



Landscape Guidelines on new single-family Homes

LANDSCAPE SITE PLAN

New single-family homes; the landscape plan must be professionally designed plan, legible, neat and clearly indicate all plant and yard structure locations and names. Plans should be drawn to scale, showing location of landscape to home and lot lines. The extent and scope of each plan shall be designed to enhance the overall home, lot and neighborhood. (See complete approved Architectural Guidelines on the web site)

SUBMITTAL PROCESS

One (1) set of the landscape should be mailed along with a review fee of \$50.00 payable to “WHMD” to the following:

WHMD

6795 Crystal Downs Drive

Windsor, Colorado 80550

The committee reviews are intended to preserve the overall value of the property appearance by maintaining complementary development and avoiding repetitive design projects. Reviews will be completed within 7 days after receipt of a complete and proper application. The committee may approve the plans or may determine that inadequacies exist and will return all remarks/comments to the homeowner. If a second submittal is required, it will be reviewed within 10 days. Landscape plans may be submitted prior to home completion. One set of approved plans will be returned to owner/builder.

PLANT MATERIAL STANDARDS

Planting Requirements. For single family Lots, a minimum of two (2) trees shall be required and three (3) shrubs in the front yard and back yard. Front yard must have one pine/evergreen tree as the part of the two trees. (Total 4 trees and 6 shrubs total).

Trees shall be no less than two (2) inch caliper when installed, and in the case of pine/evergreens, each pine/evergreen tree must be no less than six (6) feet (6' above ground, not including root ball) in height when installed. Shrubs should be 5 gallon minimum. Corner lots minimum of two (2) trees shall be required in the median area on the side of the residence. The two (2) trees in the median area must be canopy trees.

Trees should be at least 5 feet from all property lines and shrubs at least 3 feet from property lines. **Additional quantities and larger planting sizes are encouraged.** At least forty percent (40%) of the front yard's landscapable area must be comprised of turf. All shrub beds shall be designed and installed so that they look fully planted. Large expanses of exposed mulch shall not be allowed.

LANDSCAPE COMPLETION REQUIREMENTS

Timing of Installation. Within the time frames as hereinafter provided, the Owner (other than the Declarant, or a builder with the express written approval of the Declarant) of each Lot shall install landscaping on all of the Lot which is not covered or enclosed by a building, fence or other structure, and shall thereafter maintain such landscaping in a neat and attractive condition, including periodic and horticulturally correct pruning, removal of weeds, and replacement of landscaping. The Owner of each Lot (other than Declarant, or a builder with the express written approval of the Declarant) shall install landscaping on such Lot **within one hundred eighty (180) days** after acquisition (Closing) of such Lot by such Owner if said acquisition occurs between October 15 and April 15 (Winter months); landscaping can wait until after April 15th to start and must be completed by July 15th. *Turn in your ADA and landscape plans for review during the winter months*. Priority should be given to the installation of landscaping in front yards, and unless otherwise agreed in writing between a builder and the Declarant, builders will be required to install front yard landscaping in conjunction with the construction of the residence on a Lot. Homeowners who fail to undertake or complete landscaping within the time limits set forth will be notified that they are in violation of the **Highland Meadow Golf Course/Windsor Highlands Metro Districts Covenants** and are subject to enforcement action. No contractor advertising signs allowed.

LOT GRADING

Landscape plans must not alter or change the original grading as built by the Builder/Developer.

FENCING

Consult the fencing criteria as established by the Highland Meadow Golf Course/ **Windsor Highlands Metro Districts** Architectural Guidelines for the subdivision. Side yard fencing must match rear yard fencing. Individuals phasing plan specifications are available for reference. Homeowner is not allowed to remove District fence or drive across District property to access yard

BUILDER/HOMEOWNER RESPONSIBILITIES

Weeds are to be controlled prior to and during the landscape process to prevent spreading throughout the neighborhood. Maintenance of landscaping areas, replacement of dead, damaged trees/plants and proper removal of yard wastes and grass clippings are the responsibility of the individual homeowners. No dumping yard debris, chemicals or petroleum products is allowed on to the common area's green belts or vacant lots. **No contractor advertising signs to be placed on property.**

COMMON AREA GREENBELTS

Open space areas are outside the individual homeowners' responsibility. Homeowner's are not to alter or interfere with the landscaping and/or equipment activities within the common areas which fall under the jurisdiction of the **Windsor Highlands Metro Districts**. Homeowner is not allowed to remove District fence or drive across District property to access yard.

VARIANCES

Continuing drought conditions may create some variances to planting or seeding or plan materials as well as the extent to which a plant plan can be completed. No variances shall be effective unless agreed upon in writing. Any variances must be submitted for ACC review. Refer to the Architectural Guidelines for additional information.

Landscape Plan (Builder/Homeowner Submittals)

Single Family Homes (New-First time landscaped)

Fee: **\$50.00 Landscape plan review fee.**
Make check payable to WHMD.
Fill out and send in Architectural Design Application with one (1) set of landscape plans.
More than two (2) reviews will be charges an additional \$25.00 per review

Mail to: WHMD
6795 Crystal Downs Drive
Windsor, Colorado 80550

Contact Info: E-mail: manager@windsorhighlandsmetrodistrict.com
Phone: 970-223-5473

If you prefer to deliver plans to the District office, please call to schedule drop off time

No contractor advertising signs to be placed on property.

Plan reviews pricing subject to change