

WALNUT GROVE DESIGN GUIDELINES

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The Design Guidelines presented here will help you design your landscaping so it is compatible with The Walnut Grove neighborhood concept. The requirements set forth here are the various provisions and restrictions in the Declaration of Covenants, Conditions and Restrictions of The Walnut Grove ("CC&R's") are intended to preserve and maintain the design character, the value, and the desirability and attractiveness of Walnut Grove (the "Project").

Any and all improvements done by the Homeowner to lots within the Project shall be subject to approval by the Design Review Committee in accordance with the provisions of the CC&R's and these guidelines. Therefore, even though these guidelines establish acceptable parameters for design features and landscape standards, the implementation of any improvement (including but not limited to buildings, accessory buildings, shade structures, patio covers, walkways, drain devices, garages, spas, recreational facilities, game court, driveways, parking areas, fences screening walls, retaining walls, stairs, decks, exterior lighting, planted trees, and shrubs, poles, signs, mailboxes, exterior air conditioning, satellite receiving dishes and antennas, solar panels, and water softening fixtures or equipment, additions and / or exterior modification to any lot or residence, including painting the exterior of and residence or structure (if other than the original color) and changing the roofing material on any residence or structure) must be submitted to and approved in writing by the Design Review Committee ("DRC") prior to the commencement of any work related to these improvements.

Review of the Plans and Specifications by the DRC may be based on, among other things, conformity with the building envelope, conformity and harmony of external design with neighboring structures, effect of location, and use of improvements (including landscaping) on neighboring property. Also included may be consideration of view and aesthetics and conformity of the plans and specifications to the purpose and general plan and intent of the CC&R's, and provisions and design parameters of these guidelines.

The DRC may require additions or modifications (in its sole discretion) in an effort to ensure compatibility of design in the project with in each particular lot itself and consistency with these guidelines and the CC&R's.

In addition to these requirements, the improvements on each lot must conform to all appropriate City, County, State and Federal building requirements, regulations, ordinances and laws. In those instances where various regulations are overlapping, the more restrictive regulations (i.e., requirements) shall apply. The sketches and other graphic representations in these guidelines are offered only as general visual aids in understanding the basic intent of the Design Guidelines.

THE WALNUT GROVE HOMEOWNER'S ASSOCIATION

Walnut Grove is located within the City of Westminster in Jefferson County and is governed by its zoning ordinances, building codes and planning regulations. The CC&R's are the governing powers and regulations for the Homeowner's Association.

The review and approval process by the DRC set forth in these Design Guidelines in no way affects each owner's obligation to comply with all governmental laws and regulations affecting the use of the owner's and the ability to construct various improvements on the lot.

The Common Elements, which are a part of the Association will be, maintained in accordance with the CC&R's, Subdivision Plat and agreements with any governmental or quasi-governmental entities.

COMMUNITY LANDSCAPE CHARACTER

The landscape character of the area is derived from the native plant materials of the Denver area along with introduced species that have flourished in the front range of the Rocky Mountains. The materials of both hardscape and softscape are designed together with the architecture and the grading to form a unifying visual framework.

COMMUNITY ENTRY

The Walnut Grove community features two entries, one on Johnson Street and West 107th Avenue, and the other on Hoyt Street and West 106th Avenue. These entries will include lighted entry signs off of the street, and will be maintained by the Homeowners Association.

COMMUNITY LANDSCAPE STANDARDS

All Landscape and Irrigation Installation Must Be Reviewed and Approved By the Design Review Committee

FRONT YARD

The area between the back of the sidewalk and the front of the building is defined as the front yard. Consistency and conformance to the overall landscape theme will be required. Homeowners shall choose plant material for additional landscaping in the front yard from approved plant palette (See Landscape Palette page 9-12). Appurtenances and decorative entry features such as fence, timber and rock walls may be allowed and will be reviewed on a case-by-case basis by the DRC.

SIDE YARD

The side yard is the portion of the open space between the building and the side property line. Fences may be permitted to a maximum of six-foot high privacy fence and must be set back a minimum of 10 feet from the front yard; provided, however, if the builder has installed a fence with a different setback, any privacy fence installed by the homeowner shall correspond to such setback. Homeowners shall choose plant material from the approved plant palette. In the side yard the adjoining lot owner may construct retaining walls up to 3 ½ feet high, with planted slope above the wall, with comment, if appropriate

and approved by the DRC. Side yard retaining walls up to 24" in height may be installed without permission so long as any such proposed wall does not affect drainage. Any retaining wall, including those 24" and less, which may affect drainage must be submitted to the DRC for approval prior to construction. Privacy fence up to 6 feet may be constructed at either the top of the slope or above the wall.

REAR YARDS AND REAR SIDE YARDS

The rear is the portion of the lot between the rear property line and the building envelope. The rear side yard is that portion of the lot within the side yard setback (5 feet on either side of the house) at the rear yard area. In no event shall rear lot retaining walls exceed 3 ½ feet in height unless installed by the developer or builder. All wall designs are subject to review by the DRC regarding their configuration and material from the approval plant palette. Homeowners shall choose plant material for additional landscaping in the rear yard from approved plant palette (See Landscape Palette page 9-12). All side and rear landscaping shall be completed within 6 months from the time of closing after the purchase from the original builder.

IRRIGATION STANDARDS

All irrigation systems should be designed by a landscape architect or an irrigation specialist to insure efficient water management and plant growth. The irrigation system must be designed so that water does not cross property lines.

The irrigation designer should consider environmental conditions such as sun and shade, soils terrain, percolation rates, moisture sensing, erosion control and wind.

All landscape areas must be irrigated. Use of proven name brand equipment and automatic controls are highly recommended. Irrigation construction drawings should indicate all components used and their method of installation.

The irrigation system should be tailored to the water requirements of the plant material and provide just enough water for optimum plant growth. Efficient irrigation and drought tolerant plant materials will conserve a great amount of water.

PLANTING STANDARDS

The lot landscape should be designed to create a coherent environment, which complements the overall community. Plant material should relate to the scale and character used in the community landscape areas and to the lot improvements.

The plant palette listed in these Design Guidelines shall be used for selecting materials. Trees and shrubs should provide the principal landscaping image.

Minimize the use of herbaceous and short-lived plants. Shrubs and ground covers should completely cover the soil when mature.

Particular attention should be paid to the functional aspects of planting design. Consideration should be given to the use of plants for screening, space definition, erosion control, glare reduction, dust control and aesthetics.

Selection and installation of plant materials should also take maintenance into account.

Planting design must respect varying irrigation requirements of plants. Plants with similar requirements should be grouped together. Where necessary, vines should be secured to vertical surfaces in a permanent fashion.

MAINTENANCE STANDARDS

The landscaping maintenance should include the following at a minimum:

1. Mowing and edging of turf at least once per week.
2. Watering and maintaining the irrigation system.
3. Fertilizing and aeration at least four times per year or as required.
4. Controlling weeds and maintaining all beds, bushes, shrubs, trees and landscaping in a first class manner.

PERMITTED MATERIALS

Colors and materials used within the Walnut Grove Community are subject to approval by the DRC. Permitted materials are listed here.

A. Paving - Permitted Materials:

Asphalt
Brick
Stone, Dry Lain
Stone, Mortared
Tile
Exposed Aggregated Concrete
Precast Concrete Pavers
Colored Concrete

Not Permitted:

Decomposed Granite
Common Gravel

B. Walls - Permitted Facing Materials:

Timber
Brick
Stone
Simulated Stone
Stucco

C. Fences - Permitted Materials:

Split Rail
Standard Cedar or Redwood Picket
PVC

Not Permitted:

Chain Link
Tubular Steel
Any Other Styles Not in Keeping with the Community Theme

Fences should be designed with a character that will meet the standards of approval by the DRC and conform to the City of Westminster requirements.

**SATELLITE DISHES AND OTHER EXTERIOR
ANTENNAE.**

Satellite dishes and antennae are allowed however the design review committee does require the homeowner to submit for approval and will require that all attempts practical are made to insure that the satellite dishes and antennae are out of view from public areas.

LOT LANDSCAPE PALETTE

Community Tree Landscaping Palette

TREES UP TO 30 FEET IN HEIGHT

I. UPRIGHT EVERGREENS

Blue Haven Juniper, Colo.green Juniper, Green spire Juniper, Gray Gleam Juniper, Columnar Hetz Juniper, Hill spire Juniper, Ketoleeri Juniper, Manhattan Blue Juniper, Medora Juniper, Moon glow Juniper, Pathfinder Juniper, Robusta Green Juniper, Skyrocket Juniper, Sutherland Juniper, Welch Juniper, Wichita Blue Juniper.

II. EVERGREEN TREES

Dark Green Arborvitae, Smaragd Arborvitae, Pinion Pine, One seed Juniper, Rocky Mountain Pine, Tarnish Pine, Alberta Spruce, Bristle cone Pine.

III. ORNAMENTAL TREES

Thin leaf Alder, Apricot, European Mountain Ash, Cardinal Royal Ash, Black hawk Ash, Showy Ash, Rocky Mountain Birch, Red Cherry Crab, Bechtel Flowering Crab, Kelsey's Crab, Radiant Crab, Red Jade Weeping Crab, Red Splendor Crab, Royalty Crab, Sergeant Crab, Snowdrift Crab, Cockspur Hawthorn, Toba Hawthorn, Japanese Lilac Tree, Amur Maple, Washatch Maple, Bigtooth Maple, New Mexican Locust, Gambles Oak, double Flowering Plum, Newport Plum, Shadblow Serviceberry, Amur Chokecherry, Golden Rain Tree, Sherbert Chokecherry.

IV. FRUIT TREES

All varieties of Fruit Trees

LOT LANDSCAPE PALETTE

COMMUNITY TREE LANDSCAPE PALETTE

TREES UP TO 40 FEET IN HEIGHT

I. EVERGREENS

Southwestern White Pine, Australian pine, Bristlecone Pine,

II. ORNAMENTAL TREES

Canoe Birch, Cut leaf Weeping Birch, Dolgo Flowering Crab, Japanese Pagoda Tree, Mayday Tree, Bradford Pear.

III. SHADE TREES

Ohio Buckeye, Imperial Honey Locust, Sunburst Honey locust, Columnar Hornbeam, Crimson King Maple, Red Royal Maple, Red Sunset Maple, Autumn Purple Ash, Green Ash, Golden Russian Willow, Skyline Honey locust, Little leaf Linden.

IV. FRUIT TREES

All varieties of Fruit Trees.

LOT LANDSCAPE PALETTE

COMMUNITY TREE LANDSCAPE PALETTE

TREES UP TO 60 FEET IN HEIGHT

I. EVERGREEN

Limber Pine, Ponderosa Pine, White Pine.

II. ORNAMENTAL TREES

European White Birch, Western Catalpa

III. SHADE TREES

Purple Autumn Ash, Green spire Linden, Little leaf Linden, Redmond Linden, Cut leaf Sliver Maple, Norway Columnar Maple, Marshall's Seedless Ash, Japanese Pagoda Tree, Siberian Elm, Thorn-less Honey locust, Western Catalpa.

LOT LANDSCAPE PALETTE

COMMUNITY SHRUB & GROUND COVER LANDSCAPE PALETTE

Shrubs - Deciduous

Serviceberry, Japanese Barberry, Siberian Pea shrub, Blue mist Spirea, Mountain Mahogany, Red & Yellow twig Dogwood, Variegated Dogwood, Peaking Cotoneaster, Spreading Cotoneaster, Burring Bush, Forsythia, Althea (Rose of Sharon), Peegee Hydrangea, Common Privet, Dwarf Honeysuckle, Zabel's Honeysuckle, Mock orange, Ninebark, Pontentilla (Cinquefoil), American Plum, Sand Cherry, Cistena Plum, Buckthorn, Sumac Alpine Currant, Golden Current, Shrub Rose Willow, Elder, Silver Buffalo berry, Spires, Snow & Coralberry, Lilac, Viburnum.

Shrubs - Evergreen

Manhattan Euonymus, Sarcoxie Euonymus, Pfizer & Gold Tip Juniper, Spreading Juniper, Tammy Juniper, Buffalo & Broad moor Juniper, Oregon grape, Alberta Spruce, Mugho Pine Pyracantha, Yucca.

Groundcovers

Kinnikinnick, Ajuga, Puss toe, Silvermound, Snow-in-Summer, Lily in the Valley, Maiden Pink, Hardy Ice plant, Winter creeper, Creeping Grapeholly, Creeping Phlox, Himalayan Boarder Jewel, Sedum (Stone Crop), Woolly Thyme, Periwinkle.