

RENAISSANCE 360

RESIDENTIAL DESIGN GUIDELINES

August 18, 2022



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1 INTRODUCTION

The community-wide standards for the Renaissance 360 subdivision have been established in the Renaissance 360 Declaration of Covenants, Conditions and Restrictions (Declaration) in order to ensure a quality environment for the residents. The Renaissance 360 Residential Design Guidelines (Guidelines) provide architectural, exterior home improvement, and landscape requirements for the community that supplement the Declaration. Should any conflict exist between these Guidelines and the Declaration, the Declaration shall prevail.

A. DESIGN REVIEW PURPOSE

The purpose of the design review process is to ensure that the community-wide standards for Renaissance 360 are upheld. Initial construction, initial landscape, and exterior improvements and modifications will be reviewed by either the Design Review Board or the Renaissance 360 Homeowners Association. The Guidelines cannot anticipate all possible conditions; therefore, the Design Review Board and the Renaissance 360 Homeowners Association reserve the right to approve or disapprove any improvement to ensure the community-wide standards are upheld. Please see the review responsibilities below.

B. WHAT REQUIRES REVIEW?

The items below require review *prior to construction or installation*. Some requirements may overlap with governmental agency requirements. The more restrictive requirement shall prevail where conflicts exist.

- Initial home construction (architecture, plot plan, and color scheme)
- Initial landscaping plans
- Any exterior improvements or modifications to a lot, home, or landscaping

C. DESIGN REVIEW BOARD (DRB)

The DRB consists of La Plata Communities, Inc. (La Plata) staff and is responsible for the approval of all initial construction applications. The DRB:

- Approves initial home construction plans (architecture, color schemes, and plot plans)
- Approves initial landscape plans
- Approves all exterior improvements and modifications, prior to final landscape inspection approval
- Conducts final landscape inspections and issues final landscape inspection approval

D. RENAISSANCE 360 HOMEOWNERS ASSOCIATION (HOA)

The Renaissance 360 (HOA) consists of homeowners from the Renaissance 360 community. The HOA:

- Approves all exterior improvements and modifications and landscape modifications, after final landscape inspection approval
- Approves all exterior improvements and modifications and landscape modifications for pre-existing homes

E. REVIEW FEES

Per Section 5 of the Declaration, the DRB and the HOA reserve the right to charge reasonable fees for review of applications and may require fees to be paid in full prior to review of any application.

F. VARIANCES

The DRB or HOA may grant variances to the Guidelines only when unique circumstances dictate that the requirements cannot be met. Financial hardship is not a consideration when granting a variance. Variances must be granted in writing from the DRB or HOA to be effective and must not be contrary to the Declaration.

G. ENFORCEMENT

The HOA will periodically inspect properties for conformance to these Guidelines and other governing documents. Installation of any exterior improvement without DRB or HOA approval constitutes a violation of the Declaration. If an improvement is deemed nonconforming, the DRB or HOA will notify the homeowner in writing requesting that the improvement be removed or modified so that it is in conformance. These changes will be at the homeowner's

expense. If the changes are not made, an authorized agent of the DRB or HOA may enter the property and remove the violation or restore the property so that it is in conformance. Refer to the Declaration for more information. All costs will be assessed against the homeowner and collected as a specific assessment. Refer to the Declaration for additional information. Regarding initial landscape installation enforcement, refer to Section 4.C.

H. DISPUTE RESOLUTION

The Guidelines have been designed to minimize disputes between residents concerning the subject matters contained herein and in the Declaration. However, when disputes arise, it is the intent of the HOA to encourage the amicable resolution of disputes and to avoid the emotional and financial costs of litigation whenever possible. Accordingly, the HOA and each homeowner agree that it shall attempt to resolve all claims, grievances, or disputes arising out of or relating to the interpretation, application, or enforcement of the governing documents. Refer to the Declaration for additional information.

I. RIGHT TO REMEDY

The HOA has the right to remedy any maintenance or landscape issue of any homeowner, after appropriate notification. The Association may bill the homeowner for the materials and labor or take other enforcement actions according to the Declaration.

J. MAINTENANCE

1) HOA RESPONSIBILITY

The HOA is responsible for maintaining all improvements within common areas, any property owned by the HOA, and any additional property as deemed necessary at the discretion of the HOA Board of Directors.

2) HOMEOWNER RESPONSIBILITY

Homeowners are responsible for maintaining all improvements on their lot in a manner consistent with the Declaration including:

- Landscape
- Irrigation

- Sidewalks. *Homeowners are responsible for keeping all sidewalks and driveways on their lot or within the right-of-way adjacent to their lot free from snow and ice per the City of Grand Junction (City) City Code.*

2 APPROVAL PROCESS

The approval process for initial home construction (architecture, color schemes, and plot plans), initial landscape installation, and exterior improvements and modifications are described below.

A. INITIAL HOME CONSTRUCTION

All plot plans for initial home construction, architecture elevations, and home color schemes must be submitted to the DRB for approval **prior to construction**. Please see below for specific requirements.

1) PLOT PLAN SUBMITTAL

A plot plan for initial home construction and plot plan application (available from La Plata) must be submitted to the DRB for approval **prior to submitting to a governmental agency and prior to construction**. The submittal must include:

- | | | |
|---|--|--|
| <input type="checkbox"/> All City requirements | <input type="checkbox"/> Completed plot plan application | <input type="checkbox"/> Drainage arrows |
| <input type="checkbox"/> Professionally drawn (CAD), scaled plot plan | <input type="checkbox"/> Property lines - dimensioned | <input type="checkbox"/> Easements |
| <input type="checkbox"/> Scale and bar (1"=20') | <input type="checkbox"/> Setbacks | <input type="checkbox"/> Driveway material and percent slope |
| <input type="checkbox"/> Address | <input type="checkbox"/> Distance from home to nearest property line (all sides) | <input type="checkbox"/> Height |
| <input type="checkbox"/> Legal description | <input type="checkbox"/> Lot coverage (include calculation) | |

2) ARCHITECTURE SUBMITTAL

The architecture plans and architecture application (available from La Plata) for each home must be submitted to the DRB for approval **prior to construction**. The submittal must include:

- ☐ Completed architecture application
- ☐ Elevations for all sides of the home
- ☐ Roof plans
- ☐ Professionally drawn (CAD), scaled elevations
- ☐ Floor plans (dimensioned and total square footage per floor)
- ☐ All wall materials identified

3) COLOR SCHEME SUBMITTAL

The color scheme and color application (available from La Plata) for each home must be submitted to the DRB for approval **prior to painting the home**. The submittal must include:

- ☐ Completed color application
- ☐ Color blocking – colors for all materials called out on each of the approved elevation sheets (all 4 sides)

4) HOW TO SUBMIT

Plot plans, architecture plans, and color schemes and the applicable completed application must be emailed to the DRB in PDF format. Scanned copies will not be accepted. Please email to the address below:

La Plata Communities, Inc.	
Attention:	Design Review Board
Email:	DRB360@laplatallc.com
Phone:	(719) 260-7477

5) APPLICATION RESPONSE TIME

After an application and plan are received, DRB reviews are typically completed within five business days; however, the DRB may take up to 15 days to complete a review. The DRB meets weekly, except for holidays.

B. INITIAL LANDSCAPE PLAN

The initial landscape plan and completed application must be **submitted to the DRB for approval within 60 days of home closing**. Homebuyers are strongly encouraged to begin the landscape plan immediately after contract signing. See Section 4 Landscape for requirements.

1) SUBMITTAL

The initial landscape plan and completed application **must be approved by the DRB prior to installation.** Incomplete or illegible submittals will be returned without review. The submittal must include:

- ☐ Completed initial landscape plan application
- ☐ Professionally drawn (CAD) or hand drawn, on 11" x 17" paper, scaled
- ☐ Home buyer/owner name and address
- ☐ Scale and bar
- ☐ Filing #, Lot #
- ☐ Name/species, quantity, size of all plant material
- ☐ Type of rock, rock size, and mulch
- ☐ Type of turf (include square footage of turf in front and rear yard)
- ☐ Accessory structures - gazebos, pergolas, sheds, etc. Include product details – pictures, dimensions, material type, color, etc.
- ☐ Other home improvements – fencing, play structures, trampolines, raised garden beds, hot tubs, permanent fire pits, window well covers, storm doors, driveway extensions, etc. Include product details – pictures, dimensions, material type, color, etc.

2) HOW TO SUBMIT

The initial landscape plan and application must be emailed to the DRB in PDF format (not scanned, if possible). Please email to the address below:

La Plata Communities, Inc.	
Attention:	Design Review Board
Email:	DRB360@laplatallc.com
Phone:	(719) 260-7477

3) APPLICATION RESPONSE TIME

After an application and plan are received, DRB reviews are typically completed within five business days; however, the DRB may take up to 15 days to complete a review. The DRB meets weekly, except for holidays.

C. EXTERIOR IMPROVEMENTS & MODIFICATIONS / LANDSCAPE MODIFICATIONS

This process is for homeowners who have received their final landscape inspection approval from the DRB or for homeowners who have purchased a preexisting home. All exterior improvements and modifications and landscape modifications must be submitted to the HOA for approval **prior to construction or installation.**

1) SUBMITTAL

The following must be submitted to the HOA for review:

- ☐ Drawn in CAD or a comparable electronic program format or be hand drawn to scale on the existing, DRB-approved landscape plan or plot plan. *The approved landscape plan and plot plan may be available from the Renaissance 360 Community Manager.*
- ☐ Include all items on the HOA application, which can be obtained from the Renaissance 360 Community Manager.

2) HOW TO SUBMIT

Email the completed application and supporting documentation to the Renaissance 360 Community Manager who will provide the applications to the HOA for review.

3) APPLICATION RESPONSE TIME

Contact the Renaissance 360 Community Manager for review timeframes.

3 ARCHITECTURE

A. ARCHITECTURAL STYLES

Renaissance 360 consists of four architectural styles including Craftsman, Desert Southwest, Prairie, and Pueblo/Adobe. A blending of these styles and/or modern elements can also be incorporated.

B. BUILDING ELEVATIONS & ARTICULATION

- All building elevations shall express the architectural style of the home.
- Flat unbroken walls are not permitted.
- The use of cantilevers, window groupings, wall plane changes, material changes, and/or gable detailing to delineate the wall are required.
- High walls should be given appropriate articulation to reduce the apparent size.
- The mass of each home should be scaled to reduce its apparent size, provide visual interest and depth, and achieve an articulated form that expresses the architectural style of the home.
- A variety of building masses, forms, and details are required between plans to avoid repetition along exposed elevations.
- Homes with side or rear elevations exposed to streets, trails, or common areas must include additional articulation and include details similar to the front elevation, to strongly express the architectural style of the home and to reduce “boxiness.”
- The rear elevation of all multi-level homes on lots exposed to streets, trail, or common areas shall incorporate a one-story element a minimum of five feet in depth and a minimum of 50 percent of the width of the rear elevation. A covered deck, either roof or trellis, can be used to fulfill the 50 percent one-story element. Certain cantilever elements and/or other projecting elements may be acceptable.

C. ROOF

1) ROOF DESIGN

- A simple, dominant roof form should be used in conjunction with complementary secondary and minor roof forms/elements.

- Homes must have a minimum of one element that substantially breaks up the roof mass on the front and rear elevations. The forms may include dormers, gables, hips, or other such appropriate elements.

2) VARIATION

- Models must vary in roof form and pitch with the minimum pitch being no less than 3:12.
- Flat roofs are allowed on a case-by-case basis.

3) OVERHANGS

- The minimum roof overhang at all rakes and eaves is 12 inches.
- Homes with low slope roofs and/or roofs behind walls may not need to have overhangs. These will be reviewed on a case by case basis.

4) ROOF MATERIAL

- Pitched roofs must be architectural grade shingles with a shadow line and a minimum warranty of 40 years. See Exhibit 1 below.
- Standing seam metal roofs are allowed as an accent material.
- Barrel tile and concrete tile roofs are allowed. Other similar roof types will be considered on a case-by-case.



Exhibit 1 – Roof Profile

D. WALL MATERIALS

- Acceptable wall materials include cement board siding, shingles, stucco, brick, and stone.
- Sagiwall PVC is an acceptable accent material on the front, sides, and rear of a home. It may also be used as soffit material.
- Aluminum siding, vinyl siding, reflective materials, unfinished concrete, and exposed concrete block are not permitted.
- A wall material may not end at an outside corner. The wall material shall wrap the mass and continue until it runs into an architectural element or other transition appropriate to the architectural style or return a minimum of two feet.
- Wall materials must continue to within six inches of finished grade on the front elevation. For all other elevations, the wall material must continue to within 15 inches of finished grade with steps not to exceed two feet for side elevations on walkout/garden-level conditions. The unfinished concrete between the wall material and finished grade must be stucco or other similar material, which may be approved by the DRB on a case-by-case basis. Stone must continue to within two inches of finished grade when adjacent to paved surfaces and to within six inches of finished grade when adjacent to dirt on all elevations.

E. MASONRY

- Masonry elements must be integral to the architecture and not merely an applied feature.
- Masonry shall wrap the mass and continue until it runs into an architectural element or other transition appropriate to the architectural style or return a minimum of two feet.

F. WINDOWS

- Window groupings and placement should complement the interior and exterior of the home.
- Window placement on each elevation shall reflect logic from an exterior standpoint to form cohesive, interesting exterior elevations.
- The minimum number of windows on side elevations for interior lots (non-exposed lots) is two for a ranch plan and four for a multi-level plan. These windows must be located towards the front third and rear third of the home. Additional windows or articulation will be required for exposed lots.

G. TRIM

- All windows and doors must have a minimum two inch by four-inch trim or be recessed a minimum of two inches.

H. MECHANICAL EQUIPMENT

- All mechanical and electrical equipment, including but not limited to security apparatus, transformers, telephone boxes, and electric and gas meters, must be located to minimize their visual impact.
- Air-conditioning units shall not be located on roofs, in windows, in a front yard, or mounted on the sides of buildings. All air-conditioning units shall be located at ground level, adjacent to buildings they serve, and buffered from view.
- Evaporative coolers cannot be visible from the front of the home.

I. DECKS, BALCONIES & PATIOS

1) DESIGN, MATERIAL & COLOR

- The design of decks and balconies, including their material and color, must be consistent with and complementary to the architecture and color of the residence.
- Metal or composite decking may be used for railings.
- Patios must be constructed of a hard surface, e.g. concrete, brick pavers, or flagstone. Breeze alone is prohibited.

2) COLUMNS & SUPPORTS

- Columns and supports should appear substantial and in proportion to the overall building mass and appropriate to the architectural style.
- They shall be a minimum of eight inches in section.

3) ROOF MATERIALS

- Roof materials for covered decks or patios may utilize either the same roof material as the main house roof, pergola, or awnings.

4) EXTERIOR STAIRS

- Exterior stairs must be designed to minimize visual impact.
- Stairs and landings must be integral to the deck's design.
- Stairs may not project perpendicularly from the rear of the home into the yard.
- Stairs projecting from the side of a deck, may not project beyond the rear corners of the home. Refer to Exhibit 1 below.

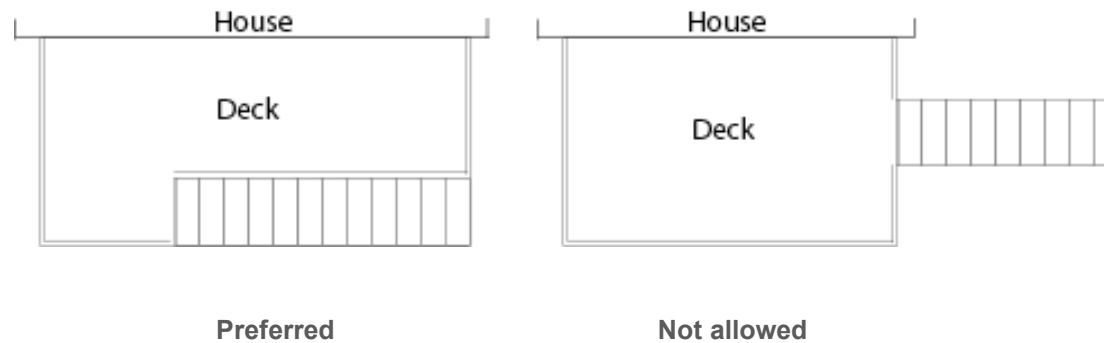


EXHIBIT 1: EXTERIOR STAIRS

J. DRIVEWAYS

- Driveway slope may not exceed 10 percent.
- Driveway width may not extend beyond the width of the garage. See Section 6.B for allowable driveway extensions.

K. GARAGES

Garages shall be an integral part of the design of the home and not dominate or overwhelm the front elevation.

1) FRONT LOAD

- Front-loaded garages shall not project more than 10 feet from the main building face. If a landscape element, courtyard wall, or substantial front porch is constructed to break up the main building face, a front-loaded garage can project up to a maximum of 13 feet from the main building.
- The projection may be measured from a substantial front porch.

2) SIDE LOAD

- Side-loaded garages must be integral to the home and may not project more than 24 feet from the main body of the home.
- The side facing the street must appear like the front of a home and include architectural detailing.

3) WIDTH OF GARAGE

- The width of garages shall not exceed 65 percent of the width of the home.

4) PLATE HEIGHT

- Plate height of garage elements shall not exceed 30 inches above top edge of garage door trim for standard car garages.

5) GARAGE DOORS

- Garage doors shall be recessed eight inches.
- RV height garage doors are permitted and will be reviewed by the DRB or HOA on a case-by-case basis.

L. EXTERIOR COLORS

- Home colors should blend with the natural surroundings and surrounding communities. Bright, vivid colors are not permitted for the primary or secondary body colors.
- White paint must have a tint to it so that it does not appear bright or stark.
- All exposed metal such as skylights, frames, stacks, vents, gutters, downspouts, flashings, flues, air handling equipment, etc., must be finished to blend with the building.

- Gutters, downspouts, flashing, sheet metal, vent stacks, and pipes shall match the color of the surface to which they are attached or from which they protect.
- Pops of color on accent elements including front doors, columns, louvers, brackets, etc. are allowed.
- Overhead garage doors must match either the primary or secondary body.
- Upgraded finishes on garage doors will be considered on a case-by-case basis and depending on the finish, may not be required to match the primary or secondary body color.

M. PLOTTING OF ELEVATIONS & HOME COLORS (LOT ADJACENCY)

- Similar building elevations and color schemes may not be plotted directly adjacent to one another.
- Similar home elevations and similar color scheme shall be placed a minimum of one lot away and not directly across the street.
- Refer to Appendix A for lot specific adjacency requirements.

4 LANDSCAPE

A. LANDSCAPE INSTALLATION

Once the initial landscape plan has been approved by the DRB, installation can begin. Landscape plans **must** be installed in accordance with the approved landscape plan. Any changes to the landscaping must be approved by the DRB prior to making on-site changes.

1) TIMING

- All initial landscape plans must be **installed within 120 calendar days of home closing**.
- **Exception**: Homes that close between September 15th and January 15th are granted an automatic extension to have their landscape installed by May 15th of the upcoming planting season. Even though an extension is granted for installation, initial landscape plans must still be submitted to the DRB within 60 days of home closing.

B. LANDSCAPE DEPOSIT & REFUND

If landscaping is not installed by the home builder, homeowners are required to pay a landscape deposit at home closing. The amount of the deposit and portion to be retained by La Plata are included in the landscape information package provided by the builder. La Plata will refund the balance of the homeowner's landscape deposit upon final landscape inspection approval from the DRB. The landscape must be installed per the approved plan and must be installed within the time period set forth in the Guidelines.

1) REQUEST FOR FINAL INSPECTION

Once the landscape is completely installed per the DRB-approved initial landscape plan, including any additional DRB-approved improvements such as fencing, hot tub, etc., the homeowner must email the DRB (DRB360@laplatallc.com) requesting final inspection. The homeowner must email clear, high resolution photos of the front, side, and rear yards to the DRB for inspection. Photos of the working irrigation system must also be provided. The DRB reserves the right to request additional photos. At the discretion of the DRB, a La Plata representative will conduct an onsite inspection of the property.

2) TIMING

The DRB will review the photos and/or complete the onsite inspection within 15 business days of the request for final inspection. Within five business days of the inspection, the DRB will issue a final landscape inspection approval or notify the homeowner of noncompliance with the approved initial landscape plan.

3) ISSUANCE OF REFUND

Within 10 days of receiving the final landscape inspection approval, the DRB will issue a refund check that will be mailed to the homeowner.

C. LANDSCAPE INSTALLATION ENFORCEMENT

Starting on day 121 after home closing, if the landscaping is not fully installed, a fine of \$1,000 will be charged and an additional \$25 will be assessed for every calendar week that lapses until the landscaping is fully installed. If the applicant demonstrates unwillingness to install the landscaping, the DRB may take further action as allowed by the Declaration.

D. DESIGN STANDARDS

These Guidelines have been written to incorporate water conservation methods. Xeriscape yards are strongly encouraged.

1) FRONT YARD LANDSCAPE

a. GENERAL

- Unplanted rock or mulch areas are not permitted.
- Shrubs shall be spaced a maximum of four to six feet on-center depending on species, unless a xeriscape plan is utilized, where four feet on-center is the maximum standard.
- A minimum of 60 percent of the rock or mulch beds are required to be planted.
 - *Please note that the DRB may require additional plant quantities exceeding the minimum standards for xeriscape plans in order to adequately fill the yard with plantings.*

- Plant selections for xeriscape yards must include year-round color.
- Evergreen plant material and ornamental grasses are recommended for winter color and texture

b. PLANT QUANTITIES

Front yards must be fully landscaped with the following minimum plant quantities:

Front Yard Plant Quantities by Lot			
Lot	Trees	Shrubs	Perennials
2, 3, 4, 7 <i>(lots < 12,000 square feet)</i>	1	6	10
1, 5, 6, 8, 9, 10, 11, 12, 13, 14 <i>(lots ≥ 12,000 square feet)</i>	2	8	12

c. TURF

- Turf areas may not exceed 30 percent of the non-paved, non-concrete area of the front yard.
- The recommended minimum width of a turf area is four feet.
- Native grass is not permitted in the front yard.
- Artificial turf is not permitted in the front yard.

d. ROCK

- A minimum width of two (2) feet of rock is required along all side property lines to accommodate drainage.

2) SIDE YARD LANDSCAPE

a. GENERAL

- Paths in the side yard may not be greater than three feet wide so that drainage is not impeded. Paths are required to be setback two feet from the side property line.

b. ROCK

- A minimum width of two feet of rock is required along all side and rear property lines to accommodate drainage.

3) CORNER SIDE YARD LANDSCAPE (LOT 5)

This section applies to Lot 5 only, since it is the only lot within the community to have a corner side yard.

a. GENERAL

- Unplanted rock or mulch areas are not permitted.
- Shrubs shall be spaced a maximum of four to six feet on-center depending on species, unless a xeriscape plan is utilized, where four (4) feet on-center is the maximum standard.
- A minimum of 60 percent of the rock or mulch beds are required to be planted.
 - *Please note that the DRB may require additional plant quantities exceeding the minimum standards for xeriscape plans in order to adequately fill the yard with plantings.*
- Please do not plant tall plants in the site triangles on street corners.

b. PLANT QUANTITIES

Corner Side Yard Plant Quantities (Lot 5)	
Side Lot Frontage Length	Minimum Trees Required
91 to 120 feet	3

c. TURF

- Turf areas may not exceed 40 percent of the non-paved, non-concrete area of the rear yard.
- The recommended minimum width of a turf area is four feet.
- Native grass is not permitted in the corner side yard.

4) REAR YARD LANDSCAPE

a. GENERAL

- Unplanted rock or mulch areas are not permitted.
- Shrubs shall be spaced a maximum of four to six feet on-center depending on species, unless a xeriscape plan is utilized, where four feet on-center is the maximum standard.
- A minimum of 60 percent of the rock or mulch beds are required to be planted.
 - *Please note that the DRB may require additional plant quantities exceeding the minimum standards for xeriscape plans in order to adequately fill the yard with plantings.*
- Rear yards that are adjacent to common areas where there is 3-rail fence, must have edging installed along the property line to keep rock from going into the common area landscaping.

b. PLANT QUANTITIES

Rear yards must be fully landscaped with the following minimum plant quantities:

Rear Yard Plant Quantities by Lot		
Lot	Trees	Shrubs
2, 3, 4, 7	1	4
1, 5, 6, 8, 9, 10, 11, 12, 13, 14	2	6

c. TURF

- Turf, native grass, and artificial turf areas may not exceed 40 percent of the non-paved, non-concrete area of the rear yard.
- The recommended minimum width of a turf area is four feet.

d. ROCK

- A minimum width of two feet of rock is required along all side and rear property lines to accommodate drainage.

5) PLANT SIZES

Minimum Plant Sizes	
Evergreen Trees	6-foot height
Shade Trees	2-inch caliper
Ornamental Trees	1 ½-inch caliper
Fruit Trees	1 ½-inch caliper
Shrubs	#5 container
Perennials	#1 container

6) ROCK

- Shrub and perennial beds must be lined with landscape fabric or other acceptable landscape weed barrier when covered with rock. Plastic is not acceptable.
- Rock depth must be at least three inches deep.

- Rock size shall be a minimum of three quarters of an inch diameter and a maximum of one- and one-half inch diameter; however, within walkways or xeriscape areas, quarter inch rock or crushed trail mix is allowed.
- Rock installed in drainage areas can range in size from a minimum of two inches to a maximum of 12 inches in diameter, but must be placed in drainage areas only.
- Acceptable rock colors include natural, earth-toned colors. Prohibited rock includes: lava rock, white marble, or any similar types and colors to these materials. Dyed or painted rocks are also prohibited.

7) MULCH

- Wood mulch must be professional grade and consistent in size.
- Mulch shall be a natural color without added pigment.
- Rubber mulch is not acceptable.
- All mulched areas adjacent to turf shall utilize a metal, concrete, brick, or professional quality edger to define the planting bed and provide a clean maintenance edge.

8) EDGING

- Plastic edging is not acceptable.
- Edging shall not impede drainage.
- The DRB recommends utilizing perforated edging in areas of drainage should edging need to be utilized. Other types of edging materials will be reviewed on a case-by-case basis.
- Edging is required at the rear and side lot lines adjacent to any community tracts to eliminate rock spilling over the lot lines.

9) RETAINING WALLS

- Retaining walls may not impede drainage.
- Retaining walls must terminate a minimum of two feet from the nearest property line.
- Retaining walls must be located as to avoid blocking or altering the engineered drainage pattern of the lot.

- Retaining walls in front/side yards will be reviewed on a case-by-case basis.
- Retaining walls shall not exceed four feet in height. Tiered walls must have three feet between the back of the lower wall and the front of the upper wall.
- Acceptable materials for retaining walls include: natural stone, manufactured stone, decorative masonry block, brick, and stucco. High quality wood timbers will be considered on a case-by-case basis. Used railroad ties are not permitted.

10) DRAINAGE

- Positive drainage away from all dwellings shall be provided at completion of initial construction of the home by the builder and maintained thereafter by the homeowner.
- Homeowner shall not alter the approved, engineered drainage patterns on the lot as this may cause flooding to basements, erosion to adjacent properties, or void the homeowner's foundation warranty.
- Swales with a minimum of 2% slope shall be maintained on side property lines for proper drainage.
- Roof downspouts shall be designed to carry water away from house foundations. Downspout outlets shall avoid surface erosion. Downspouts may not day light onto neighboring properties or community tracts.
- Properties may take on drainage from adjacent lots and may be responsible for maintaining the drainage pattern to ensure proper water drainage and flow to the street or gutter system.
- All drainage methods to include high points, swales, ridges, etc. may not be altered in a way to disrupt the established drainage pattern.

11) IRRIGATION

- A fully automated and water-efficient underground irrigation system is required for all yards.
- Overhead spray irrigation is required for turf areas.
- Drip irrigation is required for shrub/perennial beds to conserve water.
- Drip irrigation lines must be buried beneath rock or wood mulch cover.
- Irrigation shall be designed and maintained to avoid over-spray onto any paved surface, wall, fence, or adjacent property.
- Watering times must be decreased after the establishment of sod and plant materials.

- Irrigation plans do not require DRB or HOA review.

5 FENCING

A. COMMUNITY FENCING

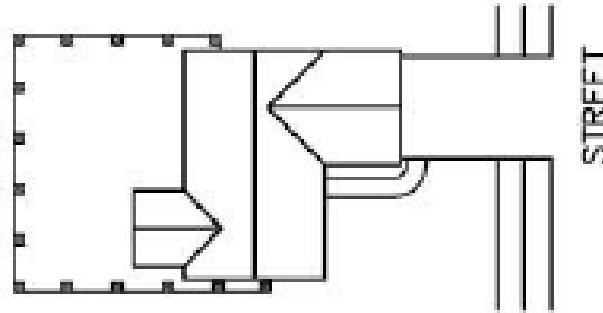
The developer will install two types of community fences that will be owned and maintained by the HOA. The fence types are 1) cedar picket fence and 2) 3-rail wood fence. The locations of the developer installed fence can be found on the fencing matrix in Appendix B. The fence details can be found in Appendix C and D.

B. HOMEOWNER FENCING

Homeowners may install fencing to enclose their yards. The type of fencing allowed on each lot is identified in the fencing matrix in Appendix B.

1) GENERAL FENCE REQUIREMENTS

- Location and materials must be approved by the DRB or HOA prior to installation.
- Fencing is not permitted in the front yard (see Appendix B – Lot Fencing Matrix for Lot 6 exception).
- The back yard and side yard may be enclosed.
- Fencing must be located within the property lines of the homeowner installing the fence.
- Lot fencing for a corner lot (Lot 5) must be setback a minimum of 15 feet from the back of curb or four feet from the back of sidewalk, whichever is greater.
- Wing fences connecting the side lot fence to the home shall be setback a minimum of five (5) feet from the front corner of the home and must match the existing wing fencing on the adjacent property where possible.
- Temporary fencing is not allowed unless approved by the DRB or HOA prior to installation.
- At the time of installation, all cedar and 3-rail fencing must be stained on all sides with Diamond Vogel Exterior Semi-Transparent Oil Grain Stain AG03-19750 Natural.
- The framework of the fence must face the installing homeowner's yard. The smooth side of the fence must always face outward towards the public or neighbor's view. Exhibit 2 following this section is provided to illustrate the post and rail placement.



**THE FENCE FRAME SHALL
ALWAYS BE VISIBLE TO THE
PROPERTY OWNER WHO INSTALLS
THE FENCE**

Exhibit 2 – Cedar Picket & 3-Rail Fence Rail

a. CEDAR FENCE

- A fence may be double-picketed.
- Gates must be cedar material and must be the same height and color as the fence.
- See Appendix C for fence design and installation requirements.

b. 3-RAIL FENCE

- Gates for homeowner installed fencing must match the gate detail in Appendix D.
- Gates for community fencing (developer installed, HOA maintained), the following requirements must be met:
 - Homeowner must pay for the purchase and installation of the gate by a DRB or HOA approved installer. A copy of the cost estimate from the approved installer must be provided with the application to the DRB or HOA.
 - The gate must match the gate detail in Appendix D.
- See Appendix D for fence design and installation requirements.

C. WELDED-WIRE FOR 3-RAIL FENCE

Homeowners are permitted to install welded wire to the 3-rail fence and must meet the following requirements:

- Must be constructed of two-inch by four-inch square galvanized welded wire and must be wired to the 3-rail fence.
- The wire shall only be mounted on the side of the fence facing the inside of a property.
- Chicken wire and/or chain link is not acceptable.

6 EXTERIOR IMPROVEMENTS & MODIFICATIONS

Due to their uniqueness, home improvements and landscape accessories will be reviewed by the DRB or HOA with the guidelines outlined in this section. Any home improvements not outlined in this section will be reviewed on a case-by case basis to ensure that the improvement is architecturally compatible with the residence and community. Improvements of modifications must also meet any applicable requirements in the Section 3 Architecture. **Improvements cannot alter or impede drainage.**

A. ACCESSORY STRUCTURES

1) DESIGN

- All enclosed accessory structures (sheds, greenhouses, play houses, etc.) and open accessory structures (arbor, pergola, trellis, etc.) must match or complement the architectural style, material, and color of the home.
- Accessory structures must be constructed of new materials, be maintained in like-new condition and appear upscale and neat.
- Half-round (hoop house) greenhouses are prohibited.
- Pre-fabricated rubber, plastic and metal sheds are prohibited.

2) NUMBER

- A maximum of two accessory structures allowed per lot.

3) SIZE & HEIGHT

- The maximum size of any enclosed accessory structures is 120 square feet and eight feet in height.
- The maximum size of open accessory structures (including play sets, pergolas, shade structures, etc.) is 120 square feet and 12 feet in height.

4) LOCATION

- Structures are not permitted in front yards.
- Must be a minimum of seven feet from any property line and are not permitted within any public easement or any special utility easement.

5) LANDSCAPE BUFFERING

- Structures must be constructed, located, and buffered with landscaping to minimize visual impact to adjacent properties, trails, or common areas.
- Additional landscaping to visually buffer the structure is at the discretion of the DRB or HOA.
- Structures facing corner lots must be buffered from the side street with a minimum of one, eight-foot tall evergreen tree. Additional evergreen trees may be required at the discretion of the DRB or HOA.

B. DRIVEWAY EXTENSIONS & FRONT WALKWAYS

1) DRIVE WAY EXTENSIONS

- Decorative rock, brick pavers, and colored concrete may be placed along the driveway from the garage to the back of the street sidewalk, at a maximum of three feet in width on one or both sides of the driveway.
- The driveway, including the extension, may not exceed the width of the garage at the right-of-way.
- All driveway configurations must meet City Code.

2) FRONT WALKWAYS

- Walkways from the front of the home to the front sidewalk cannot be attached to the driveway.
- Walkways must be a minimum of one foot from the driveway.
- Walkways cannot exceed four feet in width.

C. HOT TUBS

- Hot tubs must be located in the rear yard and must be designed to minimize visual impact and potential nuisances to adjacent properties, trails, or common areas.
- Hot tubs may be incorporated into decks or patios or may be freestanding.
- Must be buffered with at least one, eight-foot-tall evergreen tree. Additional evergreen trees may be required at the discretion of the DRB or HOA.

D. HOUSE ADDITIONS

- Any addition to the exterior of a residence must match the original structure in architectural style, mass, material, and color.
- The addition must be approved by the DRB or HOA before obtaining a City or Mesa County Building Department (Building Department) permit. Any changes required by the City or Building Department must be resubmitted to the DRB or HOA for approval.

E. HOUSE REPAINTING AND EXTERIOR COLOR

- Repainting the exterior of a home the same color scheme is viewed as necessary maintenance; therefore, approval is not required.
- Changes to the exterior color scheme must be submitted to the DRB or HOA for review.

F. LIGHTING

- Light fixtures must conceal the light source, and prevent light spillage onto adjacent properties.
- Exposed bulbs are prohibited.
- Above ground plastic housings and connections are prohibited.
- House-side shields may be required to protect light spillage onto adjacent properties.
- Multi-colored lights are prohibited.
- Seasonal decorative lights may be installed from November 15 to January 15.

G. PLAY & SPORTS EQUIPMENT

1) DESIGN, HEIGHT, & SIZE

- The maximum height of any play or sports equipment is 12 feet, except for the height of basketball hoops, which is 13 feet.
- The overall size of play areas should be limited to the immediate vicinity of the play equipment, giving consideration to the associated activities taking place there, the intended age group using the equipment, the size of the yard, any other manufacturer or recognized agency recommendations/requirements, and any other relevant considerations, at the discretion of the DRB or HOA.

- All equipment must consist of new materials and be maintained in like-new condition.
- Play and sports equipment must be constructed of a high-quality treated wood or metal.
- Canvas, vinyl, or wood are acceptable materials for canopies on play equipment.

2) LOCATION

- Play and sports equipment (except basketball hoops) are not permitted in front or side yards unless extenuating lot circumstances exist (i.e. corner lots or where drainage flow might be impeded if equipment is located in the rear yard).
- Equipment must be a minimum of seven feet from any property line.
- Equipment location must minimize the visual impact to adjacent properties, trails, or common areas.
- All play and sports equipment must be located not to impede drainage patterns.

3) LANDSCAPE BUFFER

- Play equipment must be buffered with a minimum of two, eight-foot tall evergreen trees with a minimum mature height of 12 feet.
- Substantial landscape buffering may be required depending on size of lot, height, and location of equipment, and other factors deemed relevant by the DRB or HOA.

4) BASKETBALL HOOPS

- Basketball backboards must be white, off-white, clear, or other neutral color at the discretion of the DRB or HOA.
- Support poles must be black, dark gray, or dark green.
- Basketball hoops are permitted in front or rear yards only; side yards may be considered on corner lots or if there are other extenuating lot circumstances.
- In-ground basketball hoops located in the front yard must be:
 - Permanently and professionally mounted on the pole
 - Permanently installed in the ground, within one foot to two feet of the edge of the driveway
 - Installed approximately halfway between the back of the sidewalk and the front of the residence.

- Hoops may be attached to a residence above the garage.
- Hoops located in rear yards must be kept a minimum of seven feet from any property line.
- Where there is a community fence or no fence adjacent to the hoop, additional trees and/or plantings will be required between the hoop and property line to provide visual buffering at the discretion of the DRB or HOA.
- Portable basketball hoops are allowed, but may not obstruct the sidewalk.

5) PLAY SURFACES

- Play and swing sets may be placed on top of a grass or mulched play areas that have a brown pigment. Additional fall-zone materials will be reviewed on a case-by-case basis.
- Sports courts will require specialized tiles for this purpose or rubber surfaces that are either green, blue, or a neutral toned color. Vivid/bright colored sport court pads are not permitted.

H. POOLS

- Pools must be located in the rear yard and must be designed to minimize visual impact and potential nuisances to adjacent properties, trails, or common areas.
- Pools may not impede drainage on the lot or be graded in a way to direct drainage to neighboring properties.
- Above-ground pools are strictly prohibited.

I. PRIVACY SCREENING

- A fence/wall may be used to screen a patio or deck that is attached to the home.
- The fence/wall height is limited to a maximum of five feet.
- The fence/wall must be located within close proximity of the home.
- The fence/wall cannot be located within the building setbacks.
- At least one end of the fence/wall must terminate at the home.

- The fence/wall design and color/material must match or complement the color/material of the home.
- A dog-eared picket fence is prohibited.

J. RV STORAGE (OUTDOOR)

- Outdoor RV storage is allowed and will be reviewed by the DRB or HOA on a case-by-case basis. The following minimum requirements must be met:
 - The rear and side yards must be fenced. Refer to Section 5 – Fencing for requirements.
 - The RV must be stored behind the fence.
 - The RV must be stored on a concrete, gravel, or rock surface.
 - Additional front yard plantings may be required to buffer the RV from view.
 - If possible, additional buffering may be required in the side yard.

K. SATELLITE AND COMMUNICATIONS EQUIPMENT

- In accordance with the Telecommunications Act of 1996, satellite dishes measuring one meter in diameter or less must be installed such that acceptable signal reception will not be impaired.
- Dishes shall be located at the lowest possible level, buffered from public view, and placed in the rear or side of the residence.
- No equipment shall be attached to any yard wall or fence. Refer to the Declaration for additional information.
- Citizen band radio, television antennas, and satellite dishes greater than one meter in diameter are prohibited.

L. SECURITY

- Security window bars and roll-up coverings are not permitted.
- Decorative grills must be complementary to the architectural style of the residence.

M. VEGETABLE GARDENS

- May be located in the rear yard only.
- Raised planters or garden boxes must be constructed of wood timbers, stone, or colored concrete blocks.
- Dead plant material must be removed or mulched into the soil at the end of the growing season.

N. WINDOW COVERINGS

- Window coverings facing a street or common area must appear permanent and be maintained in like-new condition.
- Temporary coverings are prohibited.
- Reflective window tint or coverings (e.g. aluminum foil) is prohibited.

O. YARD AMENITIES

- The number, size, design and placement of decorative items including lawn ornaments, flag poles, statues, fire pits, fountains, and other water features shall be minimized to reduce visual clutter.
- Because of the highly variable and site-specific nature of these items, they will be reviewed by the DRB or HOA on a case-by-case basis and may require additional screening.
- Please submit photos with the application for approval before adding any of these to your yard.

Renaissance 360 Adjacency, Ranch Restriction & Exposure Matrix

Created 7/21/2020

Lot	Address	Side Exposure	Rear Exposure	Ranch Restrictions	Architectural/Exterior Lot Color Adjacencies
1	449 Renaissance Court	X			2
2	447 Renaissance Court				1,3
3	445 Renaissance Court			X	2,4,14
4	443 Renaissance Court			X	3,5,14
5	441 Renaissance Court	X		X	4,13
6	437 Renaissance Court	X		X	7,10
7	435 Renaissance Court			X	6,8
8	433 Renaissance Court				7,9
9	431 Renaissance Court	X			8
10	436 Renaissance Court	X	X		6,11
11	438 Renaissance Court		X		10,12
12	440 Renaissance Court		X		11,13
13	442 Renaissance Court		X		5,12,14
14	444 Renaissance Court	X	X		3,4,13

APPENDIX B – LOT FENCING MATRIX

Renaissance 360 Lot Fencing Matrix

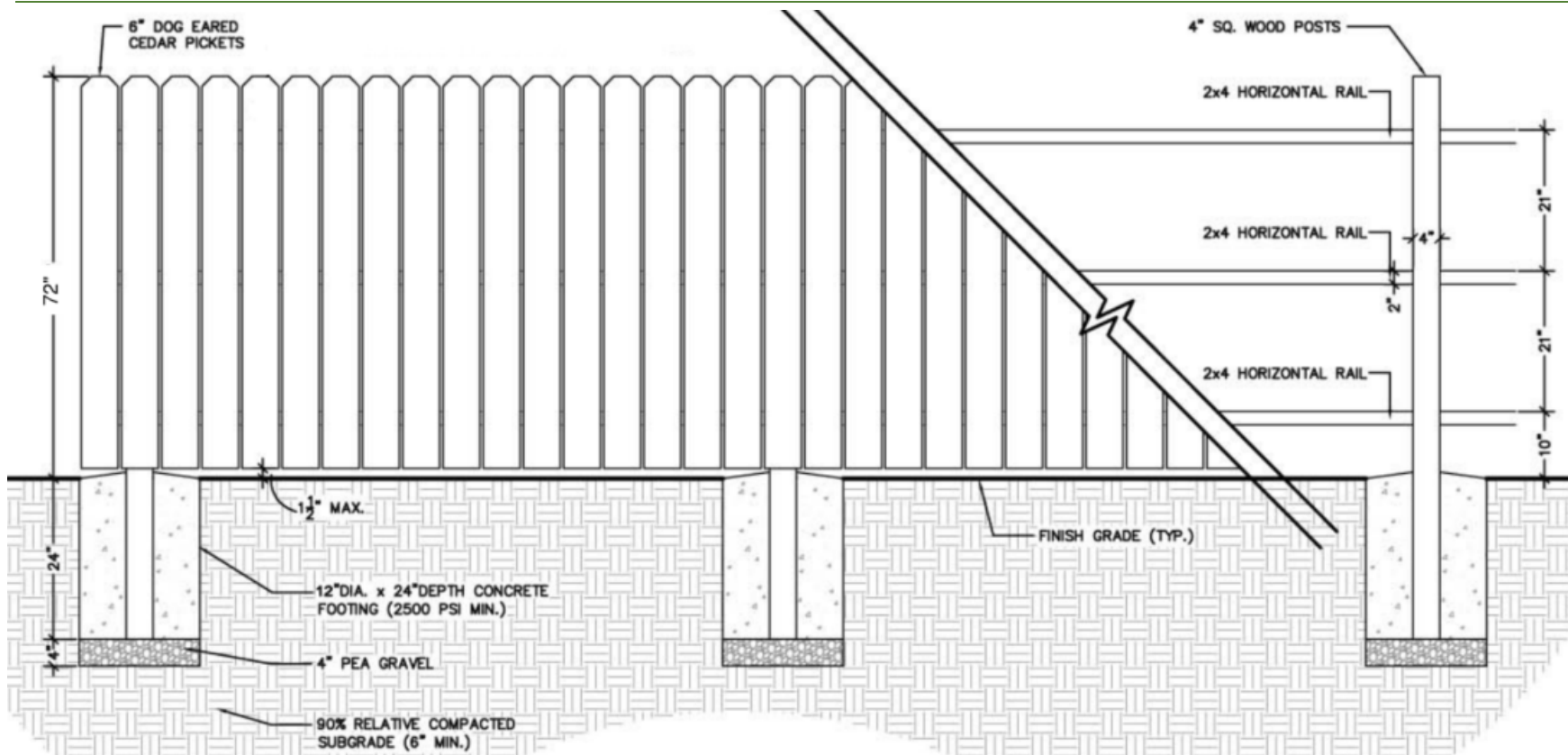
Created 5/6/2020

Lot	Address	Left Property Line (View from Street)	Rear Property Line	Right Property Line (View from Street)
1	449 Renaissance Court	Cedar Picket	Cedar Picket	Cedar Picket/ *Developer Installed - 3-Rail
2	447 Renaissance Court	Cedar Picket	Cedar Picket	Cedar Picket
3	445 Renaissance Court	Cedar Picket	Cedar Picket	Cedar Picket
4	443 Renaissance Court	Cedar Picket	Cedar Picket	Cedar Picket
5	441 Renaissance Court	Cedar Picket	Cedar Picket	Cedar Picket
6	437 Renaissance Court	Cedar Picket	Cedar Picket	**see description below
7	435 Renaissance Court	Cedar Picket	Cedar Picket	Cedar Picket
8	433 Renaissance Court	Cedar Picket	Cedar Picket	Cedar Picket
9	431 Renaissance Court	Developer Installed 3-Rail	Cedar Picket	Cedar Picket
10	436 Renaissance Court	3-Rail	3-Rail	Developer Installed 3-Rail
11	438 Renaissance Court	3-Rail	3-Rail	3-Rail
12	440 Renaissance Court	3-Rail	3-Rail	3-Rail
13	442 Renaissance Court	3-Rail	3-Rail	3-Rail
14	444 Renaissance Court	Developer Installed 3-Rail	3-Rail	3-Rail

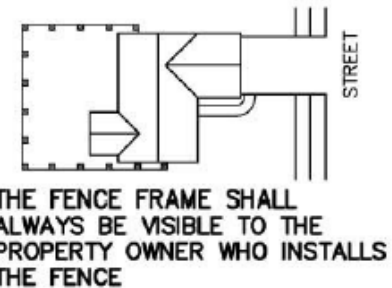
* Developer installed 3-Rail adjacent to Tract B only

**Fencing along the right side in the front yard must be 3-rail and must connect to the developer-installed 3-rail fencing. At the side yard, the fencing may continue to be 3-rail or transition to cedar picket fence.

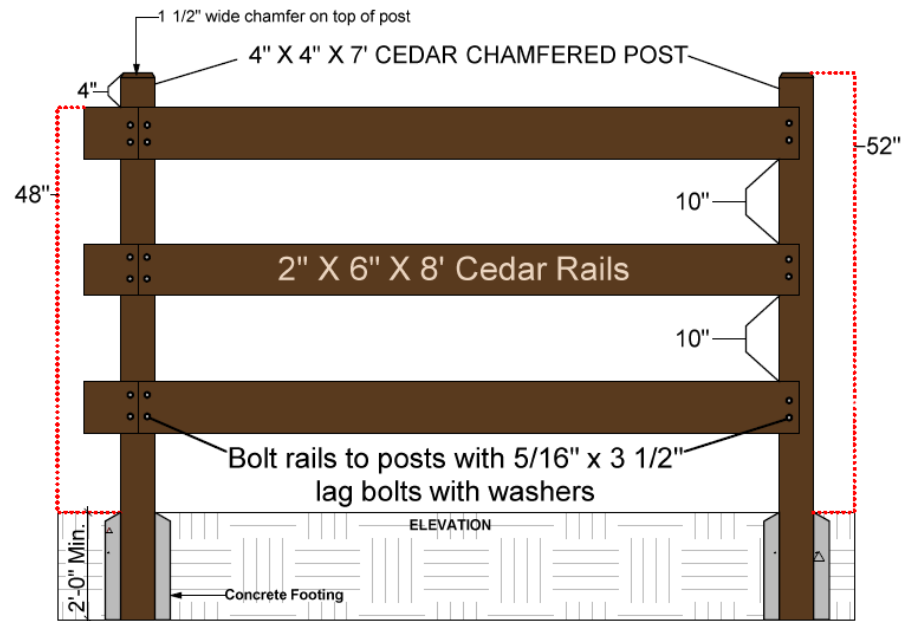
APPENDIX C – CEDAR FENCE DETAIL



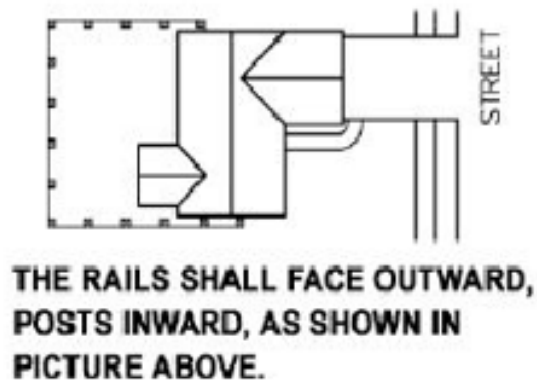
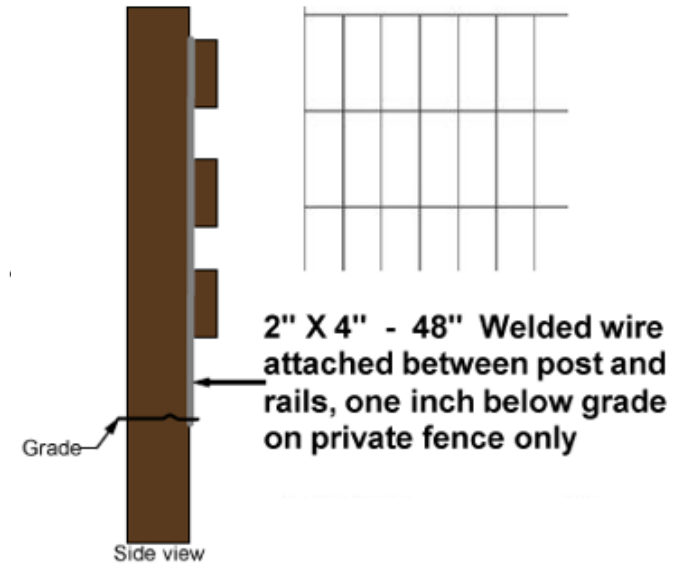
- The fence must be stained Diamond Vogel Exterior Semi-Transparent Oil Grain Stain AG03-19750 Natural.
- Gates must be cedar material and must be the same height and color as the fence.



APPENDIX D – 3-RAIL FENCE AND GATE DETAIL



RAILS SHALL FACE AWAY FROM YOUR LOT.



- The fence must be stained Diamond Vogel Exterior Semi-Transparent Oil Grain Stain AG03-19750 Natural.

