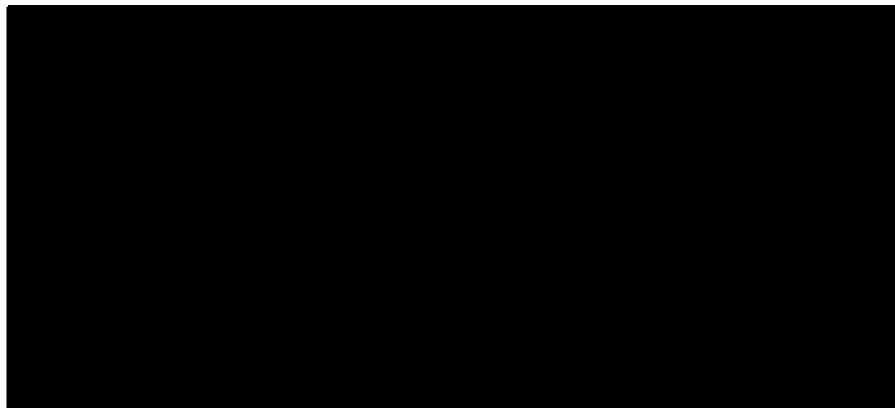


The Landscaping Control Committee



The Landscaping Control Committee



The benefits of living in a Homeowners community are many. To maintain these enjoyments, the Board and its Committees ask for your help. It is important for you to familiarize yourself with the HOA rules and understand that HOA regulations are not written for the individual owner. They are the mandates that lawfully protect community assets and serve the best interests of the whole.

Each owner has agreed to comply with the controls of the Association and as a member, by giving their signature upon purchase of the Common Property of the Association.

The 700 Golfmore Homeowners Board is the immediate resource for information, help and guidance and the Association's website is an archive of Minutes, governing documents and new owner orientation.

The Purpose of the Landscaping Control Committee is to advise the Board, and to recommend changes to gradually upgrade the Common Property into a cohesive flow of repeating grasses, shrubs, bushes, perennials, trees and hardscapes, within the scope of our conceptual guidelines.

Conceptual Landscape Guidelines:

- Complimentary to the building, design & color
- Less is more
- Sculptural shapes and multiple seasonal interest
- Four seasons of colors
- Minimize costs-maintenance & irrigation
- Grey concrete pavers-round or square
- Color pops-no annuals.

The Scope of Committee Work is to meet 2 times annually, or as needed to:

- Recommend by October 1st, a line-item price for needed upgrading. Approval by vote at the Annual Meeting.
- Recommend any offers for paid, landscape upgrades from owners. Respond to their requests for help.
- Recommend and update the Landscape Controls Manual and Plant List, as needed.
- Reduce the cost of maintenance of approved plants, bushes, trees and irrigation and hardscaping, as needed.
- Observe landscaping standards. Recommend actions needed to address shortfalls.

1. The Business Case for Controlling the Landscape.

Property values drop when the curb appeal of the common property deteriorates. The tastes of individual unit owners have accumulated into a “patchwork” of small changes and clutter in the past. When the overall landscape is controlled, the overall cohesion increases the value of all Units. Maintenance costs are reduced and equitable treatment of owners prevails.

2. Who designed the Landscaping Plans?

In 1983, the original concept was developed as a “Colorado Glade.” Massive contoured earthworks were featured and planted with already mature, flowering trees and evergreens. This was followed by a period of clutter & alterations which accumulated. The costs of maintenance and irrigation increased. In 2021, a Landscaping Control Committee recommended an improvement plan, returned to professional advice and began a plan of cohesive upgrading, to be implemented in phases.

3. Who owns the Landscaping?

The Association owns all parts of the landscaping and includes parking, breezeways and patios. Patios are designated as “*limited to the use*” of one Unit, but the ownership of patios remain Common Property, controlled by the Association. All irrigation systems belong to the Association.

4. The Governing Documents are available to read.

<https://700Golfmore.managebuilding.com> is the link to the Association's website. There you will find the legal documents, the Association's User Manuals for the governing of the Golfmore property and much more.

5. Frequently Asked Questions.

a. Can I change the landscaping on or around my patio?

No. The landscaping is property of the Association and is currently in the process of being upgraded, according to a planned scheme defined in this HOA Manual.

b. Do my monthly dues cover upgrading?

No. Your monthly dues pay the costs of maintaining the landscaping. This only covers the maintenance bills for landscaping: It includes irrigation repairs, water bills, contractors, tree & shrub pruning, spraying or snow removal, etc. It does not include upgrading of the landscaping.

c. How are landscape upgrades funded?

Each year, any member can propose an upgrade. This will be included in the Annual Budget as a one-time, one-liner. All owners will vote in the December Annual Meeting to accept or reject the proposed upgrades and the cost becomes part of your monthly Dues. Please submit your proposal by October 1st to allow time for costing & budgeting work.

d. Can I pay for an upgrade myself, to get it done quicker?

Yes. If it complies with this Manual, it has already been approved. Submit your written proposal to the Landscaping Committee. If you agree to pay for the costs of the upgrade and it complies, work can proceed. It does not have to wait until the December meeting vote.

e. May I maintain the improvement area I paid for?

No. The willingness of owners to provide maintenance is no longer considered a good practice over the long term. In the past, as ownership changed over time, prior residents caused expensive maintenance costs. These were incurred by the Association after the sale of the unit because the new owners wanted no maintenance.

f. How does the irrigation system work?

Your monthly dues pay for irrigation maintenance and the purchase of water. We have 2 irrigation systems: The first uses domestic water to irrigate plants close to the building, so we can water during dry winters. The second irrigates perimeter plantings with ditch water. That water enters our storage station from the ditch located on our eastern boundary and is pumped to serve the balance of our plantings.

g. Can I tap into the HOA irrigation to water my patio plants?

No. In 2013, the whole system had to be replaced, caused by extra and then abandoned, perforations. This created too many new taps and the downstream flow was so diminished that we lost many quality plants and shrubs.

h. So how do I water my patio pots?

All patios were supplied with a domestic water hose bib, located close to the patio adjacent to your Unit. Restoration of any missing or modified hose bibs are now the responsibility of the current owner. Also, your house tap water.

6. Reminders for sharing Breezeways:

- Breezeways are shared Common Property with your neighbors. There is no "my side" assigned to any unit or owner.
- Seek neighbors' agreement before placing pots or decorations in common spaces.
- At each front door, use *warm* color light bulbs, with light sensors for night time illumination in the breezeways.
- Use only *warm color* lights throughout the building. No flashing, noisy, colored or intrusive holiday lights are permitted.
- External siding, light fixtures and Unit lettering are HOA property. Do not individualize, nail, remove or replace any surfaces of the common property.
- The Board may remove or restore the external appearances of common property.

CHECK LIST FOR THOSE WRITING OR EVALUATING A SUCCESSFUL LANDSCAPE PROPOSAL

This check list will be used by the Landscape Control Committee to evaluate all proposals for upgrades. We hope it will help owners to write a winning proposal with the best plants, hardscape and trees that will be approved.

1. Does this proposal fit our Landscape Controls Manual? Consider:

Good color grouping against the grey building

Contrasting color pops used in other areas of the property?

Repeats plants on the approved Plant list in a “flow” pattern?

Blooms are multi-seasonal

Contributes color for seasonal looks

Does your list of plants flourish in this location?

Are your plants recommended to grow in shade, full sun, etc.?

Consider the plant growth size and it's fit in the space. (Tall, medium, short, spreading, etc.)

Does your plant list contribute seasonal color?

Does your plant list increase special care or irrigation costs?

Consider special pruning

Consider special irrigation cost

Approved Hard Scape:

Colorado River Rock

Pavers: Gray round or square

These are some reference links on which you may view the plants.

www.thespruce.com

www.monrovia.com

www.springhill.com

www.edenbrothers.com

www.bluestoneperennials.com

APPROVED PLANT LIST:

Trees:

Arborvitae (Emerald Green)

Crabapple (Pink & White)

Honey Locust

Juniper (Rocky Mountain)

Pine (Limber/Lodgepole/Ponderosa/Australian)

Spruce (Colorado Blue)

APPROVED PLANT LIST:

Bushes:

Barberry (Japanese Crimson Ruby)

Forsythia (Spring Glory)

Gaura (Dark Pink Belleza)

Holly (Berri-Magic Royalty)

Hydrangea

Leucothoe (Scarletta)

Ninebark (Center Glow)

Orange Blossom (Sundance Mexican)

Potentilla (Gold Star)

Silverberry (Gilt Edge)

Spirea (Double Play Gold)

Weigela (Dark Horse)

Wintercreeper (Emeral Gaiety)

APPROVED PLANT LIST:

Flowers:

Black Eyed Susan

Cranesbill

Crocasmia

Daffodil

Day Lilly (Orange/Yellow)

Iris (Dark Purple)

Lavender (Hidcote Blue English)

Lilly (Blackberry)

Yarrow (Moonshine)

Coneflower

Hosta

APPROVED PLANT LIST:

Grasses:

Foerster's Feather Reed Grass

North Wind Switch Grass

Morning Light Maiden Grass

Various other grasses throughout the complex

VINES: NOT ALLOWED

PLANTS NOT ALLOWED:

Pampas Grass

Russian Sage

Blue Fescue (Individual pots only)

Japanese Blood Grass (individual pots only)

Bamboo

Purple Fountain Grass (individual pots only, annual in our area)

Roses

Juniper Shrubs and Trees

Cedar Trees

Lilac

Lilyturf (Any color)

Aspen Trees (Do not do well in our climate, are a mountain tree)

Yew (Japanese Plum)

Revision to: The 700 Golfmore HOA Landscape Control Manual

May 24, 2023

Page 4:

#4. The Governing Documents are available to read.

Heritage Property and HOA Management

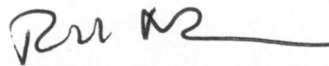
www.hpmgj.com

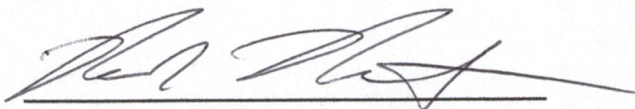
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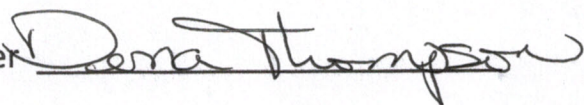
#G: All homeowners may have up to, but not to exceed, 4 drips for flower pots, irrigated from the HOA's domestic water irrigation drip system.

Breezeway pots will still need to be watered from homeowner's home tap or hose bids located on patios or the front of the building.

Approved by Board of Managers:

Randy Thompson - President _____

Bobby Belcastro - Vice-President _____

Dena Thompson - Secretary/Treasurer _____

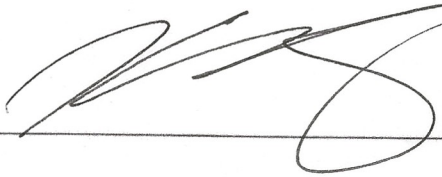
ADMENDMENT TO LANDSCAPE CONTROL MANAUL

OUTSIDE BREEZEWAY WATER SPIGOTS

No homeowner or tenant may use the breezeway outside water spigots to wash the breezeways.

Due to severe leakage through the breezeway tiles, down through the structure of the building, and through the ceiling tiles of the underground garage, the outside breezeway water spigots may be used for container filling only.

Karen Cummings/President



Randy Thompson/Vice/President



Dena Thompson/Secretary/Treasurer



Revised August 11, 2026