

Architectural Guidelines

Adopted by Springs Ranch Architectural Committee

The following have been adopted as the guidelines for the Springs Ranch Architectural Committee. These guidelines do not constitute the extent to which the Architectural Committee may approve or disapprove proposed Improvements as defined in Section 2.14 of the Covenants, and do not limit the scope of the Architectural Committee's authority. These guidelines are intended to aid as general standards by which the Architectural Committee will make its decisions, and are subject to change at the discretion of the Committee and the Board of Directors.

LANDSCAPING

- A) The AC Committee requires that landscaping plans consist of at least 40% turf.
- B) Changes in the grading pattern in the course of landscaping are prohibited per Section 5.9. This includes the use of retaining walls, which are permissible but must not be used to change the flow of drainage.
- C) Extension of driveways to allow for parking of additional vehicles with gravel or concrete will not be approved as part of any landscaping plan. If gravel or other rock is incorporated into the landscaping plan in the area beside the driveway, it must contain shrubs, bushes, trees, landscape lighting or other landscape material to prevent parking in this area.
- D) For liability reasons, the ACC Committee will not approve water features (i.e. ponds, waterfalls) as part of any front yard landscaping. The ACC will consider water features in secure rear yards.
- E) Xeriscaping will be considered on a case-by-case basis, but must contain organic material in the same proportion as a turfed landscaping plan.

FENCING

- A. Privacy Fencing will consist of 6' cedar fencing. The style of fencing (i.e. board-on-board, shadowbox, etc.) must be indicated in the application for AC approval.
- B. The AC Committee will not approve other types of privacy fencing, such as wrought iron, masonry, etc.
- C. The ACC Committee will not approve double gates or gates whose width exceeds 4' (four feet).

- D. The ACC Committee will approve gates in the front wing fencing only.
- E. Color stains must be approved by the AC committee.
- F. Some front-yard fencing may be allowed but will be approved on a case-by-case basis, and may be no higher than 2'.

SHEDS

- A. Maximum size of any shed shall be no greater than 100 square feet.
- B. Maximum height of any shed at its tallest point shall be no higher than 8 feet.
- C. No building extension shall be allowed on any shed (i.e.: porch, overhang, projection, cover, or roof ornamentation, etc.)
- D. No shed shall be placed within the setbacks or easements established by the City of Colorado Springs (usually 5' on side yards, 7' in rear).
- E. Every effort shall be made to minimize the visual effects of a shed on neighboring sites beyond those reasonably to be expected in an urban residential area from considerate neighbors.
- F. Construction of sheds shall adhere to the following standards:
 - Exterior material shall be the same as the residence dwelling, or approved by the Architectural Committee.
 - The shed will be of the same color as the resident dwelling.
 - Roofs of sheds shall be of the same material as the residence dwelling, or as approved by the Architectural Committee.
 - The flooring shall be constructed of certified (heavy-duty) decking or similar equivalent material approved by the Architectural Committee.
 - Any electrical connections used in or at the shed shall be underground.