

JACKSON CREEK DESIGN GUIDELINES

July 1, 2025

1. INTRODUCTION

1.1 PROJECT OVERVIEW

Jackson Creek is a community of 378 single-family lots located in the town of Monument.

1.2 THE DESIGN REVIEW COMMITTEE

The Design Review Committee has been created to oversee the implementation of Design Guidelines and enforce the Declaration of Covenants, Conditions and Restrictions.

1.3 THE ROLE OF DESIGN GUIDELINES

The purpose of the Jackson Creek Design Guidelines ("Design Guidelines") is to create an environment that is pleasing from both aesthetic and practical points of view. The Design Guidelines apply to Improvements within Jackson Creek, including site planning, architectural design, landscape design, fences, walls, signage, entry monumentation, lighting, and site furnishings for all residential Lots.

Design is a complex process balancing many issues. These Design Guidelines try to balance the immediate wishes of a homeowner/builder with the long-term responsibilities to the community and environment. These Design Guidelines are not intended to be rigid regulations or promote a particular type of design. Variations from these Design Guidelines may be appropriate when weighed against other considerations within the discretion of the governing Design Review Committee.

The Design Guidelines for Jackson Creek work in concert with the Declaration of Covenants, Conditions and Restrictions for Jackson Creek, recorded September 15, 2023, at Reception No. 223078549 ("CC&Rs"). If there is any conflict between the Design Guidelines and the CC&Rs, the CC&Rs shall prevail.

The Design Guidelines do not supersede or modify any existing applicable codes, ordinances, or regulations.

1.4 THE DESIGN REVIEW COMMITTEE

The purpose of the Jackson Creek Design Review Committee ("DRC") is to enforce the Design Guidelines and the CC&Rs and to review and approve proposed Improvements by Builders and Owners within Jackson Creek, according to the procedures outlined in Section 2.

Neither the Master Developer nor the DRC assumes responsibility for ensuring plans conform to applicable local codes, ordinances, or regulations.

The DRC will interpret the design guidelines at its sole discretion. Additionally, the DRC may occasionally amend the Guidelines as long as they do not conflict with the CC&Rs.

1.5 DEFINITIONS

Builder: The entity that constructs Improvements on a Lot for later sale to a third party.

CC&Rs: The Declaration of Covenants, Conditions and Restrictions for Jackson Creek North, recorded on September 15, 2023, at Reception No. 223078549 and all subsequent supplements and amendments thereto.

Town/City: Monument.

Design Guidelines: The Jackson Creek North Design Guidelines apply to Jackson Creek North. They are written to set parameters for constructing residences and other Lot Improvements.

Association: Jackson Creek Homeowners Association, Inc., a Colorado non-profit corporation.

Association Area: All real and personal property and easements owned and maintained by the Association for the use and enjoyment of Jackson Creek North property owners.

DRC: Design Review Committee for Jackson Creek North, as outlined in the CC&Rs.

Front Yard: The area in the front portion of the Lot, beginning from the street to 5' beyond each side of the front corners of the home.

Lot: A physical portion of the Property (as defined in the CC&Rs) designated for separate ownership or occupancy and the boundaries of which are depicted upon the Plat, together with a non-exclusive easement for use and enjoyment in any property owned by the Association. The term Lot shall not include any property owned by a public body.

Lot Numbers: The lot Numbers for Jackson Creek North in these Design Guidelines are based on the recorded final Plat.

Lot Fence or Wall: A fence or wall on a Lot is not designated as an Association Area or Open Space fence or wall. Lot fences or walls shall be constructed by the Master Developer, Builder, or Owner in compliance with the Design Guidelines.

Master Developer: Eagle Development Company, the developer of Jackson Creek North, and its successors or assigns are also referred to as "Declarant" in the CC&Rs.

Neighborhood Names: The master developer may pre-select names for neighborhoods within Jackson Creek North to reflect the community theme and amenities. Other names for temporary or permanent signage must receive written approval from the DRC before use.

Neighborhood Tracts: All real and personal property owned and maintained by the Association for the use and enjoyment of Jackson Creek North property owners.

Open Space: An unimproved parcel or area of land or water set aside, dedicated, designated, or reserved for public or private use or enjoyment or the use and enjoyment of owners and occupants of land adjoining or neighboring such Open Space owned and controlled by the Association.

Open Space Fence or Wall: A side or rear Lot line fence or wall adjacent to an Open Space area on a Lot.

Owner: The Person or entity who holds fee simple title to a Lot within Jackson Creek North.

2. *PROCEDURES FOR SUBMISSION OF PLANS TO THE DESIGN REVIEW COMMITTEE*

In accordance with the recorded CC&Rs, all improvements to a residential lot must be approved by the DRC before beginning construction on the Improvement. This requirement applies to permanent structures only, such as fences, decks, house and garage additions, storage sheds, play structures and

equipment, retaining walls, and spas. This requirement also applies to the initial landscaping on a residential lot and subsequent material changes to landscaping.

It is suggested that plans for an Improvement be submitted at least 30 days before the commencement of the work on the Improvement, to allow time for the DRC to review the plans. If submitted plans and specifications are not acted upon by the DRC (i.e., written approval, disapproval, or request for additional information or materials) within thirty (30) days of acknowledgement of receipt, the plan shall be considered denied. Plans should be as complete and concise as possible to reduce the time required to review and approve them.

Please refer to later sections of the Design Guidelines for specific improvement requirements.

2.1 HOUSE PLANS — RESIDENTIAL PRODUCTION BUILDERS

Builders of production homes to be built are required to submit building elevations for each proposed floor plan and elevation to the DRC. A master approval for each elevation/plan will be issued by the DRC, so that the builder doesn't need to submit plans for each lot. Also, the production builder shall submit for DRC approval a master color scheme document showing roof, trim, brick or stone veneer, siding, and stucco colors to be used at Jackson Creek North. Should any custom colors not part of the approved master color scheme be used, these colors shall be submitted to the DRC for approval.

2.2 FENCE PLANS

When the construction of a fence is planned, a sketch of the lot should be submitted that clearly shows property lines, all Improvements on the Lot, the proposed fence's location, the fence's dimensions, and distances from property lines and the front of the residence. A description of the type and material of the fence should also be included. See Exhibit A for approved fence design. Also, if gates or wires attached to the inside of the fence are being proposed, these should be included in the submission. Cost-sharing with neighboring lots is encouraged. Fencing is required.

2.3 LANDSCAPE PLANS

A landscape plan for each Lot shall be submitted to the DRC for approval before the Homeowners install any landscaping. All homeowners shall follow the submittal and installation schedule outlined below when submitting plans for installing rear and side yard landscaping. Builders, please reference section 6.4.

- a. January closing – Submit before March 31st – Complete landscape before October 15th in the same closing year.
- b. February closing – Submit before April 30th – Complete landscape before October 15th in the same closing year.
- c. March closing – Submit before May 31st – Complete landscape before October 15th in the same closing year.
- d. April closing – Submit before June 30th – Complete landscape before October 15th in the same closing year.
- e. May closing – Submit before July 31st – Complete landscape before October 15th in the same closing year.

- f. June closing – Submit before August 31st – Complete landscape before October 15th in the same closing year.
- g. July closing – Submit before September 31st – Complete landscape before October 15th in the same closing year.
- h. August closing – Submit before October 31st – Complete landscape before June 15th the following year.
- i. September closing – Submit before November 30th – Complete landscape before June 15th the following year.
- j. October closing – Submit before December 31st – Complete landscape before June 15th the following year.
- k. November closing – Submit before January 31st – Complete landscape before June 15th of the following year.
- l. December closing – Submit before February 28th – Complete landscape before June 15th of the following year.

All Builders and Owners are advised to confer with the Jackson Creek Homeowners Association regarding its requirements and restrictions when submitting landscape plans.

2.4 VIOLATIONS

Upon completion of an Improvement, the Builder or Owner shall give notice to the DRC that the Improvement has been completed and the DRC shall have thirty (30) days to inspect the premises to ensure that the Improvement conforms to the Design Guidelines, the CC&R's, the approved plans and any further requirements imposed by the DRC. If the DRC fails to inspect or advise the Builder or Owner of any noncompliance within the thirty (30) day period, it shall be presumed that all DRC requirements have been satisfactorily complied with. Any noncompliant Improvement which is deemed to adhere solely as a result of the DRC failure to inspect or failure to advise of the noncompliance, shall be treated as a variance from the Design Guidelines within the DRC's discretion and shall not constitute a waiver or estoppel of the Design Guidelines as to other Lots within the community. The DRC may assess fines and/or penalties against a Builder or Owner after written notice and an opportunity for a hearing has been provided, and the DRC has determined that a violation of the CC&R's has occurred or is occurring due to the actions or inaction of an Owner, their guest, tenant, lessee, invitee or licensee, resident or other occupant of their residence.

The DRC may provide the following notices and impose the following fines:

1st Notice of Violation (Courtesy Notice): Written notice to the property Owner giving the nature of the alleged violation and request for compliance within fourteen (14) days.

2nd Notice of Violation (\$50.00 Fine): Written notice to the property Owner that the alleged violation has not been remedied and a fine of \$50.00 has been imposed.

Additional Notices of Violation (\$100.00 Fine): Written notice to the property Owner that the alleged violation has not been remedied and fines up to \$100.00 per day may be assessed.

Damage to Open Space Fines: The Association may impose immediate fines for any damage to open space areas outside of the Lot, including vehicle access through open space, materials storage, dumping of debris/waste, and modification of open space contrary to the approved landscape plan. Fine amounts

will be determined based on the approximate cost to repair the area(s) in question and may be held in escrow at closing for homes pending sale.

Attorney's fees, liens, and costs incurred by the DRC in seeking enforcement of the CC&Rs and the Design Guidelines shall be charged against the Lot Owner and billed to the Owner's account at the DRC.

3. LOT IMPROVEMENT STANDARDS

3.1 PARKING

The following applies: A minimum of two (2) vehicular parking spaces within an enclosed garage shall be provided at the primary residence on each Lot, and a minimum of two (2) vehicular parking spaces shall be provided on the driveway.

The driveway area must not equal more than 65% of the front portion of any Lot.

All vehicles parked on the lot must reside within the driveway or garage and may not encroach upon the public sidewalk.

3.2 MODEL HOME COMPLEXES

- 3.2.1 Model Home Parking. When parking lots for model home complexes are provided, they must be paved in asphalt or concrete.
- 3.2.2 Model Home and Sales Center Landscaping. Landscape requirements for model homes are the same as for Lots. Upgraded landscaping on models is recommended.
- 3.2.3 Temporary Trap Fencing: The location of temporary trap fencing may require approval of the Town/City. The Builder is responsible for submitting plans for temporary trap fencing to the appropriate agencies, including the DRC, for approval. Temporary trap fencing shall be consistent in color and style with the architecture of the model homes. Chain link fences are prohibited. The height of trap fences shall not exceed 4 feet. Temporary trap fencing shall be removed upon the sale of the model homes, and any damaged curb, gutter, street, sidewalk, etc., shall be repaired to Town/City standards.
- 3.2.4 Temporary Sales Trailer: The location, materials, and colors of Temporary Sales Trailers must be approved by the DRC and shall be constructed of wood, simulated wood, or other approved siding material. Doors and windows shall be trimmed to provide architectural interest. The trailer hitch, wheels, undercarriage, air conditioning units, or other equipment shall be screened from public view with wood or lattice-type material painted to blend with the colors of the Temporary Sales Trailer. In addition, evergreen shrubs are encouraged to hide the base of the trailer from view.
The immediate area surrounding Temporary Sales Trailers will be landscaped within 45 days of the trailer's delivery to a Lot.
When provided, portable toilets shall be screened from view with landscaping or fencing. The DRC must approve the location of the portable toilet and the screening method.
- 3.2.5 Construction Trailers. The DRC must approve the location of construction trailers, and the areas around them must be kept neat and orderly.

3.3 LOT GRADING AND DRAINAGE

Lots shall be graded to provide positive drainage away from all buildings. Drainage shall not be adjusted, blocked, or redirected from the grading plan approved by the Town/City. A below-grade foundation drainage pipe has been provided to every Lot to connect foundation perimeter drains. NO LOT SURFACE AREA DRAINS OR DOWNSPOUTS SHALL BE CONNECTED TO THIS DRAIN.

Any damage to areas outside a Lot caused by the Owner's or Builder's construction activity shall be repaired to its original condition at the Owner's or Builder's expense.

- 3.3.1 Berming: Berming may soften the impact of structures and fences and provide screening and spatial separation between adjacent dwellings or roadways. The height of berms may vary, but slopes shall not exceed 3:1.
Berming within Lots adjacent to Association Areas is allowed and encouraged. Owners may change existing berming if it conforms to the guidelines and does not significantly alter the streetscape or compromise the Association fence. The slopes should produce a continuous and rolling appearance consistent with the existing topography of the Open Space and Association Areas. Berming shall not restrict or change the Lot's original drainage pattern and water flow.
- 3.3.2 Slope Requirements and Erosion Control: Slopes shall be limited to 3:1 or less. Retaining walls or other acceptable alternatives must be used to maintain slopes at 3:1 or less. Please refer to Section 7.2 for retaining wall guidelines.
Builders and Owners are required to provide adequate temporary erosion controls during the construction of site improvements and buildings. Preventative measures such as temporary barriers (hay bales and silt fences) and temporary drainage structures (sediment ponds) may be used. The owner or builder shall maintain all disturbed soils and slopes in a clean and orderly condition.
- 3.3.3 Utility or Association Easements: Fences, landscaping, and other features may be located within utility or Association easements, provided they do not interfere with the use, operations, or access to such easements. Any party preparing to commence construction shall verify easements and allowable uses within these easements with the appropriate utility company, Association, and or Town/City.

3.4 SINGLE-FAMILY DETACHED HOME STANDARDS AND SETBACKS

The Single-Family Home Development Standards (Standards) are intended to create a quality living environment for Jackson Creek North. They are based on the Town/City development standards in the Zoning Code. In some cases, the Standards for Jackson Creek North may be more restrictive than Town/City standards.

- 3.4.1 Setbacks: Setbacks are as noted on the approved Plat/Development Plan or other related document.
- 3.4.2 Projections into Setbacks: Encroachments or projections into setbacks for architectural features such as chimneys, decks, and patios are subject to the

Town/City Zoning Regulations and applicable Town/City codes or ordinances. Deviations requiring a variance must be approved by the DRC before submittal to the Town/City. Local fire codes may require special building requirements for architectural elements located closer than 10 feet apart between adjacent Lots. No encroachments may be permitted into any utility or Association easements, except as the utility company or Association allows.

- 3.4.3 Driveways for the Primary Residence Garage (Attached or Detached): Driveways shall meet the width, thickness, and Lot coverage requirements identified in the Town/City Zoning Regulations. In addition, driveways may not comprise more than sixty-five (65%) percent of the front portion of any Lot. Dirt, gravel, and asphalt will not be permitted as driveway material. Driveway materials such as concrete, colored concrete, brick, tile, slate, textured concrete, and combinations are allowed.
- 3.4.4 Square Footage: Unless otherwise approved in writing by the DRC, no dwelling unit shall be erected on any Lot which, exclusive of basements, porches, patios, covered but unenclosed areas, garages, and any attached accessory buildings has a gross livable finished floor area less than 1,200 square feet for a single level or ranch style dwelling unit. The gross livable finished floor area for multi-level dwellings shall be not less than 1,700 square feet. Notwithstanding the above minimum square footage requirements, if, in the sole and absolute discretion of the DRC, the size, construction cost, architectural design or other features of a proposed dwelling unit cause it to be compatible to existing dwelling units within the Property, the DRC shall have the authority to grant a variance within 25 square feet the minimum square footage requirements outlined in this Section.

4. ARCHITECTURE

The architectural guidelines for Jackson Creek are intended to encourage variety and harmony within and among surrounding neighborhoods. The DRC shall approve all architectural drawings.

4.1 BUILDING MASSING

The mass of a residence should be scaled to reduce its apparent size and provide visual interest and depth. Box-like designs are not acceptable. The following is encouraged for single-family homes:

- Front-loaded garages generally shall not project more than 15 feet from the main building's face. The projection may be measured from the front covered porch if, in the DRC's discretion, the porch provides substantial architectural interest.
- Consideration should be given to the design of upper levels and how these masses appear from streets, adjacent Lots, or Association Areas. Variety can be achieved by providing "movement" of upper-story orientations and locations. Avoid repetitive forms over garages.
- Design building elements that are visually "heavier" on the lower story and those that are less massive or "lighter" on the upper story. An upper story should not appear heavier and have disproportionately greater bulk than the portion of the building (or columns) that supports it.
- Also, where provided, front-loaded (3) or more car garages are encouraged to have a 2-foot minimum offset between the garage doors. The offset may be away from or towards the street, but it shall not reduce the driveway apron or setback to less than the minimum building setback.

4.2 BUILDING ELEVATIONS & MATERIALS

Front, side, and rear elevations facing Association Areas shall be well articulated to reduce boxiness. At least two front elevation designs shall be provided for each floor plan. Where possible, adjacent and opposite-facing single-family residences should not have a plan with a similar elevation or color scheme. The following shall also apply:

- a. Roof pitch 5:12 minimum preferred on main roof elements, 4:12 acceptable when appropriate for the home's architectural style. Lower roof pitches are allowed on secondary roof elements (such as porches and covered patios)
- b. Overhanging eaves must be 12 " at minimum for main roof elements; smaller overhangs are allowed on secondary roof elements.
- c. Fascia 8" minimum
- d. Corner boards 1x4" minimum.
- e. Window wraps 1x4" minimum (Front elevation and/or side elevation on corner lots)
- f. Lap Siding 8" max reveal
- g. Masonry or other upgraded materials shall be applied to approximately 20% of the first floor of the front elevation and shall wrap front corners a minimum of 2'. Optional 3rd car garages are not included in this requirement.

4.3 DECKS, BALCONIES, AND COVERED PATIOS

The design of elevated decks, balconies, and patio covers, including colors and materials, shall be consistent with the main structure and not appear to be a subsequent addition. All vertical elements (deck railings, supports, and columns), fascia, and overhead structures shall be painted or stained to match or complement the main structure. Metal railings may be painted an accent color consistent with the approved color schemes.

Columns or supports are encouraged to appear substantial and proportionate to the building mass of the home.

Exterior stairs or steps shall not project out from a home or deck for more than four risers from the deck or home without a 90-degree turn after the fourth riser. Exterior stair landings shall not project out perpendicularly into the yard.

In no instance shall a Builder or Owner install a temporary bar across a door, sliding glass door, or French door to an intended exterior deck. All exterior decks shall be constructed at the same time as the construction of the residence.

4.4 ROOF MATERIALS AND COLORS

A variety of roof colors is encouraged. Dimensional composition shingles, concrete or clay tiles, standing seam metal, and built-up roofing are acceptable. Built-up roofing must have a medium to dark tone of gravel.

4.5 ROOF FORM

A simple, dominant roof form should be used with complementary, secondary, and minor roof forms/elements. The dominant roof form should be oriented from front-to-back to lower apparent roof heights. Hip and gable roofs intersecting the dominant front-to-back roofs are encouraged. Gables, dormers, and other smaller roof elements should be proportional to the spaces they cover and overall roof sizes and forms.

4.6 BUILDING WALL MATERIALS

Acceptable painted/finished wall materials include manufactured siding and shingles, natural wood, stucco, brick, and stone. Reflective materials, unfinished concrete, or precision concrete blocks are prohibited. Aluminum or vinyl siding shall be reviewed and approved by the DRC on a case-by-case basis.

Logical termination points should be identified when dissimilar materials are applied to exterior elevations. The return on outside corners of dissimilar materials shall be a minimum of 2 feet.

4.7 EXTERIOR COLORS

A variety of exterior colors is encouraged. Exterior colors shall be limited to earth tones and muted (not vibrant or flashy) colors. Downspouts should be a similar color to the adjacent surface upon which they are attached. Where possible, adjacent and facing single-family residences should not have a similar color scheme.

4.8 ACCESSORY STRUCTURES

All Improvements, such as garden or utility sheds, gazebos, greenhouses, hot tubs, spas, or detached garages, shall match the residence's architectural details, material, and color. They must be of new material, maintained in a like-new condition, and meet building setback requirements. Approval must be obtained from the DRC for all accessory structures.

4.9 ANTENNAE, SATELLITE SYSTEMS, POLES, UTILITY LINES, AND TRANSMITTERS

The Telecommunications Act of 1996 allows the installation of satellite dishes measuring 1 meter in diameter or less so that acceptable signal reception is not impaired.

Except for utility meters, pipes for water, gas, sewer, drainage or other purposes, all wires, poles, aerials, antennae, satellite dishes more than one meter and other facilities for the transmission or reception of audio or visual signals, Town/City or other utility facilities shall be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure. No exterior radio antennae, television antennae, or other antennae of any type shall be erected or maintained within the Lot, except as set forth below or otherwise as may be approved by the DRC. No exterior radio antennae, television antennae, or satellite dish shall exceed one (1) meter in diameter and project higher than four (4) feet above the tallest projection of the residence or other Improvement. Antenna placement in the front yard is prohibited unless reception is unavailable in the rear and side yards.

4.10 PLAY AND SPORTS EQUIPMENT

All play and sports equipment, except for play structures, must be placed on the Lot and cannot be placed within the building setback areas. It must also be maintained in like-new condition.

Only a basketball backboard with a rim can be permanently placed in the front portion of any Lot, either permanently attached to the residence or placed on a permanent pole. Basketball backboards not located in the front portion of the Lot must be set back at least 10 feet from a property line.

All other play equipment, sports equipment, recreational equipment, play structures, swing sets, and amusement structures shall not be permanently placed in the front portion of any Lot. Temporary use of such other equipment is allowed in the front portion of the Lot only during active play.

The maximum height of any play or sports equipment, except basketball backboards, is 8 feet. Play structures up to 12 feet tall, not closer than twelve (12) feet from the rear property line and not within the side yard setback, are allowed. Play structures must allow for safety zone requirements per the manufacturer's specifications.

4.11 AIR CONDITIONING UNITS

Air conditioners must be ground-mounted in the side yard. No 'swamp" coolers or window-mounted air conditioners are permitted.

4.12 HOLIDAY DECORATIONS

Holiday decorations are permitted to be displayed two (2) weeks before the holiday and five (5) days following the holiday celebrated, except in November, December, and January. See below for date restrictions during these months.

Fall/winter holiday decorations can be displayed from the second week in November through January 15th.

The Board shall have the authority to modify such times and dates in its sole discretion.

4.13 TRASH RECEPTACLES

All containers used to store waste shall be screened from public view. Trash receptacles must be kept within garages or in an approved enclosure. See Exhibit B for enclosure requirements and sample enclosures. Trash receptacles shall be put out at the curb no earlier than the night before the day they will be picked up and put away no later than the evening they have been picked up. Trash must be stored in a durable container with a secure lid to prevent trash from blowing onto adjacent properties or streets.

5. GENERAL LANDSCAPE CRITERIA

Landscape guidelines for Jackson Creek North are intended to promote variety while maintaining continuity among neighborhoods and adjoining Lots.

5.1 WATER CONSERVATION AND IRRIGATION

Jackson Creek North Homeowners Association may have water restrictions and suggestions on water conservation. The cost per gallon of water substantially increases for areas over 2,500 square feet. Use of plant materials (including xeriscaping), irrigation systems, and maintenance practices that conserve water are encouraged. Watering systems should be designed to minimize overspray and water waste.

Owners are encouraged to install underground irrigation systems on their Lots.

5.2 PLANT MATERIAL SETBACKS

Trees with vigorous, shallow root systems, such as willows and cottonwoods, are not recommended within 10 feet of building foundations, driveways, and curbs.

Place trees and plant material carefully so that access and visibility are not impaired near sidewalks, roadways, and building entrances.

5.3 LANDSCAPE GRADING

The finish grade of the Lots shall meet the standards set by the Town/City. Planting, earth mounding, and hardscape areas shall not impede or significantly alter drainage patterns.

5.4 LANDSCAPE RESTRICTION

Builders and Owners should refer to the Town of Monument, utility company, Association, or other applicable governmental agency standards for landscaping within a sight visibility triangle, around fire hydrants and utility boxes, vaults, and meters.

5.5 ROCK AND WOOD MULCH

Shrub and perennial beds are encouraged to be mulched with either rock or wood mulch and lined with landscape fabric or another acceptable weed barrier. Combining rock and wood mulch in the same planting bed is not permitted. Exposed bare ground should be kept to a minimum.

Rock mulch size shall be a minimum of 1/4 inch diameter and a maximum of 1½ inch diameter. As approved by the DRC, smaller mulch may be used in sandboxes, and larger sizes may be used in drainage and accent areas. Acceptable rock mulch color includes natural and earth-toned colors. Prohibited types of rock mulch include lava rock, white marble, black granite, or any other types and colors of these materials.

Wood mulch must be of high quality and consistent size. It should be of natural color without added pigment. Chipper mulch is not an acceptable material due to its tendency to be easily blown by the wind.

All mulched areas (rock and wood mulch) adjacent to turf grasses and Association Open Space must be bordered by a steel or concrete edger.

5.6 TURF MAINTENANCE

See Exhibit C: Turf Maintenance Policy.

5.7 ARTIFICIAL TURF

The use of artificial turf is prohibited unless expressly approved by the DRC. See Exhibit D: Xeriscaping Artificial Turf Guidelines

6. *CRITERIA FOR LANDSCAPE IMPROVEMENTS*

6.1 FRONT YARD LANDSCAPE IMPROVEMENTS

Requirements for Jackson Creek require a minimum of one tree and five shrubs in each home's front yard. DRC may adopt additional requirements.

The required trees must be a minimum size of 1¼-inch diameter calipers for deciduous trees and a minimum of 6 feet tall for evergreen trees planted in the front portion of a Lot. Trees planted in the rear or side yard areas are in addition to the minimum requirements for trees in the front yard outlined below.

6.2 SIDE AND REAR YARD LANDSCAPE

Side and rear yard landscaping shall provide a natural transition between the Lot and its surroundings. Lot owners shall landscape and maintain their yards in a neat and orderly fashion.

Owners are responsible for landscaping and maintaining the area behind the curb to their property line unless that area is in an Association Area.

6.3 WEEDS AND DISEASED TREES

All yards, open spaces, and the entire area of every Lot (except approved landscape areas) shall be kept mowed to a maximum height of 6 inches. In addition, each Lot shall be kept free from brush or other growth or trash which, in the reasonable opinion of the DRC, is unsightly or causes undue danger of fire. All yards and open spaces and the entire area of every Lot on which no Improvement has been constructed, shall be kept free from plant or weeds infected with noxious insects or plant diseases and from weeds which, in the opinion of the DRC, are likely to cause the spread of infection or weeds to neighboring property. The Owner shall remove trees infected with mistletoe, pine beetle, or other diseases. Removed trees shall be replaced in a timely manner and meet the requirements of Section 6.1.

6.4 CONCEPTUAL LANDSCAPE DIAGRAMS

Conceptual Landscape diagrams must be submitted by each builder for approval and conform to the standards listed herein. These diagrams will represent the use of the recommended 2,500 square feet of spray-irrigated landscape and other landscape elements. The diagrams show that a cohesive, sustainable landscape is achievable within the guideline criteria.

Drip irrigation is encouraged for planting areas and trees outside the spray-irrigated areas. Native seed mixes are recommended for areas outside the spray-irrigated areas, but they may require periodic watering to become established.

7. *FENCING AND WALLS*

7.1 LOT FENCES AND WALLS

Fencing shall conform to a split rail fence, and fences and walls (fencing) to be constructed on a Lot will require prior approval of the DRC. See Exhibit A for detailed guidelines. Fence type 'A' shall be placed along individually owned lots. Full yard fencing must be accomplished simultaneously, as landscaping is required. The winged section of fencing from the front of each home shall not extend beyond the front corners of each house. Fencing on corner lots may be installed on the property line, and all lines of sight requirements must be considered.

7.2 RETAINING WALLS

Retaining walls shall be as low as possible with a maximum height of three feet unless otherwise necessary. The DRC must approve all walls. Before building any retaining walls, check with the Town/City whether a permit is required. Grade changes that require walls more than this height shall be terraced, with a minimum separation between walls of 3 feet, and include landscaping between the walls. Any fencing above the retaining walls must have a minimum offset from the retaining wall of four feet.

Acceptable finish materials for retaining walls visible from the street or Association areas shall include natural stone, manufactured stone, masonry (except grey precision block), and stucco. The use of boulders and dry-set stone is highly recommended.

Other materials, such as textured or split-face concrete block, high-quality wood timbers, and other materials that are consistent with the residence's natural surroundings and architecture, may be considered on a case-by-case basis.

All concrete-backed retaining walls should be waterproof and adequately drained on the uphill or surcharge side.

7.3 LANDSCAPE and BUILDING MOUNTED LIGHTING

Lighting design should consider the effect on neighboring homes, preventing light spillage onto adjacent properties. Floodlights to light large areas are prohibited except for security purposes, with limited use, or where approved by the DRC.

White colored “festoon” style lighting is permissible in the rear portion of a lot if it is attached to a permanent structure such as the home, fence, pergola, shed, or gazebo.

8. MASTER SIGNAGE PROGRAM

The purpose of the Master Signage Program is to provide some visual cohesiveness with respect to monumentation and signage and enable visitors to recognize and identify neighborhoods within the Jackson Creek North Homeowners Association. It addresses both permanent signage and temporary marketing signs. Illustrations are schematic only and are to be used as a guideline.

8.1 PERMANENT SIGNS

Permanent signs require prior approval by the Design Review Committee.

8.2 TEMPORARY SIGNS

- 8.2.1 Community Directional Signs: These signs direct people to the different builders' projects throughout Jackson Creek North. They are not subject to Design Review Committee review.
- 8.2.2 Project Marketing Signs: Identify each different production builder's project. DRC must approve these signs prior to installation. The Builder is responsible for designing, applying for permits, fabricating, maintaining, and removing the signs.
- 8.2.3 Temporary Sales Trailer Sign, Model Complex Sign, Model Parking Sign, Construction/Development Sign: The Builder is responsible for designing, applying

for permits, fabricating, maintaining, and removing the signs. The DRC must approve them prior to installation.

8.2.4 Lot Signs: Identifies a production Builder's lot.

8.3 SIGN SUBMITTAL AND APPROVAL PROCESS

Signage requiring DRC approval will need a letter of authorization from the DRC before installation. Signage submittals to the DRC must include diagrams and specifications. Approval by the DRC shall not be deemed approved by the Town/City, nor shall it imply that the submitted designs comply with Town/City codes, ordinances, or regulations.

8.4 ALLOWABLE SIGNS NOT REQUIRING A PERMIT

The following signs, if not illuminated (except for the national or state flag, which may be illuminated), shall be allowed without obtaining DRC approval.

- a. One (1) properly displayed United States and/or Colorado State flag not exceeding twenty (25) square feet in flag area on a pole not to exceed thirty (30) feet in height.
- b. "Open House" signs displayed up to 8 hours daily.
- c. One (1) un-illuminated, double-faced real estate advertising sign, for sale (on a resale basis), lease, or rent of a single-family residence. Such a sign shall not exceed six (6) square feet in area or six (6) feet in height. It shall be situated within the property line and in no event shall encroach upon the public right-of-way, Association Areas. It shall remain only during the time the premises are being offered for sale, lease, or rent, and shall be removed within seven (7) days after the property has been sold, leased, or rented, or the offer for sale, lease, or rent has been terminated. The property shall be deemed sold upon close of escrow, transfer of legal title, or execution of an installment sales contract, whichever occurs first.

8.5 PROHIBITED SIGNS

The following signs are prohibited:

- a. Animated signs.
- b. Flashing signs.
- c. Revolving signs.
- d. Roof signs not approved by the DRC.
- e. Sandwich boards, trailer signs, open house signs, or other portable signs (except where approved as noted in these Design Guidelines).
- f. Pole-mounted pylon signs.
- g. Signs painted directly on wall surfaces.
- h. Window signs mounted on or within four (4) feet of the interior window surface unless part of the DRC-approved Master Signage Plan for a particular Lot.
- i. Signs that create a safety hazard by obstructing the clear view of pedestrian and vehicular traffic.
- j. Builder, owner, or custom lot signs within the public right-of-way or on Association property.

EXHIBIT A

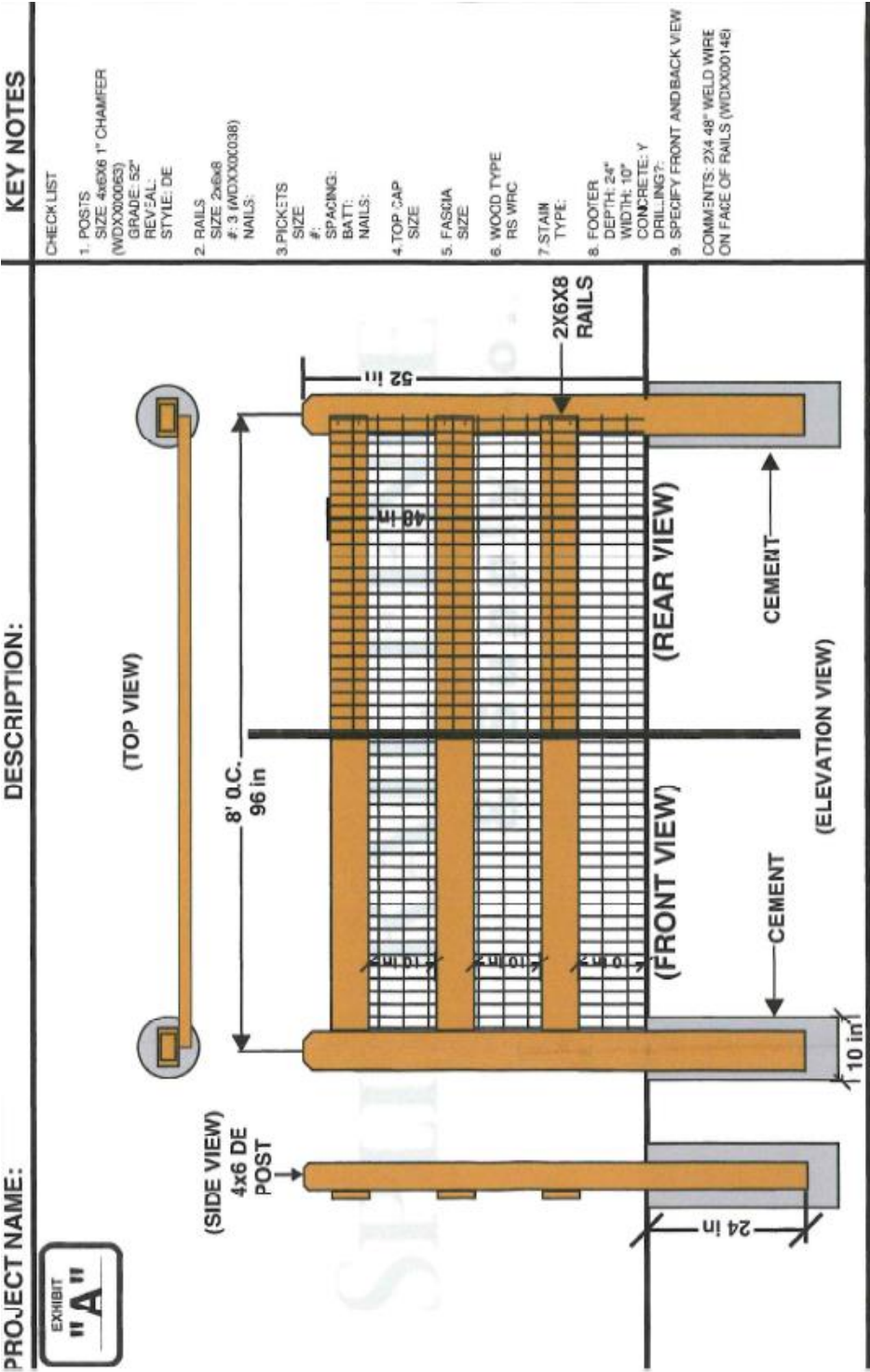
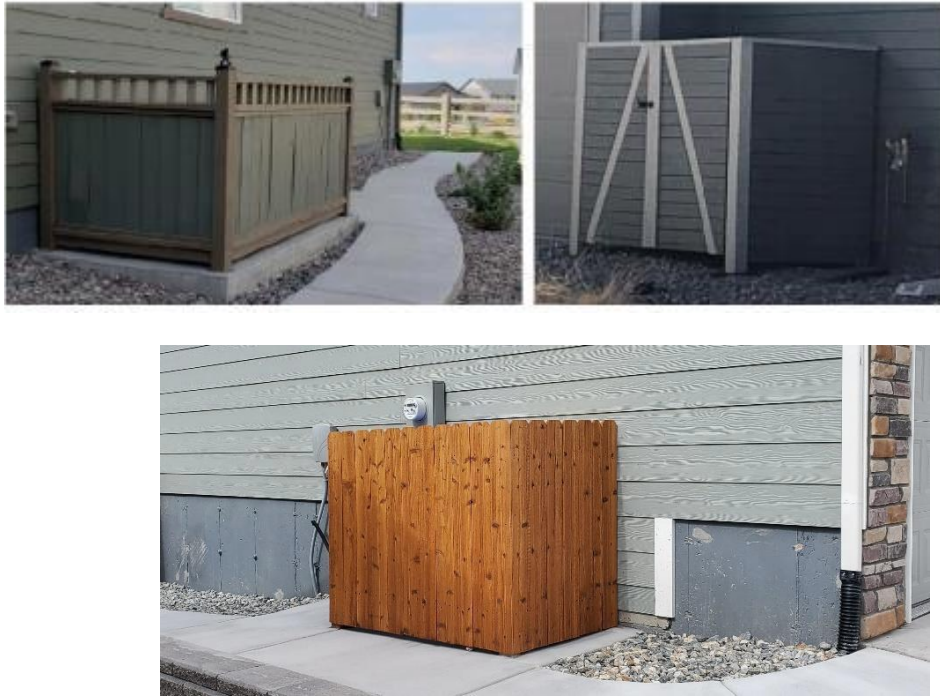


EXHIBIT B

TRASH RECEPTACLE ENCLOSURE/SCREENING EXAMPLES

Trash receptacles must be kept in garages or in an approved enclosure. We also recommend using bungee cords to secure the lids. This will help prevent trash from blowing out on windy days.



DRC approval is NOT REQUIRED if ALL the following conditions are met:

- The trash receptacle enclosure/screening is installed behind the wing fence in the side yard (may not be on an exposed corner side).
- Must be attached to the side of the house.
- Has a minimum setback from the side property line of 5 feet.
- Is constructed of top-grade cedar or high-grade Trex material or an equivalent color complementary to the home or painted to match the fence stain.
- It may not exceed 4' -6" in height from ground level at any point. Any trash enclosure/screening not meeting ALL these conditions must be submitted for DRC approval.

EXHIBIT C

Jackson Creek Turf Maintenance Policy

Purpose

This Turf Maintenance Policy outlines minimum standards for lawn care and appearance within the Jackson Creek community to preserve neighborhood aesthetics, maintain property values, and ensure equitable enforcement of landscape requirements.

Scope

This policy applies to all homeowners and residents within Jackson Creek whose properties include turfgrass in any visible location, including front, side, and rear yards, when viewable from public areas or neighboring lots.

Maintenance Requirements

1. Mowing

- Turfgrass must be maintained at a height between 2.5" and 4".
- Grass must never exceed 6" in height.
- Clippings must be mulched or bagged; grass clippings shall not be left on sidewalks, driveways, or streets.

2. Watering

- Turf must be watered consistently to maintain a green and healthy appearance throughout the growing season (typically April through October).
- Watering should be performed in the early morning or late evening to minimize evaporation and promote efficient irrigation.

3. Weed Control

- Lawns must be kept free of excessive weeds and invasive plant growth.
- Homeowners are expected to apply routine weed control measures to maintain a clean and well-kept appearance.

4. Edging and Trimming

- All turf must be neatly edged along all sidewalks, driveways, curbs, and landscaped beds.
- Turfgrass must not encroach upon rock beds, mulch areas, or hardscape features.

5. Pest and Disease Management

- Property owners must monitor for signs of disease, pest damage, or drought stress.

- Dead or patchy areas must be reseeded, resodded, or otherwise corrected in a timely manner.

6. General Appearance

- Lawns must be consistently maintained to appear lush, green, and uniform.
- Bare dirt areas, large dead patches, or yellowing turf must be actively addressed.
- Dirt-only or completely dead lawns are prohibited unless xeriscaping has been formally approved.

7. Alternative Landscaping

- Homeowners wishing to replace turf with xeriscaping must submit a formal request for review and approval before removal or installation begins.

Inspections and Enforcement

Inspection Frequency:

Turf inspections will occur **bi-weekly** during the growing season (**April through October**).

Fine Schedule:

Violations of this policy will result in the following enforcement actions:

Offense	Action
1st Offense	Courtesy Warning
2nd Offense	\$50.00 Fine
3rd Offense	\$100.00 Fine
4th Offense and Beyond	\$200.00 Fine per inspection

EXHIBIT D

Xeriscaping Guidelines for Artificial Turf

The following guidelines are intended to help homeowners integrate artificial turf into their xeriscape landscapes to conserve water, enhance curb appeal, and maintain neighborhood harmony. All installations must receive Design Review Committee (DRC) approval before commencement.

1. Purpose & Scope

- **Purpose:** Promote sustainable, drought-resistant landscaping by establishing standards for artificial turf installations.
- **Scope:** Applies to all single-family residential lots within the community.

2. Definitions

- **Artificial Turf:** Synthetic grass surface designed to simulate natural turf without irrigation.
- **Infill:** Material (e.g., silica sand or coated organic granules) placed between turf fibers to support blade structure.
- **Base Aggregate:** Crushed rock or decomposed granite layer beneath turf, ensuring drainage and stability.

3. DRC Approval Process

1. **Application:** Submit a DRC request including:
 - Site plan showing turf area(s)
 - Manufacturer/spec sheet for turf product
 - Details on base preparation, infill type, and edging
2. **Review Timeline:** Allow up to 15 days for DRC review.
3. **Installation Window:** Begin work within 90 days of approval; resubmit if delayed.

4. Product Standards

- **Fiber Quality:** UV-stabilized polyethylene or polypropylene fibers; minimum pile height 1–1.5" to mimic natural grass.
- **Color & Texture:** The blend of light and dark green shades with occasional brown thatch fibers—avoid overly bright or uniform greens.
- **Backing & Drainage:** Perforated backing with ≥ 30 " per hour drainage rate.
- **Infill Material:**
 - **Permitted:** Silica sand, coated organic infill (e.g., cork)
 - **Prohibited:** Crumb rubber, loose plastic granules

5. Site Preparation & Installation

1. **Excavation:** Remove existing turf/soil to a 3–4" depth.
2. **Weed Barrier:** Install permeable geotextile fabric.
3. **Base Aggregate:** Place and compact a 2–3" layer of crushed rock or decomposed granite; ensure 1%–2% cross-slope for drainage.
4. **Edging:** Install permanent edging (aluminum, steel, or masonry) to restrain turf edges.
5. **Seaming & Adhesive:** Use manufacturer-approved seaming tape and adhesives; position seams away from high-traffic areas.

6. **Infill Application:** Evenly distribute approved infill to support fibers upright; brush in with a stiff-bristle broom.

6. Maintenance Requirements

- **Cleaning:** Remove debris and fallen leaves weekly.
- **Brushing:** Rake fibers upright quarterly.
- **Sanitizing:** Apply mild, turf-safe disinfectant annually or as needed to deter odors.
- **Inspection:** The Homeowner will inspect turf edges for lifting or gaps.

7. Compliance & Enforcement

- **Inspections:** The district manager conducts annual exterior inspections; noncompliant installations must be rectified within 30 days of notice.
- **Penalties:** Unapproved or poorly maintained turf may result in fines up to \$100 per occurrence and a requirement to restore natural landscaping.

8. Resources & Contacts

For DRC forms and submittal details, visit <https://landhuisco.com/metropolitan-district-management>.

Click DESIGN REVIEW REQUEST FORM