

EBERT METROPOLITAN DISTRICT
DESIGN STANDARDS
RULES & REGULATIONS

September 2025

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2025**

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EBERT METROPOLITAN DISTRICT

DESIGN STANDARDS — RULES AND REGULATIONS

1. Introduction

These Design Standards are intended to assist Owners living in Ebert Metropolitan District (“**Ebert**”) community (the “**Community**”) in preparing plans for submittal to the Residential Covenant Review Committee (hereafter referred to as the “**Committee**”). Pursuant to the Master Declarations of Covenants, Conditions, and Restrictions for Green Valley Ranch North (the “**Master Declaration**”) as may be amended from time to time, the Committee is authorized to adopt architectural guidelines for the Community.

2. Purpose of the Master Declaration (Copied directly from Master Declaration)

The Master Declaration exists to (a) further a common and general plan for the Community area, (b) enhance and protect the quality, value, aesthetic nature, desirability, and attractiveness of the Community area, (c) provide a mechanism to review additions and changes to commercial, industrial, and residential structures located within the Community area, (d) provide a mechanism for the enforcement of the provisions of this Master Declaration, and (e) define certain duties, powers, and rights of homeowners of Sites within the Community area.

3. Design Standards

Compliance with these Standards will help preserve the inherent architectural and aesthetic quality of Green Valley Ranch North (“**GVRN**”). It is important that Improvements to any property be made in harmony with and not detrimental to, the rest of the Community. A spirit of cooperation with Ebert will go far in creating an optimum environment, which will benefit all homeowners and the Community as a whole. By following these Design Standards and obtaining approvals for Improvements to your property from the Committee, homeowners will be protecting their financial investment and will help make sure that the Improvements to their property are compatible with standards established for GVRN.

4. Definitions

All capitalized words and phrases used in these Design Standards shall have the meaning provided in the Master Declaration unless otherwise defined herein.

5. Design Review Procedures

All Site Improvements, including but not limited to, walks, fencing, patios, lighting, landscaping or other exterior Improvements are subject to review under these Design Standards. Unless otherwise specifically stated herein, drawings and/or plans for the proposed Improvement(s) must be submitted to the Committee and **written approval** must be obtained **before** the Improvements are made.

6. Committee Contact Information

The contact information of the Committee, persons, committee or representative authorized to administer the architectural review process is:

COMPANY NAME	OFFICE	FAX	E-MAIL
Goodwin & Company 11950 Jollyville Road Austin, TX 78759	855-289-6007	303-418-4521	CDEMDmanager@goodwin-co.com

7. Submission of Drawings and Plans

7.1 Architectural Plan Review

For major Improvements, such as room additions, remodels, structural changes or accessory building construction, the homeowner must submit to the Committee two sets of construction documents to include the following (scale of $1/4" = 1'0"$):

- Architectural elevations (front, side and rear), indicating typical proposed grade lines, finish floor elevations, top of slab elevations and building height calculations Floor plans, including square footage for each floor
- Roof plans indicating pitches, ridges, etc.
- Indication of all proposed exterior materials
- Exterior details
- Any other proposed Improvements (i.e. decks, awnings, hot tubs, etc.)
- Samples of all finished exterior materials and colors
- Specifications or catalog sheets for exterior lighting

7.2 Landscape Plan and Other Site Improvements Review

Approval must be obtained **prior** to installation of any landscaping or any other Site Improvements including, but not limited to, dog runs, play equipment, fencing, Site lighting, patios, etc. The materials to be submitted should be professionally prepared by an architect, landscape architect, or draftsman. If plans are not prepared professionally, plans must be drawn to scale and must have sufficient detail to permit a comprehensive review by the Committee.

The following standards should be utilized in preparing drawings or plans:

The drawing or plan must be done at a scale of $1"=10'$ and should depict the property lines of your lot and the footprint of the home as located on the lot. Existing Improvements, in addition to your home, should be shown on the drawing and identified. (See Appendix C)

All proposed plant locations, types, quantities and sizes; location of turf and other ground cover materials should be shown on the plan and labeled. The plan should exhibit grading and layout of all additional landscape Improvements such as berms, walks, and structures.

Plans for any other Site Improvements, such as play/sports equipment, dog runs, hot tubs, trellises, retaining walls, fencing, lighting, etc. must be shown on the plan with a description of the proposed Improvement, including the materials and colors to be used. In the case of structural Improvements (i.e. gazebo, fence, trellises, etc.), an elevation drawing to scale of the proposed Improvement is also required.

7.3 Revisions and Additions to Approved Plans

Any revisions and/or additions to the approved Architectural or Landscape Plans made by the homeowner or as required by any governmental agency, must be re-submitted for approval by the Committee. The revised plans must follow the requirements as outlined above.

7.4 Review Action by the Residential Covenant Review Committee

The Committee will meet regularly to review all plans submitted for approval. The Committee may require the submission of additional material and may postpone action until all required materials have been submitted. The Committee will contact the homeowner in writing if the Committee feels additional information is necessary. The Committee will act on the plans within 45 calendar days after receipt of all materials required by the Committee (unless the time is extended by mutual agreement). A written response of the decision by the Committee will be sent to the homeowner by mail within five calendar days of the Committee's decision. The Committee may extend the time frame up to an additional 15 calendar days upon notification of the applicant. The Committee will not return submittal plans, but may return material samples at its sole discretion.

7.5 Failure of the Committee to Act on Plans

Any request for approval of a proposed Improvement must be deemed approved, unless disapproval or a request for additional information or materials is transmitted to the Applicant by the Committee within 60 calendar days after the date of receipt by the Committee of all required materials.

7.6 Completion of Improvement(s) With Approval

After approval of any proposed Improvement, the Improvement(s) must be accomplished as promptly and diligently as possible. Failure to complete the proposed Improvements within 12 months after the date of approval or such period of extension of the initial 12-month period as specified in writing by the Committee must constitute noncompliance with the requirements for approval.

7.7 Review of Work in Progress and/or Completion of Work

The Committee may review all work in progress and/or at completion of work to the extent required to ensure that the Improvement(s) complies with all approved plans and/or

construction procedures. Please be sure to follow the Procedures for Submitting Design Review Applications, which has been included in your Design Standards packet. If you do not have the application materials, please contact Ebert Metropolitan District to get a copy. The Committee may withdraw approval of any project if the approved plan is not being followed.

7.8 Enforcement

As provided in the Master Declaration, Ebert has primary authority to enforce the provisions of these Design Standards. If an owner fails to perform or observe any covenant, condition, or requirement imposed by Ebert or these Design Standards, Ebert must notify the owner of the noncompliance as described in the Master Declaration.

7.9 Rights of Appeal by Applicant

Any homeowner aggrieved by a decision of the Committee regarding *landscaping of their property*, may appeal the decision to the Board of Directors of the Ebert Metropolitan District in accordance with the procedures established by the Board of Directors. Such appeal must be in writing and must be filed within 30 calendar days after a decision by the Committee.

7.10 Effect of Governmental and Other Regulations

Approval of plans by the Committee must not be deemed to constitute compliance with the requirements of local, zoning, health, safety or fire codes as determined by such governmental and/or regulatory agencies.

APPROVAL BY THE COMMITTEE DOES NOT CONSTITUTE ASSURANCE THAT IMPROVEMENTS COMPLY WITH APPLICABLE GOVERNMENTAL REQUIREMENTS OR REGULATIONS OR THAT A PERMIT OR APPROVALS ARE NOT ALSO REQUIRED FROM APPLICABLE GOVERNMENTAL BODIES. ALL IMPROVEMENTS MUST COMPLY WITH CITY, COUNTY, AND STATE REGULATIONS AND REQUIREMENTS.

8. Interference with Utilities

In making Improvements to property, homeowners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Owners should not construct any Improvements over such easements without the consent of Ebert and the utility involved, and homeowners will be responsible for any damage to any utility lines. All underground utility lines and easements can be located by contacting:

Colorado 811

Tele: 811

9. Administration of Design Standards

It is the responsibility of the Committee to ensure that all proposed Improvements meet or exceed the requirements of these Design Standards and to promote the highest quality design

for the neighborhood. Specific duties and powers of the Committee are defined in the Master Declaration of Covenants, Conditions, and Restrictions for Green Valley Ranch North.

9.1 Variances

Approval of any proposed plans is at the sole discretion of the Ebert Metropolitan District to grant variances from compliance with any of the provisions of these Design Standards when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require.

9.2 Revisions to Design Standards

The Committee reserves the right to revise these Design Standards from time to time as changing conditions and/or priorities dictate.

10. Landscape Standards

10.1 General

The landscaping for each lot should include substantial live plants in the front yard of each home, landscape screening where necessary to provide privacy; and lawn and shrub beds that blend into adjacent properties.

10.2 Use Easement (Also referred to as a Side Yard Easement or an Active/Passive Easement)

Some residential Sites within GVRN will have a Use Easement on their lot. These lots will have an active side and a passive side. If the passive side of the lot next to yours is adjacent to the active side of your yard, then you have the right to use the passive side of the adjacent lot and you have the obligation to maintain this area, as though you owned it. If the active side of the other lot next to yours is adjacent to the passive side of your lot, you have the obligation to maintain it, as though the owners of such adjacent lot owned the passive side of your lot.

Your lot may have an easement over the passive side of the adjacent lot, and your lot is subject to the same easement. Use of a passive side will include those uses permitted by zoning such as general recreational, picnic, social and garden area, as though the owner of the adjacent active side owned such passive side. However, **the owner of the passive side retains the right of entry for use and maintenance of his home, rights of drainage** (such that the owner of the active side may NOT obstruct or interfere with drainage), **and the rights of support for the dwelling unit on the lot on which the passive side is located.**

The easement runs from the BACK of the lot to the FRONT of the lot and is a minimum of three feet in width. **The exact location of this easement will be indicated on your Improvement Survey Certificate (or Plot Plan).**

Please refer to this legal document **prior** to landscaping or installing a fence. If a wing fence is installed between two homes with a Use Easement, a gate must also be installed to allow your neighbor access to the rear of their home.

When landscaping within this easement, you are strongly encouraged to use rock or wood mulch placed up against your neighbor's house foundation. Planting is allowed within this easement as long as you take into consideration the recommended planting distance from the foundation. Each homeowner is responsible for maintaining the tree lawn and sod in the tree lawn area from property line to property line.

10.3 Water Conservation

In the landscaping of each residential site, plant materials, irrigation systems and maintenance practices must be utilized to conserve water, wherever possible. It should be noted that if Xeriscape landscaping is selected, a more traditional “green” appearance can still be achieved. Xeriscape uses much less water than typical suburban residential landscape, but it does not mean that large areas of river rock or mulch will be allowed in place of green, growing plant material. Please refer to the end of these Design Standards for a listing of approved plant materials for GVRN.

10.4 Landscape Irrigation

Automatic irrigation systems shall be required to be installed and maintained by the homeowner in all front yards. Automatic irrigation systems must be installed, maintained and operated by the owner in a fashion as to conserve water to the maximum extent practicable while still maintaining landscaping in an attractive, green and growing condition. Turf areas must be zoned separately from shrub and groundcover beds.

10.5 Landscape Maintenance

All landscaping must be maintained in a neat, attractive and healthy condition. The owner, taking into account weather conditions affecting the planting of replacement landscaping, *must replace dead or dying landscape materials as soon as possible and/or within 14 calendar days of written notification from the Committee.*

10.6 Front and Side Yard Landscaping

Any Side Yards that front onto streets or public open spaces are governed by this section.

- a. In the street strips between the sidewalk and curb, there should be a minimum of one Deciduous tree. At street intersections, trees shall be planted a minimum of thirty feet from the projected curb line. Shade tree spacing shall be thirty-five feet apart, or within three feet of a projected property line between two properties, unless a variance distance is approved by Denver Forestry. In addition, a minimum of one deciduous shade tree, one flowering ornamental tree, or one evergreen tree must be planted in the front yard behind the street strips. The deciduous tree must be a minimum of 1- and one-half inch (1 ½”) caliper at the time of installation, and the flowering ornamental tree must be a minimum of 1- and one-half inch (1 ½”) caliper minimum at the time of installation. (Caliper is the diameter of the tree trunk, measured in inches. For trees up to 4 inches in caliper, the measurement is taken 6 inches above the root flare. The root flare, also called trunk flare, is where the first

- main roots attach to the trunk). The evergreen tree size must be a minimum of five feet in height at the time of installation.
- b. Required evergreen trees must generally be spaced three to five feet apart and at least 10 to 15 feet away from structures. Trees with columnar or a narrow growth habit may be spaced closer to each other and structures. Generally, where small and medium-sized shrubs are required, they must be spaced three to five feet apart, and large shrubs spaced five to six feet apart.
 - c. All newly planted trees must be staked or guyed using metal T-posts or wood lodge pole stakes. Guy wires must be maintained by the homeowner to keep all newly planted trees set plumb.
 - d. All required plant materials must conform to minimum standards established by the American Association of Nurserymen, as published in the American Standards of Nursery Stock. Plant growth habits and mature sizes should be taken into consideration when spacing trees, shrubs, and groundcover.
 - e. A minimum of three (3) 5-gallon size shrubs must be planted in the front yard. In front yards, newly planted vines, ground covers, and perennial flowers must be in at least 4-inch-sized pots. Planting in street strips using vines, ground covers, and perennial flowers must be in at least 1-gallon pots.
 - f. Replanting of trees in street strips requires a City of Denver permit, which is free, and can be applied for online at Denver's Office of the City Forester's website. Tree species to be planted must be on the City Forester's Approved Street Tree List. This same list is highly recommended for use in the selection of trees for the rest of the yard.
 - g. 50% of the front yard's coverage, including the street strips between the sidewalk and curb, must be live, growing plant material. Percent coverage will be determined using mature vegetation sizes, including tree or bush canopies. Large areas of rock or wood mulch without shrub or flower plantings will be prohibited. "Large areas" will be interpreted using the 50% coverage requirement. "Yard" does not include sidewalks or other walkways, driveways, porches or other hardscape.
 - h. All live turf areas must be sodded or seeded with an improved variety of Kentucky Bluegrass or a drought-tolerant equivalent.
 - i. Synthetic turf areas will be treated the same as rock and mulch areas.
 - j. All rock and mulch areas must have a fabric weed barrier installed and be separated from turf areas, or adjacent different rock or mulch areas, using wide, heavy-gauge steel edging, concrete, brick, or stone on a foundation. Large areas of rock or wood mulch without shrub or flower plantings will be prohibited.
 - k. Mulch may include crushed or rounded gravel, shredded wood, or bark native to Colorado. Unnatural or high-contrast color mulch will be prohibited, and earth tone colors will be encouraged.
 - l. Boulders used in landscaping must be native to Colorado and must be approved by the Committee.
 - m. An automatic irrigation system shall be required to be installed and maintained by the homeowner in all front and side yards.

10.7 Back and Side Yard Landscaping

Interior lot Side Yards are covered by the “Back and Side Yard Landscape Requirements” below.
Back Yard and Side Yard Landscape Requirements

- a. 50% of the back and side yards coverage must incorporate live, growing plant material. Percent coverage will be determined using mature vegetation sizes, including tree or bush canopies.
- b. Synthetic turf areas will be treated the same as rock and mulch areas.
- c. All rock and mulch areas must have a fabric weed barrier installed and be separated from turf areas using wide, heavy-gauge steel edging, concrete, brick, or stone on a foundation. Large areas of rock or wood mulch without live plant material will be prohibited. “Large areas” will be interpreted using the 50% coverage requirement. “Yard” does not include sidewalks or other walkways, patios or other hardscape.
- d. All turf areas must be sodded or seeded with an improved variety of Kentucky Bluegrass or a drought-tolerant equivalent.
- e. An automatic irrigation system shall be required to be installed and maintained by the homeowner in all Side and Rear yards.
- f. There are no required minimum tree sizes. There are also no minimum planting sizes for shrubs, vines, ground covers, and perennial flowers.

11. Enhanced Landscaping along Golf Course Lots

Improvements of homes that front the golf course be in harmony with and not detrimental to, a first-rate golf course experience and that of the Community as a whole.

11.1 Height Restrictions

The Committee will pay special attention to Improvements that limit views to and from the golf course, including but not limited to landscaping, sheds, play structures, dog runs, and fencing. See below for additional restrictions on specific Improvements.

11.2 Fencing

To maintain views to the golf course, the only fencing allowed for homes that front the golf course will be open rail, black wrought-iron, with a maximum height of four feet. Side-yard fencing on these lots will be wrought iron, white vinyl or cedar, as directed by the specific Filing's fencing requirements. A maximum height of five feet is allowed on side yard fencing, as long as the fence is tapered to meet the four-foot rear fence.

12. Other Rules and Restrictions along Golf Course Lots

12.1 Dog Runs

Dog runs will be reviewed on a case by case basis by the Committee.

12.2 Patios, Decks, and Paving Materials

Patios, decks, and other paving materials should be compatible and harmonious with the structure and surrounding neighborhood and must be an integral part of the landscape architectural design. Materials and colors must be compatible with those of the main structure. Natural wood decks must be permitted with any type of building material. It is recommended that paving materials be earth tone colors.

12.3 Play Structures/Sports Equipment Height & Size Restrictions

No playground equipment above eight feet in height, as measured from the ground to the top of the structure, will be allowed. Playhouses larger than 30 square feet or over six feet in height will be restricted.

12.4 Sheds

Sheds are restricted and will be reviewed on a case by case basis by the Committee.

12.5 Storage of Hazardous or Unsightly Materials

Storage of any hazardous or unsightly materials will not be allowed on a residential Site.

13. General Site Improvements for GVRN Lots

13.1 Accessory Structures

Accessory structures, such as storage sheds, gazebos and greenhouses must be located in the rear yard. Requests for approval will be reviewed on a case-by-case basis, taking into account the lot size, square footage of the home and proposed location of the accessory building. The accessory structure cannot exceed 80 square feet in size and 8 feet in height. Ideally, storage sheds must be located in areas that are not visible from open space, recreational areas, or public streets. It is important that the massing and scale, as well as forms, materials, and other detailing be coordinated with the main structure(s) on the Site. Gazebos must be an integral part of the landscape plan. Greenhouse structure approval will be based on, but not limited to, the general aesthetics, quality, and permanence of materials used. No carports or prefabricated metal sheds will be allowed.

13.2 Arbors and Trellises

Committee approval is required prior to installation of any proposed arbor or trellis. The inside height of a proposed arbor or trellis must not exceed eight feet, six inches. Arbors must be complementary to the residence. Professionally prepared plans for Arbors are highly encouraged to expedite the approval process, otherwise a photograph or catalog picture must be provided. All City and County of Denver codes must be followed.

13.3 Awnings/Patio Covers/Shutters

Awning, patio covers, and shutter colors must be complimentary to the exterior color of the home. Patio covers must be structured of wood or material generally complementary to the

home and be similar or complementary in color. Support posts for patio covers must be a minimum of 6" x 6" in size.

13.4 Basketball Hoops (portable and permanent)

No basketball backboards may be attached to a structure. Freestanding basketball backboards must be made of standard manufacturer's materials and colors. Temporary, portable basketball backboards and poles may not be used within public streets and must be stored out of view from adjacent properties and streets except when in use.

13.5 Dog Houses/Dog Runs

The Committee may allow dog houses and/or dog runs and these will be reviewed on a case-by-case basis. The location and size of the dog house or dog run will be determined with consideration given to its impact on adjacent properties and streets. Generally, dog houses must not exceed four feet in height and must be compatible with the home in material and color. Dog run areas should not exceed 300 square feet in size and the fence height should not exceed five feet. The dog run fencing should be located immediately adjacent to the home and be compatible with the home in material and color. The use of chain-link fencing is strongly discouraged, but if it is used, the homeowner must fully screen the dog run from adjacent properties, streets, and open space using the privacy fencing detail outlined for the Community. The standard privacy fence detail has been included in the back of these Design Standards.

13.6 Exterior Lighting

Committee approval is required prior to changing or adding exterior lighting. In reviewing lighting requests, the Committee will consider the visibility, style, location and quality of the lighting fixtures. Exterior lighting for security and/or other uses must be directed towards the ground whereby the light cone stays within the property boundaries and the light source does not cast a glare onto adjacent properties.

13.7 Exterior Mechanical Equipment

No exterior mechanical equipment must be erected on any residential Site without the specific approval of the Committee. Ground level and window air conditioning units, including swamp coolers, must be installed at street level only. These must be located in a side or rear yard and must be screened from adjacent properties.

13.8 Fencing

Each homeowner must be responsible for installing, maintaining, repairing, and replacing, in a reasonably attractive manner, any fence located on such owner's Site per the enclosed fence standards. Any owner constructing, erecting, installing, modifying, or replacing a fence must obtain the prior approval of the Committee in accordance with the Master Declaration and Design Standards. Chain link fence along the side or rear yard of a home is strictly prohibited. (See Appendix B - Approved Fence Detail)

13.9 Flags

Approval is not required for flagpoles mounted to the back of the house. Homeowners may display no more than one flag which shall be in good condition free from fading and fraying. Flags may be no larger than 3' x 5'. Limit one flag per home.

13.10 Garbage and Trash

No garbage, trash, lumber, grass or shrub clippings, plant waste, compost, metal, bulk materials, scrap, or debris of any kind will be allowed to be stored or to accumulate on any Site. All trash containers must have a cover that is resistant to animals and be kept within an enclosed structure. The container may be placed at the curb at such times as may be necessary to permit garbage and trash pickup. **Trash containers may not be placed at the curb prior to 7 p.m. the evening before collection and must be returned to the enclosed structure the day of collection.**

13.11 Holiday & Seasonal Decorations

Reasonable holiday/seasonal decorations and/or lighting do not require Committee approval if decorations are installed not more than five weeks prior and removed within two weeks after such holiday except for holiday/seasonal decorations that are installed for a holiday that occurs between December 1 and December 31, then those such holiday/seasonable decorations can remain until the last day of the following January.

13.12 Hot Tubs / Jacuzzi

Hot tubs and Jacuzzi's must be designed as an integral part of the deck or patio area and must be located in the side or rear yard area. They must be installed in such a way that they are not immediately visible to adjacent property owners, or screened by landscaping or privacy fence in such a manner that affords both homeowners' adequate privacy. The use of the hot tub/Jacuzzi cannot create an unreasonable level of noise for adjacent property owners.

13.13 Maintenance of Fencing

Each owner of a Site will be responsible for maintaining, repairing, and replacing, in a reasonably attractive manner, any fence located on the owner's Site, unless the fence is to be maintained by the Ebert Metropolitan District or Town Center Metropolitan District.

13.14 Maintenance of Property Improvements

No property within GVRN must be permitted to fail into disrepair and all property within GVRN, including any Improvements upon that property (i.e. landscaping, patios, fencing), must be kept and maintained in a clean, safe, and attractive condition.

13.15 Maintenance of the Tree Lawn Area

The area between the street and the sidewalk is called a "tree lawn" and it is the responsibility of each homeowner to maintain the landscaping and irrigation located within this

area (your residential Site) to the same standards as outlined under “Plant Material.” It is the homeowner's responsibility to replace a dead or dying tree and/or sod within the tree lawn area.

13.16 No Hazardous Activities

No activity must be conducted on and no Improvement must be constructed on any property within GVRN that is or might be unsafe or hazardous to any person or property.

13.17 No Unsightliness

All unsightly conditions, structures, facilities, equipment, and objects, including snow removal equipment and garden or maintenance equipment when not in actual use, must be enclosed within a structure.

13.18 Patios, Decks and Paving Materials

Patios, decks and paving materials must be compatible and harmonious with the structure and surrounding neighborhood and must be an integral part of the landscape architecture design. Materials and colors shall be compatible with those of the main house structure. Natural wood decks shall be permitted with any type of building material. It is also recommended that paving materials be earth tone colors.

13.19 Painting/Repainting

Committee approval is required for all exterior painting or repainting of the home and accessory Improvements. All exterior finishes including front doors and shutters should be subdued earth tones such as grey, green, brown, muted blues or reds, or other similar colors. White, primary colors and other bright colors will be permitted as trim colors only. Downspouts should be painted to match the body color of the home.

13.20 Pet Fencing

Pet fencing may include any invisible fence on or within the perimeter boundary of an owner's Site per the enclosed fencing standards. Also refer to dog houses/dog runs for additional information and restrictions.

13.21 Play and Sports Equipment

Play equipment must be located in the rear yard and set back a minimum of five feet from the property lines. Consideration must be given in the location of play equipment so as to not create an undue disturbance on neighboring properties. No playground equipment above eight feet in height, as measured from the ground level can be erected without the prior approval of the Committee. Playhouses larger than 30 square feet and higher than six feet will be reviewed on a case by case basis.

13.22 Recreational and Commercial Vehicles

No commercial vehicle, house trailer, camper, camping trailer, motor home, horse trailer, boat, hauling trailer of any nature, truck **larger than 3/4 ton**, self-contained recreational vehicle (commonly referred to as an “RV”), snowmobile, jet-ski, motocross motorcycle, three-wheeler or other recreational equipment or vehicle associated accessory can be parked on any portion of the community longer than 48 hours in any two-week period.

13.23 Retaining Walls

Retaining wall materials must be compatible with the color and style of the home. Materials may include boulders, stone, brick or modular concrete block. Walls within lots should not exceed three feet in height. Walls should not obstruct or adversely affect existing drainage patterns.

13.24 Roof Replacement/Rooftop Equipment

Committee approval is required if roof material or color is changed. Roofing color should be complementary to other colors on the home. Air conditioning units must be ground mounted.

13.25 Satellite Dishes/Antennae

Satellite dishes and antennas must be carefully located and screened to minimize visibility from any public streets, public open spaces, or adjacent homes and should be no larger than one meter or less in diameter. To the extent feasible, the satellite dish/antennae should be placed in the rear or side yard area. Antennae for short wave or HAM radio operation are prohibited unless it can be demonstrated that said antennae can be screened from view similar to a satellite dish.

13.26 Screen/Security Doors and Windows

Committee approval is not required for the addition of screen doors or storm windows added to a home if the material and color matches or is similar to existing doors and windows on the home.

13.27 Signs/Address Numbers

Temporary signs advertising property for sale or lease (i.e. typical and customary real estate sign) may be installed on a lot without Committee approval provided there is no more than one sign per lot. All trade signs, which include, but are not limited to, landscaping, painting, remodeling, etc. may only be displayed while work is in progress and must be removed upon completion of the job. All other signs, including address numbers and nameplate signs must be approved by the Committee.

13.28 Solar Equipment/Skylights

Solar equipment and skylights must be designed as an integral part of the roof. Skylight glazing must be clear, solar bronze, or white.

13.29 Swimming Pools

Request for swimming pools will be reviewed on a case-by-case basis by the Committee with consideration given to, but not necessarily limited to, the size of the yard area, setback from impact on neighboring properties, size of pool enclosure, and pool materials. Above ground pools are not allowed. All City of Denver permits must be obtained by the homeowner prior to plan review by the Committee.

13.30 Yard Ornaments

Permanent yard ornaments in front yards or yards adjacent to public open space or streets, including but not limited to fountains, sculpture, statues, wagon wheels, driftwood, birdbaths, etc. will require approval by the Committee. Yard ornaments located in the front yard are discouraged.

13.31 Vehicle Repair

Maintenance (other than washing and polishing vehicles), servicing, repair, dismantling, or repainting of any type vehicle, boat, trailer, machine, etc. cannot be carried on upon any residential Site, except within a completely enclosed structure, which screens the sight and sound of the activity.

13.32 Vegetable Gardens

Vegetable gardens must be located in either **the rear or side yards**. Gardens must be screened from neighboring homes, common open space areas, and adjacent streets.