

FOX HILL

DESIGN GUIDELINES

December 6, 2022

Disclaimer: Fox Hill Design Guidelines will be updated from time to time. These are guidelines only. All home plans and landscaping plans or additions/revisions are required to be submitted for DRC approval prior to commencing construction or installation. Each lot is independently reviewed.

FOX HILL DESIGN GUIDELINES

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Fox Hill Architectural Design Standards and Guidelines Summary

These Design Standards and Guidelines have been prepared pursuant to the Architectural Control provisions of the Declaration of Covenants, Conditions, Restrictions and Easements for Fox Hill Subdivision (the “Declaration”) and are intended to assist the applicant in preparing plans for submittal to the Design Review Committee (the “DRC”). Notwithstanding these guidelines, the applicant must meet the requirements of the Declaration, as well as the objective, standards, and criteria contained in the Declaration.

Pursuant to § 4.3 of the Declarations, the DRC consists of four (4) regular members and up to two (2) alternate members. All members of the DRC shall be appointed by the Fox Hill Metropolitan District pursuant to the Declarant’s right to assign its power of appointment.

These are guidelines and not absolutes. The DRC is receptive to a range of architectural variation, provided that compatibility of style, detailing, quality and color are achieved. The DRC is intent on preserving the quality of appearance and property values, and this involves the avoidance of repetitive design and the encouragement of complementary variety.

These Design Standards update, clarify and replace the Fox Hill Architectural Guidelines Summary previously established on December 2, 2015 and amended on April 26, 2019, and September 3, 2021. The most current set of Architectural Design Standards supercede all other versions. The term “DRC” or “DRC” shall be synonymous with, and shall replace, the Architectural Control Committee (“ACC”) and the Architectural Review Committee (“ARC”) referred to in previous versions of the Architectural Guidelines Summary.

Intent of the Guidelines:

The intent of the Design Guidelines is to integrate sustainability, water conservation measures, land plan, architecture, and landscape design to ensure lasting value for the community and its residents. Fox Hill builders and homeowners are required to submit architectural and landscape plans for approval, prior to construction, to evaluate all plans or proposed improvements according to the intent of the Design Guidelines.

Prior to any construction on, or improvements to, lots or property within Fox Hill, approval from the DRC is required. No building, fence, patio, deck, planting, landscaping, or other structure, whether permanent or temporary, shall be erected, placed or altered on any Lot until the construction plans and specifications have been pre-approved by the Fox Hill DRC as to the structure to be built, materials used, harmony of external design and color with existing structures, topographical location, finished grade elevation and aesthetic relationship with other existing improvements. The Fox Hill DRC shall have the exclusive right to refuse approval, of any plans, specifications or designs that are not suitable or desirable for this development based upon the intent of these guidelines and the DRC’s interpretation of that intent. All plans and specifications are to be approved in writing by the Fox Hill DRC. Once the DRC has approved a plan, any changes made to the approved plan, including any field changes to approved foundation heights, or additions affecting the external appearance of that structure or Lot are subject to the Declaration requirements and these guidelines and must be approved by the Fox Hill DRC **prior** to installation

Approval of plans by the DRC shall not be deemed to constitute compliance with the requirements of any federal, state, or local requirements including local building, zoning, safety, health and fire codes. It will be the responsibility of the owner or other person submitting plans to assure such compliance. Nor shall approval waive any requirements on the part of the owner or his/her agent to comply with setbacks, height restrictions, or requirements unless such waiver or variance is specifically requested at the time of submittal and provided that the waiver or variance may properly be granted by the DRC and conforms with applicable zoning requirements.

Variances & Waivers

The DRC and Board of Directors (Board) shall have the sole discretion for approval of any proposed plans. The DRC and the Board each have the authority to grant variances from compliance with any provisions of these Design Guidelines when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations may require. Such variances must be evidenced in writing and signed by a majority of members of the DRC or Board, as the case may be. The Developer, Board or DRC shall have the right, from time to time, to waive, at its sole discretion, any provision of the Design Guidelines. However, no such waiver shall be construed or held to be a waiver of any provision of the Design Guidelines, or of the same provisions as to any other party.

ARCHITECTURAL DESIGN ELEMENTS

Vision:

The vision of Fox Hill is to create a harmonious blend between natural landscape and homes that provides a pastoral setting for custom home sites. Fox Hill's proximity to the Denver Metro Area takes advantage of convenience to services, employment, major transportation corridors, and outdoor recreation.

Design Philosophy:

Fox Hill is a community designed to take full advantage of its natural surroundings and should be pastoral in nature. The community should blend into the natural surroundings and not dominate it. There should be a balance between the natural setting and home sites. Large native open spaces between homes should divide homes and provide corridors for wildlife to move freely throughout the community. Home designs should take advantage of the terrain and be constructed to blend into and work with the land. Homes should be positioned to maximize views of the Front Range and present well to the street and community. Homes should be diverse in style but have similar features to tie the community together. No two exterior elevations can be the same in the community. A strong landscape should blend the community together while providing individuality to home designs while keeping water conservation and sustainability in mind.

View Corridors:

Builders are required to site homes in a way that preserves views, when-ever possible, for neighboring homes and community enjoyment. The location and topography of the site provide natural buffers from major roadways. Sensitivity to site ridgelines will be addressed by use of building envelopes and will be monitored and enforced through the Design Review Process.

Neighbor to Neighbor:

Builders must consider the site plan for each home in relation to the impact on neighboring homes and the larger community. Driveway access, garage orientation, exterior elevation, window placement, roof materials and exterior color palette shall be reviewed in context with the overall streetscape. Driveways should be designed to follow the contours of the homesite and its natural features. Meandering driveways from the road to the homes are required. Long, straight driveways should be avoided. Side load and rear load garages are encouraged, while standard front load garages will be discouraged unless they are significantly set back from the front of the home or their massing is minimized in some other fashion.

Building Massing:

It is the intent of these guidelines to encourage design solutions that reduce the visual mass and develop proportions and details appropriate in scale to the site. Multiple rooflines and the softening of elevations through multiple face planes are required. The relationship of buildings to one another and the street is

especially important at corners. Buildings on corner lots should be designed for views from both streets.

Homes at Fox Hill should consider the large lot and be designed to spread across the lot. Plans that are designed as narrow, deep plans are discouraged unless a specific existing site condition requires such a plan (i.e. easement interference, etc.).

Enhanced side and rear elevations are desired for corner lots to achieve a more welcoming sense for pedestrians and street traffic. Exterior walls three stories in height without some form of horizontal relief will not be permitted. As an example, horizontal relief may consist of a porch or upper floor walls stepped back. These suggestions have an additional benefit of reducing the building mass at each elevation, a concept that will be strongly encouraged.

Floor plans should be articulated to reflect an “evolution in the design” by breaking down the building mass into smaller pieces that might look like they have “evolved” through additions and expansion just as the families have grown over their lives. This supports a generational feel to the architecture. Avoid “tacked on” look though.

Building Massing Minimums: *(All designs shall meet the following requirements.)*

- Minimum of three (3) wall plane changes in the front and rear elevations, and a minimum of two (2) wall plane changes on the sides. Minimum of two (2) foot wall offset.
- No wall planes should be longer than 32’ without a two (2) minimum wall offset.

Architectural Styles:

Architecture should emphasize the unique rural and agricultural history of the farm and the architecture and evoke a sense of nostalgia while allowing for a current (contemporary) design interpretation of rural architecture used in modern lifestyles. This can be accomplished through the influence of the following architectural style. The architecture needs to draw from the local rural & agricultural buildings built during the settlement of the area. Including, but not limited to Urban Build and Contemporary Farm Styles. Other style will be considered by the DRC. Architectural styles can include Modern Farmhouse, Traditional Farmhouse, Craftsman, Mid-Century Modern, Mountain Rustic, Mountain Modern, other styles will be considered by the DRC.

Exterior Elevations & Materials:

Plans should be designed to look attractive from all four sides. Details are to be incorporated throughout a structure to create a variety of light and shadow at all scales. While the building mass should express simple forms, the use of various material textures is encouraged to add interest and character to the building’s identity. Attention should be paid to the home’s architectural style and its specific details in terms of columns, brackets, corners, eaves, railings, doors, and trim.

Decorative elements (masonry veneer, shutters, dormer windows, bay windows, shingle siding, recessed windows, etc.) should not be limited to the front facade only. More than one exterior material type is required on all four sides of the home.

In all applications, the material used must enhance form and must not appear as a veneer. Stone should not end on an outside corner and should continue to the next inside corner. Where stone is used as a wall material, variations in height to emphasize massing and create diversity and interest will be encouraged. The application of stone as a wainscot or “water table” should have some variation in height. Exterior masonry materials will not be allowed to wrap around a side corner and abruptly stop; these materials must be carried around the side and back of the home.

All exterior materials shall be of high quality and fit with the architectural style of the home and shall extend to a maximum of six (6) inches from finished grade.

Building Size and Height

Height:

- Maximum height of thirty-five (35) feet measured from top of foundation
Per the Douglas County Building Department standards

Minimum Square Footage Required for Fox Hill:

- 1-story: **2,250** square foot minimum
- Multi-story: **3,200** square foot minimum

(Above grade square footage is counted towards the required minimum square footage. Below grade, either basement or walkout basement square footage does not count towards the required minimums.)

Colors

The skillful use of color variation is especially important, as it can complement a building's architecture as well as contribute to the overall variety of the neighborhood. Monotonous and monochromatic color palettes and high-gloss paints are strongly discouraged. Variety in color schemes should be used to create visual interest. Bright color hues should be used sparingly as accents and should be appropriate to the building's architectural style. Accent colors on doors, window frames, fascias, soffits and trims, used judiciously and with restraint, are encouraged. Deep earth toned color palettes that are appropriate to the landscape are suggested. Home colors will be considered in relation to surrounding home colors and their context within the natural environment.

All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings, decks and exterior stairways will match or be compatible in color with the surface from which they project unless otherwise approved. **All exterior colors including roofing and masonry must be approved by the Fox Hill DRC.**

Roofing

Variable plate heights, fascia levels and roof forms which are consistent with the architectural style of the home must be incorporated in the roof design. Large unbroken expanses of single pitch roof are unacceptable. A simple main roof mass should be used in conjunction with complementary minor roof forms and elements such as dormers, gable ends and eyebrows. These minor roof elements should be proportional to the spaces they cover as well as the overall roof form. Gable and hip roof forms are encouraged. Internal volumes within the building should be expressed by changes in roof planes.

Roof pitches must complement the architectural style and should be consistent on the building. A variance to this requirement may be allowed if the DRC finds an overwhelming design justification due to the architectural style. Fascia boards will be required to be a minimum of 1" x 8" minimum with a 1" x 4" trim or gutter. Ridge vents will be required. Acceptable roof materials shall consist of pre-patina or non-reflective metal; concrete tiles; slate; 40 or 50-year dimensional asphalt shing or better shingles which includes shadow bands/lines, color/shading variations, such as standing seam metal roofs. EPDM roof will be acceptable for low slope roofs. Cedar shingles or shake shingles are **not** acceptable. All roof materials and color require approval of the DRC. 1" x 10" fascia with a 1" x 4" is strongly encouraged if the architectural style supports it.

Trim

Trim will be included around the perimeter of all doors and windows on all four sides in a manner appropriate

to the architectural style of the building, unless replaced by masonry or has overwhelming design justification. Trim color must be approved by the DRC. Trim material may consist of stucco, brick, or stone. All trim detailing should be consistent with the chosen architectural style and must be consistent on all elevations.

Windows

Windows must be double hung/casement or slider, wood primed, or vinyl clad (non-white), or vinyl (non-white). Grids are encouraged except in picture windows and on elevation styles that typically do not have window grids.

Fireplaces

Fireplaces and the full height of their chimneys, if any, must be fully enclosed with compatible materials. The chimney should relate in form and material to the primary structure. Fireplace, furnace and stove flues should be consolidated and fully enclosed within the chimney. All exposed metal flues or pipes shall be enclosed by the chimney cap. All other roof projections shall be painted to match the roof. Fireplace projections must not dominate the front fascia of the home. Exterior fireplaces designed as part of a deck, patio or outdoor living area is also subject to approval through the Design Review Process. Fireplace forms shall not be cantilevered from an elevated floor but must extend to grade. Creative proportion, detailing and decorative chimney caps will be encouraged.

Decks, Gazebos, Porches and Patios

Decks and gazebos may be constructed of wood, composites, or other material compatible with the residence or as approved by the DRC. Decks, gazebos, and porches must be painted or stained to be compatible with the primary or secondary color of the residence.

Columns shall be substantial in size, 4x4 columns are not allowed. Columns shall be a minimum of 8x8 or groupings of 6x6. Stone bases are encouraged if the house has stone.

Front porches and front courtyards are encouraged. Single post front porch columns shall not be less than 12" in width on any side, or in diameter.

Pergolas and gazebos shall have a minimum of 6" square post and be compatible with the style of the home. Committee approval is required on design, color and location of decks, gazebos, porches, and patios. Plans must show the exterior elevations, designate materials and colors, and include dimensions, to a legible scale.

Setbacks

Setbacks must comply with the minimum established by Douglas County as well as setbacks determined by the DRC on a lot-by-lot basis. Homes and accessory buildings may be required to be staked on the lot through the Design Review Process.

Minimum setbacks are as follows unless otherwise approved by the DRC per individual lot requirements:

- Front - 50' minimum
- Side - 25' minimum and/or minimum of easement width
- Rear - 40' minimum and/or minimum of easement width

In addition to the minimum front setback of fifty (50) feet, the DRC may determine that adjacent homes fronting on the same street may be required to vary forward or backward from the adjacent home front setback. This setback requirement will occur in a random manner, so the desired streetscape does not become repetitive. The setback will be measured from the right-of-way line to the nearest part of the building. The DRC may determine that larger setbacks from the minimum are necessary for better building siting. The Builder or Owner should consult with the DRC prior to design for setback variances.

Building Siting and Drainage

Each building site has its own specific qualities and characteristics. It is important that each structure on the lot be sited to consider how best to increase the aesthetic value for the individual homeowner and for the community as a whole. Homes and accessory buildings will be sited to complement existing or planned homes on adjacent sites and to protect view corridors for adjacent sites when possible.

Exterior grading will be adequate for drainage away from the house and adjacent homes. A minimum of one (1) foot slope in the first ten (10) feet from the home is strongly recommended. Grading slopes shall be minimized wherever possible and 33% slopes are highly discouraged, and their use should be minimized when possible. A drainage plan showing existing and proposed drainage contours at one-foot intervals and at a scale of not less than 1:20 will be required with the initial submittal. Proposed contours must coincide with existing contours at property lines. It is especially important that any altered drainage patterns not cause soil erosion on adjacent properties. No grading will extend beyond lot lines. The top of foundation elevation is required on the site plan for submittal to the DRC.

Garages

Attached garages must be designed as an integral part of the home and not appear to be tacked onto the main residence. Detached garages must be architecturally compatible with the home design and meet other Accessory Building Requirements as outlined in these guidelines. In no case may a garage be larger than the living area of the home or appear to be more prominent than other elements of the home. Garages are required to have a minimum of three (3) car storage capacity and a maximum of five (5) car storage capacity. Front loaded and front facing garages are discouraged. Flush garage doors shall be separated by a minimum of two (2) feet between door and a maximum of four (4) garage doors will be permitted unless overwhelming design justification is provided.

Garage doors should incorporate architectural detailing compatible with the home's design. Metal garage doors are not allowed unless they have architectural detailing that includes windows and other relief in the doors. Any oversized garage doors designed to accommodate an RV, trailer, boat or other recreational storage are discouraged. Garage doors shall be required to step back a minimum of twelve (12) inches from the outside edge of the exterior wall material when facing the street in front of the home. Wood cladding and detail shall be encouraged.

SITE DESIGN ELEMENTS

The site design of each lot is an important element in meeting the intent of the design guidelines to create a community that will have long term aesthetic appeal for individual homeowners and for the entire community. Specific attention must be paid to preserving view corridors for each lot and assessing how structures and landscaping on one lot may affect view corridors for neighboring lots. Building envelopes may be created to aid with setback requirements and view corridors. Staking of homes and accessory buildings may be required as part of the Design Review Process.

Driveways, Culverts, and Walkways

Driveways must be paved with asphalt or concrete to the primary garage. All driveways must be completed prior to move-in. Driveways to a secondary garage or other outbuilding may utilize other material as approved by the DRC. Landform, landscaping, and curvilinear drive-way designs should be used to minimize the impact of long stretches of concrete or asphalt. The maximum driveway width at the street and to the home is fourteen (14) feet. Materials and color used to create special paving patterns are encouraged but are subject to DRC approval. Walkways may be concrete, brick, concrete pavers, flagstone, or other natural materials to create the most attractive landscaping effect and are subject to review and approval by the DRC. Brick,

concrete pavers, or natural flagstone are preferred in front yards that match or complement the masonry used on the home in color and material. Decorative address markers, driveway lighting and driveway or walkway entry column must be no closer to the adjacent street than the front property line (as required by Douglas County) and must match or complement other elements of the architecture of the home and are subject to approval by the DRC. Any circular driveway, or driveway on a corner lot that traverses from one street to the side street needs special review from Douglas County and must be shown on the approved site plan.

Driveway Monuments

Monuments at driveway entrances are allowed and are limited to no more than one monument flanking the drive. All materials should be masonry and match the home, other materials may be considered at the discretion of the DRC. Only the house numbers is allowed on the monument, one square foot maximum area. No other signage will be allowed. The maximum dimensions will be four (4) feet maximum height and two (2) feet maximum width and length for each monument. Only low lumen wall mounted down lighting on the drive or addressing or up lighting on addressing is allowed.

Retaining Walls

Retaining walls should be a maximum of four (4) feet in height constructed of natural stone or similar materials subject to approval by the Committee. Terracing should be used where additional height is required with a four (4) foot minimum separation horizontally between the terraced walls. In exceptional cases where additional height may be needed, engineered plans may be required per code. Exposed concrete, treated wood, concrete block or creosoted railroad tie retaining walls are specifically forbidden. Retaining walls that are curvilinear and divided are preferred to straight, long walls. All retaining wall designs and materials must be submitted for approval by the DRC. Landscape block is not allowed for retaining walls.

Mailboxes

The community has cluster mailboxes no individual mailboxes will be allowed, unless by special circumstances allowed by the DRC.

Exterior Mechanical Equipment

All exterior mechanical equipment, such as air conditioners and heating equipment shall be screened from view by a structure matching the exterior house material or be screened with landscaping with plant material of a forty-eight (48) inch minimum height, preferably evergreen, to reduce impact. The screening method and materials are subject to approval by the DRC. Under no circumstances will these items be roof mounted or located in a window of the house.

Exterior Lighting

To maintain the rural character of the area, exterior lighting must be subdued. For this purpose, down lighting is required to reduce glare and ambient light pollution and shall be in accordance with all exterior light regulations as required and enforced by Douglas County's "dark Sky" regulations. The lighting should minimize light spill onto adjacent properties, rights of way or public areas and may be permitted by the DRC for such purposes as illuminating entrances, decks, driveways, landscaping, etc. In all cases, exterior lights should be of a design compatible with the structure and are subject to the approval of the DRC. Exterior outbuilding lights will be allowed that match the primary residence lighting and do not create a nuisance to neighboring lots. In no case will flood lighting, sodium vapor, mercury vapor, or other harsh HID light sources be allowed.

Play and Sports Equipment

Swing sets, play sets, sports courts, tennis courts, pickleball courts, basketball courts and backboards, trampolines, swimming pools, and all other types of play equipment and facilities require DRC approval as to size, style, color, and location. In all cases additional landscaping or screen walls will need to be placed at the discretion of the DRC to help with neighbor-to-neighbor views. In-ground trampolines are encouraged. Swing and play sets shall be located in the rear or side yard, with its furthest point (including the extended swing, if applicable) no closer than the building setbacks, to minimize visibility from streets and will be constructed of natural materials. No metal swing or play sets will be allowed. Basketball backboards will be permitted as determined by the DRC; however, basketball backboards are not permitted to be mounted directly above any garage. Any necessary fencing or containment for such equipment is also subject to DRC approval.

Hot Tubs and Swimming Pools

Hot tubs and pools will be integrated into the design of the home and landscaping. Above-ground pools will not be allowed. Please refer to the Fencing Section of these guidelines for privacy fencing and swimming pool fencing standards and refer to the Douglas County code requirements for any safety fencing requirements around swimming pools.

Lawn Art

All lawn art, sculptures, fountains, decorations, windmills, and other similar decorations in view from the street or any adjacent lot, must be submitted for approval by the DRC.

Antennas and Satellite Dishes:

Antennas to be in the attic space and satellite dishes over one (1) meter in diameter are not allowed.

Dog Run, Dog Houses and Dog Enclosure

Dog run location, size and materials are all subject to approval by the DRC. Dog runs must be in the rear or side yards, abutting the house, and substantially screened from view from neighbors and adjacent public areas with landscaping and must be limited in size to five hundred (500) square feet or less. Dog houses are subject to approval by the DRC unless they are inside a dog run and screened from view. The types and number of dogs and other pets is regulated by the Douglas County Zoning Code. Dogs may not be chained as a means of containment. Chain link fence is prohibited for use in any portion of the doghouse, dog run or dog enclosure.

Solar Energy Devices

Committee approval is required for any solar energy devices. Passive and active solar energy systems must be integrated into the architecture of the residence area. Solar collection panels should blend into overall architectural massing and roof form designs. Solar panels should be at the same pitch as the roof, even though the slope may not be "optimal" for solar collection. A small increase in panel size may be required to increase the efficiency of the collector array which is preferable to the visual conflicts of different angles and slopes on the roof. Solar panels will not protrude more than one-half foot (6") above roof surface or above ridgeline of a roof. No exterior plumbing may be visible.

LANDSCAPING

The intent of these design criteria is to promote water conservation and sustainability, good design elements, to provide architectural harmony, while encouraging and supporting freedom of expression and innovative design. In addition, the community was developed in a way to provide excellent views and unique site characteristics, ultimately creating a rural, open feel. Therefore, the landscape plan should adhere to these values. To better promote this concept, manicured landscaping should be proximal to the home and be limited to the building envelope.

Landscape plans should be created to provide "a rural, open feel" with informal plant groupings, irregular beds and curvilinear lines, grasslands (both irrigated and non-irrigated native grasses), trees planted in clusters, and

the use of both hardy, drought tolerant and native plants. In addition, landscape features, such as fountains, dry stream beds, seating areas, and berms should be designed to blend with the landscape and appear as natural as possible.

Esthetically pleasing landscaping enhances the value of the home. Over time, as it matures, it will anchor the home to the site and create beauty, interest, and street appeal. In addition, thoughtfully designed landscaping can screen undesirable noise and views, enhance good views, create shade, add color and year-round interest, and extend livable space by creating outside living areas.

Proposed landscape improvements including trees, shrubs, turf, mulches, walls, gardens, water features, curbing, re-vegetation, etc. are subject to the criteria listed below and subject to DRC approval. Significant landscaping changes or additions which were not part of the initially approved plan must receive separate DRC approval. Water conserving landscaping techniques (such as Xeriscape) are highly encouraged. The use of landform to create interest and screening will also be allowed and integrated in the landscape design.

Re-vegetation of all areas disturbed by construction must be completed along with required front yard landscaping. Natural areas not covered by irrigation systems or manicured landscape must be re-vegetated with drought tolerant native grass species and other native plant materials which reduce weeds and can be mowed and maintained.

Irrigation systems shall efficiently distribute water directly to the plants which require it. Temporary, drip, or other low-water consumption irrigation systems are encouraged.

Note: All proposed landscape improvements require approval from the DRC prior to installation.

Landscape Criteria

Areas adjacent to the main residence not covered by the house, driveway, patios, sidewalks, etc. will be landscaped. However, intensely irrigated lawn areas shall be limited to 5,000 square feet, maximum (or as specified by Douglas County) with alternative sod types that require less water and maintenance such as fescue sod or buffalo grass. The use of sod for irrigated lawn areas is highly discouraged and natural seeding with blue grama or like drought-tolerant grasses are highly encouraged. Native grasses are preferred over irrigated sod in efforts to enhance water conservation and sustainable practices. All outlying or disturbed soils will need to be hydroseeded or hydromulched with the Douglas County approved native grass mix. **Proof of receipt will be required for sod type prior to the Design Review Committee compliance check.**

The larger lot sizes at Fox Hill require that heavily manicured landscaped areas around the home are designed to transition into re-vegetated natural areas of the home site without distinct landscape “boundaries” being evident. Landscape plans should address the transition from manicured to native areas without the excessive use of rock. Large expanses of rock, especially in the front yard of the home, will not be permitted or approved by the DRC. Sod of any kind is not permitted on the front of the homes. In lieu of sod, the Design Review Committee suggests native grass, deciduous or pine trees, and shrubs enhanced with mulch.

All landscaping for lots on which the residence has been substantially completed between January 1 and October 1 of any year shall be landscaped in the same year. If the residence is completed after October 1, such landscaping shall be completed by May 31 of the following year. Landscaping should be substantially completed within 60 days of certificate of occupancy on the dwelling unit constructed on such Lot or acquisition of such Lot by such Owner if said acquisition occurs between April 1 and October 1; if said acquisition does not occur between such dates, then such landscaping shall be installed by such Owner by the later of one hundred eighty (180) days after issuance of a final certificate of occupancy on the dwelling unit constructed on such Lot or the following October 1. The Deposit allows the Declarant to complete all landscaping that is not completed within 180 days of certificate of occupancy. The Landscaping Review Fee shall be a minimum of \$2,500 or the actual costs of review, whichever is greater. The Review Fee is separate

from the Deposit. If your review exceeds the outlined number allocated by the process, additional fees may be charged for the DRC review.

All landscaping plans must include proposed fencing.

Minimum Landscape Requirements

Tree Quantities:

A minimum of 14 new trees are required. A minimum of 9 of the 14 trees are to be ponderosa or austrian pines. Spruce trees and aspen trees are not allowed because they are not native to the local area. A minimum of 7 trees shall be planted in the front yard. **A minimum of 40 shrubs** (with a minimum of 25 shrubs planted in the front yard or street facing side yard) will be required on all lots at Fox Hill. A minimum 60% of shrubs by quantity shall be native species. Mountain Mahogany, Rabbitbrush and Gambel Oak are the preferred native species.

Plant Sizes Requirements

All evergreen trees shall be a minimum of 10-foot-height, per ANA standards, no exceptions. This includes any evergreen trees planted after initial minimums are met.

All deciduous trees shall be a 2 1/2-inch caliper or greater

Ornamental Trees shall be a minimum of 2-inch caliper

All Shrubs and bushes shall be a minimum of 3 to 5-gallon or larger and shall be off the approved **Fox Hill Plant List**.

Please Note: These are the minimum plant sizes and requirements; however, homeowners are highly encouraged to add more trees and shrubs. All plants shall meet minimum size requirements, including those installed above and beyond minimum requirements.

Setback:

Landscaping of a manicured nature shall only be proximal to the home and limited by the Landscape Setback (below) with discretion of the DRC. Landscape plans should have a transition from a more manicured look at the home, to a native landscape at the building setbacks and lot lines. Native plants may be placed in the building setbacks with approval of the DRC but shall be native species such as but not limited to: Rabbit Brush, Sage Brush, Gamble Oak, Mountain Mahogany, Three-leaf Sumac and Ponderosa Pine.

Landscape Setback: 20 feet in the front, 10 feet on the side yard and 25 feet in the rear yard.

Landscape Boulders:

Landscape Boulders shall be tan or brown in color and subject to approval by the DRC. All boulders should be set into the ground, not upon it, and should be buried at least 1/3 of the height of the boulder. This is to create the look that the boulder was native to the landscape. Boulders shall be placed in natural looking groupings, not scattered throughout the landscape. The landscape should be graded up against boulders to elevate plantings wherever possible. Boulders may be used as an option for retaining walls and must be noted on any submitted landscape plan.

Mulch:

Gorilla hair mulch is the preferred mulch for landscape beds and tree rings. Rock mulches are discouraged except for within five to ten feet (5'-10') of the foundations for building maintenance and fire protection. Please use tan-brown river rock, or other earth tone colore stone. Gray rock is not considered earth tone. (The use of pink and gray river rock is not acceptable).

Planting beds: 4" depth of gorilla hair mulch, dark brown in color.

Placing plastic under mulches is prohibited. In perennial and shrub beds, please use mulch only, no fabric. Plants will perform better without filter fabric installed.

Irrigated Lawn:

No Bluegrass turf species are allowed. Irrigated turf shall not to exceed 5,000 square feet. Turf species such as a fescue sod which requires less water are required.

Seeded Native Grasses: Use Arkansas Valley, Low Grow/No Mow mix or Nature's Choice. For a higher grass look, use Foothills Mix. Seed all disturbed areas. All new sod that is installed will require proof that it matches the approved material. Artificial turf will be allowed on a case by case basis and must be used in a way that does not detract from the community. **Proof of receipt will be required for sod type prior to the Design Review Committee compliance check.**

Compost:

Prior to landscaping, add 3" of compost on all disturbed areas of the site, even those that are going to be seeded. Rototill into the existing soil a depth of 8-10". During planting add compost to the holes at 25% of backfill mix.

Irrigation:

Utilize quality irrigation design and materials. Follow all Douglas County irrigation requirements including the following types of materials: vacuum breaker device, irrigation heads, rotor types, piping, backflow devices, and rain sensors. Use water saving design layouts. Separate turf zones from drip zones, use drip irrigation on plants and trees, avoid overspray onto paving, use rain sensors, time each zone according to its own needs, group xeric plants into the same zone, minimize the amount of bluegrass, irrigate native seeded areas to get them established- then irrigate as necessary to keep grasses alive.

Landscape bed edging.

Landscape edging is only allowed between landscape beds and irrigated turf. All edging is to be Ryerson steel edging or approved equal, installed per manufacturer specifications. All edging must be installed and maintained to be at grade with no visible sides.

Existing Landscape

All existing trees and shrubs must be maintained on the site undisturbed unless DRC grants a specific variance for removal, relocation, or replacement.

Landscape Maintenance - Dead or Destruction of Plant Material

Landscaping must be maintained with appropriate water, fertilizer, mowing, pruning, and weeding. Natural areas require mowing in the fall. Native grass mixes should eventually minimize weeds. However, weeds must be mowed and maintained below 8" in height. Any large scale weed and insect control measures as well as protective spraying must be coordinated with the Colorado State Cooperative Extension.

In the event of death or destruction of any landscaping, including trees, shrubbery or sod, the Owner shall be required to replace such landscaping within 60 days of notification, or as soon as practical considering plant material, weather, and growing season.

Should any Owner fail to comply with the landscaping requirements, the DRC shall have the power to require compliance or alternatively may complete the landscaping and require the Owner to pay the costs for such completion which will be assessed against that Lot. Additionally, liens may be placed against the property until compliance is achieved.

Maintenance of Drainage

There will be no interference with the established drainage pattern over any property within the Association Area except as approved in writing by the DRC. Approval will not be granted unless provision is made for adequate alternate drainage. The “established drainage pattern” will mean the drainage pattern which exists at the time the overall grading of any property is completed and will include any established drainage pattern shown on any plans approved by the DRC. Each lot owner is responsible for any erosion control that may be necessary to protect adjacent lots or common areas from damage due to drainage or related erosion.

When installing landscaping, it is very important to ensure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks and driveways. No plantings that require watering will be allowed within **five feet** of the homes foundation to help prevent drainage problems.

Landscape Process

Your landscape plan shall be completed by a **licensed Colorado landscape architect** to formulate a plan that is aesthetically compatible with the community. The plan shall take in to account the theme of Fox Hill and all the landscape criteria. The landscape plan is part of the submittal package for approval to build. It should be at a scale of 1:20 or greater and should contain all the pertinent information: house footprint, driveway, contour lines, drainage swales, utility easements, property lines, setbacks, septic field, patio, and berms.

The landscape plans shall include all the following:

- Address, Resident Name, Lot number, Date
- Scale, north arrow
- Sight triangles, where the driveway meets the road, (30’)
- All site features: house footprint, property lines, utility easements, driveways, retaining walls, drainage swales, proposed contour lines per the DESC plan, septic field, patios, window wells, window locations, all existing plants, proposed plants, proposed landscape features (boulders, sculpture, waterfalls, fountains, play areas, fire pits, and others).
- A complete plant list with names, quantities and sizes of all proposed plants. Including native plant quantities for compliance with the minimum requirements for native species. (See requirements)
- Materials for all landscape features: i.e. brick, concrete, etc.
- Seed Mix information
- Sod Mix information
- Details of pergolas, pools, ponds, outdoor kitchens, etc.
- **Proof of receipt will be required for sod type prior to the Design Review Committee compliance check.**

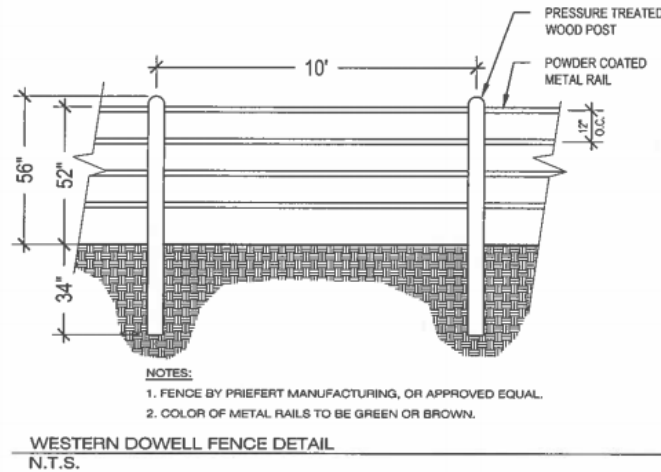
FENCING

Fence guidelines have been established for Fox Hill. **All fence design must be approved by the DRC prior to installation.** The fencing plan must include the fence location and area to be covered. Each homeowner should be aware of any utilities or other improvements within lot easement areas and is responsible to call for staking from the appropriate utility company prior to installation of any fence or plant materials.

Interior Lot Fencing

Interior lot fencing used to designate rear yards and contain household pets and children shall be open three or

four rail priefert. A galvanized 2" x 4" welded wire mesh may be attached to the inside of the fence to contain small pets and children within rear yards only. Fences shall be built in accordance with approved designs provided below. **Front yard fencing is not allowed.**



The maximum distance that a fence can be installed off the home/structure to the **rear yard** fence is eighty (80) feet, as measured from the farthest point on the rear of the home, but in no case closer than twenty-five (25) feet to the rear property line. The maximum distance that a fence can be installed off the home/structure to the **side yard** is forty (40) feet, as measured from the farthest point on the side of the home, but in no case closer than ten (10) feet to the side property line and no closer to the street, in front of the home, than two-thirds the distance from the rear elevation to the front elevation of the home. No ninety degree angles will be allowed.

Privacy Fencing

Solid fencing known as “privacy fencing” will not be allowed **except** to provide a screen for areas including a patio and hot tub in the immediate area surrounding the patio or hot tub. In such cases, privacy fencing will be of a type, finish, and color compatible with the building architecture and shall not exceed five (5) feet in height. Privacy fencing will not be allowed around swimming pools **except** to screen pool equipment. Architectural detailed wrought iron fencing that incorporates columns to match the primary residence is preferred around swimming pools. The homeowner is responsible for meeting any safety code requirements pertaining to swimming pool fencing. All privacy fencing must be located and detailed on a site plan and submitted for review on a case-by-case basis by the DRC.

Gates

Gates are required to match the fence to which they are attached. Single gates shall be no wider than four (4) feet and double gates no wider than eight (8) feet.

Fence Maintenance

All fences on the homeowner’s property, must be maintained by the homeowner to be aesthetically pleasing.

ACCESSORY BUILDINGS

Accessory structures must complement the main residence. Accessory structures or integrally designed garages, storage buildings and other types of accessory buildings shall be permitted based on the criteria outlined below. Prior to the construction of any accessory structure the owner shall submit all plans and specifications to the DRC with the same requirements for submitting the primary residence.

An unattached garage, pool house, workspace, storage space, greenhouse, gazebo, etc. are permissible types of accessory buildings allowed in Fox Hill. Accessory dwellings may be incorporated within garage/shop, but no standalone structures are allowed. Permissible buildings shall be compatibly designed to match the main residence in design, color, style, materials, and roof pitch. This may require breaks in plane, windows, more than one exterior material, exterior architectural detail elements, etc. All accessory buildings must be on a poured foundation and are allowed only if site conditions and location are such that they do not become offensive or objectionable to neighboring lots or block view corridors.

A maximum of one attached accessory building may be constructed upon each Lot or as allowed by Douglas County zoning. In no event shall the accessory building be larger in scale than the primary residence. The ground floor area (footprint) of an accessory building shall not exceed 40% of the ground floor area, excluding attached garage of the primary residence on the Lot. In all cases, the Accessory Structure must appear to be “subordinate” to the main house in scale, height, and number of stories.

The height of any accessory building cannot exceed twenty-five (25) feet and may not exceed the height of the primary residence. Use of existing topography may be required to create the least imposing accessory building possible.

All accessory buildings that are designed to accommodate plumbing (water use and restrooms) must take into consideration the capacity of the leach field. The leach field must be able to support the accessory building utilizing plumbing in order for it to be approved by the DRC and by Douglas County. The septic system and leach field area for the main residence should be designed to accommodate future structures with water uses.

If the original leach field is not designed to accommodate an accessory structure with water uses, a separate system with leach field will be required. However, the size of the lot must accommodate the expanded or additional leach field. **No temporary, portable, or prefabricated buildings will be allowed. All outbuilding sizes, designs, and locations are subject to DRC approval.**

****Not all homesites will allow for an outbuilding or accessory structure.**

TEMPORARY STRUCTURES

No temporary structure, mobile home, camper, recreational vehicle, trailer, bus or other similar vehicle shall be occupied or used as residence or for housing purposes within the community. Any camper, Recreational Vehicle, boat or other recreational vehicle must be garaged or stored off site other than for purposes of loading (packing) or unloading with a **maximum time on a lot of three (3) consecutive days** at a given time, **not to exceed six (6) days per month.**

VEHICLES

The intent of this section is to limit the number of vehicles that are not in covered storage on a lot and to limit the types of vehicles that may be parked on a lot.

Storage and Parking of Vehicles

No outside storage of a recreational vehicle, camper, campers not on a truck, boat, mobile home, trailer, tractor, motor home or truck (other than a pickup truck) is allowed anywhere within the Fox Hill community or on any public or private road or street unless such parking or storage is within a garage, except that any such vehicle may be otherwise parked as a temporary expedient for loading, delivery, or emergency. This restriction, however, will not restrict trucks or other commercial vehicles that are necessary for the construction or for the maintenance of the Lots, Common Elements, other property, or any improvements. No outside off-street parking will be allowed.

Vehicle Repair

No maintenance, servicing, repair, dismantling, or repainting of any type of vehicle, boat, machine, or device

may be conducted upon a Lot, except within a structure which screens the sight and sound of the activity from the street and from other Lots. No disabled vehicles may be stored on lots unless enclosed in a garage.

Motorized Vehicles

No motorized vehicles of any kind shall be permitted in any common area or in any area established as open space or a pedestrian trail. This includes all cars, trucks, motorcycles, three and four wheelers, mopeds, scooters, and motorized skateboards. No aircraft, drones or helicopters shall be permitted within the community.

Commercial Vehicles

No commercial type of vehicle or truck shall be stored or parked on any lot except in an enclosed garage. No such vehicle shall be parked on any road or access right-of-way except when engaged in transportation to or from a residence on a lot within the community. For the purpose of this Document, a one ton or smaller vehicle (commonly known as a pickup truck) which is not used for commercial purposes, shall not be deemed to be a commercial truck or vehicle.

SAFETY, MAINTENANCE AND NUISANCES

All improvements and residences must be maintained, must remain safe, and must not become a public nuisance. Improvements, properties, or items, DRC approved or otherwise, that become a nuisance, a safety concern, or become aesthetically degrading to the community, as judged by the DRC, shall be reviewed and are subject to enforcement as specified in the Declaration of Covenants.

Weeds and Trash

All lots shall be kept in a clean and well-maintained condition, free of all trash and debris. Weeds will be mowed to a maximum height of six (6) inches while native grasses will be mowed to a maximum height of eight (8) inches. All garbage and other waste shall be kept in sanitary containers and appropriately concealed within the garage or outbuilding. No burning or burying of garbage is allowed anywhere within the Fox Hill community. One (1) construction dumpster per house. Be cognizant of cleanliness of construction sites- especially on Friday afternoons (we all want the neighborhood to look great on the weekends for potential homebuyers). Once construction is complete homeowners shall not store any garbage outside in plain sight.

Fires

No open burning of any kind shall be permitted without the express written permission of Douglas County and the DRC; other than in fireplaces, fire pits or barbeques which are equipped with spark arresting screens.

SUBMITTAL PLAN PROCESS AND REQUIREMENTS

The following information outlines the submittal plan process and is designed to be used as a tool prior to preparing a submittal for review by the DRC. A plan approval letter from the DRC is required before the Douglas County Building Department will issue a building permit. If there are any questions regarding a submittal or the process, please contact a member of the DRC.

The DRC meets the first and third Wednesday of the month. All complete submittals shall be submitted by the Friday prior to the DRC meeting. Submittals to be sent to drc@liveinfoxhill.com All deliverables, including the appropriate application, are required for the submittal to be reviewed by the DRC. **Incomplete submittals will not be reviewed.**

Responses to the submittals will be issued 30 days following the DRC meeting.

Architect

The DRC may not approve architects who do not meet the requirements or performance standards as evidenced by their submittals or by work performance unacceptable to the Committee. Architects must meet the following requirements to design residences:

- Architects are recommended to be licensed to practice architecture and may be asked to submit a portfolio of examples of past design work.

1. Pre-submittal Concept Review

This is an optional, but **highly** recommended first step in the design review process. The applicant submits a very preliminary concept for site plan, showing general home placement, driveway access, topography, may include a Site Analysis and architectural style photos to the DRC for an initial concept review and comment. Site Analysis may include views, sightlines, and adjacent homes which may drive the placement and general design direction of the home. There may be a pre-meeting of the DRC followed by a pre-submittal meeting where the applicant presents their concept. No part of pre-submittal review constitutes approval of all, or a portion of the home or landscaping plans as reviewed.

2. Schematic Design Submittal (SD)

Based upon pre-submittal comments as applicable, the applicant submits a schematic level design. A conceptual landscape plan and site plan shall be included. There is a pre-meeting of the DRC followed by a SD submittal meeting where the applicant may present their design. Minor comments are responded to informally by submitting additional graphics or data via email for further DRC review, prior to the design development submittal.

Schematic design submittal deliverables:

- Preliminary elevations and floor plans
- Site plan with required setbacks, preliminary grading, and finish floor elevation(s)
- Concept landscape plan
- Preliminary materials board

3. Design Development Submittal (DD)

Based upon the approved schematic design and subsequent minor revisions to the plans, the applicant submits a design development level design. There is a pre-meeting of the DRC followed by a DD submittal meeting where the applicant may present their refined design. Minor comments are responded to informally by submitting additional graphics or data via email for further DRC review. It is highly advised that the applicant does not apply for a building permit before approval of the DD submittal. DD approval does not constitute compliance with or replacement of Douglas County's Development Code and Building requirements.

Design development submittal deliverables:

- Refined architectural elevations (all sides) and floor plans
- Site plan with required setbacks and final grading
- Drainage, Erosion and Sedimentation Control (DESC) Plan

- Landscape plan
 - Plant list
 - details for planting, boulder placement, retaining walls
 - All seeded, sodded and mulch areas identified with seed mix, sod mix and mulch types specified
- Refined materials board

If critical design issues remain unresolved after design development review, the DRC, at its discretion, can reject the plan and require a new design review process, including additional payment of review fees.

4. **Construction Document Submittal (CD)**- The applicant shall submit to the DRC all documents as submitted to the County for building permit. The DRC will review this information for compliance with the approved DD submittal. The applicant shall not commence with construction before the compliance review is complete, and the CDs approved by the DRC. No meeting is required for this step unless there is an unresolved design issue.
5. **Design Compliance Inspection**- The DRC shall inspect the completed home and landscape. The applicant shall request the inspection when work is complete. The DRC will provide an initial inspection punch list to the applicant. When the applicant has resolved all the punch list items the DRC will make a final site inspection. Landscape construction shall be completed per the landscape completion seasonal requirements per the Design Guideline. The landscaping deposit will not be refunded until the final walk-through approval of the landscape.

Landscape Deposit:

Deposit for completion of landscaping: A refundable \$15,000 landscaping deposit shall be made at the time of lot closing and released upon completion and a compliance check from a member of the DRC.

DEPOSIT: \$15,000/ plan payable to “Foxhill Development Inc.”

Architectural Review Submittal:

Two (2) sets of paper plans and an electronic PDF set should be submitted to the DRC. Fox Hill Architectural Review

Submittals should be addressed to:

Fox Hill Development, Inc.
2562 Foxview Trail
Franktown, CO, 80116

Email: drc@liveinfoxhill.com

FEE: \$3,500/ plan payable to “Fox Hill Development Inc.”

Landscape Plan Review Submittal:

Two (2) sets of paper plans and an electronic PDF set should be submitted to the DRC. Fox Hill Architectural Review

Submittals should be addressed to:

Fox Hill Development, Inc.
2562 Foxview Trail
Franktown, CO, 80116

Email: drc@liveinfoxhill.com

FEE: \$2,500/ landscape plan payable to “Fox hill Development Inc.”

****Site Staking**

The submittal must also include an actual site staking of building corners, driveways and other improvements as required by the DRC. In determining the proper location for each improvement, the DRC may consider the location of existing and future improvements on adjacent sites and other considerations as it may deem appropriate. If required, the lot should be staked as follows:

- Each improvement should be indicated with four (4) foot wood or steel stakes at corners.
- The outline of the improvement may be required to be marked by connected string between corner stakes.
- Side and front lot lines may also be required to be marked in a similar manner if they are not already marked.
- The main floor elevation of the structure shall be clearly marked on the building corner stakes.
- All property corners shall be clearly marked.
- Driveway locations will be staked at each side of the drive at ten (10) foot intervals from the access road to the site.
- All other improvements, including any outbuildings, shall also be staked.

Architectural Plan requirements:

Two (2) full size (24" x 36") sets of complete construction working drawings, along with an electronic PDF file of the same size and scale. Sets shall be submitted including:

- Floor plans and roof plans at no less than 1/4" = 1' 0".
- All exterior elevations with exterior materials noted.
- Exterior details, including chimneys, exterior stairs, decks, railings, deck columns, etc.
- At least one cross section of the structure indicating roof pitches and height.
- Plans indicating location of all exterior lighting.
- Samples of all exterior materials and colors, including cut sheets of exterior light fixtures and a written list of manufacturer name identification and color designation or number. Colors may be modified, if so desired, if colors are resubmitted and approved.
- A completed Submittal Application Form and a completed Submittal Checklist shall be included with each submittal to the DRC.
- All plans and samples must be clearly marked with the date, owner's and/or builder's name, lot and filing number.

Landscape Plan requirements:

Two (2) full size (24" x 36") sets of complete construction working drawings, along with an electronic PDF file of the same size and scale. Sets shall be submitted including:

- Address, Resident Name, Lot number, Date
- Scale of 1:20, north arrow, graphic scale.
- Sight triangles, where the driveway meets the road, (30')
- All site features: house footprint, property lines, utility easements, driveways, retaining walls, drainage swales, contour lines, septic field, patios, window wells, window locations, all existing plants, proposed plants, proposed landscape features (dry stream bed, boulders, sculpture, waterfalls, fountains, play areas, fire pits, and others).
- A complete plant list with names, quantities, and sizes of all proposed plants. Including native plant quantities for compliance with the minimum requirements for native species. (See requirements)

- Materials for all landscape features: i.e.: brick, concrete, etc.
- Seed Mix information
- Sod Mix information
- Details of pergolas, pools, ponds, outdoor kitchens, fireplaces, firepits, etc.
- All plants shall meet minimum size requirements, including those installed above and beyond minimum requirements.

Please Note: Due to time and plan storage constraints, no oversized plans will be accepted, and only complete submittals will be reviewed. The DRC may occasionally request additional information in order to be able to visualize the proposed residence.

When your submittal has been fully prepared it should be submitted to:

**Fox Hill Development, Inc.
2562 Foxview Trail
Franktown, CO, 80116
Submittal Review
Email: drc@liveinfoxhill.com**

Upon receipt of **all** required documents, the DRC will review the plans and will provide a written response to the owner within thirty (30) days after submittal. In the event of any disapproval or changes by the DRC of final submittal, re-submittal of plans will follow the same procedure as an original submittal with no additional fee.

Consistency of Decision and Enforcement

All decisions and approvals shall be made with the intent of preserving the DRC objectives, and the community's best interest. Therefore, the interpretation, level of enforcement, and the decisions of the DRC may vary with location and time. Past DRC approvals and decision in no way indicate the result of future approvals and decisions. All improvements must be submitted on an individual basis and past approvals do not extend to new improvements. Enforcement by the DRC regarding a specific improvement in no way requires enforcement for another improvement, including identical improvements at different locations. Any non-compliance to the Design Guidelines, DRC requirements, or the Declaration may be enforced as allowed by the Declaration.

Challenging Improvements, Filing Complaints, and Reporting Public Nuisances

Owners and members of Fox Hill may challenge existing and future improvements, file complaints, or report public nuisances by contacting any member of the DRC or the current Management firm or entity. The DRC shall investigate, while striving to maintain confidentiality. **Improvements made without obtaining DRC approval are subject to challenge by residents of Fox Hill, full DRC review, and complete compliance with DRC requirements including the possibility of removal and demolition.**

Additional Construction, Landscaping or Exterior Changes

Additional construction, landscaping, improvements or changes before, during or after completion of an approved structure must be submitted to the DRC for approval prior to initiating such changes or additions. Please refer to the Landscape or Accessory Building sections for DRC requirements and submittal information.

Exemptions

The following types of changes, additions or alterations do not require the approval of the DRC. Although exempt from review by the DRC, all work must proceed in accordance with all federal, state and local codes,

ordinances and regulations having jurisdiction at the site and the Design Guidelines.

- Addition of vegetation to a Lot in accordance with a previously approved landscape plan.
- Modifications to the interior of a structure when those modifications do not materially affect the outside appearance of a structure.
- Repainting and/or re-staining in originally approved colors.
- Repairs to a structure in accordance with previously approved plans and specifications.
- Seasonal decorations if removed within two weeks following the holiday.
- Removal and replacement of dead or diseased vegetation located within the Lot. However, removal or replacement outside the Lot, within adjacent common open space or within an easement requires approval by the DRC.
- Infrastructure improvements to be constructed by the Declarant.

Approval Time Limitation

Final approval of plans is valid for six (6) months. Construction must begin within this period. If not, plans are subject to re-approval by the DRC.

Work in Progress

The DRC may inspect all work in progress and give notice of non-compliance. Absence of such inspection and notification during the construction period does not constitute either approval of the DRC or work in progress or compliance.

Review of Waiver

The DRC reserves the right to waive or vary any of the procedures or standards set forth at its discretion for good cause shown.

Damages

The Fox Hill Owners Association and the DRC shall not be liable for damages to anyone submitting plans to them for approval, or to any owner by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval, disapproval or failure to approve any plans or specifications. Every owner or other person who submits plans to the DRC for approval agrees, by submittal of such plans and specifications, that he/she will not bring action or suit against the Fox Hill Owners Association or the DRC, its members, officers, directors, agents, representatives, heirs, successors and assigns, to recover damages.

SUBMITTAL FORMS

The application form for DRC Approval is attached to these standards. All plans submitted for review must be drawn to scale. All plans must be of the same sheet size. Other exterior color selections must be approved prior to being applied to the dwelling. A display board showing the front elevation and all of the colors and materials to be used must be provided before final approval will be given. Landscaping plans must be drawn to scale and must show all existing improvements and all proposed improvements, including, without limitation, plantings, walls, barns/outbuildings, fences, dog runs and play areas. Documents provided to the DRC will be retained by the DRC for the DRC's records. Color boards will be returned upon completion of installation.

**FOX HILL DESIGN REVIEW
SUBMITTAL INSTRUCTIONS**

Steps in Submitting Plans to the DRC for consideration:

- **Step One: Schedule a Preliminary Design Meeting with DRC**
- **Step Two: Complete the Application Form**
- **Step Three: Complete the Spec Home Worksheet (when applicable)**
- **Step Four: Complete the Materials and Colors Form (when applicable)**
- **Step Five: Complete the Submittal Checklist Form**
- **Step Six: Please drop off all Forms and Materials to the DRC w/ any applicable Fees to the Current Fox Hill Metro District manager**

Design Review Fee Structure:

<u>Submittal</u>	<u>Final Review Fee</u>	<u>Re-submittal Fee</u>
Preliminary Design Meeting	No Fee	
Architecture and Site Plan <i>Preferred Builder Submittal</i>	\$3,500	No Fee
Landscape Design	\$2,500	No Fee
Accessory Building <i>(if submitted later than primary residence)</i>	\$1,000	No Fee
Fencing Plan	\$500	No Fee
Other Submittals and/or Plan Revisions	\$250-\$500	No Fee

This fee structure has been created in order to offset expenses for consultants, professional architects and landscape architects to review appropriate plans as members of the DRC. As an incentive for full compliance of all DRC submittal requirements, Builder or Consumer **may** be entitled to a partial or full refund of the DRC fee at Declarant's sole discretion.

FOX HILL DESIGN REVIEW
APPLICATION FORM

Please submit this application form to the DRC in order to have your plans reviewed. An approval letter is required from the DRC before the Douglas County Building Department will issue a building permit.

Contact Information: (This is where review comments will be sent unless notified otherwise)

Name: _____

Current Address: _____

City/State/Zip: _____

Home Phone: _____ Business Phone: _____

E-Mail address: _____

Submitted For:

Lot Number: _____ Street Address: _____

Please check what is being submitted for review:

- Architecture and Site Plan
- Landscaping Design
- Accessory Building: Detached Garage, Outbuilding, Storage Shed, etc.
- Fencing Plan: Interior, Privacy, Swimming Pool Enclosure, etc.
- Other: Play Structures, Swimming Pools, Signage, etc.
- Is this a _____ First Submittal or a _____ Re-submittal?

Any comments regarding your submittal that the DRC should consider?

DRC Fee Enclosed if applicable (see fee section) - Please make checks payable to:

Fox Hill Development, Inc.
2562 Foxview Trail
Franktown, CO, 80116
DRC@LiveInFoxHill.com

I understand that I must receive approval from the Fox Hill Owners Association DRC in order to proceed. I understand that the DRC approval does not constitute approval of any federal, state or local requirements and that I may be required to obtain a building permit. I agree to complete improvements promptly after receiving approval and abide by the established Rules & Regulations and Construction Regulations. I also understand that I shall maintain proper drainage away from my foundation and not impede proper drainage swales on my lot when installing building or landscape improvements. I also acknowledge that I may not hold any member of the Fox Hill Owners Association Board of Directors or DRC liable for damages by submitting plans to them for approval regardless of their decision to approve or disapprove such plans.

Date: _____

Signature: _____

FOX HILL DESIGN REVIEW
MATERIALS AND COLORS FORM

Please submit this form to accompany your materials and color board to the DRC for consideration.

Date: _____

Owner: _____

Address: _____

Lot Number: _____

Exterior Material: _____

Manufacturer: _____

Color: _____

Style: _____

Exterior Material: _____

Manufacturer: _____

Color: _____

Style: _____

Paint/Stain Colors: _____

Manufacturer: _____

Body Color: _____

Trim Color: _____

Other Colors: _____

Roofing Material: _____

Manufacturer: _____

Color: _____

Style: _____

Window Frame Material: _____

Manufacturer: _____

Color: _____

Exterior Lighting: _____

Manufacturer: _____

Color: _____

Style: _____

Deck/ Porch Material: _____

Color: _____

Style: _____

Railings: _____

Fencing Material: _____

Style: _____

Color: _____

Height: _____

**FOX HILL DESIGN REVIEW
SUBMITTAL CHECKLIST FORM**

Please submit this form to accompany your application form, spec home worksheet, materials and colors form and materials and colors board with two site plans and two architectural plans and any applicable fees to the DRC as the final step in the review process.

Applicant Name: _____ Lot Number: _____

FORMS

- Completed Application Form
- Completed Spec Home Worksheet
- Completed Materials and Colors Form
- Completed Checklist Form (this form)

SITE PLAN - 2 Sets of Plans at Scale of (1:20) 1 set of electronic PDF plans

- Building Location within Setbacks
- Setbacks and Easements
- Driveway Location and Percentage of Slope
- Grading and Drainage Plan Including septic and leach field
- Top of Foundation Elevations (Including Garage and Basement)

CONSTRUCTION PLANS - 2 Full Size Sets of Plans 24 x 36 (scale 1/4" = 1' 0") and 1 electronic PDF plans

- Floor Plans (Check all below that apply with this submittal)
- Residence
- Attached Accessory Building
- Exterior Elevations
- Cross Section
- Location of Exterior Lighting
- Cut Sheets of Exterior Light Fixtures
- Materials and Color Form
- Color and Material Board (2' x 3' display of color & materials)

****If colors have not been determined at time of initial submittal, color board may be submitted for approval at a later date.

LANDSCAPE PLANS – 2 Full Size Sets of Plans 24 x 36", and 1 electronic PDF 1:20 or greater and

- Landscape Plan
- Fencing Plan (required with Landscape Plan)
- Accessory Building (if applicable, not required with Construction Document Submittal)
- Other Improvements (if applicable, not required with Construction Document Submittal)

FEES (Check all that apply)

- | | | |
|---|---------------------------------|--------------------------|
| <input type="checkbox"/> Construction and Site Plan Preferred Builder | _____Initial Review \$3,500 | _____Re-submittal No Fee |
| <input type="checkbox"/> Accessory Building | _____Initial Review \$1,000 | _____Re-submittal No Fee |
| <input type="checkbox"/> Landscape Design | _____Initial Review \$2,500 | _____Re-submittal No Fee |
| <input type="checkbox"/> Fencing Plan | _____Initial Review \$500 | _____Re-submittal No Fee |
| <input type="checkbox"/> Other Submittals | _____Initial Review \$250-\$500 | _____Re-submittal No Fee |

FOX HILL CONSTRUCTION REGULATIONS

In order to ensure a safe, neat and orderly development site, Fox Hill has established certain construction and safety regulations for Fox Hill.

Damage Deposit

Builders at Fox Hill are required to provide a damage deposit of \$2,500 to be held by Fox Hill until the home is completed. Upon home completion and prior to the home closing to a third party, the builder and Declarant will walk the site together to determine what, if any, clean up or repair is required before refunding the damage deposit. Individual consumers will be required to provide a \$2,500 damage deposit.

Erosion Control/Storm water Management

All builders shall be responsible for erosion control on their lots. This includes Storm Water Management Plans (SWMP) and installation of all required Best Management Practices (BMP) that shall include straw bales or wattles, silt fence, cleaning and sweeping of streets adjacent to the lot as necessary during the construction period as well as trash maintenance and weed mowing on the property. Builders shall promptly clean their property and streets and shall maintain the improvements and all portions of the property in good condition and repair at all times.

The Fox Hill WILL NOT be held responsible for individual Storm Water Management and Best Management Practice violations. Each builder will be held accountable for any costs incurred by the Declarant to remedy enforcement violations issued by Douglas County.

Tracking Pad, Debris and Trash Removal

Each construction site shall have an adequate tracking pad installed **prior** to excavation of the house foundation to minimize tracking mud onto the streets. There will be only one point of entry and exit over the tracking pad and the tracking pad shall be properly maintained at all times. Construction shall not affect undeveloped tracts, open space, or neighboring properties. Dirt, mud or debris resulting from activity on each construction site shall be promptly removed from public roads, open spaces and driveways. If debris is not removed after reasonable notice, the builder's damage deposit will be debited.

Builders and their subcontractors must maintain a metal roll-off trash receptacle of sufficient size. Trash and debris shall be removed from each construction site as often as necessary at builder's expense. Lightweight material, packaging, insulation and other items shall be covered or weighted down to prevent wind from blowing such material off the construction site. Builders and their subcontractors are prohibited from dumping, burying, or burning trash anywhere within the community.

Parking Areas

Construction crews will park only on the lot or tract they are working on and under no circumstances will they be allowed to block or impede access to neighboring properties. A minimum apron (12' x 30') will be required on each site at the access point to the lot from the paved road using recycled concrete or other approved materials.

Concrete Wash-out Area

The concrete wash-out area is will be designated and clearly posted with signage. Please use the wash-out area for its intended use only.

Storage of Materials and Equipment

Builders and their subcontractors are permitted to store construction materials and equipment only on the building site during the construction period. Materials shall be neatly stacked and properly covered and secured. Storage of materials or

construction equipment outside the building site will be done only with approval of Fox Hill.

Builders and their subcontractors will not disturb, damage or trespass on other lots or the open space. Should any such damage occur, it shall be restored and repaired at the offender's expense.

Portable Toilets

Each builder is required to provide a portable toilet on their home site for their subcontractors' use. Toilets must receive regular maintenance and be located on the lot, away from existing occupied residences. **Portable toilets shall not be located on the street.**

Construction Trailers and Storage Facilities

Any temporary structures including construction trailers or storage facilities used during the construction period must be approved by the DRC as to size, configuration and location prior to placement on any site within Fox Hill. If approved, the structure must be removed upon issuance of the certificate of occupancy. Temporary construction trailers are limited to four hundred (400) square feet and will be used for conducting business or storage of site related equipment and materials during operation hours only.

Hours of Operation

Daily working hours for builders and their subcontractors for each construction site will be limited to 7:00 a.m. to 7:00 p.m. Monday through Sunday.

Miscellaneous and General Practices Prohibited

The following practices will not be allowed:

- Allowing concrete suppliers or contractors to clean their equipment outside of designated areas.
- Bringing any children, animals or pets onto the property.
- Playing a radio, tape, or CD player at a level that can be heard by neighbors or is considered a nuisance.
- Taking any action contrary to any directive set forth in these regulations.

Utilities

Builders or their subcontractors must call for utility locations at least three (3) business days before digging, grading or excavating within Fox Hill. The Utility Notification Center of Colorado's phone number is **1.800.922.1987**.

Local, State and Federal Guidelines

All applicable local, state and federal regulations and guidelines will be strictly observed at all times.

FOX HILL PLANT LIST

Common Name	Scientific Name	Mature size	Water	Exposure	Flower Color	Bloom time
Cacti & Succulents-Native						
Plains Yucca	<i>Yucca glauca</i>	2'x2'	low	sun	cream	S
Privkly Pear	<i>Opuntia macrorhiza</i>	5"x18"	low	sun	yellow/apricot	S
Cacti & Succulents-Non-native						
Hen's & Chicks	<i>Sempervivum spp.</i>	4-6"x6-18"	low	sun	pink	S
Yucca, variuos species	<i>Yucca filamentosa spp.</i>	4'x4'	low	sun	white	S
Grasses- Native						
Blue Grama	<i>Boutaloua gracilis</i>	18"x12"	low	sun	green	S
Bluebunch Fescue	<i>Festuca idahoensis</i>	15" x 18"	Medium	Sun	Straw	S
Giant Sacaton	<i>Sporobolis wrightii</i>	4-5'x4-6'	low	sun/part shade	tan	S
Indian Rice Grass	<i>Achnatherum hymenoides</i>	24"x12"	low	sun	lacy tan inflr.	S
Little Bluestem	<i>Schizachyrium scoparium</i>	24"x18"	low	sun	bluish foliage	S
Muhly Grass	<i>Muhlenbergia spp.</i>	30"x30"	low	sun/part shade	pink	S
Prairie Cord Grass	<i>Spartina pectinata</i>	3' x 6'	Medium	Sun	Tan	F
Prairie Dropseed	<i>Sporobolus heterolepis</i>	24" x 30"	Low	Sun	Gray-Green	S/F
Purple Three Awn	<i>Aristida purpurea</i>	2' x 2'	Low	Sun	Purple	S/F
Side-Oats Grama	<i>Boutaloua curtipendula</i>	24"x12"	low	sun	green	S
Wand Panic Grass	<i>Panicum virgatum</i>	24" x 5'	Low	Sun	Pink	S
Yellow Indian Grass	<i>Sorghastrum nutans</i>	4' x 5'	Low	Su	Tan	F
Grasses-Non Native						
Feather Reed Grass, Karl Forester	<i>Calamagrostis acutiflors "Karl Forester"</i>	4-5'x2'	low-med	sun	tan	SP
Fountain Grass, Hardy	<i>Pennisetum alopecuroides</i>	3'x2'	low	sun	tan	S
Mexican Feather Grass	<i>Nassella tenuisima</i>	2'x1'	low	sun	tan	S
Shrubs- Native						
Apache Plume	<i>Fallugia paradoxa</i>	5'x5'	low	sun/part shade	white/pinkish	S
Big Sagebrush	<i>Artemisia tridentata</i>	6' x 12'	Very Low	Sun	dull yellow	S
Choke Cherry	<i>Prunus virginiana</i>	12' x 20'	Low	sun/part shade	White	S
Common Juniper	<i>Juniperus communis</i>	8' x 24"	low	sun	N/A	N/A
Common Snowberry	<i>Symphoricarpos albus</i>	5' x 5'	Low	sun/part shade	white with pink	SP
Fragrant Sumac	<i>Rhus aromatica</i>	5 x 8	Low	sun/part shade	yellow	SP
Golden Currant	<i>Ribes aureum</i>	5'x4'	medium	sun	yellow	SP
Mountain Mahogany	<i>Cercocarpus montanus, ledifolius</i>	5'x4'	low	sun/part shade	cream	SP
Red twig Dogwood	<i>Cornus alba</i>	6' x 8'	Medium	Adaptable	White	SP
Rubber Rabbitbrush	<i>Ericameria nauseosa</i>	4'x3'	low	sun	yellow	F
Serviceberry	<i>Amelanchier alnifolia</i>	12'x6'	low-med	sun/part shade	white	SP
Silvery Leadplant	<i>Amorpha canescens</i>	4'x3'	low	sun/part shade	purple	S
Skunkbush Sumac	<i>Rhus trilobata</i>	4'x3'	low	sun	yellow	SP
Snowberry	<i>Symphoricarpos occidentalis</i>	4'x4'	low-med	sun/part shade	pink	S
Twinberry Honeysuckle	<i>Lonicera involucrata</i>	6' x 5'	Medium	Part shade/shade	Creamy Yellow	SP
Wax Currant	<i>Ribes cereum</i>	4'x3'	low	sun	pink/cream	SP
Western Sandcherry	<i>Prunus besseyi</i>	4'x4'	low	sun	white	SP
Western Thimbleberry	<i>Rubus parviflorus</i>	6' x 5'	Low	Adaptable	Whie	S
Western Wild Rose	<i>Rosa woodsii</i>	3'x4'	low-med	sun/part shade	pink	SP-S
White Sagebrush	<i>Artemisia ludoviciana</i>	2' x 2'	Low	Sun	White	S
Shrubs-Non-native						
Oregon Grape Holly	<i>Mahonia Aquifolium</i>	6'x6'	low	sun/part shade	yellow	SP
Russian Sage	<i>Perovskia artiplicifolia</i>	4'x4'	low	sun	lavender	S
Sumac, Tiger Eyes	<i>Rhus typhina Baitiger</i>	6'x6'	low	sun/part shade	inconspicuous	S
Trees- Native						
American Plum	<i>Prunus americana</i>	12' x 20'	Low	Sun	White	SP
Ash-leaf Maple, "sensation"	<i>Acer negundo</i>	30'x25'	low	sun	N/A	N/A
Cascade Mountain Ash	<i>Sorbus scopulina</i>	15' x 15'	Low	Sun	White	SP
Douglas Fir	<i>Pseudotsuga menziesii</i>	25' x 80'	Medium	sun/part shade	N/A	N/A
Gambel Oak	<i>Quercus gambelii</i>	25'x12'	low	sun/part shade	inconspicuous	SP
Pinon Pine	<i>Pinus edulis</i>	25'x15'	low	sun	inconspicuous	S
Ponderosa Pine	<i>Pinus ponderosa</i>	70'x30'	low	sun	inconspicuous	S
Quaking Aspen	<i>Populus tremuloides</i>	15' x 35'	Medium	Sun	N/A	N/A
Rocky Mountain Maple	<i>Acer glabrum</i>	20'x12'	medium	sun	inconspicuous	SP
Rocky Moutain Juniper	<i>Juniperus scopulorum</i>	15'x8'	low	sun	inconspicuous	S
Trees-Non-native						
Bur Oak	<i>Quercus Macrocarpa</i>	70'50'	low	sun		
Hackberry	<i>Celti occidentalis</i>	60'x40'	low	sun/part shade		

FOX HILL PLANT LIST CONT.

Groundcovers- Native						
Creeping Mahonia (shrub)	<i>Berberis repens</i>	12"x12"	medium	sun/part shade	yellow	SP
Gro-Low Fragrant Sumac (shrub)	<i>Rhus trilobata 'Gro-Low' (R. aromatica 'Gro-Low')</i>	4'x3'	low	sun	yellow	SP
Kinnikinnick	<i>Arctostaphylos uva-ursi</i>	6' x 6"	Low	Shade	Soft Pink	SP
Nodding Onion	<i>Allium cernuum</i>					
Pussytoes (perennial)	<i>Antennaria parvifolia</i>	2"x6"	low-med	sun/part shade	cream/pink	SP-S
Spreading Daisy (perennial)	<i>Erigeron divergens</i>	2"x16"	low	sun	white	SP-S
Sulfur Flower (perennial)	<i>Eriogonum umbellatum</i>	10"x12"	low	sun/part shade	yellow	S
Virginia Strawberry	<i>Fragaria virginiana</i>	12" x 6"	Low	Sun	White	SP
Wine cups (perennial)	<i>Callirhoe involucrata</i>	4"x10"	low-med	sun	magenta	SP-S
Groundcovers- Non Native						
Sedum	<i>Sedum spp.</i>	6"x2-3'	low	sun	varies	SP-S
Perennials- Native						
Bee Balm/ Horsemint	<i>Monarda fistulosa</i>	18"x48"	low	sun/part shade	pink/lav	S
Black-eyed Susan	<i>Rudbeckia hirta</i>	24"x7"	low	sun/part shade	yellow	S
Blanketflower	<i>Gallardia aristata</i>	12"x12"	medium	sun	yellow& red	S-F
Blue Flax	<i>Unum lewisii</i>	18"x12"	low	sun/part shade	blue	SP-S
Blue Mist Penstemon	<i>Penstemon virens</i>	12"x12"	low	sun/part shade	blue/purple	SP-S
Bush Sunflower	<i>Helianthus pumilus</i>	20"x18"	low	sun	yellow	S-F
Butterfly Milkweed	<i>Asclepias tuberosa</i>	18"x18"	low	sun	orange	S
Canada Goldenrod	<i>Solidago canadensis</i>	30"x18"	medium	sun	yellow	S
Chocolate Flower	<i>Berlandiera lyrata</i>	18"x18"	low	sun	yellow	S
Common Yarrow	<i>Achillea millefolium (A. lanatum)</i>	18"x18"	low-med	sun/part shade	white	S
Cutleaf Coneflower	<i>Rudbeckia laciniata</i>	2' x 10'	Medium	sun/part shade	Yellow	S
Desert Four O'Clock	<i>Mirabilis multiflora</i>	18"x48"	low	sun/part shade	magenta	S
Fringed Sage	<i>Artimisia frigida</i>	12"x18"	low	sun	grey-green lvs.	S
Gayfeather	<i>Liatris punctata</i>	24"x12"	low	sun	pink/purple	S-F
Goldenrod	<i>Solidago sp</i>	24" x 3'	low	sun/part shade	Yellow	S
Green Blue Lobelia	<i>Lobelia siphilitica</i>	1' x 3'	Medium	sun/part shade	Purple	S/F
Harebells	<i>Campanula rotundifolia</i>	12"x6"	low	sun/part shade	blue	S
Howard's Evening-Primrose	<i>Oenothera howardii</i>	6"x12"	low	sun	yellow	S
Narrow-leaf Fireweed	<i>Chamaenerion angustifolium</i>	3' x 5'	Low	Sun	Pink	S
New England American Aster	<i>Symphyotrichum novaeangliae</i>	3' x 6'	Medium	Sun	Purple	S/F
Pitcher Sage	<i>Salvia azurea</i>	36"x36"	low	sun/part shade	blue/purple	S
Prarie Coneflower	<i>Ratibida columnifera</i>	18"x12"	low	sun	yellow	S-F
Prarie Sage	<i>Artimisia ludoviciana</i>	18"x18"	low	sun	grey-green lvs.	S
Purple Parie Clover	<i>Daleo purpurea</i>	24"x18"	low	sun	purple	S
Rocky Mountain Penstemon	<i>Penstemon strictus</i>	30"x24"	low	sun/part shade	blue/purple	S
Scarlet Globemallow	<i>Sphaeralcea coccinea</i>	10"x10"	low	sun	red/orange	S
Side-bells Penstemon	<i>Penstemon secundiflorus</i>	20"x12"	low	sun	pink/lav	SP-S
Skarlet Skyrocket	<i>Ipomopsis aggregata</i>	18" x 24"	Low	Sun	Scarlet Red	S
Smooth Blue American-Aster	<i>Symphyotrichum laeve</i>	2' x 4'	Low	Sun	Purple	F
Snowy Milkweed	<i>Asclepias Speciosa</i>	30"x12"	medium	sun	pink	S
Star Flower/ Blazing-Star	<i>Mentzelia decapetala</i>	28"x18"	low	sun	white	S
Starry False Solomon's-Seal	<i>Maianthemum stellatum</i>	18" x 24"	Medium	Part shade/shade	White	SP
White-tufted Evening-Primrose	<i>Oenothera caespitosa</i>	6"x12"	low	sun	white	S
Perennials- Non-native						
Basket of Gold	<i>Alyssum saxatile</i>	18"x2-3'	low	sun		SP
Bearded Iris	<i>I.germanica var.</i>	2-3'x2'	low	sun		SP
Catmint	<i>Nepeta faaassenii</i>	2-3'x2-3'	low	sun		SP
Coreopsis	<i>Coreopsis spp.</i>	2'x4'	low	sun		S
Daylily	<i>hermercallis</i>	2-3'x2-3'	low	sun		SP-S