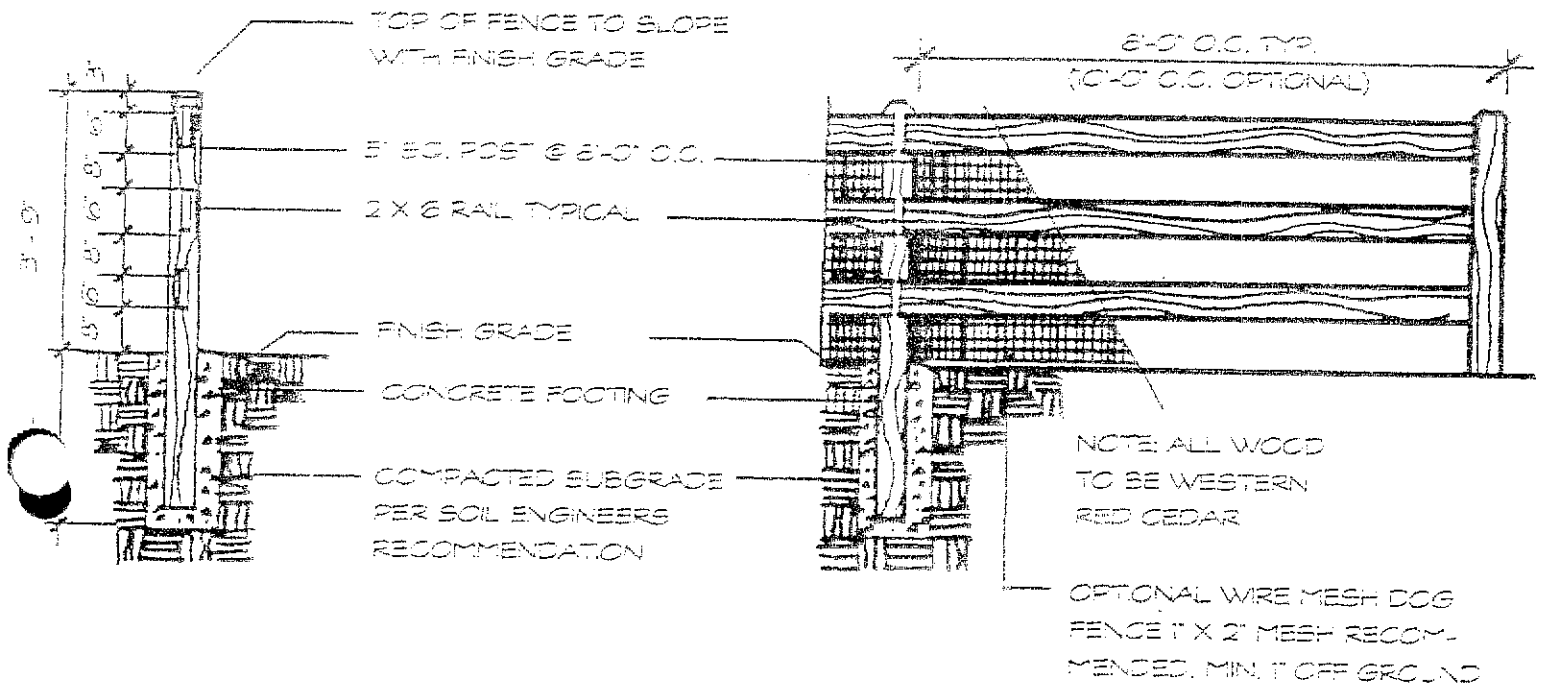
Delphinium, Conn. Yankee
 Mix
 Delphinium, Dwarf
 Delphinium, Summer Skies
 Dianthus, Barbatus/Sweet
 William
 Dianthus, Cottage
 Pinks, Border Pinks
 Dianthus, Hardy Carnation
 Dianthus, Zing Rose/Pinks
 DWF Blanket Flower
 Euonymus,
 Coloratus/Purpleleaf
 Fern, Japanese Painted
 Fern, Ostrich
 Fern, Wood
 Flax - Blue
 Flower
 Forget-Me-Not
 Foxglove
 Gaillardia, Burgandy/Blanket
 Gaillardia, Goblin Dwarf/
 Gaura
 Gayfeather
 Geranium, Dwarf Cranesbill
 Geranium, Johnson's Blue
 Germander
 Geum
 Harebell 'Blue Clips'
 Harebell/Bluebells of
 Scotland
 Hen and Chicks
 Honeysuckle, Goldflame
 Honeysuckle, Hall's
 Hosta, Blue Giant
 Hosta, Plantain Lily
 Iceplant, Purple
 Iceplant, Yellow
 Iris, German Bearded
 Iris, German Bearded Mix
 Iris, Siberian - Blue
 Ivy, Boston
 Ivy, Englemann/Virginia
 Creeper
 Ivy, English
 Jacob's Ladder
 Kinnikinnick
 Lady's Mantle
 Yellow

Lamb's Ear
 Lamium, Beacon
 Silver/Nettle
 Lamium, White Nancy-Nettle
 Lavender, English
 Lavender, Orange, Pink, Red,
 White, Yellow
 Leadwort/Dwarf Plumbago
 Ligularia
 Lily Of The Valley
 Lupine, 'Russell Hybrids'
 Mahonia Repens/Creeping
 Oregon Grape Holly
 Maltese - Cross
 Meadow Rue
 Moneywort
 Monkshood
 Mum, Cushion - Bronze,
 Pink, Red, White, Yellow
 Obedient Plant/False
 Dragonhead - Pink or White
 Pachysandra/Japanese Spurge
 Penstemon, Husker Red
 Penstemon, Strictus/Rocky
 Mtn.
 Penstemon, Pinnifolius/Red
 Beardstongue
 Peony - Pink, Red, White
 Phlox, Creeping - Blue, Pink,
 Red, White
 Phlox, Tall - Orange, Pink,
 Red, White
 Pincushion Flower
 Polygonum, Border
 Jewell/Himalayan
 Polygonum,
 Reynoutria/Japanese Fleece
 Flower
 Polygonum, Silverlace
 Poppy, Alpine
 Poppy, Iceland
 Poppy, Oriental
 Potentilla, Miss Wilmont
 Potentilla, Verna/Creeping
 Primrose, Hardy English
 Primrose, Mexican
 Primrose, Yellow Dwarf

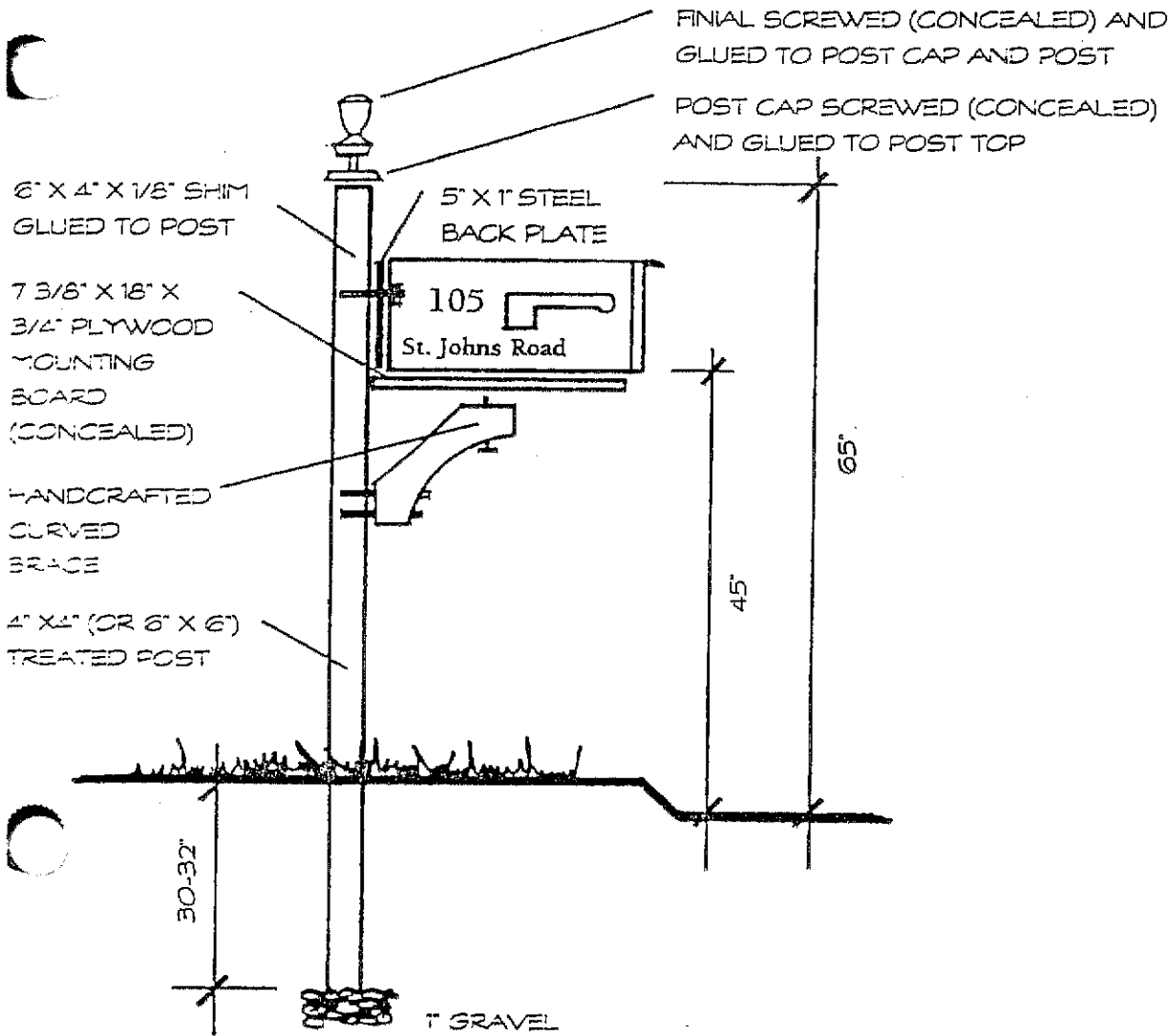
Primrose, Yellow Youngs
 Sundrops
 Pussytoes
 Red Hot Poker
 Red Valerian
 Rock Cress, Purple
 Rudbeckia, Gloriosa Daisy
 Sage, Silver Mound
 Salvia/Purple Flowering Sage
 Santolina/Gray Lavender
 Cotton
 Sea Pink
 Sedum Acre/Trailing Acre
 Sedum, Blue Spruce
 Sedum, Dragon's Blood
 Sedum, Golden Mass
 Sedum, Hybridum
 Sedum, Spectabile/Showy
 Sedum
 Snow-In-Summer
 Snow-On-The-
 Mountain/Bishop's Weed
 Soapwort
 Spiderwort/Blue
 Strawberry
 Strawberry, Barren
 Strawberry, Mock
 Strawberry, Pink Panda
 Sundrops
 Sunrose
 Sweet Woodruff
 Thyme, Elfin
 Thyme, Lemon
 Thyme, Wooly
 Tiger Lily - Orange, Pink,
 White,
 Trumpet Vine
 Verbena
 Veronica, Creeping
 Veronica, Speedwell - Blue
 Veronica, Speedwell, Rosea
 Vinca Minor,
 Blue/Periwinkle
 Viola/Tufted Pansy
 Wintercreeper
 Wisteria, Chinese
 Yarrow - Pink or Yellow
 Yarrow, Moonshine

FIGURE 1

Three Rail Fence



Mailbox Specifications



MAILBOX SPECIFICATIONS

Mailbox:

1. Size to be 1 1/2 times standard
2. Powder coated paint finish.
3. Color - Hunter Green
4. Type style - Clarion
5. Lettering - Premium Vinyl (Ivory)

Post:

1. Post - redwood 4 x4 -S4S, w/ball finial cap.
2. Brace - hardwood
3. 3/4" plywood mounting board
4. Hardware - stainless steel
5. Paint - 2 coats primer, 1 coat exterior latex paint (beige)

Note:

Local supplier -

Environmental Enhancement
 2171 S. Trenton Way, #212
 Denver, CO 80231
 303. 369. 7470
 Attn: Mike McCracken

Design Review Request

Stanton Hill Design Review Committee
930 S. Allison St
Lakewood CO 80226
303-374-0719 Fax 303-716-5077

For Office Use Only

Date Sent to Committee _____
Date Sent to Association _____
Final Inspection Date _____
Project Acceptance _____
Notice of Removal Date _____

Homeowner (Must be In Title) _____ Address _____

Lot # _____ Lakewood, CO 80226 Home Phone _____ Alternate Phone _____

Describe Improvement: Estimated Start Date _____ Estimated Completion Date _____

____ Improvement Plans are a Separate Attachment included with this form
____ Improvement Description and Plans are a Separate Attachment with this form

By my signature found below, I agree to abide by the written response of the Association regarding this request and the CCR's and all covenants as seen in the handbook, which I hereby acknowledge having received and read. No verbal agreements shall apply. I also understand that approval by the Association does not constitute approval by the local building department and I agree to submit the same plans for my improvement to The City of Lakewood Permits and agree to follow their requirements for permits, engineered drawings or written waivers for easement encroachments before I begin work and that failure to do so may require removal of the improvement at my expense. I will not alter or make changes to the project without submitting an addendum to those changes for the Association's review and response in advance. All work will be completed within the timeframe as submitted to the Association. Failure to complete the work within 15 days of the Completion Date will require an extension approved by the Association. I agree to allow the Association to a final inspection of the finished project and to evaluate my compliance of the Association's written approval.

Homeowner Signature _____ Date _____ ~~Attach \$25.00 Check with this request~~

Committee Action

____ Approved as submitted

____ Approved subject to the following requirements:

____ Declined for the following reasons:

33

Received by _____

Association response sent by _____ Date _____

**STANTON HILL HOA
IMPACTED HOMEOWNER NOTIFICATION**

Date: _____

Lot # _____

Dear Homeowner:

The Stanton Hill HOA Board has granted approval upon recommendation of the Design Review Committee to Lot# _____ for the following improvements:

Approval is based on Lot# _____ meeting specific conditions in design, schedule, and any required permits.

According to our CCR's any directly impacted Homeowner has a right to appeal this decision to the Board within 10 days of notification. See page 23, Article Six; Architectural Approval/ Design Review:

6.8 Appeal to the Board of Directors

If the Committee approves a proposed Improvement, any Impacted Owner created by the Committee's decision may appeal the approval to the Board of Directors by giving written notice of such appeal to the Board of Directors, the Committee and Applicant within ten days after such approval.

Although as an HOA we are all affected by architectural changes to any property, the Board has defined Impacted Homeowners as those who either border or are in direct view of the proposed improvement.

If you wish to make an appeal, please send written notice to a Board Member or Design Review Committee Member. The Board shall decide with reasonable promptness, whether or not the proposed Improvement's approval shall be upheld.

Thank you,

Stanton Hill Homeowners Association Board

NOTICE OF APPEAL

Lot # _____ Appeals the proposed approval for the following reasons:

Signature: _____

DATE: _____

**STANTON HILL HOMEOWNERS ASSOCIATION
SUGGESTIONS / ISSUES RESOLUTION FORM**

Please complete the form in its entirety and submit it to a member of the Design Review Committee, Landscape Committee or any Board member. A response will be forwarded to you as soon as it is completed. All complaints and suggestions are held in the strictest confidence.

To: _____

From: _____

Date: _____

House Address: _____

Signature: _____

Suggestion / Issue

Explain the nature of your suggestion or the issue for which you are seeking resolution.

Relevant Covenants

Identify the covenant(s) that apply to situation above. Include Article No., Section and relevant wording.

Issue Resolution Attempts

Explain how you have tried to resolve the situation.

Suggestion Outcome

Explain what effect you think your suggestion will have on the community.

