

BANNING LEWIS RANCH

Homeowner Design Guidelines

BanningLewisRanch.com

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INTRODUCTION

In 1871, General William Jackson Palmer chose the eastern side of the Pikes Peak Range as the ideal site for a new settlement that would capture the finest qualities of living, a place “where life would be poetry.” The approximate 24,000-acre Banning Lewis Ranch aims to adopt the very virtues that have always drawn people to Colorado and made them fans for life. Tradition, nature, balance, knowledge, discovery, culture and progress are the cornerstones of Banning Lewis Ranch.

By working in partnership with the City of Colorado Springs, Banning Lewis Ranch has the rare opportunity to be a new kind of community that captures the unique character and flavor of Colorado, in the way it looks, the way it feels and the way it lives. Building on its seven cornerstones, Banning Lewis Ranch will pursue the promise to make Colorado Springs unlike any other place.

Each Banning Lewis Ranch village plans to have a unique theme that separates it from other villages, enhances neighborhood character, and gives it a definable sense of place that is reinforced through community elements, architecture, landscape, walls, fencing and color.

These same principles will be applied through the Banning Lewis Ranch Homeowner Design Guidelines to further define the architectural and landscape theme for your home today and for years to come. The Banning Lewis Ranch Homeowner Design Guidelines are meant to assist and guide you in the implementation of design [and installation of improvements.](#)

PURPOSE

The goal of the Banning Lewis Ranch Homeowner Design Guidelines is to provide general design criteria and guidance for new and future homeowners for future enhancement of your home and visual compatibility to your home’s particular architectural style.

The Banning Lewis Ranch Design Review Committee (“DRC”) has jurisdiction over design and aesthetic aspects of the Covered Property. Covered Property is defined as all real property covered by the Master Declaration of Covenants, Conditions and Restrictions for Banning Lewis Ranch recorded on March 5, 2007 at Reception No. 207030103 in the El Paso County real estate records (the “Master Covenants”) which includes your Residential Site. The DRC is a committee established and appointed by the Banning Lewis Ranch Metro District No. 1 (“BLRMD”) as provided in Article 5 of the Master Covenants.

The DRC must approve all plans for any alteration of the exterior of the Residential Site or the Improvements, including architectural or landscape modifications *before* the modifications are made. The DRC also has the right to review modifications as they are constructed and give final approval of completed modifications.

The DRC may, from time to time, adopt additional, and/or amend existing standards.

DESIGN PRINCIPLES FOR ARCHITECTURE

Within the village of Banning Lewis Ranch, the architecture is being built upon the historic flavor of Colorado. The often eclectic and well composed architecture is designed to create a rich and complex neighborhood environment. The following design criteria for homeowner improvements is meant to



assist in the design, processing, and implementation of Residential Site Improvements while adhering to the established theme and standards of design.

In order to support these concepts, a series of guidelines has been developed to assist you in preparing your own personal touch to your home.

DESIGN PRINCIPLES FOR LANDSCAPE

Within the village of Banning Lewis Ranch, the landscape character has been designed to recognize and enhance the natural landscape features of the Colorado plains and incorporate elements reminiscent of ranching history.

Homeowners within Banning Lewis Ranch will have a responsibility for conscientious landscape. The designs must take into consideration xeriscape principles and water-wise landscape design.

BUILDER DESIGN GUIDELINES

RESIDENTIAL ARCHITETURE

A. CHARACTER

Builders at Banning Lewis Ranch will have considerable freedom in exterior design while placing an emphasis on an “eclectic order” theme for the community. An “eclectic order” consists of design components selected from a variety of sources and styles to encourage site planning creativity and architectural diversity. Attention to the use of durable and sustainable building products and detailing is a critical element in creating the quality and “long term” vision of Banning Lewis Ranch. “Four-Sided Architecture” should be implemented on exterior elevations. Architectural elements that are present on the Front Elevation should be carried to all side and rear elevations. Varied materials, gable end detailing, bracketing, window/door trim are examples of elements that should be incorporated on side and rear elevations. The mass of the exterior should be scaled to reduce its apparent size and provide visual interest and depth. Consideration should be given to the design of upper levels and how these appear from streets and adjacent homes. The Front Porch should provide substantial architectural interest.

Each “Builders Neighborhood Village” collection of homes will express its own character by the use of architectural styles. A minimum of 4 different floor plans and 3 different architectural exteriors will be required for each “Neighborhood Village” collection. Architectural Styles for exterior elevations will include, but are not limited to Colorado Traditional, Craftsman, Prairie, Colorado Farmhouse, Colorado Rustic, Spanish Hacienda, Ranch Territorial and Colonial. Builders will have considerable latitude in developing unique and diverse Architectural Styles and articulation.

Streetscape diversity will be achieved by avoiding designs that over emphasize a single architectural style and present a repetitive and monotonous street scene. No home plan with the same architectural exterior may be built with-in 2 of itself, including across the street.

B. FORM, MASS AND HEIGHT

Single-family detached homes will be composed of simple geometric rectangular solids as the major mass; articulated with porches, dormers, offsets in wall planes and other



architectural embellishments. Roofs should include a variety of elements including the main roof and secondary roofs over porches, room offsets, and pop-outs. A minimum of a 1 foot roof overhang is required. The use of single-story elements (covered porches, projecting rooms and cantilevers) are encouraged to provide scale and reduce apparent mass.

The visual impact of the garage shall be minimized. Alternatives to achieve this include, but are not limited to:

- a. Attached and recessed behind the Front Porch or Living Area of the home a minimum of 2 feet.
- b. Attached with a deeply recessed front access garage utilizing a long side yard and possibly incorporating a side Port Cochere.
- c. Attached and turned 90 degrees from front plane of home.
- d. Attached with a side or rear access.
- e. Attached garage flush with Front Porch or Living Area of house. Front Porch must be a minimum of 4' in depth.
- f. Attached garage forward designs (where garage front is forward of Living Area or Front Porch . Garage cannot extend more than 10' in front of Front Porch or Living Area. Front Porch depth must be a minimum of 4' depth. Garage forward designs will be required to include one garage door/garage face enhancement from the following:
 1. Glass (window panels) and or panel elements on garage door surface.
 2. Detailed trim and articulation around garage door
 3. Trellis detail (Must be consistent with architectural style)
 4. Shed roof with support brackets (consistent with architectural style)
 5. Porte-cohere elements
 6. Recessed door a minimum of 8 ½" from wall plane.
 7. Other enhancements will be reviewed for approval by the BLRDRC.
- g. Attached Split garages, typically a 1 car garage and a 2 car garage are split to provide a variation in the appearance, articulation and flexibility of the house. The 1 car garage element may be optioned into living space that would change the garage door to windows.

If the streetscape becomes dominant of garage flush or garage forward designs the BLRDRC will inform the Builder that no additional garage flush or forward will be allowed on said streetscape.

No flush panel doors will be permitted on garage forward or garage flush designs.

Maximum height for garage doors is 9'. Exceptions will be reviewed on a case by case basis by the BLRDRC.

Exposed foundation walls above 8" from grade shall be covered with similar materials as the wall above.

Residential building height is limited to 35 feet. Building height when measured in feet refers to the vertical distance between finished grade at the base of the building and the highest point of a gable, hip, gambrel or other sloping roof.

A variety of roof pitches (4:12- 12:12) and forms are encouraged to enhance and define each architectural style.

Front accessed 3-Car Garages are required to have a minimum 2 foot plane break between the double door and single door or between one of the single doors if 3 single doors are used.



Column massing (at porches, decks, balconies, etc. will have a minimum of a 6 x6 cross-section, except on "Enhanced Lots"- see Section "E".

C. COLORS AND MATERIALS

Roof materials should be richly textured and may include asphalt dimensional composition (30 year warranty min.) shingles, concrete flat or profiled tile, standing seam metal, slate or other material approved by the Banning Lewis Ranch Review Committee. The color of the roofing can vary from house to house or be consistent throughout a Neighborhood Village Collection. Color of roofing to be consistent with the color palette of the architectural style.

The use of building materials must consider product life span, durability, quality and required maintenance and compatibility to the architectural style. The use of a variety of materials to enhance the architecture is encouraged. Approved materials include, but are not limited to:

- a. Cementitious Siding or Architectural Elements
- b. Vinyl Siding (.044 minimum thickness) or Vinyl, Foam, Metal or Plastic Architectural elements.
- c. Wood Siding or Architectural Elements.
- d. Brick (cut or full thickness)
- e. Pre-Cast or Natural Stone
- f. Stucco
- g. Exterior railings- metal, vinyl, wood/composite or other approved by Banning Lewis Ranch Review Committee.
- h. Other materials proposed would be subject to the approval of the Banning Lewis Ranch Review Committee.

The use of masonry on exterior elevations is encouraged and should be compatible with the architectural style. When a masonry material is used a minimum 2' return is required at all corners.

All homes should have a secondary, complementary façade material. Masonry elements, masonry wainscoting, material changes in gable ends, gable end bracketing or pop-outs are examples of complementary façade materials applications. Architectural styles that would be appropriate with a single façade material (i.e., Colonial, Traditional, Full Stucco, Full Stone or Brick, etc.) will be reviewed by the Banning Lewis Ranch Design Review Committee for acceptance and compliance.

Richness and diversity within a "Neighborhood Village Collection" shall be provided through the appropriate use of color and materials. A varied color palette specific to each architectural style will be used within each "Neighborhood Village" collection to achieve an eclectic character as opposed to a monochromatic look. A minimum of 4 different body (main) colors and appropriate accent colors will be required for each architectural elevation style. Duplicate color schemes shall not be allowed on adjacent lots or lots across the street from each other.

Earth tones and neutral colors should dominate the main (body) colors of the homes, except where the architectural style would be appropriate and require bolder or toned colors. Bright (except white) or highly saturated hues and florescent colors are not allowed as main



(body) colors, but may be used in appropriate quantities as accent colors specific to the architectural elevation style and body color. Fascia and soffit colors should be appropriate to the architectural style and color palette. Downspouts should be a similar color to the area of wall or trim upon which it is attached.

D. DECKS, BALCONIES AND COVERED PATIO

The design of elevated decks, balconies and covered patios including colors and materials should be consistent with the main structure. All vertical elements (railings, supports and columns, fascia and overhead structures) should be finished consistent with the exterior architectural style. Columns and/or supports are encouraged to appear substantial and proportionate to the building mass of the home.

E. "ENHANCED LOT" ARCHITECTURAL REQUIREMENTS

If a lot has side and/or rear elevations that are exposed to a public street or platted open space the exposed exterior shall be "Enhanced" as follows:

- a. Each home plan in the Neighborhood Village product offering shall have "Enhanced Elevations"(side and/or rear) for each architectural exterior elevation, unless the standard elevations comply with the additional architectural articulation listed below.
- b. Any wall (exterior wall) facing a public street or platted open space shall include a minimum of 6% of the net façade area with windows (net façade area to exclude masonry, doors, garage doors, fascia, roofing, gable ends), or a vertical plane break (i.e., cantilevers, bay or bow windows, wall plane break off-set, wrap around porches, etc.) The plane break must be a minimum of 6' wide and 1' deep. Windows are not required in the plane break, but the architectural articulation should be consistent with the Front Elevation architectural detailing.
- c. Enhanced Elevations will include the same architectural articulation that is provided on the Front Elevation. (i.e. window grids, mullions, window/door trim, gable-end treatments, window shutters, color/siding variations, flower boxes, plant shelves, railings, eave bracketing, decorative vents, balconies, etc.) Additional windows, wrap around Porches, pop-outs, roof elements may be added to the side and/or rear elevations as appropriate to carry the architectural style of the home to the viewable elevations.
- d. If masonry columns are part of the Front Elevation the same size, detailing and finish should be incorporated on any columns, posts, etc. that are part of the side or rear elevations. 6x6 minimum for columns/posts.

F. WALK-OUT OF GARDEN LEVEL STRUCTURES

- a. Continuation of architectural articulation and detailing is required on Garden Level and Walk-out Basement exteriors.
- b. Exposed concrete must be minimized. A maximum of 8" exposed concrete will be allowed. Excess exposed concrete is required to be covered with "like surrounding material". Stucco, masonry, siding (provide wood sleepers in foundation wall) or other like exterior materials.



- c. Vertical elements such as railings, supports, beams, columns, etc., shall be painted, colored, stained or covered to be consistent with exterior color palette.
- d. Minimum exterior deck size will be 6'x8'. Stairs are not mandatory.
- e. Minimum post/column size for exterior decks shall be 6x6 and shall be detailed same as all other exterior posts/columns consistent with the architectural style of the home.

G. PATIO COVERS

Must be consistent with architectural style and character. Acceptable covers:

- a. Sloping roof element with roofing to match home.
- b. Flat with parapet.
- c. Trellis Cover
- d. Columns/posts shall be 6 x 6 minimum and shall be detailed same as all other columns/posts on exterior elevations of home.

H. ACCESSORY BUILDINGS

Accessory structures are not allowed in Banning Lewis Ranch per the approved platting. Prohibited structures include:

- a. Cabanas and Pool Houses
- b. Guest Casitas
- c. RV Tarps or Shelters.
- d. Detached Garages (unless platting allows)

Note: Storage sheds are permitted but must be approved by BLRDRC and all appropriate permits obtained.

I. RESIDENTIAL LANDSCAPING

- a. FRONT YARD – Please refer to page 14 for schedule
Front yard landscaping is required and must be installed prior or at time of occupancy (Weather permitting). Upgraded landscaping packages shall be available to buyers through the builder. Xeiriscap and Turf free landscapes are encouraged.
- b. PAVING
4' minimum entry walkways. Curved or angled walkways are encouraged to provide planting areas between porches and walkways.
- c. PLANTING
Front yards shall be fully landscaped and irrigated and may use a combination of natural turf, synthetic turf, trees, shrubs, perennials, ground covers, rock and mulch.
- d. TURF LAWNS
Lawns may not exceed 50% of the non-paved area of the front yard. Irrigated turf is not required. Synthetic turf may be used in front and rear yards, sample must be submitted to BLRRC for approval.
- e. Canopy type trees are required at Tree Lawns with 25' minimum spacing.
- f. Automatic irrigation systems [are required](#)
- g. Rock and mulch must use fabric weed barrier and edging.



J. MINIMUM LANDSCAPE REQUIREMENTS

- a. Up to 50' lots
2-trees (1 canopy and 1 lawn), 5 – 5 gallon shrubs, 1 – 1 gallon perennials or ornamental grasses
- b. 51' to 65' lots
3-trees (2 canopy and 1 lawn), 5 – 5 gallon shrubs, 5 – 1 gallon perennials or ornamental grasses
- c. 66' to 80' lots
3-trees (2 canopy and 1 lawn), 5 – 5 gallon shrubs, 10 – 1 gallon perennials or ornamental grasses
 - a. Corner Lots- considered to be 2 front yards.

K. MINIMUM PLANTING SIZES [AND LANDSCAPING REQUIREMENTS](#)

- a. Canopy Trees (tree lawn)- 2 ½ caliper at time of installation
- b. Lawn Tree – Flowering or Ornamental (located in lawn area) - 1 ½” Caliper at time of installation.
- c. Evergreen Trees – Minimum of 6 – 8 feet tall at time of installation
- d. All trees must be staked or guyed using metal T-post or wood lodge pole stakes. Guy wires must be maintained by the homeowner to keep all newly planted trees set plumb. Posts and stakes can be removed after 2 years from installation.
- e. Shrubs- minimum of 5 - 5 gallons in front landscaping
- f. Perennials or Ornamental Grasses – 1 gallon
- g. Rock – Must be native to Colorado. No white or light colored rock is allowed.
- h. Boulders – Must be native to Colorado and must be approved by the Committee
- i. Mulch – Shredded cedar mulch, rubber mulch or black composite organic mulch are all allowed. High contrasting mulch will be prohibited.
- j. Edging – Edging must be limited to heavy (wide gauge) steel, concrete, brick or stone on a foundation
- k. Automatic irrigation systems shall be required to be installed and maintained by the homeowner in all front yards
- l. All mulch areas must have fabric weed barrier installed.

PLEASE SEE ATTACHED APPROVED PLANTING MATERIAL LISTS.

PLAN SUBMITTAL PROCESS - BUILDER

A. DESIGN REVIEW

The intent of the design review process as described below is to ensure that residential neighborhoods developed within Banning Lewis Ranch contribute to the character and quality envisioned for the community.

In order ensure a consistent, high quality and integrated design throughout all phased of the project, the Banning Lewis Ranch Design Review Committee (BLRDRC) will review and approve the proposed plans prior to submission to Pikes Peak Regional Building Department. A design review process has been established to review architecture and landscape design for conformance to the Banning Lewis Ranch Design Guidelines.



The Design Guidelines are a supplement to all applicable government Codes and Regulations. These Guidelines are also supported by the following:

a. COVENANTS, CONDITIONS AND RESTRICTIONS

The Guidelines do not supersede or modify any existing applicable City of Colorado Springs Codes or Regulations. Any requests for variances to the laws, regulations, or standards adopted by the City shall be submitted to the appropriate municipal agency according to established procedures following review and approval by the Design Review Committee. In the event of conflict or discrepancy, or for subjects not addressed herein, or as part of the Development Agreement and Guidelines, the municipal regulations and codes take precedence, and the most restrictive standards shall apply. Provided that BLRDRC acts in good faith, neither BLRDRC nor any representative thereof shall be liable to any applicant or any other person for any damage, loss or prejudice suffered or claimed on account of the review of plans, specifications or materials. The review and delivery of a form of approval or disapproval is not to be considered an opinion as to whether or not the plans are defective or whether the construction methods or performance of the work proposed therein is defective, or whether the facts therein are correct or meet the City of Colorado Springs building codes.

B. FIELD CHANGES

Field Changes- Should any material, changes of color, material or exterior elevation be necessary, it will be the responsibility of The Builder to contact a BLRDRC representative to explain the nature of the change and get a determination if an official Committee Review with drawings will be required. At that point in time, direction can be given as the next step in the process regarding such necessary field changes.

C. SUBMITTAL REVIEW RESPONSE TIME

After a submittal is accepted as complete and meets all requirements, the BLRDRC's approval or disapproval shall be given within a reasonable time, not to exceed ten business days after submittal acceptance.

D. APPROVALS AND RE-SUBMITTALS

All submittals reviewed by the BLRDRC to be stamped as follows:

- a. APPROVED: Plans meet all BLRDRC requirements
- b. APPROVED AS NOTED: Plans meet all or most of BLRDRC requirements, but may contain some minor items in need of clarification or correction. Plans will also be stamped APPROVALS AS NOTED if the BLRDRC wants to inform the applicant of certain conditions that may affect other plan submittals or construction improvements. If minor corrections are required, revised plans must be resubmitted for BLRDRC files.
- c. ADDRESS COMMENTS AND RESUBMIT: Plans contain significant deviations or deficiencies from BLRDRC requirements and must be corrected or clarified before BLRDRC will grant approval. All resubmittals to BLRDRC must be a complete plans set and must address each comment and any change to the plans in writing. Partial resubmittals if corrected sheets only, will not be accepted.
- d. DENIED: Plans contain items that are not allowable under BLRDRC standards.



CONSTRUCTION SHOULD NOT BEGIN ON ANY IMPROVEMENTS UNTIL ALL SUBMITTALS FOR THAT TYPE OF IMPROVEMENT HAVE BEEN APPROVED. Any change to the plans after BLRDRC approval including those not specifically requested by the BLRDRC, must be re-submitted for approval with the changes noted. Upon receipt of submittal comments, the applicant may contact BLRDRC to schedule a meeting to review and address such comments in further detail. The BLRDRC will make periodic in-progress inspections of construction to ensure compliance with the approved construction documents, plans and Guidelines. The Builder will provide the BLRDRC with a written NOTICE OF CONSTRUCTION at least 7 calendar days prior to the start of construction.

E. SUBMITTAL REQUIREMENTS

Each submittal must include the following:

- a. ARCHITECTURE –MASTER PLAN (INITIAL) – The first review of a new product
 1. Floor Plan
 2. Proposed front, side and rear elevations with materials noted.
Must demonstrate how “Enhanced Lot” requirements will be met. (Garden Level and Walk-out Basement exteriors should be included)
 3. Typical plot plan for each elevation showing building footprint, setback requirements, driveway and walkway locations, patio/deck locations, cantilevers.
 4. Square footage of all areas including living space, garage, driveway, porches, patios, on grade decks.
 5. Exterior Color Palette – samples to securely mounted on one or more lightweight board(s) not to exceed 8 ½ “ x 14” including the following:
 - Exterior elevations showing color blocking on all sides (paint and stains)
 - Color chips showing color palate for each offering. Label as body color, trim color, accent color, entry door color, garage door color, gutter color, etc.
 - Roofing – Picture or color chip (do not submit full size samples)
 - Masonry Offerings (pictures of stone and brick per exterior elevations.
 - Entry Door and Garage Door – Style and elevation must be shown on submitted exterior elevations.
 -
- b. ARCHITECTURE (SITE SPECIFIC PRODUCTION) - The review of a product previously approved per the MASTER PLAN submittal process. This submittal should be in accordance with the MASTER PLAN previously approved.
 1. Plot plan including plan, elevation, building footprint, setbacks, driveways, walkways, patio and or decks, cantilevers drainage and retaining walls (if applicable).
 2. Color scheme
 3. Map showing plan, elevation and color scheme of existing or proposed adjacent homes (on either side and three across the street).



c. LANDSCAPE CONSTRUCTION DRAWINGS

Planting and construction plans for Front Yard only. Label all required materials and plantings. Fence location should be noted if applicable

HOMEOWNER DESIGN GUIDELINES

PROCESS/SUBMITTAL REQUIREMENTS

Beginning May 1, 2011, all new contracts should include a disclosure to the homebuyers regarding the new landscape fee. BLR Metro District will be collecting a \$1000 rear yard landscape fee from the homebuyers at time of closing. This fee will be refunded back to the homebuyer upon completion and final approved inspection of their rear yard landscaping as per their approved landscape plan, minus \$125 for design review and inspection unless additional time, reviews or inspections are required. Homeowners are required to obtain DRC approval for architectural or landscape modifications *before* the modifications are made.

PROCEDURES FOR COLLECTING REAR LANDSCAPE FEE

1. At closing, Title Company will collect \$1000 fee to be paid to: Banning Lewis Ranch Metro District #1

Mail Check to:
Banning Lewis Ranch Metropolitan District #1
C/o CliftonLarsonAllen
8390 E. Crescent Parkway, Suite 600
Greenwood Village, CO 80111
Attn: Design Review Committee

PROCEDURES FOR COLLECTING SUBMITTALS

2. Homebuyer must submit plan for approval

The Banning Lewis Ranch Metropolitan District
C/o MSI, LLC
8610 Explorer Drive, Suite 130
Colorado Springs, CO 80920
Attn: Design Review Committee

Or via email to: banninglewisranch@msiho.com

3. Submittals to, and approvals by, the DRC shall occur prior to installation and should be done before ordering materials and start of demolition or construction.
4. Any submittals not complete (as to required forms, copies, information) will not be accepted and will be returned to the Homeowner.

Application must include items #5 - 8 below:



5. Plans and specifications, including color scheme and samples - 1 copy
6. *BLR Design Review Request Form* - 1 copy
7. *Neighbor Notification Statement* - 1 copy
 - a. It is the intent of the DRC that the Homeowner's neighbors be notified (not "approved by") of any Improvements which may impact the use and enjoyment of the neighbors property.
 - b. Applicable Neighbors
 - i. Adjacent Neighbor: means all neighbors with adjoining property lines to the Homeowner.
 - ii. Facing Neighbor: means the neighbor most directly across the street with visibility of the Improvement.
8. Approval of Improvements by the DRC is for aesthetic purposes only. It is the Homeowner's responsibility to see that all federal, state, and local ordinances and codes are followed. Permits may be required by a County, City, or other governmental agency.
9. Upon completion of the rear landscaping and final inspection and approval, landscaping fee will be refunded to homebuyer, minus \$125 for design review and inspection unless additional time, reviews or inspections are required
10. The Design Review Committee will be responsible for all rear yard landscape reviews and final approvals and they will use the BLR design guidelines as their tool for reviews. The reviews will be done in a timely manner and the Design Review Committee will be in direct contact with each homebuyer. The homebuyer may elect to submit their rear yard design plan prior to the house closing to expedite the process. This plan will help motivate the homebuyers to complete their rear yard landscaping in the time frame as outlined in the design guidelines.

PLANS/SPECIFICATION REQUIREMENTS

1. The minimum size requirement for a plan submittal is 8 ½" x 11".
2. The plan must be drawn to scale indicated on plan.
3. Provide your name, address, and Builder on each plan.
4. Indicate the location of the bottom of any slope and the top of any slope, if applicable for both architectural and landscape Improvements.
5. Accurately show the footprint of your Residential Site, including lot lines, existing fences and/or walls, and existing utilities for both architectural and landscape improvements. This information may be available from the Builder or from local City or County planning agencies.
6. For hardscape improvements show proposed new and existing: paving, wall, fences, pools, patio covers, drainage, and structures accurately described as to material, length, height, and angles.
7. Indicate the nature, kind, shape, dimensions, materials, color, finish and location for all proposed Improvements.



8. Provide a description of the materials to be used, including the proposed color scheme for all proposed Improvements. Attach samples.
9. Grading plans (if applicable for architectural and landscape Improvements), which show where the established drainage pattern may be altered by the proposed Improvements. Indicate locations of drainage devices and curb cores. Alterations to any drainage pattern requires Engineering Drainage Certificate.
10. Landscape irrigation design/plan or description with list of materials.
11. Location of all landscape trees, shrubs and turf areas.
12. A list of the plant material that you are proposing to use for landscape submittals. This must include trees, shrubs, vines, ground covers, sizes of material and locations.

DESIGN REVIEW COMMITTEE REVIEW PROCESS

1. All submittals must be received by the BLRMD c/o MSI, LLC, 8610 Explorer Drive, Suite 130, Colorado Springs, CO 80920, Attn: Design Review Committee or via email to banninglewisranch@msiho.com
2. The DRC reviews the *Design Review Request Form* and the drawings for completeness and consistency with the Homeowner Design Guidelines.
3. The committee has 60 days to approve or deny the submittal. Approval may be given with conditions. If the DRC has not denied the submittal in writing within 60 days of receipt, then it shall be deemed approved.
4. Once a Homeowner receives approval from the DRC, construction may commence and timely completion of Improvement is required. Architectural Improvements must be completed within 12 months. Landscape Improvements must be completed within the first growing season. The growing season is considered to be from May 15th to October 15th.
5. Builders Installation Schedule – Closings October through March front yard will be due installed by July 1st of the growing season following closing. All other months due in the growing season closing occurred.
6. All Homeowners shall follow the submittal and installation schedule as outlined below when submitting plans for the initial installation of rear and side yard landscaping.
 - a. January closing – Submit before March 31st – Complete landscape before October 15th in the same closing year
 - b. February closing – Submit before April 30th – Complete landscape before October 15th in the same closing year
 - c. March closing – Submit before May 31st – Complete landscape before October 15th in the same closing year
 - d. April closing – Submit before June 30th – Complete landscape before October 15th in the same closing year
 - e. May closing – Submit before July 31st – Complete landscape before October 15th in the same closing year



- f. June closing – Submit before August 31st – Complete landscape before October 15th in the same closing year
 - g. July closing – Submit before September 31st – Complete landscape before October 15th in the same closing year
 - h. August closing – Submit before October 31st – Complete landscape before October 15th the following year
 - i. September closing – Submit before November 30th – Complete landscape before October 15th the following year
 - j. October closing – Submit before December 31st – Complete landscape before October 15th the following year
 - k. November closing – Submit before January 31st – Complete landscape before October 15th of the following year
 - l. December closing – Submit before February 28th – Complete landscape before October 15th of the following year
7. Construction must proceed consistent with the approved plan. All deviations must be submitted for review and approved by the DRC prior to commencement of work.
 8. Upon completion of the approved Improvement(s), a BLRMD *Notice of Completion (Form D)* must be forwarded to BLRMD c/o MSI, LLC., 8610 Explorer Drive Suite 130, Colorado Springs, CO 80920, Attn: Design Review Committee or via email to banninglewisranch@msiho.com.

GENERAL CONDITIONS

The following general conditions should be adhered to as follows:

1. DRC approval does not constitute waiver of any requirements required by applicable governmental agencies for the subject Improvement or modification.
2. DRC approval of plans does not constitute acceptance or responsibility of any technical, engineering, structural or drainage specifications. The function of the DRC is to review submittals as to aesthetics. All technical engineering, structural, or drainage matters are the responsibility of the Homeowner.
3. Should the DRC approve an Improvement which is a variance from compliance with the provisions of the Master Covenants, it does not constitute waiver of the Master Covenants for any other or similar Improvement as provided in Sections 5.14 and 5.15 of the Master Covenants.
4. Approved plans are not to be considered authorization to change the original drainage plan as installed by the Builder and approved by the applicable governmental agency.
5. Access for equipment used in construction must be through your Residential Site only. Access over BLRMD Property requires written authorization from the DRC.
6. If proposed Improvements require access over BLRMD Property for the purposes of transporting labor or materials, written permission for such access shall be required from the DRC. Any such requests must be filed with the DRC prior to the commencement of construction.
7. Streets may not be obstructed with objects and building materials that are hazardous to pedestrians, vehicles, etc. Items such as, but not limited to, sand, rock and building materials, may not be stored on streets, sidewalks or BLRMD Property.



8. Building permits from any applicable County, City or government agency may be required for certain improvements.
9. Any damage to BLRMD Property will be replaced or repaired by a BLRMD subcontractor. All applicable charges for restoration will be charged back to the Homeowner by BLRMD, and is due and payable within 30 days from notification.
10. Approval of plans is not authorization to proceed with Improvements on any property other than the Residential Site owned by the Homeowner.
11. Homeowner may also need to acquire approval from the utility company and/or the County, or City for permission to encroach within an easement which will access Homeowner's Residential Site.
12. Any photos required by the DRC will not be returned to the Homeowner.
13. No Homeowner shall alter any landscaping, and/or otherwise change any BLRMD Property.
14. All work must be performed in a manner consistent with the original construction standards of the home, and with the design and appearance of the village. All work considered being of an unsightly finished nature, or of lesser quality than the prevailing village standards, shall be reworked to an acceptable appearance at Homeowners' expense.
15. If written approval of the DRC is not obtained for any exterior change to a Residential Site, construction shall constitute a violation of the Master Covenants, and the unauthorized Improvement may have to be modified or removed at the Homeowner's expense.
16. Once a Homeowner receives approval from the DRC, construction may commence. Upon completion of the approved Improvements, a DRC *Notice of Completion Form (Form D)* must be forwarded to the DRC.
17. Once a Homeowner receives approval from the DRC, construction may commence. Upon completion of the approved Improvement(s), a BLRMD *Notice of Completion (Form D)* must be forwarded to BLRMD /o MSI,LLC., 8610 Explorer Drive Suite 130, Colorado Springs, CO 80920, Attn: Design Review Committee or via email to banninglewisranch@msiho.com.
18. The DRC has 60 days after the Notice of Completion during the growing season is submitted to inspect the Improvement(s).

ARCHITECTURAL GUIDELINES

The following architectural guidelines should be adhered to as follows:

1. Submittal to the DRC for review/approval of architectural alterations, modifications and additions is required, and shall be done before ordering materials and start of demolition or construction.
2. The architectural integrity of the home's style shall be maintained in all its aspects.



3. The existing architectural design details (i.e., doors, windows, cornices, roof, fascia, etc.) shall be maintained in any proposed alteration, modification or addition.
4. Color and material palette changes shall be consistent with the range of palettes for the subject home's architectural style and location.
5. Color samples of all paint, stain, veneers, wall materials, stone and etcetera are required to be submitted to the DRC.
6. Existing building setbacks from the street shall not be reduced.
7. Minimum rear yard building setbacks shall not be reduced.
8. Where a single story element is modified, the addition must provide a replacement single story element.
9. Where an exterior wall offset is modified, the addition must provide a replacement wall offset.
10. Existing room forms and roof articulation shall be emulated in a proposed addition or expansion.
11. Existing variation in building height shall be emulated in any proposed alterations to the roof and roof lines, within the maximum permitted building height.
12. Modifications to Diverters/Gutters/Down Spouts must be submitted to the DRC for review and approval. Such Improvements shall be colored to match adjacent surfaces to which they are attached or consist of a material that matches the architectural style of the home and shall be tied to the yard drain system.
13. Timely construction of DRC approved Improvements is required. Architectural Improvements must be completed within 12 months.

LANDSCAPE GUIDELINES

The following landscape guidelines should be adhered to as follows:

1. If not installed by the Builder, side, front and rear yards must be completely installed within the first growing season from the original date of close. The growing season is considered to be from May 15th to October 15th.
2. Use of decorative rock/gravel/bark:
 - a. Rock mulch color shall be Native to Colorado – Mountain Granite, Local River rock, and Colorado Rose. No white or very light colored rock mulch is allowed.
 - b. Wood mulch color shall be natural color shredded cedar mulch, with pieces no larger than 3" or black compost mulch. Rubber mulch allowed in cedar or black.
3. Use of synthetic turf is allowed as an alternative to natural turf. Synthetic turf installation should follow the same criteria as natural turf with the exception of irrigation as irrigation is not applicable. Synthetic turf shall be of high quality and should mimic the look of natural turf. If synthetic turf is to be used, manufacturer name and grade specifications must be submitted for review and approval.



4. Turf is not to be planted immediately adjacent to or within five (5) feet of your home. A bed of rock mulch must be provided between the house and any turf areas.
5. Front yard garden art over 2' in height requires DRC approval.
6. Vegetable gardens are allowed in the rear yard or applicably sized side yards.
7. Hardscape elements such as concrete, brick, stone, etcetera on front and side or rear yards must match or compliment the exterior colors and materials of your home.
8. A permanent automated irrigating system must be installed, but no piping or sprinkler heads shall be within five (5) feet of foundation walls or slabs.
9. Existing street tree irrigation and landscaping must not be modified and shall be maintained as installed.
10. Modifications to builder installed front or side yard landscaping shall be submitted to the DRC for approval.
11. Minimum rear yard landscaping is as follows:
 - a. One shade or ornamental tree, minimum caliper 2 1/2"
 - b. Maximum turf of 70% in non-paved areas
 - c. No minimum turf requirement
 - d. 100% year yard coverage required (applicable combination of turf, hardscape, mulch, planter beds, ground cover, etcetera)
12. Any change in drainage must be approved by the DRC and include Engineering Drainage Certificate.
13. Plant material for your landscape should be selected from the approved plant palette located in the appendix.

LANDSCAPE GUIDELINE TIPS

1. There are numerous designers, contractors, books, videos, TV shows and existing homes that can help you develop a successful and pleasing landscape. Please refer to these resources when developing your own personal landscape.
2. Homeowners are encouraged to use individuality in their landscape design. Borrow the good ideas or develop them into your own unique expression.
3. A clean, simple design is preferred over one that is dominated by numerous elements. The size of your yard needs to be taken into account when preparing your landscape design. Designs should complement the scale of the space and not overwhelm it with masses of hardscape, architectural features or plant material that will become too large.
4. Prior to installing any walks, walls, etc. chalk or paint out the design to get a feel as to how it works in your yard. You should ask yourself the following questions:



- a. Is the width of my proposed walks appropriate for their intended use?
 - b. Is the amount of hardscape planned in scale with the overall size of my yard?
 - c. Are any architectural features (such as a low pilaster with a light) in scale with the overall yard?
 - d. Are the colors and/or materials that I have selected for my hardscape elements compatible with my home's color palette?
5. When selecting garden art, it should reinforce the character of your home and landscape theme.
 6. A weed abatement program prior to planting any of your plants is recommended.
 7. Prior to installation, layout your plant material while they are still in the containers to get a feel for the spacing and overall look. Recommended spacing for shrubs is 75% of their ultimate growth width.
 8. Installing a mow strip will help in keeping a clean edge along your lawn areas. Concrete is the most durable. Wood, masonry or plastic products are easy to install. In all cases, these should be installed so that no more than 1" is exposed above the top soil level.
 9. Lawn areas should not be planted on a slope any steeper than 20% (5:1). This will allow for ease in mowing and minimize irrigation run-off.
 10. Lawn areas can be planted with sod, by hand or hydro-seeding or in other ways as determined by the Homeowner.
 11. When installing trees, shrubs, vines or espaliers, the diameter of the hole you dig should be twice that of the container it comes in. After setting it in the hole, backfill should consist of a combination of your existing soil blended with the amendments that were recommended in the soils test results you should obtain. A water basin consisting of a compacted mound of soil following the shape of the planting pit should be contracted around each plant.
 12. If you are planting any trees that may potentially create root problems for your hardscape, you should install a linear root barrier to help provide protection. This should be installed along the edge of your hardscape as per the manufacturer's recommendations.
 13. Small, single trunk trees should be staked to protect them from possible damage. A single or two stakes with two to three tree ties will help provide this protection. The tree stakes should be removed after a 2 year period.
 14. Vine and/or espaliers should be removed from their nursery stakes or trellises and attached to the adjacent surface with plastic epoxy ties, wire or through some other means of attachment.
 15. Ground cover should be installed at a spacing that will ensure full coverage while plants mature. An alternative to ground cover would be shredded mulch. This helps retain the moisture in the soil and impede weed growth.
 16. After planting, apply water in sufficient quantities and as often as seasonal conditions require, and is permitted by the City Water Department, without excessive watering or ponding.



17. Thirty (30) days after installation, all turf or grass areas should be fertilized with a general fertilizer such as 16-6-8 at the rate recommended by the manufacturer.
18. *Caution – Fertilizers with iron in them will stain your concrete when water is applied. Make sure that you sweep off all fertilizer prior to watering.

SPECIFIC ARCHITECTURE & LANDSCAPE GUIDELINES

Drains

- Area and planter drains must be installed for adequate drainage to permit the plants to survive and minimize the ponding of water. There shall be no interference with the established drainage patterns over any Residential Site, or common area, without approval by the DRC. The landscape irrigation system should be designed to prevent excessive saturation of soils. Planters created by walkways next to a Residential Site should connect to a collector line which positively drains to the street (see Section 8.6 of the Master Covenants for additional criteria).

Exterior Lighting

- Exterior lighting must be of low illumination level. Dark sky lighting principles should be utilized. Exterior solar low illumination lighting is pre-approved and does not need DRC approval. All other exterior lighting must have DRC approval.
- The dark sky principle is a way of using lighting (or the lack of lighting) to eliminate pockets of dark and light. Contrasting pockets of dark and light causes users eyes to adjust more slowly as they pass in and out of these areas. The goal of dark sky lighting is to see the thing being lit (the house/porch) and not the light itself. The human eye automatically focuses on the brightest light source in range, and adjusts to that accordingly. When you eliminate glare and create an environment with relatively even light levels, the human eye can see very clearly in much less light than you would imagine.

Exterior Painting

- The Residential Site home exterior may be repainted without DRC approval so long as it is painted to match the existing approved paint colors of the home. Any change that deviates from the approved color of the home must receive written approval of the DRC.

Exterior Stairs

- The location, material, and color of new exterior stairs shall be compatible with the existing home. Stair supports must be designed as integral parts of the house. Prefabricated metal stairs may be permitted if they are compatible with the architecture of the home. The addition of any exterior stair system must have DRC approval.

Fences

- Fences of chain link, poultry wire, aluminum, sheet metal, plastic, fiberglass, reeds, straw, bamboo, rope and other similar temporary or commercial materials are not permitted.
- Solid wood fencing that becomes discolored may be required to be stained the natural color of the wood.
- No double fences shall be allowed along the same property line.
- Fencing shall not exceed 4 feet in height.
- Community perimeter fencing bordering BLRMD Property shall not be replaced with any other type of fencing other than what was installed by the Builder or BLRMC.
- Front yard "picket fence" type fencing is allowed with DRC approval. Front yard fencing:



- Should not exceed 4' in height.
- Should coordinate with the cross buck fence or the architectural style of the home.
- Should not be located any closer than 18" to the back of sidewalk.
- No front yard fencing is allowed in the tree lawn area.

Walls

- All walls require DRC approval.
- Decorative or utility walls (retaining, seat, etcetera) shall be located at least 3' – 5' from the property line to allow for a landscape buffer.
- Walls shall be no more than 30" high.
- Walls shall be no more than 30' in length.
- Wall materials (stone, brick, stucco, split face block, etcetera) should be selected to match the exterior color palette of the home and color image samples must be submitted for approval.

Pet Enclosures

- Pet enclosures (i.e., dog runs) must be submitted to the DRC for review for all Residential Sites. Standard type dog houses are allowed and do not need DRC approval as long as they do not exceed 4' in height.
- Pet Enclosures should not be any higher than adjacent fencing. Four feet when adjacent to cross buck fencing, or six feet when adjacent to certain perimeter fencing.
- Chain link enclosures are not allowed.
- Wire mesh may be attached to existing cross buck fencing to enclose small pets using the following criteria:
 - Wire fencing shall not exceed the height of the top horizontal rail of cross buck fencing. Wire fencing may extend below the bottom horizontal rail to ground level or shall terminate at the bottom of the bottom horizontal rail of cross buck fencing.
 - Wire fencing shall be attached to the cross buck fencing rails using secure fasteners located no more than 12" on center and fasteners shall be of a material coated to prevent rust and staining of cedar.
 - Wire fencing shall be installed on the homeowner yard side of the cross buck fencing.
 - The wire fencing type should be 14 Gauge Galvanized Welded Wire Fence with 2" x 4" openings available through many manufacturers.

Maximum Heights

- The maximum building heights of all Improvements shall be consistent with the County, City or governmental agency.

Parkways and Street Trees

- The parkway, which is defined as the space between the curb and the sidewalk, is a key element to the overall neighborhood street scene. Street tree species have been selected for their ability to reinforce the village theme and compliment the architectural scale of the neighborhood. Trees will be planted by the Builder in the neighborhood areas at a frequency to ensure a visible street program. This may result in more than one tree per Residential Site. These areas on the Lots or in the City right-of-way are designated as street tree areas. Existing parkway landscape is not to be modified.
- Feeding, maintaining, and irrigating the trees and landscaping in the Homeowner's front yard and street tree area is the Homeowner's responsibility.
- The Homeowner may not remove or relocate the trees in the street tree areas.
- If any tree in a street tree area requires replacement, the Homeowner must replace the street tree in the same location with a tree of the same variety unless otherwise approved by the DRC.



- Existing street tree irrigation must be maintained as installed.

Pools and Spas

- Spas and similar water features such as swimming pools and hot tubs are permitted in rear yards (or side yards if they are wide enough) without DRC approval if they are at least 5' from any fencing, are toned in color to compliment the exterior of the home or are screened with landscaping. A swimming pool, spa or other similar water feature must not damage existing walls or fences. All equipment shall be completely screened from view from publicly visible areas, and all reasonable efforts to minimize noise must be undertaken by the Homeowner.
- Privacy structures and fencing for pools and spas require DRC approval for all Residential Sites. Privacy structures and fencing should complement the exterior style and color of the home and/or existing fencing.

Screen Doors

- Screen doors on the front door entrances shall be painted to match the color of the front door and the style must conform to the architectural character of the home. Screen doors do not need DRC approval if this criteria is met.

Custom Storage Sheds/Utility Buildings

- Custom Storage sheds, utility buildings, gazebos, playhouses, etcetera, must be submitted to the DRC for approval and must adhere to the following:
 - Be constructed as a permanent Improvement on a concrete foundation.
 - Match the same color as the home or be complimentary in nature.
 - Plant material must be used to soften the look of the structure, be planted within 30 days, and continuously maintained thereafter.

Pre-Fabricated Storage Sheds/Utility Buildings

- Pre-Fabricated Storage sheds and/or utility buildings (i.e., Tuff Shed, Rubbermaid, etcetera type structures) over 4' in height must be submitted to the DRC for approval and adhere to the following:
 - Be set on a concrete or gravel foundation.
 - Plant material must be used to soften the look of the structure, be planted within 30 days, and continuously maintained thereafter.
 - All pre-fabricated storage sheds and/or utility buildings regardless of whether they exceed 4' in height shall be in a neutral color that coordinates with the home or community fencing.

Visual Barrier/Privacy Screen

- Any plant material, including trees and shrubs, planted to create a visual barrier/privacy screen on all Residential Sites, must be reviewed by the DRC. If more than 2 trees are planted in a row the following criteria is applied:
 - Trees must be spaced 5' or more than their ultimate branch/limb width to assure at least 5' of open space between trees.
 - Trees are to be selected that maintain an open appearance or must be pruned to maintain an open appearance.

Window Awnings

- Awnings must be submitted to the DRC for approval. Awnings must be compatible with the color and design of the existing home. They must be simple in design and color. The size, location, and form must be in scale with the window. Awnings must be properly maintained to the satisfaction of the DRC and may not be kept when frayed, spilt, torn, or faded. Temporary sun shades attached to the



outer wall of the house, patio cover, or gazebo such as rolls of bamboo, fiberglass or reed are not permitted.

Window Coverings

- Only curtains, drapes, shutters, or blinds may be installed as permanent window covers. No aluminum foil, paint, newspaper or similar coverings deemed to be inappropriate for a window covering shall be applied to the windows or doors of any home. Homeowners may use white sheets to cover windows after the close pending the installation of drapes, curtains, shutters or other appropriate interior window coverings for 3 months from the closing. Window coverings do not need DRC approval.

Flag Poles

- The installation of flags and flag poles shall be submitted to DRC review and approval.

Front Yard Garden Art

- Must be submitted to the DRC for approval if the front yard garden art exceeds 2' in height. Photo required for submittal.

Garden Window

- Must be submitted to the DRC for review and approval. This is considered an architectural improvement.

Ground & Garden Level Decks

- Must be submitted to the DRC for review and approval.

Lamp Posts

- Must be submitted to the DRC for review and approval.

Satellite Dishes/Antennae

- All satellite dishes, MMDS – An antenna designed to receive (wireless cable) programming services via multichannel, multipoint distribution services; and DBS – A antenna designed to receive direct broadcast satellite service antenna must be one (1) meter (39”) in diameter or less are permitted and do not require DRC approval.
- Antenna larger than one (1) meter (39”), except TVBS – An antenna designed to receive over-the-air television broadcast signals are generally prohibited and must be submitted to the DRC to be reviewed on a case by case basis

Solar Energy Systems

- Each Homeowner may install a solar energy system which serves his/her Residential Site so long as (a) the design and location of the solar energy system meets the requirements of all applicable governmental ordinance and (b) said design and location receive the prior written approval of the DRC.
 - Energy systems must be integrated into the roof design, to respond to the roof slope, and designed to minimize the profile of the collector.
 - Frames must be colored to compliment the roof.
 - Natural aluminum frames are prohibited.
 - Support for solar equipment shall be located in a manner which minimizes visual and noise impact.



PREAPPROVED IMPROVEMENTS

Address Sign

- All homes must have a house number visible from the street and all house number(s) replacing the original number(s) do not need DRC approval as long as they do not exceed six (6) inches in height and the entire area of the sign shall not exceed 1 square foot. Acceptable materials shall include, but are not limited to, wood, ceramic tile, and metal.

Basketball Backboards

- The DRC has determined the following:
 - No permanent basketball goals, hoops, backboards or nets shall be installed in the front yard of a Residential Site. Permanent basketball goals, hoops, backboards or nets may be installed in the rear or side yard of a Residential Site without DRC approval if they are at least 5' from any fencing and do not make use of neon color tones. Permanent basketball backboards may not exceed 12' in height.
 - Basketball backboards may be attached to the rear or side of a residence without DRC approval as long as the backboard and all attachments are painted to match adjacent surfaces or be transparent to reduce their prominence on the building elevation.
 - Basketball backboards that are free-standing and portable are not allowed in the public right-of-way, streets, sidewalks, parkways or driveway aprons. These backboards must be stored away from view when not in use.

Exterior Solar Lighting

- Exterior solar low illumination lighting is pre-approved and does not need DRC approval. All other exterior lighting must have DRC approval.

Playground Equipment

- The DRC has determined that no permanent playground equipment, trampolines or trampoline fences, or similar sport equipment shall be installed in the front yard of a Residential Site. Permanent playground equipment, trampolines or trampoline fences or similar sport equipment may be installed in the rear or side yard of a Residential Site without DRC approval if they are at least 5' from any property line and do not make use of neon color tones. Playground equipment may not exceed 10' in height.

Exterior Shutters

Do not need DRC approval as long as the new shutters must match existing shutters, as installed by the Builder, in style and color.

MISCELLANEOUS ITEMS

Holiday Lighting

- Placement and display of holiday lighting is permitted without DRC approval from October 15th through January 31st, only.

Unightly Items



- All weeds, rubbish, debris, or unsightly materials or objects of any kind shall be regularly removed from the Residential Sites and shall not be allowed to accumulate thereon. All clotheslines refuse containers, wood piles, storage areas, machinery, and equipment shall be prohibited upon any Residential Site unless obscured from view of adjoining streets, Residential Sites, sidewalks, homes, or BLRMD Property.

Trash/Recycle Cans

- Must be stored in the garage or screened from view of street, common areas and adjacent neighboring properties, behind the fence. Trash and Recycle cans are permitted to be on the street the day before and the day of pickup. All cans must be removed on the day of pickup and stored as designated above.

Conditions not defined: Any condition or material not defined within these Homeowner Design Guidelines shall become a matter of judgment on the part of the DRC.

COMMUNITY GUIDELINES

Tenant Guidelines

1. The Homeowner shall have the responsibility to acquaint their tenants and guests with the BLRMD governing Documents.
2. For the propose of these community guidelines, a tenant shall be defined as anyone in possession of all or part of an Homeowner's home in exchange for any sort of consideration.
3. The Homeowner will, at all times, be responsible for his or her tenant's compliance with all the provisions of the BLRMD governing documents. Penalties and other actions to correct violations will be assessed against the Homeowner even though the violation was committed by tenant.
4. The Homeowner is solely responsible for payment of assessments.
5. Disturbances and disorderly conduct by tenants can result in a fine or legal action against the Homeowner. Preserving the community and maintaining harmony among homeowners is the ultimate goals of the Metro District. If a tenant is violating these goals, the Homeowner is required to take the necessary measures to correct the situation.

Vehicle Parking Guidelines

1. Mopeds and motor bikes are subject to vehicle code restrictions and are limited to travel on public streets (i.e., both driver and motor bike must be licensed if required by state and local laws).
2. The garage shall be maintained by the Homeowner in a condition as that it will accommodate at least the number of authorized vehicles for which it was designed.
3. No Homeowner shall conduct major repairs to any vehicle upon their Residential Site unless performed in a closed garage.



4. Streets within Banning Lewis Ranch are City owned and maintained as public streets.

Sign Guidelines

The DRC has determined the following regarding “Open House” and “Garage Sale” signage on BLRMD Property.

1. Only one (1) sign (in total) per corner on major streets (a major street is defined as any street outside of the various developments). At a four-way intersection, there are four corners where only four (4) signs may be placed.
2. Signs may not remain on BLRMD Property overnight.
3. No riders or flags are permitted.
4. Signs not complying with the Community Guidelines may be summarily removed by BLRMD.
5. The following criterion applies to “Open House” signs.
 - (a) Owners (or their agents) wishing to advertise “Open House” for the purpose of selling their homes, must use a standard sign with restrictions on type, location and quantity.
 - (b) Signs are to be no larger than 3’ x 4’.
6. The following criteria applies to “Garage Sale” signs:
 - (a) Homes wishing to advertise “Garage Sale” for purposes of selling their goods must use a standard sign with restrictions on type, location and quantity.
 - (b) Signs are to be no larger than 3’ x 4’.

Pet Guidelines

1. All dogs shall be kept on a leash and in control of the Homeowner, when not on the Homeowner’s fenced yard.
2. Each pet owner shall clean up all waste deposited by their animals upon BLRMD Property, sidewalks, property of other Homeowners, and their own property.
3. Excessive dog barking or other animal noise may be deemed a nuisance.

Contractor Guidelines

The Homeowner is to ensure that any contractor they hire to perform work adheres to the following:

1. Contractor shall abide by all traffic safety rules and signs and otherwise. Banning Lewis Ranch is a family community; contractors must watch for children at play.
2. Vehicles and other equipment must be parked in such a manner so as not to block traffic or access to fire hydrants, driveways, or streets.



3. Contractors will not leave vehicles, equipment, trash, construction debris or material on public streets overnight.
4. Contractors should adhere to City guidelines to perform work. The following hours are recommended:

7:00 a.m. – 6:00 p.m. (or dusk) Monday through Friday
8:00 a.m. – 6:00 p.m. (or dusk) Saturdays

No construction access on Sundays or Holidays

COVENANT ENFORCEMENT GOVERNANCE POLICY

In addition to the remedies specified in Sections 6.4 and 6.5 of the Master Covenants, the Covenant Enforcement Committee (“CEC” as defined in Article 6 of the Master Covenants) shall be entitled to assess fines if necessary. Please refer to the Covenant Enforcement Governance Policy attached for specifics. In summary:

1. **First Violation.** Courtesy Notice
2. **Second Violation.** Fine Threat
3. **Third Violation.** \$50 Fine
4. If no resolution has been reached after the Notice of Violation a hearing will be scheduled and fines may be assessed.
5. **Fourth Violation.** \$100 Fine
6. **Fifth Violation.** \$150 Fine and Attorney Threat
7. **Sixth Violation.** Turn over to District’s Attorney
8. Trash Container Violations only will result in discontinuance of service after 5th notice of violation and fines.

FORMS

See following pages for actual forms.

Design Review Request Form

Neighbor Notification Form

Request for Inspection



Design Review Request
MSI, LLC
8610 Explorer Dr, Suite 130
Colorado Springs, CO 80920-1058
(719) 578-5610 Fax (719) 578-5611

Name: _____ Home Phone: _____
Address: _____ City/State/Zip: _____
Work Phone: _____ Email: _____

My request involves the following type of improvement:

- | | | | |
|--------------------------------------|------------------------------------------|----------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> Painting | <input type="checkbox"/> Deck/Patio Slab | <input type="checkbox"/> Roofing | <input type="checkbox"/> Drive/Walk Addition |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Patio Cover | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Basketball Backboard |
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Other: _____ | | |

Describe improvements (Attach site plan or map of specific improvements - do not draw them below.):
Your District Covenants may be downloaded from www.banninglewisranch.com or by contacting your Design Review/Covenant Enforcement Manager at MSI, LLC for assistance.

Planned completion date: _____

I understand that I must receive approval of the District in order to proceed. I understand that District approval does not constitute approval of the local building department and that I may be required to obtain the applicable City/County permit(s). I understand that my improvements must be completed per specifications or approval is withdrawn. I understand that I must maintain proper slope and drainage patterns regardless of overall changes made. I agree to complete improvements promptly after receiving approval.

Date: _____ Homeowner's Signature: _____

Committee Action:

- Approved as submitted
- Approved subject to the following requirements:
- Disapproved for the following reasons:

Completion required by: _____
Committee Member Signature: _____ Date: _____



HOMEOWNER CONTACT INFORMATION	
Homeowner(s) Signature:	
Name:	
Street Address:	
Home Phone:	Work Phone:
Lot:	Block:
Close of Sale Date:	

The attached plans were made available to the following neighbors for review			
Impacted Neighbor		Impacted Neighbor	
Name:		Name:	
Address		Address:	
x		x	
Signature	Date	Signature	Date
COMMON AREA OR BACK YARD—REAR OF RESIDENTIAL SITE			
Adjacent Neighbor		Adjacent Neighbor	
Name:		Name	
Address		Address	
xx		x	
Signature	Date	Signature	Date

My neighbors have seen the plans I am submitting for the Design Review committee review (see above verification). I, as the applicant, certify that I have requested that my neighbors sign this statement confirming notification. I understand neighbor objections do not cause denial of the plans.

Submitted By

Name: _____ Date: _____
 Address: _____



Banning Lewis Ranch

Site Improvement Notice of Completion/**Request for Inspection**

By submission of this form, the property owner is indicating that the approved site improvements have been installed and are ready to be inspected by the DRC.

Name: _____

Mailing Address: _____

Daytime Phone: _____

Email Address: _____

Address of proposed improvement: _____

Date Submitted: _____

Homeowner Signature

FOR USE BY DESIGN REVIEW COMMITTEE ONLY:

Disposition	Completed in Compliance	Resubmit
<u>Conditions</u>		

<u>Comments</u>

DRC Signature

Date

Date copy is sent to Homeowner: _____

Retention: Unit Owner File

APPENDIX



PLANT PALETTE

The following plants are approved for use within Banning Lewis Ranch. This Palette is categorized by plant type, trees, shrubs, groundcovers, grasses and wildflowers and their water requirements.

Irrigation hydrozones are determined by natural water availability and water requirements of plant material used in groupings. They are represented by four categories, Very Low (0"-7"), Low (7"-15"), Moderate (15"-25") and High (>25"). The number of inches means the number of inches of rain per year those plant types require. The Colorado front range typically gets 13-15" per year, so anything above that will require supplemental irrigation. In theory, homeowners could do without irrigation if the plants required less than this, but supplemental irrigation is used for establishment and to provide the best growing conditions possible.

The idea is to plant using "hydrozones", where all the plants in a given irrigation zone have similar water requirements. This is good for the plants, and reduces water usage because otherwise irrigation would be provided for the plant with the highest water needs, resulting in overwatering of other plants. Obviously, the more sustainable approach is to use the lowest water plants possible in one given area. Use of plant material with the same water requirements in similar microclimates (top or toe of slope, south facing, protected areas, shade or full sun) will aid in irrigation design and water use efficiency when determining the supplemental watering needs of the landscape design. Some plant materials may be borderline hardiness in the Banning Lewis Ranch area due to cold intolerance, soil conditions, or other special microclimatic needs. Others may sunburn in certain exposures. Homeowners should review the use of all plants with a knowledgeable professional or consult reference material. Plants not on this list may be submitted to the Design Review Committee for approval.

Deciduous Trees

Dry Water Requirement (13"-20")

American Plum – *Prunus americana*
Black Locust – *Robinia pseudoacacia*
Bur Oak – *Quercus macrocarpa*
Common Buckthorn – *Rhamnus cathartica*
Common Hackberry – *Celtis occidentalis*

Netleaf Hackberry – *Celtis reticulata*
Tallhedge Buckthorn – *Rhamnus frangula*
Tree of Heaven – *Ailanthus altissima*
Wafer Ash – *Ptelea trifoliata*

Adaptable Water Requirement (18"-28")

American Elm – *Ulmus americana*
Amur Chokecherry – *Prunus maackii*
Amur Maple – *Acer ginnala*
Blackhaw Viburnum – *Viburnum prunifolium*
Cockspur Hawthorn – *Crataegus crus-galli*
Downey Hawthorn – *Crataegus mollis*
Frontier Elm – *Ulmus 'Frontier'*
Green Ash – *Fraxinus pennsylvanica*
Hedge Maple – *Acer campestre*
Kentucky Coffee Tree – *Gymnocladus dioica*
Lacebark Elm – *Ulmus parvifolia*

Narrow-leaf Cottonwood – *Populus angustifolia*
Native Hawthorn – *Crataegus erythropoda*
Peking Lilac – *Syringa pekinensis*
Plains Cottonwood – *Populus sargentii*
Redhaw Hawthorn – *Crataegus macrantha*
Russian Hawthorn – *Crataegus ambigua*
Tatarian Maple – *Acer tataricum*
Turkish Filbert – *Corylus colurna*
Washington Hawthorn – *Crataegus phaenopyrum*
Wayfaringtree Viburnum – *Viburnum lantana*



Steady Water Requirement (23"-28")

Allegheny Serviceberry – Amelanchier laevis
American Hornbeam – Carpinus caroliniana
American Linden – Tilia americana
American Sycamore – Platanus occidentalis
Amur Corktree – Phellodendron amurense
Apricot – Prunus armeniaca
Black Walnut – Juglans nigra
Blue Ash – Fraxinus quadrangulata
Canada Plum – Prunus nigra
Common Cottonwood – Populus deltoides
Crabapples – Malus spp.
English Oak – Quercus robur
European Mountain Ash – Sorbus aucuparia
Fremont Cottonwood – Populus fremontii
Ginko – Ginko biloba
Golden Rain Tree – Koelreuteria paniculata
Honeylocust – Gleditsia tricanthos
Horsechestnut – Aesculus hippocastanum
Japanese Tree Lilac – Syringa reticulata
Japanese Zelkova – Zelkova serrata
Lanceleaf Cottonwood – Populus x acuminata

Littleleaf Linden – Tilia cordata
Mayday Tree – Prunus padus
Nanking Plum – Prunus tomentosa
Northern Red Oak – Quercus rubra
Norway Maple – Acer platanoides
Oakleaf Mountain Ash – Sorbus thuringiaca
Ohio Buckeye – Aesculus glabra
Purple Flowering Plum – Prunus cerasifera
Quaking Aspen – Populus tremuloides
Redmond Linden – Tilia americana 'Redmond'
Rocky Mountain Maple – Acer glabrum
Serviceberry – Amelanchier grandiflora
Silverleaf Linden – Tilia tomentosa
Sour Cherry – Prunus cerasus
Swamp White Oak – Quercus bicolor
Western Catalpa – Catalpa speciosa
Western River Birch – Betula occidentalis
White Ash – Fraxinus americana
White Oak – Quercus alba
Yellow Buckeye – Aesculus octandra

Wet Water Requirement (>36")

Peach-leaf Willow – Salix amygdaloides
Yellowwood – Cladrastis kentukea lutea

Evergreen Trees

Dry Water Requirement (13"-20")

Bristlecone Pine – Pinus aristata
Limber Pine – Pinus fl exilis
Mugo Pine – Pinus mugo mugo
One-seed Juniper – Juniperus monosperma

Pinon Pine – Pinus edulis
Ponderosa Pine – Pinus ponderosa
Rocky Mountain Juniper – Juniperus scopulorum
Upright Juniper – Juniperus chinensis & cvs.

Adaptable Water Requirement (18"-28")

Austrian Pine – Pinus nigra
Eastern Redcedar – Juniperus virginiana
Southwestern White Pine – Pinus strobiformis

Steady Water Requirement (23"-28")

Colorado Blue Spruce – Picea pungens
Douglas Fir – Pseudotsuga menziesii
Eastern White Pine – Pinus strobus

Scotch Pine – Pinus sylvestris
White Fir – Abies concolor

Deciduous Shrubs

Dry Water Requirement (13"-20")

American Plum – *Prunus americana*
Antelope Bitterbrush – *Purshia tridentate*
Apache Plume – *Fallugia paradoxa*
Big Sagebrush – *Seriphidium tridentatum*
Canada Buffaloberry – *Shepherdia canadensis*
Canadian Lilac – *Syringa x prestoniae*
Chenault Coralberry – *Symphoricarpos x chenaultii*
Common Buckthorn – *Rhamnus cathartica*
False Mockorange – *Fendlera rupicola*
Fendler's Buckbrush – *Ceanthus fendleri*
Fernbush – *Chamaebatiaria millefolium*
Forsythia – *Forsythia* spp.
Fourwing Saltbrush – *Atriplex canescens*
Fragrant Snowball Viburnum – *Viburnum x carlcephalum*
Fragrant Sumac – *Rhus aromatica*
Gambel's Oak – *Quercus gambelii*
Golden Currant – *Ribes aureum*
Gooseberry – *Ribes imerme*
Green Rabbitbrush – *Chrysothamnus viscidiflorus*
Hedge Cotoneaster – *Cotoneaster lucidus*
Kinnikinnick – *Arctostaphylos uva-ursi*
Little-leaf Mockorange – *Philadelphus microphyllus*
Mexican Cliffrose – *Cowania mexicana*
Mountain Ball Cactus – *Pediocactus simpsonii*
Mountain Mahogany – *Cercocarpus montanus*
Mountain Spray – *Holodiscus dumosus*

Nannyberry Viburnum – *Viburnum lentago*
New Mexican Locust – *Robinia neomexicana*
New Mexican Privet – *Foresteria neomexicana*
Persian Lilac – *Syringa x persica*
Pin Cherry – *Prunus pennsylvanica*
Pygmy Peashrub – *Caragana pygmaea*
Rabbitbrush – *Chrysothamnus depressus*
Rabbitbrush – *Chrysothamnus nauseosus*
Sand Sagebrush – *Artemisia filifolia*
Saskatoon Serviceberry – *Amelanchier alnifolia*
Silverberry – *Eleagnus communitata*
Silver Lace Vine – *Polygonum aubertii*
Silver Sagebrush – *Seriphidium canum*
Silerscale Saltbush – *Atriplex gardneri*
Spiny Saltbrush – *Atriplex confertifolia*
Tallhedge Buckthorn – *Rhamnus frangula*
Three-leaf Sumac – *Rhus trilobata*
Utah Serviceberry – *Amelanchier utahensis*
Virgin's Bower – *Clematis ligusticifolia*
Virginia Creeper – *Parthenocissus quiquefolia*
Wafer Ash – *Ptelea trifoliata*
Wax Currant – *Ribes cereum*
Waxflower – *Jamesia americana*
Winterfat – *Eurotia lanata*
Woods Rose – *Rosa woodsii*

Adaptable Water Requirement (18"-28")

Alternate-leaf Butterfly Bush – *Buddleia alternifolia*
American Bittersweet – *Celastrus scandens*
Arrowwood Viburnum – *Viburnum dentatum*
Autumn Olive – *Eleagnus umbellata*
Black Chokeberry – *Aronia melanocarpa*
Blackhaw Viburnum – *Viburnum prunifolium*
Bluemist Spirea – *Caryopteris x clandonensis*
Boulder Raspberry – *Rubus deliciosus*
Burkwood Viburnum – *Viburnum x burwoodii*
Butterfly Bush – *Buddleia davidii*
Cheyenne Privet – *Ligustrum vulgare*
Chinese Lilac – *Syringa x chinensis*
Common Lilac – *Syringa vulgaris*
Dwarf Cranberry Viburnum – *Viburnum opulus*
Dwarf Korean Lilac – *Syringa meyeri*
Early Lilac – *Syringa oblata*
Golden Vicary Privet – *Ligustrum x vicaryi*
Highbush Viburnum – *Viburnum trilobum*
Honeysuckle – *Lonicera x brownii*
Honeysuckle – *Lonicera tatarica*

Hybrid Lilac – *Syringa x hyacinthiflora*
Japanese Barberry – *Berberis thunbergii*
Japanese Honeysuckle – *Lonicera japonica*
Judd Viburnum – *Viburnum x juddii*
Korean Barberry – *Berberis koreana*
Koreanspice Viburnum – *Viburnum carlesii*
Leadplant – *Amorpha fruticosa*
Manchurian Lilac – *Syringa patula*
Many-flowered Cotoneaster – *Cotoneaster multiflorus*
Mentor Barberry – *Berberis x mentorensis*
Mountain Ninebark – *Physocarpus monogynus*
Multiflora Rose – *Rosa multiflora*
Purpleleaf Sand Cherry – *Prunus x cistena*
Raspberry – *Rubus idaeus*
Rocky Mountain Sumac – *Rhus glabra cismontana*
Rugosa Rose – *Rosa rugosa*
Siberian Peashrub – *Caragana arborescens*
Smoke Tree – *Cotinus coggygria*
Smooth Sumac – *Rhus glabra*

Spreading Cotoneaster – *Cotoneaster divaricatus*
Staghorn Sumac – *Rhus typhina*
Tartarian Dogwood – *Cornus alba*
Trumpet Vine – *Campsis radicans*
Wayfaringtree Viburnum – *Viburnum lantana*
Steady Water Requirement (23"-28")

Bearberry Cotoneaster – *Cotoneaster dammeri*
Beauty Bush – *Kolkwitzia amabilis*
Blue Elderberry – *Sambucus caerulea*
Boston Ivy – *Parthenocissus tricuspidata*
Brilliant Red Chokeberry – *Aronia arbutifolia*
Bumald Spirea – *Spiraea x bumalda*
Burning Bush Euonymus – *Euonymus alata*
Chokecherry – *Prunus virginiana melanocarpa*
Common Ninebark – *Physocarpus opulifolius*
Common Snowberry – *Symphoricarpos albus*
Cranberry Cotoneaster – *Cotoneaster apiculatus*
Creeping Cotoneaster – *Cotoneaster adpressus v. praecox*
Daphne – *Daphne x burkwoodii*
European Elderberry – *Sambucus nigra*
Indiandurrant Coralberry – *Symphoricarpos orbiculatus*
Japanese Flowering Quince – *Chaenomeles japonica*
Japanese Spirea – *Spiraea japonica*

Western Sand Cherry – *Prunus besseyi*

Mountain Snowberry – *Symphoricarpos oreophilus*
Native Red-berried Elderberry – *Sambucus pubens*
Nippon Spirea – *Spiraea nipponica*
Northern Elderberry – *Sambucus canadensis*
Red-osier Dogwood – *Cornus stolonifera*
Rock Cotoneaster – *Cotoneaster horizontalis*
Shadblow Serviceberry – *Amelanchier canadensis*
Shrubby Potentilla – *Potentilla fruticosa*
Shrub Rose – *Rosa spp.*
Silver Buffaloberry – *Shepherdia argentea*
Thicket Creeper – *Parthenocissus vitacea*
Thimbleberry – *Rubus parviflorus*
Threelobe Spirea – *Spiraea trilobata*
Twinberry Honeysuckle – *Lonicera involucrata*
Ural False Spirea – *Sorbaria sorbifolia*
Vanhoutte Spirea – *Spiraea x vanhouttei*
Wafer Ash – *Ptelea trifoliata*
Wild Grape – *Vitis riparia*

Wet Water Requirement (>36")

Bog Birch – *Betula glandulosa*
Coyote Willow – *Salix exigua*
Crack Willow – *Salix fragilis*

Native River Birch – *Betula fontinalis*
Pussy Willow – *Salix discolor*

Evergreen and Broadleaf Evergreen Shrubs ***Dry Water Requirement (13"-20")***

Adam's Needle Yucca – *Yucca filamentosa*
Cholla Cactus – *Opuntia imbricate*
Claret Cup Cactus – *Echinocereus triglochidiatus*
Common Broom – *Cytisus scoparius*
Common Juniper – *Juniperus communis*
Curly-leaf Mahogany – *Cercocarpus ledifolius*

Hedgehog Cactus – *Echinocereus viridiflorus*
Kinnikinnick – *Arctostaphylos uva-ursi*
Narrow-leaf Yucca – *Yucca glauca*
Pfitzer Juniper – *Juniperus x media & cvs.*
Prickly-pear Cactus – *Opuntia polyacantha*
Warminster Broom – *Cytisus x praecox*

Adaptable Water Requirement (18"-28")

Blue Star Juniper – *Juniperus squamata*
Creeping Grapeholly – *Mahonia repens*
Creeping Juniper – *Juniperus horizontalis & cvs.*

Green Mound Juniper – *Juniperus procumbens*
Oregon Grapeholly – *Mahonia aquifolium*
Spreading Juniper – *Juniperus sabina & cvs.*



Steady Water Requirement (23"-28")

Euonymus – Euonymus fortunei
Manhattan Euonymus – Euonymus kiautschovica ‘Manhattan’
Winterberry Euonymus – Euonymus bungeanus

Groundcovers

Dry Water Requirement (13"-20")

Hardy Yellow Ice Plant – Delosperma nubigenum
Hens & Chicks – Sempervivum arachnoideum
Pine-leaf Penstemon – Penstemon pinifolius
Poppy Mallow – Callirhoe involucrata

Purple Ice Plant – Delosperma cooperi
Pussytoes – Antennaria spp.
Snow-in-Summer – Cerastium tomentosum
Woolly Yarrow – Achillea tomentosa

Adaptable Water Requirement (18"-28")

Creeping Baby’s Breath – Gypsophila repens
Creeping Phlox – Phlox subulata
Creeping Potentilla – Potentilla tabernaemontani
Creeping Thyme – Thymus serpyllum, T. minus, T. praecox, T.pseudolanguginosus
Creeping Veronica
Fleeceflower – Persicaria affinis
Lamb’s Ear – Stachys byzantina
Lily-of-the-Valley – Convallaria majalis

Mock Strawberry – Duchesnea indica
Moneywort – Lysimachia nummularia
Periwinkle – Vinca minor
Sedum – Sedum spurium, S. acre, S. kantschaticum
Sweet Woodruff – Galium odoratum
Veronica repens
Wall Germander – Teucrium chamaedrys
Wild Strawberry – Fragaria vesca
Wild Zinnia – Zinnia grandiflora

Steady Water Requirement (23"-28")

Carpet Bugle – Ajuga reptans
Snow-on-the-Mountain – Aegopodium podagraria

Grasses

Dry Water Requirement (13"-20")

Alkali Sacaton – Sporobolus airoides
Big Bluestem – Andropogon gerardii
Blowout Grass – Redfi eldia fl exuosa
Bluebunch Wheatgrass – Psuedoroegneria spicatum inermis
Blue Fescue – Festuca ovina glauca
Blue Grama – Bouteloua gracilis
Blue Oat Grass – Helictotrichon sempervirens
Blue Wild Rye – Elymus glaucus
Bottlebrush Squirreltail – Elymus elymoides
Buffalograss – Buchloe dactyloides
Canada Wild Rye – Elymus canadensis
Columbia Needlegrass – Achnatherum nelsonii dorei
Curly Bluegrass – Poa secunda
Feathergrass – Hesperostipa neomexicana
Galleta – Hilaria jamesii
Hairy Grama – Bouteloua hirsuta
Idaho Fescue – Festuca idahoensis

Indiangrass – Sorghastrum nutans
Indian Ricegrass – Oryzopsis hymenoides
Junegrass – Koeleria pyramidata
Little Bluestem – Schizachyrium scoparium
Maiden Grass – Miscanthus sinensis
Muttongrass – Poa fendleri
Needle and Thread Grass – Hesperostipa comata
Parry’s Oatgrass – Danthonia parryi
Pine Dropseed – Blepharoneuron tricholepis
Ring Muhly – Muhlenbergia torreyi
Sand Dropseed – Sporobolus cryptandrus
Sandhill Muhly – Muhlenbergia pungens
Sand Lovegrass – Eragrostis trichodes
Side-oats Grama – Bouteloua curtipendula
Sleepygrass – Achnatherum robustum
Spike Trisetum – Trisetum spicatum
Switchgrass – Panicum virgatum



Vine mesquite – *Panicum obtusum*
Western Wheatgrass – *Agropyron smithii*

Adaptable Water Requirement (18"-28")

Creeping Bentgrass – *Agrostis stolonifera*
Elk Sedge – *Carex geyeri*
Feather Reed Grass – *Calamogrostis acutiflora*
Fountain Grass – *Pennisetum spp.*
Japanese Blood Grass – *Imperata cylindrica*

Mountain Brome – *Bromus marginatus*
Mountain Muhly – *Muhlenbergia montana*
Prairie Cordgrass – *Spartina pectinata*
Prairie Sandreed – *Calamovilfa longifolia*

Steady Water Requirement (23"-28")

Kentucky Blue Grass – *Poa pratensis*
Tall Fescue – *Festuca arundinacea*

Wet Water Requirement (>36")

Bulrush – *Schoenoplectus microcarpus*
Giant Burreed – *Sparganium spp.*
Nebraska Sedge – *Carex nebrascensis*
Reed phragmites – *Phragmites communis*
Saltgrass – *Distichlis spicata*

Sedge – *Carex spp.*
Spike Rush – *Eleocharis palustris*
Tall Manna Grass – *Glyceria grandis*
Thurber Fescue – *Festuca thurberi*

Wildflowers

Dry Water Requirement (13"-20")

Baby Goldenrod – *Solidago nana*
Bladderpod – *Physaria acutifolia*
Blazing Star – *Mentzelia oligosperma*
Blue Flax – *Linum perenne lewisii*
Bush Morning Glory – *Ipomea leptophylla*
Common Sunflower – *Helianthus annuus*
Copper Mallow – *Sphaeralcea coccinea*
Curvenut Cryptantha – *Cryptantha recurvata*
Cushion Buckwheat – *Eriogonum ovalifolium*
Daylily – *Hemerocallis*
Dotted Gayfeather – *Liatris punctata*
Easter Daisy – *Townsendia hookeri*
Fernleaf Yarrow – *Achillea filipendulina*
Firecracker Penstemon – *Penstemon eatonnii*
Fireweed – *Epilobium angustifolium*
Four O'Clock Desert – *Mirabilis multiflora*
Fremont Geranium – *Geranium fremontii*
Fringed Sage – *Artemesia frigida*
Gilia – *Gilia aggregata*
Golden Aster – *Heterotheca villosa*
James Buckwheat – *Eriogonum jamesii*
Lavendar Cotton – *Santolina chamaecyparissus*
Mat Penstemon – *Penstemon teucroides*
Milkvetch – *Astragalus argophyllus*
Miner's Candle – *Cryptantha virgata*
Missouri Goldenrod – *Solidago missouriensis*

Mountain Bladderpod – *Lesquerella montana*
Mule's Ears – *Wyethia amplexicaulis*

Narrow-leaf Penstemon – *Penstemon angustifolia*
Narrowstem Cryptantha – *Cryptantha gracilis*
Nuttall's Larkspur – *Delphinium nuttallianum*
Paintbrush – *Castilleja integra*
Penstemon – *Penstemon albidus*
Pinedrops – *Pterospora andromedea*
Poppy Mallow – *Callirhoe involucrata*
Prairie Sage – *Artemesia ludoviciana*
Prairie Snowball – *Abronia fragrans*
Prickly Poppy – *Argemone polyanthemus*
Prince's Plume – *Stanleya pinnata*
Purple Prairie Clover – *Dalea purpurea*
Pussytoes – *Antennaria microphylla*
Pussytoes – *Antennaria parvifolia*
Rocky Mountain Locoweed – *Oxytropis sericea*
Rocky Mountain Penstemon – *Penstemon strictus*
Rose Pussytoes – *Antennaria rosea*
Russian Sage – *Perovskia atriplicifolia*
Scarlet Bulger Penstemon – *Penstemon barbatus*
Silverleaf Phacelia – *Phacelia hastata*
Spiderwort – *Tradescantia occidentalis*
Sulphur Flower – *Eriogonum umbellatum*
Tulip – *Tulipa spp.*

Western Wallflower – *Erysimum asperum*
Wild Geranium – *Geranium caespitosum*
Wild Onion – *Allium textile*

Wingnut Cryptantha – *Cryptantha pterocarya*

Adaptable Water Requirement (18"-28")

Arrowleaf Balsamroot – *Balsamorhiza sagittata*
Basket-of-Gold – *Aurinia saxatilis*
Bearded Iris – *Iris germanica*
Black-eyed Susan – *Rudbeckia fulgida*
Black-eyed Susan – *Rudbeckia hirta*
Blanketflower – *Gaillardia aristata*
Blazing Star – *Mentzelia nuda*
Butterfly Weed – *Asclepias tuberosa*
Candytuft – *Iberis sempervirens*
Chiming Bells – *Mertensia lanceolata*
Chives – *Allium tuberosum*
Cinquefoil – *Potentilla* spp.
Common Yarrow – *Achillea millefolium*
Coreopsis – *Coreopsis lanceolata*, *C. verticillata*
Daffodil – *Narcissus*
Dogbane – *Apocynum cannabinum*
English Lavender – *Lavandula angustifolia*
Evening Primrose – *Oenothera missouriensis*
Fleabane Daisy – *Erigeron* spp.
Garden Sage – *Salvia officinalis*
Gayfeather – *Liatris spicata*
Geum – *Geum* spp.
Golden Spur Columbine – *Aquilegia chrysantha*
Gunnison Seego Lily – *Calochortus gunnisonii*
Hardy Mum – *Dendranthemum x morifolium*
Lambert's Locoweed – *Oxytropis lambertii*
Lodgepole Lupine – *Lupinus parviflorus*
Lupine – *Lupinus sericeus*
Maiden Pinks – *Dianthus deltoids*
Morning-brid – *Chaenactis douglasii*
Nodding Onion – *Allium cernuum*
Oriental Poppy – *Papaver orientale*
Oxeye Sunflower – *Heliopsis helianthoides*
Potentilla – *Potentilla fruticosa*, *P. gracilis*
Prairie Coneflower – *Ratibida columnifera*
Purple Coneflower – *Echinacea purpurea*
Rocky Mountain Bee Plant – *Cleome serrulata*
Rocky Mountain Columbine – *Aquilegia caerulea*
Scrambled Eggs Fumewort – *Corydalis aurea*
Seego Lily – *Calochortus nuttallii*
Shasta Daisy – *Leucanthemum x superbum*
Showy Fleabane – *Erigeron speciosus*
Siberian Iris – *Iris siberica*
Silky Lupine – *Lupinus argenteus*
Silver Potentilla – *Potentilla hippiana*
Statice – *Limonium latifolium*
Wild Asparagus – *Asparagus officinalis*
Wild Bee Balm – *Monarda fistulosa*

Wild Licorice – *Glycyrrhiza lepidota*
Wild Strawberry – *Fragaria vesca* (F. americana)
Wild Yarrow – *Achillea lanulosa*

