

**Jackson Creek**

**Filing # 5**

**Academy View**

**Rules and Regulations**

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# **Jackson Creek Rules and Regulations**

## **Table of Contents**

### **Section 1: Introduction**

1.1	Neighborhood	4
1.2	The Purpose of Rules	4
1.3	Administration of the Process	4
1.4	Legal Authority	4
1.5	Interpretation	5
1.6	Definitions	5

### **Section 2: Design Review Process**

2.1	Plan Submittal	5
2.2	Action by the Committee	5
2.3	Construction Period Reviews and Requirements	6
2.4	Field Changes	6
2.5	Variances	6
2.6	Compliance with Other Jurisdictions	6
2.7	Non-Liability	7
2.8	Aesthetic Considerations	7

### **Section 3: Lot Improvement Standards**

3.1	Lot Grading and Drainage	7
3.2	Single-Family Development Standards	
3.3	Building Setbacks	8
3.5	Drainage/Utility Easements	8
3.5	Home Size	8
3.6	Building Height	8
3.7	Projections into Setbacks	8
3.8	Garage Requirement	9

### **Section 4: Architectural Design**

4.1	Architectural Detailing	9
4.2	Building Wall Materials	9
4.3	Decks, Balconies and Covered Patios	9
4.4	Energy Features	10
4.5	Exterior Colors	10
4.6	Exterior Lighting	10
4.7	Roof Materials and Colors	10
4.8	Roof Form	11

### **Section 5: Landscape Design & Property Improvements**

5.1	Landscape Changes	11
5.2	Landscape Plan Submittal	11



5.3	Landscape Requirements	12
5.4	Landscape Maintenance	12
5.5	Yard Ornamentation	13
5.6	Site Triangle Protection	13
5.7	Fencing	13
5.8	Retaining Walls	14
5.9	Gardens	14
<b>Section 6: Other Property Improvements</b>		
6.1	Ancillary Structures	14
6.2	Antennas and Telecommunications Equipment	15
6.3	Recreational Equipment	15
6.4	Flags/Flagpoles	15
6.5	Dog Houses	16
6.6	House Address Numbers	16
6.7	Solar Equipment	16
6.8	Painting/Repainting	16
6.9	Utility Lines	16
6.10	Storm Doors	16
<b>Section 7: Community Standards</b>		
7.1	Grounds Maintenance	17
7.2	Nuisance	18
7.3	Garages	18
7.4	Pets/Animals	19
7.5	Hazards	19
7.6	Signage	20
7.7	Trash Receptacles	20
7.8	Vehicle Repairs	20
<b>Section 8: Enforcement</b>		21
<b>Section 9: Amendments</b>		21



## **SECTION 1: INTRODUCTION**

These Rules and Regulations (“Rules”) were originally prepared to communicate the Developer’s objectives for appropriate home construction within Jackson Creek Filing 5 (the “Community”). Although the Developer no longer has any interest in the Community, these revised Rules still describe the necessary steps for architectural review and approval of any future construction and establish various community standards that will help maintain the Community as a master planned community.

### **1.1. Neighborhood.**

Jackson Creek Filing 5 is a master-planned community incorporating approximately 30.78 acres. The Community has 91 Lots. It is also part of the Tri-View Metropolitan District, which is responsible for the maintenance of the Paiute Park, as well as the roads, the trails, the road islands and the areas along the roads, including snow removal. Members are encouraged to view the website at [www.colorado.gov/triviewmetro](http://www.colorado.gov/triviewmetro) or [www.triviewmetro.com](http://www.triviewmetro.com) for information about the district’s maintenance policies.

### **1.2. The Purpose of Rules.**

The Rules apply to all Improvements within the Community, including site planning, architectural design, landscape design, fences, walls, signage, lighting, play and sports equipment, and other site improvements for all Lots. The Rules work in conjunction with the Declaration of Covenants, Conditions and Restrictions for Jackson Creek Filing 5 recorded on October 7, 2004 at Reception No. 204168887 (the “Declaration”). If there is any conflict between these Rules and the Declaration, the Declaration shall prevail.

The Rules do not supersede or modify any existing applicable codes or ordinances. The Architectural Review Committee does not have any responsibility for assuring the conformance of Improvements to applicable local codes and ordinances, and these Rules do not supersede adopted regulations and ordinances of applicable jurisdictions and agencies. However, it is important to stress that these Rules may be more restrictive than local codes and ordinances.

### **1.3. Administration of the Process.**

In order to maximize aesthetic benefits to the neighborhood, all proposed exterior home and site Improvements shall be evaluated by the Architectural Review Committee (hereafter referred to as the “Committee”), using the Rules along with the other governing documents of Jackson Creek Filing 5. The evaluation will attempt to ensure that all proposed Improvements meet or exceed the requirements of the Rules and promote a quality design for the neighborhood. The specific duties and powers conferred on the Committee are set forth in Article 6 of the Declaration.



#### **1.4. Legal Authority.**

The Rules are given their legal authority by virtue of Sections 3.1.4, 3.1.16, 3.1.17, 3.1.23, 3.1.25, 5.1, 5.2.8, and 6.5 of the Declaration and by C.R.S. § 38-33.3-302(1)(a).

#### **1.5. Interpretation.**

The Rules are subject to interpretation by the Committee, recognizing that it is not feasible for every possible scenario to be defined in this document. The Committee is, therefore, given broad authority to interpret the intent of these Rules, subject to Section 1.2 above, and to apply that basis to submittals of Improvements that may not be fully established in these Rules.

#### **1.6. Definitions.**

Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Declaration.

“Standard of Care” shall be defined as sufficient care given to sustain and maintain one’s property for the purpose of providing a complimentary appearance in keeping with an upscale, custom single-family home community in El Paso County, Colorado.

This care includes adequate watering, mowing, weeding, edging, and pruning of all formal landscape; periodic mowing and weed control of non-formal landscaped areas; timely removal and replacement of dead or dying plant material; appropriate trimming, thinning or removal of diseased or overgrown trees and/or noxious weeds; the removal of trash and unsightly debris; and the refurbishing of any exterior surface once the signs of wear are present.

### **SECTION 2: DESIGN REVIEW PROCESS**

All construction that is to be undertaken in this neighborhood, whether new residential construction, subsequent exterior renovations, remodels, or home site Improvements, all plans are subject to review under the Rules by the Committee. In all cases, there will be no review of plans until after the applicant meets with the Committee to discuss the proposed plans. No written response shall be provided following this preliminary review, as the meeting is provided as a courtesy review. If preliminary plans are submitted, the Committee will not retain a copy.

#### **2.1. Plan Submittal.**

Plans must be submitted after the meeting please see the website for the details of submitting, or they must be signed and dated by the Committee chairman. Although no specific format is prescribed for the proposal, an Owner should fully describe the work to be done, submit design drawings, specifications, pictures of the products to be used and such other information as required in Section 6.6 of the Declaration. The Owner shall also identify the contractor and subcontractors (persons or firms) that will be doing the work, provide proof of liability and workman’s compensation insurance carried by the contractor and subcontractors, and an estimate



as to when the project will start and when it will be finished. Plans must be drawn to scale and give a reasonable representation of the structure.

## **2.2. Action by the Committee.**

The Committee will meet regularly to review all plans. The Committee may require submission of additional materials and may postpone action until all required materials/information has been submitted.

The Committee will contact the applicant in writing or by phone (if information is provided) if the Committee feels that additional information is necessary.

The Committee will act on the plans within thirty (30) days after receipt of all materials requested (unless the time is extended by mutual agreement of the applicant and the Committee). A written response of the Committee's decision will be sent by mail within five (5) business days of the Committee's decision.

The Committee may extend the time frame up to an additional twenty (20) days, upon notification of the applicant. When the Final Plans are approved, the Owner may begin construction.

## **2.3. Construction Period Reviews and Requirements.**

The Committee shall have primary authority to enforce the provision of these Rules.

The Committee (or its representative) may inspect work in progress to ensure that the construction complies with any and all approved plans and construction procedures, and may give notice of non-compliance during the construction process.

The Committee may withdraw approval of any project and require all activity at such project to be stopped if deviations from the approved plan or approved construction practices are not corrected or reconciled with ten (10) days after written notification to the contractor or Owner specifying such deviations.

Lack of such an inspection/notification does not constitute approval/compliance with the Rules or the Declaration. Committee inspections are in addition to standard inspections required by other jurisdictions.

Construction must begin within three (3) months from the date of final approval. All construction must be completed within one (1) year from commencement. All final approvals are valid for a period of nine (9) months. If construction does not commence within that time, the approval shall be deemed withdrawn and a new application must be submitted.



#### **2.4. Field Changes.**

Changes that must be reviewed are those that affect or change any of the exterior elevations, colors or materials or site plan as previously reviewed and approved by the Committee. Should any change occur, it is the responsibility of the applicant to contact the Committee and explain the nature of the proposed change, in order to receive a determination as to whether an additional review is required.

#### **2.5. Variances.**

The Committee shall have the authority to grant a variance from the terms of these Rules, subject to terms and conditions which may be fixed by the Committee and will not be contrary to the Declaration. Any waiver or variance granted shall be considered unique and will not set any precedent for future decisions.

All determinations of the Committee shall be final and binding and neither the Committee nor the Association, nor their respective members, have any liability for granting or denying any variance request.

Variances must be granted in writing, reflecting the signatures of a majority of the members of the Committee to be effective. Refer to Section 6.21 of the Declaration for additional information on variances.

#### **2.6. Compliance with Other Jurisdictions.**

Approval of plans by the Committee shall not constitute compliance with the requirements of building, zoning, health or fire codes, setbacks, height restrictions, or other requirements unless such waiver or variance is requested at the time of submittal and provided that the Committee and local jurisdictions may properly grant the waiver or variance.

Committee approval pursuant to these Rules does not approve or guarantee engineering design or compliance with law and applicable governmental ordinances or regulations (such as zoning and building ordinances) and does not reflect any representation by the Committee as to such matters. By approving plans and specifications, neither the Committee, its members, nor the Association, assumes any liability or responsibility for engineering design or compliance with law and applicable governmental ordinance or regulations or any other matter related thereto, other than this Rule.

#### **2.7. Non-Liability.**

Neither the Committee, its members, its agents, the Association, the directors of the Association, nor any successors, assigns, agents, employees or officers of them shall be liable to anyone submitting plans to them for approval, or to any Owner by reason of mistake in judgment, negligence, or nonfeasance arising out of, or in connection with: (a) the approval or disapproval or failure to approve any plans or specifications; (b) performance of any work, whether or not pursuant to approved plans, drawing and specifications; or (c) development of any property



within the subdivision. Every Owner or person who submits plans to the Committee for approval agrees that they will not bring action or suit against the Committee or its individual members to recover damages.

## **2.8. Aesthetic Considerations.**

Aesthetic considerations relating to any Improvement or other matter that is addressed in this Guideline are within the scope of the design review process, and the Committee may deny or give conditions of approval to any application on the basis of aesthetic considerations, including the design theme for the development and specific areas within the development, as well as aesthetic consistency of a proposed Improvement or other matter with the surrounding landscape and structures.

## **SECTION 3: LOT IMPROVEMENT STANDARDS**

### **3.1. Lot Grading and Drainage.**

- A. Drainage. Lots shall be graded to provide positive drainage away from all buildings. Drainage shall not be adjusted, blocked or redirected from the grading plan approved by the County of El Paso. Any damage to areas outside a Lot caused by construction activity of the Owner or contractor or damage caused by improperly changed drainage patterns shall be repaired at the Owner's or contractor's expense.
- B. Berming. Berming may be used to soften the impact of structures and fences, as well as to provide screening and spatial separation between adjacent dwellings or roadways. The height of berms may vary, but slopes shall be limited to a maximum of 3:1.
- C. Slope Requirements and Erosion Control. Slopes shall be limited to 3:1. Retaining walls or other acceptable alternatives must be used to maintain slopes at 3:1 or less.

Contractors and Owners may be required to provide adequate temporary erosion controls during the construction of site Improvements and buildings. Preventative measures such as temporary barriers (hay bales and silt fences) and temporary drainage structures (sediment ponds) may be used. All disturbed soils and slopes shall be maintained in a clean and orderly condition by the Owner or contractor.

- D. Utility Easements. Fences, landscaping and other features may be located within utility easements provided they do not interfere with the use, operations or access to such easements. Verify easements and allowable uses within these easements with the appropriate utility company. No Improvements, including without limitation, fences, hedges, trees, shrubbery or landscaping, may be constructed within any Corner Easements, other than approved landscaping which shall at no time obstruct visibility at the intersection and which will not be permitted to exceed three feet (3') in height at any time.



### **3.2. Single-Family Development Standards.**

The Single-Family Development Standards are intended to create a quality living environment for Jackson Creek Filing 5. The standards are based on the County of El Paso's development standards in the Zoning Code. In some cases, the standards for Jackson Creek Filing 5 may be more restrictive than County standards.

### **3.3. Building Setbacks.**

The County-approved Jackson Creek Filing 5 Development Plan approved July 29, 2003 establishes the minimum building setbacks, which are:

Front: 25'

Side: 7.5'

Rear: 20'

Site Triangle

20' x 20'

### **3.4. Drainage/Utility Easements.**

Standard public utility and drainage easements on each Lot are:

Front: 7'

Side: 5'

Rear: 10'

Refer to the Jackson Creek Filing 5 Development Plan for specific easement information for a specific Lot.

### **3.5. Home Size.**

The minimum size of the home is not the only criteria used in the decision to approve or disapprove plans. Plans which meet the minimum size requirements may be disapproved based on other criteria.

The size of the home is established primarily to reflect the Association's intent regarding the quality of the project. Recognizing that size is not necessarily indicative of the quality, the Committee may grant reasonable requests for variances to size criteria or give credit for special construction amenities when, in its opinion, such variances and credits enhance the quality and compatibility of the structure and the Project development.

### **3.6. Building Height.**



Building height and profile for homes should be in scale with the surrounding structures and topography. The maximum height of any Home or other Improvement shall not exceed thirty-five feet (35') measured in accordance with El Paso County's Land Use Code.

### **3.7. Projections into Setbacks.**

Encroachments or projections into setbacks for architectural features such as chimneys, decks, and patios are subject to the County Zoning Code and any applicable County ordinances or regulations and must be approved by the Committee. Deviations requiring a variance must be approved by the Committee prior to submittal to the County.

No encroachments may be permitted into any utility easements, except as allowed by the utility company.

### **3.8. Garage Requirement.**

Attached garages are required for all homes, and must be used solely for vehicle parking, as further described in Section 7.3 below. Garages shall be of a size to accommodate at least two (2) full-sized vehicles and shall have garage doors equivalent to a minimum of two (2) vehicles.

## **SECTION 4: ARCHITECTURAL DESIGN**

### **4.1. Architectural Detailing.**

In order to add definition and break up large, flat planes of walls, architectural elements used to create shadow lines shall be incorporated in the design of each home. Elements to accomplish this definition include recessed windows, deep eaves, offset wall planes, window shutters, well-proportioned porches, etc.

### **4.2. Building Wall Materials.**

As a general rule, the exterior of the home shall be treated with masonry. The front elevation must be treated with a combination of stucco, brick, stone, cultured stone or some similar masonry material, incorporated as an integral element of the design. Some wood accents may be considered.

Reflective materials, unfinished concrete and unfinished precision concrete block are not permitted. Other materials may be approved on a case-by-case basis.

All materials used in the construction, alteration or remodeling of any Improvement shall be new and of good quality and design. Used materials of good quality may be used, provided they are approved by the Committee.

When applying dissimilar materials on exterior elevations, logical termination points should be identified. The return on outside corners of dissimilar materials (e.g., brick or stone on a stucco surface) shall be a minimum of two feet (2').



Exposed concrete (e.g., exposed foundation walls) shall be stuccoed or concealed with another material, subject to plan approval.

#### **4.3. Decks, Balconies and Covered Patios.**

The design of elevated decks and balconies, including carefully selected colors and materials, shall be planned as an extension of the home design and become an integral part of the landscape architectural design, not appearing to be tacked on.

Deck columns and supports are encouraged to appear substantial and be proportionate to the building mass of the home. Deck supports should be made of the same materials used in the construction of the home. A material other than wood is strongly encouraged. Columns and supports (based on visibility at the discretion of the Committee) shall be a nominal 18 inches (18") in section.

The use of natural materials (e.g., stacked stone) is encouraged for constructing land-scaped terraces, softening the appearance of ground areas at the base of deck supports.

Exterior stairs shall not project out from a home or deck for more than four (4) risers from the deck or home without a 90-degree turn after the fourth riser. Exterior stair landings shall not project out perpendicularly into the yard.

#### **4.4. Energy Features.**

Energy efficiency is encouraged through well-sealed and insulated construction and the use of passive solar design techniques. The following are considered to be energy efficiency or energy generating devices or measures: shutters; trellises; ramadas; other shade structures marketed as reducing energy consumption (for example, retractable shade awnings); garage or attic fans and their associated vents and louvers; evaporative coolers; energy efficient outdoor lighting devices; and retractable clotheslines. Any Owner contemplating installing such a device shall comply with the provisions of Section 6.7 below, which describes the procedure used for solar equipment.



#### **4.5. Exterior Colors.**

Committee approval is required prior to any exterior painting or repainting of the home and ancillary structures. The submittal must contain the manufacturer's paint chip(s) with name and code number. Owners and contractors are advised (and may be required) to paint a 4' x 4' portion of the building and to then notify (and allow inspection by) the Committee before completing the project.

Approval will take into consideration, but not be limited to, the color's tone and brightness, the architectural style of the home, stone or brick selection, roofing color, compatibility with other body/trim colors, and the colors of neighboring properties.

Downspouts must be painted to match the surface to which they attach, causing them to "disappear". Exception is given to copper downspouts or other upscale materials, as approved on a case-by-case basis.

Generally, garage doors should be painted to blend with the body color or trim color of the home.

#### **4.6. Exterior Lighting.**

Lighting design should enhance the appearance of the home while taking into account the effect on neighboring homes.

- A. All exterior lighting, including sports court and motion-detector security lighting, shall be designed in such a manner that they shall not directly shine on adjacent homes or produce more than two-tenths (0.2) foot candles of light onto adjacent Lots. Concealed light sources such as wall sconces, recessed lighting, soffit lighting and directional lighting are preferred. No more than 3 LEDs per light element shall be used, and each light element should not have a brightness exceeding the equivalent of 7 watts (incandescent scale).
- B. Exterior lighting is necessary and encouraged; however, exterior lights must be placed within a canister, avoiding exposed bulbs. The distance between light-emitting elements must be not less than nine inches (9") apart, except on special occasions, such as seasonal holidays, which shall be the only times that color lighting is appropriate; at all other times, soft to warm white tones only, with correlated color temperature (CCT) no higher than 3000K. Sodium lights are prohibited in the Community.
- C. Floodlights for the purpose of lighting large areas shall not be permitted except for security purposes with limited use, or where approved by the Committee. Flood lighting must be directed towards the ground and house whereby the light cone stays within the property boundaries and the light source does not cast glare onto adjacent properties. White/clear light must be used; no color bulbs. The fixture must be black in color and must not remain continuously lit during the hours of darkness. The fixture must be a motion-sensing type that does not exceed 200 watts per fixture. If more than one fixture is needed to properly illuminate dark areas around a home, the total wattage of all fixtures



shall not exceed 400 watts. The fixture(s) must be mounted to a wood surface (e.g., the fascia board under the home's eaves, a deck, etc.) and positioned in such a manner that minimizes its visual impact.

- D. In reviewing lighting requests, the Committee will consider the visibility, style, brightness, location and quantity of the light fixtures. Cut sheets must be submitted for Committee review.
- E. Unless otherwise approved by the Committee, any lighting at the street shall be a maximum combination of 50 watts per fixture or shall have the bulbs shielded from direct view.
- F. Holiday decorations may be displayed thirty (30) days prior to the holiday and shall be removed within fourteen (14) days following the holiday.
- G. The use of landscape up-lighting or down-lighting is encouraged. Lighting that causes glare, discomfort or disrupts the visual environment of neighboring Lots is prohibited.

#### **4.7. Roof Materials and Colors.**

Roof materials may be varied, but the goal is to use earth tones and appealing textures. The roof is the most prominent feature of the home. Careful selection of color and texture of natural or man-made material is critical.

- A. Acceptable materials include clay tile, slate, and concrete tile. Steel roof material may also be considered on a case-by-case basis. Asphalt shingles must be at least 50-year architectural grade shingles.
- B. Roofing color and material must be complementary to other colors on the home and be consistent with the architecture and exterior wall material(s) of the structure.
- C. Flues and vents must be painted to match the roof color of the home.
- D. Committee approval is required if the roof material or color is changed. If re-roofing occurs using the same roof material (and color) as previously installed, no submittal is required.

#### **4.8. Roof Form.**

The roof form is the most prominent visual element of a home and central to defining its architectural character. Therefore, the form and materials used to create a building's roof will be carefully reviewed by the Committee.

Styles such as gable, hip, and shed roofs will generally be acceptable for residential construction, while mansard, flat and A-frame roofs are strongly discouraged. Care must be given when combining roof forms to maintain the integrity of the architectural forms.



Well-detailed fascia and eave treatments serve to frame the roof as a strong design element. Fascia must be a minimum of eight inches (8") in width. The overhang of the roof shall be at least twenty-four inches (24").

Roofing materials must be considered with respect to the harmony of color and texture with other materials on the home and adjacent properties. All extensions from the roof, such as chimneys, flues, roof vents, gutters, and skylights, must be carefully located and finished to complement other elements of the design.

## **SECTION 5: LANDSCAPE DESIGN & PROPERTY IMPROVEMENTS**

### **5.1. Landscape Changes.**

A landscape plan must be submitted to and approved by the Committee for approval prior to any changes to landscaping, using the format of Attachment 1 of these Rules. As a first step and as a means of achieving a uniform and coordinated appearance within the Community, an Owner (or tenant, if applicable) is encouraged to consult with the Committee before developing their planting plan and before selecting the various plants they will be planting.

The requirement of first securing Committee approval does not apply to the planting of annual flowers, plants and grasses in pots, containers and planters which Owners and tenants are encouraged to place on their decks, patios and along the walkways leading to their home.

Aside from the preapproved garden designs in Section 5.9 below, no in-ground planting may be done until an application and detailed planting diagram, using the form at Attachment 1 of these Rules, is submitted, reviewed and approved by the Committee. The Board of Directors reserves its right to review any approved application and to revoke that approval if deemed appropriate.

The Owner(s) of a property shall approve their tenant's plan by signing the application form before it is submitted to the Committee. If any tenant's application is received by the Committee without the Owner's signature, it shall be returned without action to the submitting tenant.

The Committee shall provide the Board with a copy of the approved application & planting diagram. After reviewing it, the Board shall give the documents to the Managing Agent for filing in the Owner's file.

### **5.2. Landscape Plan Submittal.**

Approval shall be obtained prior to installation of any landscaping or any other site Improvements, including, but not limited to, dog runs, play equipment, fencing, deck or patio additions, and site lighting. In most cases, the landscape plan will not have to be professionally prepared by a landscape architect, but at a minimum shall be drawn to scale and shall include sufficient detail to permit a comprehensive review by the Committee.



The landscape plan should be done at a minimum scale of 1" = 20' and should depict the property lines of the Lot, the footprint of the home and any existing vegetation or Improvements, including ancillary structures, walkways, decks, etc.

All proposed plan locations, types, quantities and sizes, location of turf and other groundcover materials should be shown on the plan and labeled. The plan should exhibit grading and layout of all additional landscape Improvements, such as berms, walks, and structures not covered under the Architectural Plan Review.

### **5.3. Landscape Requirements.**

Owners may opt to utilize xeriscape landscape methods as an alternative to traditional, formal methods of landscaping.

“Xeriscape” is defined as the application of the principles of landscape, planning and design, soils analysis and improvement, appropriate maintenance that results in water use efficiency and water saving practices. Xeriscaping is not accomplished by applying rock and mulch to an expansive area without plantings. Please visit [www.csu.org](http://www.csu.org) or [www.xeriscape.org](http://www.xeriscape.org), or call 719-448-4800 for more information regarding xeriscaping.

If a landscape plan excludes the use of turf grass, it will be considered a xeriscape plan, in which case the following steps must be followed:

1. The Owner is urged to attend a xeriscape class to learn the best options to consider. Classes are provided at a variety of organizations, including Colorado Springs Utilities at 719-448-4555.
2. The landscape plan must be prepared by a landscape professional and may consist of at least eighty percent (80%) drought-tolerant plantings. Attachment 2 of these Rules is a list of such plants, as well as some local nurseries which carry same.
3. The plan will need to include interesting plantings and hardscape, including trees, shrubs, ornamental grasses, ground covers and decorative rock and mulches on at least twenty percent (20%) of the landscaping area of the Owner’s property.
4. Owners may have a vegetable garden in the front, back or side yard of their property, where Owners may cultivate pollinator plants, flowers, vegetables, herbs, fruits, leafy greens or other edible plants, subject to Section 5.9 below.
5. Aside for the preapproved garden plan, any landscape plan must be submitted to the Committee for approval prior to installation. All landscaping shall be completed no later than six (6) months or one growing season (April-October) after the purchase of the finished home.



#### **5.4. Landscape Maintenance.**

Weed control is required, avoiding an unkempt appearance on the property. Lots having a strip of land between the curb and sidewalk shall cover such strip with sod and/or other material that is approved by the Committee.

Should circumstances occur which impose water use restrictions upon Owners of property within Jackson Creek Filing 5, the Association will suspend enforcement actions against Owners that experience damage to turf grass as a result of complying with imposed water restrictions. However, Owners must follow water restrictions and take advantage of watering opportunities in an effort to sustain their landscape, even if their sprinkler system is inoperable, or they must replace same in accordance with Section 5.3 above.

Once water use restrictions are lifted, an Owner who has not submitted a new landscape plan shall be given a period of fourteen (14) days to revive turf grass areas, taking into consideration that the grace period given is within the growing season of April 15 through October 31. If the turf grass does not show signs of being revived, in the opinion of the Association, the Owner may be required to replace the turf grass so to not be an eyesore to the Community.

For the purpose of this standard, "turf grass" is defined as continuous plant coverage consisting of hybridized grasses that, when regularly mowed, forms a dense growth of leaf blades and roots.

#### **5.5. Yard Ornamentation.**

Yard ornaments such as birdbaths, birdhouses, fountains, sculptures, statues, and ornamental flags require Committee approval. In general, these items should be planned for rear yard placement and may not be approved for front yard display.

Water features also require Committee review and approval.

Patio furniture and barbecue grills do not require Committee review or approval.

#### **5.6. Site Triangle Protection.**

Owners of Lots situated at street corners shall be responsible for maintaining an unobstructed line of sight within the sight triangle for vehicular traffic. No fence, wall, hedge, tree, shrub (having a height greater than three feet (3')), or other structure shall be permitted on any corner formed by the intersection of streets.

The Committee shall be the sole judge of whether an obstruction or hazard exists or may be caused by proposed or existing Improvements.

#### **5.7. Fencing.**



The only approved fencing in Jackson Creek Filing 5 is the 3-rail plank cedar fencing. No privacy or vinyl fences will be allowed.

**Caution! Fences which are not approved by the Committee may be removed by the Association at the Owner's expense (after notice and opportunity is given to the Owner) and such expenses may be collected as a Site Assessment against the Owner and the Lot.**

Fencing standards intend to define the height, size, color, location, and material composition of all fences. Consideration shall be given as to the types of fence in relation to the architectural design of the primary dwelling and the overall appearance in the Community. The following criteria must be complied with:

Yard Fencing: Fencing within front yards is strictly prohibited. No fence shall extend farther than eighteen feet (18') forward of the rear corner(s) of the home. If unsure, Committee review is encouraged.

Dog Run Fencing: The use of underground electronic fencing is strongly encouraged to promote the open character of the neighborhood. Electric fencing is limited to rear and side yard placement.

Dog runs are restricted to rear yard placement with a maximum of 200 square feet permitted. The Committee may require the use of landscape material to buffer the visibility of the run. Dog runs must be adequately screened and generally not visible from adjacent properties and Community streets. Committee review is required for approval.

#### **5.8. Retaining Walls.**

Retaining walls shall be as low as possible, not to exceed four feet (4') in height unless specifically approved by the Committee and properly engineered. Grade changes which require retaining walls shall be terraced, with a minimum separation between walls of three feet (3'), and shall include landscaping between the walls to soften the visibility of the wall.

Walls must be properly anchored to withstand overturning forces and should incorporate weep holes to allow for proper drainage behind the wall. Care must be taken not to alter existing drainage patterns unless specifically approved by the Committee.

Acceptable finish materials for retaining walls include natural stone, manufactured stone, masonry (except grey precision block) and stucco. The use of boulders and dry set stone is highly recommended. Other materials that are consistent with the natural surroundings and the architecture of the primary dwelling may be considered on a case-by-case basis. Wood timbers and railroad ties are not acceptable retaining wall materials.

All concrete-backed retaining walls should be waterproofed and must be adequately drained on the uphill or surcharge side.

#### **5.9. Gardens.**



Gardens planted in the rear or side yards, where both the garden and its accessory operating areas are substantially screened from view of adjacent homes and open spaces, and shall not be placed within a drainage easement or a drainage swale. In addition, gardens shall be maintained at least five feet (5') from the foundation of the home.

Tall plants exceeding four feet (4') in height, such as corn and sunflowers, must be completely screened from view and are not encouraged to be in front yards, and may be prohibited if they are not drought-tolerant.

Gardens placed in front yards shall be subject to the drainage and foundation restrictions, as well as the following provisions:

- (a) no part of the garden shall be located in any public or utility easement, not in any fire buffer or defensible space, and not within five feet (5') of any sidewalk or street, and it must not cause any changes to existing grading, drainage, or other landscape elements necessary for the protection of persons or property;
- (b) the garden must adhere to the principles of water-wise landscaping as defined in C.R.S. §37-60-135(2)(l), or be part of a water conservation program operated by a local water provider;
- (c) the following preplanned garden designs are preapproved for installation, as shown in Attachment 3 of these Rules:
  - (i) Raised Bed/Trough Garden Plan
  - (ii) Frost Tunnel Garden Plan
  - (iii) Squash Soup Garden Plan
  - (iv) Salad Garden Plan – High Altitude

## **SECTION 6: OTHER PROPERTY IMPROVEMENTS**

### **6.1. Ancillary Structures.**

The following standards shall apply to ancillary structures in Jackson Creek Filing 5:

- A. Ancillary structures shall be similar in architectural style to the home and shall be painted or stained to match the home unless specific written authorization is given by the Committee for a variance. Roof materials shall match the roof material of the home.
- B. Ancillary structures such as a greenhouses or a child's playhouse shall be considered on a case-by-case basis.
- C. Gazebos shall be limited to twelve feet (12') in height.
- D. Sheds are subject to the following Rules:



- Overall structure should be pleasing to the eye and blend in with the overall curb appeal of the existing house as well as the neighborhood in general.
  - Plans must comply with existing covenant rules for additional structures.
  - Maximum size is 10' x 12' (120 square feet) and no more than nine feet (9') tall and must meet all applicable setback rules.
  - Placement of sheds is to be behind the house only.
  - Trim and overall color need to match the existing color of the house (or as close as possible).
  - Shingles need to match the existing type and color of the existing house (or as close as possible).
  - Construction of the shed should be in similar nature to the existing house. No metal/steel or "Rubbermaid"/plastic sheds will be approved.
  - Prefabricated wooden sheds are acceptable, but the completed project must be similar in trim and overall color of the existing house and must meet all other applicable standards.
  - Upkeep of sheds is expected to be maintained by the Owner in a manner similar to the required upkeep of the home.
  - No occupancy of the shed is allowed.
  - Each shed must be preapproved by the Committee before it is put in.
  - Any Lot that is completely exposed to all surrounding Lots or the street shall include considerations based upon the visual impact of the Improvements to the Community. Additional landscaping may be required at the discretion of the Committee.
- E. The placement of all hot tubs/Jacuzzis (hot tubs) must be approved by the Committee before installation/placement. The Committee reviews only the visual impact of the hot tub and surrounding structure as viewed by neighbors and the Community. The Committee does not assess load factors of decks supporting hot tubs but recommends that Owners get an engineering load-bearing assessment for their own protection. The Association/Committee does not require an engineering assessment as part of the approval process, but the Owner is responsible for correct load capability. The Association/Committee assumes no liability for load-bearing capabilities of deck structures supporting hot tubs nor anything associated with the installation and use of hot tubs.
- F. Ancillary structures shall generally be placed in the rear yard; structures are not permitted within building setbacks or easements. Ancillary structures proposed on highly visible Lots (e.g., corner Lots) shall include consideration based upon the visual impact of the Improvements to Community roadways. Additional landscaping may be required at the discretion of the Committee.
- G. Consideration of visual impact upon adjacent residences shall be given on all ancillary structures.
- H. Building permits required by El Paso County shall be the responsibility of the Owner.



## **6.2. Antennas and Telecommunications Equipment.**

The Telecommunications Act of 1996 allows satellite dishes measuring one (1) meter in diameter or less to be installed such that acceptable signal reception is not impaired.

- A. All antennae, satellite dishes and other facilities for the transmission or reception of audio or visual signals shall be kept, to the extent reasonably possible, in a screened location. No exterior radio antenna, television antenna, or other antenna of any type shall be erected or maintained within the Property except as set forth below or otherwise as may be approved by the Committee.
- B. No exterior radio antennae, television antenna, or satellite dish shall exceed one (1) meter in diameter and project higher than four feet (4') above the tallest projection of the home or other Improvement. If the Owner cannot secure reception with those parameters, the equipment should be located such that its visibility is minimized as much as possible, providing screening whenever possible to minimize the view from Community streets or adjacent properties.
- C. The Telecommunication Act ("OTARD") provides that an Owner does not need to acquire Committee approval for installation. However, a notification of installation of any permitted antenna (together with required attachments) shall be submitted to the Association's manager no later than ten (10) business days after installation.

Users are encouraged (but not required) to submit an intent to install in advance of installation of any antenna, and are required to do so in the case of any "transmitting" antenna, because the list of approved locations and the restrictions listed below may be modified in an appropriate case. **If the Owner proceeds with installation without approval, in a location that is not clearly listed below, said Owner does so at his/her/their own risk.**

- D. The Board will have more information as to whether an acceptable quality of signal can be received wholly inside a home, as well as additional information about locations that are shielded from view to the maximum extent possible from neighboring properties or streets without unreasonably increasing the cost of an antenna. By way of example, placing an antenna in a tree, or painting an antenna to blend into the background against which it is mounted, generally does not delay installation, increase the cost, or preclude reception of an acceptable quality signal.
- E. Notwithstanding the above, if the only means of obtaining an acceptable quality signal at a reasonable cost without delay is to use a post-mounted antenna, said antenna shall be no larger nor installed any higher than is necessary for reception of an acceptable quality signal, but in no event will any post exceed the height limit allowed by the OTARD rules, or the height needed for an acceptable signal, whichever is lower.
- F. All permitted antennae shall be installed so as to fully comply with the FCC requirements and so as not to protrude beyond the railing of any balcony, deck or patio, and shall be



fully grounded and permanently and properly secured, so that the antenna does not constitute a safety hazard to pedestrians. Roll-away antennae are prohibited because they present a significant safety hazard.

G. In the event that an Owner has proceeded with installation without approval:

- (a) the Association shall have the right to require the Owner to provide a letter from a certified installation company (acceptable to the Association) that verifies that the antenna was placed in the only location that would allow an acceptable signal without undue expense; or
- (b) if the letter is not furnished or is otherwise unacceptable to the Association, the Board may hire an expert selected by the Board to test the signal to determine whether the locations preferred by the Board would provide an acceptable quality signal without unreasonable delay or expense; and
- (c) if that inspection shows that there are approved locations that would allow for acceptable signal reception without undue expense, then the Owner must:
  - (1) reimburse the Association for the costs of that testing/inspection; and
  - (2) move the antenna to an approved location within twenty-one (21) days following written notice to the Owner. If the Owner fails to remove the antenna, the Association may arrange for its removal and the cost of removal shall be assessed against the Owner; and
  - (3) upon removal of any antenna, the Owner of such antenna shall promptly restore the property to its original condition. If the Owner fails to restore the property, the Board may take such actions and assess the costs against the Owner of the antenna.

### **6.3. Recreational Equipment.**

- A. Sports equipment, trampolines, recreational equipment, play structures, and swing sets ("Recreational Equipment") require the approval of the Committee prior to installation on any Lot. Such equipment shall not be placed in the front yard of any Lot.
- B. Exception is given to temporary basketball hoops (having neutral colors) which may be placed in the driveway. At no time are portable units to be placed on Community roadways for play due to the potential hazard liability to both the Owner and the Association. Portable devices must be stored when not in use.
- C. Recreational equipment shall require approval of height, color, and placement, all of which should minimize visual impact upon neighboring Lots. All play sets (regardless of construction and size) will be considered based on the visual impact to surrounding properties.



- D. In the interest of safety and to prevent property damage or personal injury, the use of bicycles, skateboards, roller blades, skates, or any small motorized vehicle (i.e., ATVs, scooters, etc.) is prohibited from use on any street, sidewalk, or Common Area within the Community. All such equipment must be walked or carried out of the Community before being used and must be stored inside a garage out of public view.

#### **6.4. Flags/Flagpoles.**

- (1) Flag Provisions. In compliance with Colorado law, the following shall apply to flags and flagpoles:
- (a) Number. Each Lot may have not more than one (1) flag and not more than one (1) flagpole at any particular time.
  - (b) Location. The flag may only be located in a window, on a balcony or deck with mounting brackets, or on a flagpole. The flag must not be located more than five feet (5') from the home's foundation and not in any public or utility easement, not on any Common Area, and not within five feet (5') of any sidewalk or street.
  - (c) Size. A flag may not exceed fifteen (15) square feet in size.
  - (d) Other Provisions. An architectural review request and approval from the Committee is required prior to installing a flag, flagpole, or mounting bracket. Flags bearing commercial message are prohibited. Flags or flagpoles which violate Federal, State or City laws and codes are prohibited. Flags or flagpoles which violate this Rule or are a nuisance, unsafe, or not kept in good, attractive condition are prohibited. Flags may not be placed on exterior walls, fences or in non-approved areas. This Rule is in addition to the provisions of the Declaration and the requirements of both must be met; flags and flagpoles must comply with the architectural and sign requirements of the Association. In its sole discretion, the Board can grant exceptions to the number, location and size of flags and flagpoles, and may adopt other requirements for flags and flagpoles.

#### **6.5. Dog Houses.**

Committee approval of the materials, dimensions and placement of dog houses is required. Generally, such structures shall be placed in the rear yard and shall be visually minimized.

#### **6.6. House Address Numbers.**

A maximum of two (2) sets of address numbers may be displayed for each property. Address numbers may be placed at the street and on the residence. The address numbers shall not exceed a total of one (1) square foot for each number. Address numbers located at the driveway shall be on an approved fixture. At least one address shall utilize a photocell.



### **6.7. Solar Equipment.**

When solar panels are used, they are to be integrated into roof designs and positioned flush with roof slopes. Frames must be colored to complement roofs to which they are attached. Related plumbing and mechanical equipment must be enclosed and/or screened from view.

### **6.8. Painting/Repainting.**

All painting of buildings (including trim) and Improvements must be approved in writing by the Committee prior to application. Changes to the exterior colors must be compatible with the range of color tones already used in the subdivision. A color sample must accompany the application to the Committee. The Committee has the authority to request a portion of the house, not to exceed four (4) square feet, to be painted with the new color to better enable the Committee to determine its compatibility. Garage doors should be painted to blend with the body color or trim color of the home. Touch-up painting using the same paint and color is exempt from these requirements. House painting will generally consist of the main body and compatible trim. A third color can be included as an accent, i.e., front door, shutters, small peak, etc. Location of the accent color must be limited in scope and be included in the application.



### **6.9. Utility Lines.**

All utility lines, including service lines of any kind or nature, shall be placed underground. However, the Association is not obligated to remove or place existing poles/lines underground.

### **6.10. Storm Doors.**

Storm doors require the prior approval of the Committee and should be compatible with the range of color tones existing throughout the subdivision. Brass or nickel hardware matching other outside house hardware is acceptable, as is storm door-matching hardware.

## **SECTION 7: COMMUNITY STANDARDS**

### **7.1. Grounds Maintenance.**

- A. All yards must be landscaped and thereafter maintained in accordance with the Community's "standard of care".
- B. Owners are required to mow their lawn areas as needed to prevent unsightly conditions.
- C. It is the responsibility of each Owner to remove thistle and other noxious weeds, as well as weeds that have become a visual eyesore on the property. Thistles must be cut prior to the seeding of the plant to avoid spreading. Because of the problems the thistles can cause, the Association maintains the right to enter a property and remove thistles if the Owner fails to do so upon timely notice. If the Association engages a contractor to perform weed control, the cost incurred Shall be charged to the Owner's account as a site assessment.
- D. Owners are also responsible for controlling and removing weeds declared noxious by governmental authorities and in accordance with El Paso County weed control rules and regulations.

### **7.2. Nuisance.**

- A. Owners are responsible for ensuring that activities held on their Lot do not become an unreasonable annoyance or nuisance to the neighborhood. Activities which generate a noise level sufficient to interfere with the reasonable quiet enjoyment of the persons on any adjoining or nearby Lot are not acceptable.
- B. Horns, whistles, bells or other sound devices (except security and fire alarm devices used exclusively for security purposes) are not permitted. Outdoor stereo speakers may be installed, provided that the Owner has obtained approval of the Committee and maintains sound levels that are not objectionable to neighbors.
- C. Trail bikes, mini-bikes, motorcycles, all-terrain vehicles, snowmobiles, and other such vehicles shall not be operated within the Community other than on County roads.



### **7.3. Garages.**

- A. Owners shall use their garage solely for the parking of their automobiles, and cannot use the garage as a storage area or workshop that negates the opportunity to park inside the garage). The driveway may not be used for storing vehicles that are unused, unusable or kept for purposes other than regular use. Owners are encouraged to place such vehicles in an enclosed garage. An “unused vehicle” is defined as any vehicle which is not properly licensed or in drivable condition, as determined by the Association.
- B. Because of the inherent and proven dangers associated with leaving a garage door open, the Board recommends that all garage doors be fully closed at all times, except when entering or leaving the garage or when a person is actually present inside the garage itself.
- C. Notwithstanding paragraph 7.3(B) above, the Board also recognizes that an open garage door can noticeably increase the air flow within both the garage and the townhome itself. Therefore, Owners and/or tenants should open their garage doors no more than six to eight inches (6"-8") during daylight hours only to increase air circulation. Under no circumstances should a garage door be left open, even an inch or two, during the hours of darkness, as this is a clear invitation for unwanted animals and pests to gain access to the home.
- D. Leaving a garage door fully open for hours at a time, day or night, is a dangerous and extremely unwise practice that is not recommended and should be discouraged. Inconvenient, but far safer, is locking the door from the garage into the townhome as well as all doors of any vehicles parked within a garage. A common practice of “grab & go” thieves is to walk into unoccupied garages through an open garage door and take personal items, valuables, insurance papers, registration forms, check books and even keys from unlocked vehicles. Thieves also target remote control devices in unlocked cars. They will steal a remote and then leave, only to return later when the occupants are asleep or out, use the remote to gain access to the garage – and perhaps the house itself – and steal whatever they want.

### **7.4. Pets/Animals.**

- A. Domesticated animals kept as pets are welcomed additions to many families and may be maintained by Owners in Jackson Creek Filing 5. However, no animal may be housed, raised, kept or maintained either temporarily or permanently for commercial purposes. Owners are allowed to have up to three (3) pets (e.g. one dog and two cat, three dogs, or three cats — any combination for a total of three (3) pets).
- B. It is important that pets not be allowed to run loose in the neighborhood. Pets should be kept under the control of their owners at all times. Dogs should be placed on a leash whenever outside of the Owner’s Lot. Free-roaming cats can also be problematic and a nuisance to others; cats should also be maintained within the boundaries of the Owner’s



property. (Outdoor cats are also highly vulnerable to wildlife native to this area.) Loose animals will not be tolerated due to the danger they pose to children and other animals, even though such dangers may be unintentional by the pet.

- C. Animal owners must be both responsible caretakers and responsible neighbors. No dog (or other pet) may be chained or enclosed on any Lot outside of the home for an extended period of time which causes the animal to become an unreasonable noise nuisance to others.
- D. Any Owner having an animal which, in the sole opinion of the Board, makes an unreasonable amount of noise, becomes a nuisance or a safety concern, may be required to remove the animal from the Community.
- E. Pet owners are obligated to clean up after their pet(s), especially when the pet is on the property of others. Fines may be assessed against those who fail to comply with this standard.
- F. Animals or pets shall not be bred or kept for commercial purposes, shall not be allowed to make objectionable noises, smells, or otherwise constitute a nuisance or inconvenience to other homeowners, in the opinion of the Board, and shall not be kept in violation of any law or insurance regulation. Pets may not be allowed to run loose through the Community nor tied or chained to any tree, building or structure, and may not be left unattended on any decks or porches.
- G. No feeding of wild animals is allowed.

#### **7.5. Hazards.**

The following standards shall be upheld by all Owners, their families and guests:

- A. Discharging a firearm within the Community is strictly prohibited.
- B. Fireworks are not permitted unless specifically approved by the Board due to the risk of fire hazard.
- C. Outdoor fires on any Lot or on the Common Areas (except for fires in barbecues, braziers and outdoor fireplaces which are contained within facilities or receptacles intended for such purpose) are strictly prohibited. The Association may, from time to time, have the authority to impose total fire bans when deemed appropriate for the safety of the Community.
- D. Burning of trash, whether placed in a receptacle or not, is not allowed.
- E. No Owner shall permit any condition to occur which creates a fire hazard or is in violation of fire prevention regulations adopted by El Paso County or any governmental authority having jurisdiction and control over outside burning.



## **7.6. Signage.**

The following provisions shall apply with respect to signage:

- (a) Number. A home/Lot shall not have more than one (1) sign visible on the exterior at any particular time.
- (b) Placement. A sign shall be located only in the window of that home or not more than five feet (5') completely from the foundation of the home, but not in any utility or public easement, not in any Common Area, and not within five feet (5') of any sidewalks or streets.
- (c) Size. The sign shall not be larger than six (6) square feet per side. The sign shall not be more than six feet (6') in height from the dirt to the top.
- (d) Other Provisions. Signs bearing commercial messages (except "for sale" or "for lease" real estate signs) are prohibited. Signs which violate Federal, State or City laws and codes are prohibited. Signs which violate this Rule or are a nuisance, unsafe, or not kept in good, attractive condition are prohibited. Signs shall not be placed on roofs, exterior walls, fences or unapproved structures. This Rule is in addition to the provisions of the Declaration and the requirements of both must be met. In its sole discretion, the Committee can grant exceptions to the number, location and size of signs, and may adopt definitions and other requirements for signs.

## **7.7. Trash Receptacles.**

- A. All containers used for the purpose of storing waste shall be screened from public view. Garbage shall be put out at the curb (not in the street) no sooner than the night before the service day and returned to its stored location within twenty-four (24) hours of service. Garbage must be stored in a durable container with a lid to prevent trash from blowing onto the adjacent properties.
- B. Garbage or other waste shall be kept in a sanitary manner and disposed of properly. Containers for storage or disposal of garbage shall be kept inside the garage or placed in a screened area designed to blend in with the home so that the containers are not visible from the street or adjacent properties, except on the day of trash pickup.
- C. No trash, litter, junk, equipment, boxes or other such items shall be permitted to remain exposed upon any Lot and visible from the street or from other Lots within the Community.
- D. Construction dumpsters shall be removed within seven (7) days of occupancy or completion of the home, whichever occurs first.
- E. Daily fines may be assessed for any violation of this Section.



### **7.8. Vehicle Repairs.**

Unused, stripped down, partially wrecked or inoperative vehicles (or any parts thereof) are not permitted to be stored on any street or on any Lot except in a fully screened manner approved by the Committee.

Providing maintenance, servicing, repairs, dismantling, sanding or repainting of any type of vehicle, recreational vehicle, machine or device is permitted only when done within a completed enclosed structure which screens the visibility and the noise of such activity from adjacent properties and Community streets.

## **SECTION 8: ENFORCEMENT**

See Violation Policy.

## **SECTION 9: AMENDMENTS**

These Rules may be amended by the Committee with approval of the Board at any time in the future. A copy of all amendments shall be provided to each Owner. See Rulemaking Policy.

These Rules were originally adopted this 4<sup>th</sup> day of April, 2006. Revised 2<sup>nd</sup> day of December 2023.



# Jackson Creek Filing No. 5 Homeowners Association

## Attachment #1

### Application for Owner Landscaping

#### Owner's Application

**Property Address:** \_\_\_\_\_

I (we) hereby apply to perform owner-funded outdoor planting contiguous to and immediately adjacent to the home at the above address. I (we) further agree to comply with all the provisions and guidelines contained in Section 5 of the Association's Revised Rules, Regulations, Policies and Procedures which govern such plantings and to accept responsibility and liability for all costs associated with such plantings, to include the repair of any damage which may be caused by such plantings.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Phone: \_\_\_\_\_

#### Tenant's Application

**Property Address:** \_\_\_\_\_

I (we) hereby apply to perform owner-funded outdoor planting contiguous to and immediately adjacent to the home at the above address. I (we) further agree to comply with all the provisions and guidelines contained in Section 5 of the Association's Revised Rules, Regulations, Policies and Procedures which govern such plantings and to accept responsibility and liability for all costs associated with such plantings, to include the repair of any damage which may be caused by such plantings. By the signature below, I have obtained the property owner's permission to make this application and do such plantings.

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Phone: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Phone: \_\_\_\_\_

#### Plant Listing

Use only the common name for the plants, not their botanical names.  
Individually number each plant on both this list and on the diagram on the next page.

**Name of Plant Supplier:** \_\_\_\_\_

(Continue on the next page)



# Jackson Creek Filing No. 5 Homeowners Association

## **Planting Diagram**

Identify existing plants with an "x" and new plants with an "O" and place the plant number inside the "O"  
Also, show & label the location of both organic mulch areas and rock, stone or pebble areas

## **Approval Section**

Landscape Committee Plan Review & Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Landscape Review of Completed Planting: \_\_\_\_\_ Date: \_\_\_\_\_

Board of Directors Review: \_\_\_\_\_ Date: \_\_\_\_\_



# Jackson Creek Filing No. 5 Homeowners Association

## Attachment #2

### Recommended Drought-Tolerant Plants for Use in the Landscape Plan

Ground Cover	
Barren Strawberry	Poppy Mallow
Creeping Orange Grape Holly	Pusseytoe
Creeping Potentilla	Self Heal
Desert Pepper Flower	Snow-in Summer
Himalayan Border Jewel	Soapwort
Ice Plant	Speedwell
Kinnikinnick	Stonecrop (Sedum)
Mexican Evening Primrose	Thyme
Mock Strawberry	Woody Yarrow

Flowering Perennials		
Avena	Daylilies	Perennial Verbena
Baby's Breath	Double Bubble Mint	Pincushion Flower
Balloon Flower	Dragonhead	Pinks
Basket of Gold	Dwarf Alpine Aster	Poppy – Ireland
Bearded Iris	Evening Primrose	Poppy – Oriental
Bearded Tongue	False Sunflower	Potentilla
Bee Balm	Flax	Purple Mullein
Black-Eyed Susan	Gay Feather	Rose Champion
Blanket Flower	Goldenrod	Russian Sage
Bleeding Heart	Grape Hyacinths	Salvia
Blue Eyed Grass	Hardy Cactus	Sea Lavendar
Butterfly Weed	Hens & Chicks	Sedum
California Fushin	Kenautia	Siberian Skullcap
Candytuff	Lily – Naked Lady	Snow Daisy
Cardinal Flower	Lily – Magic	Squill – Siberian
Catmint	Lily – Resurrection	Squill – Striped
Cinquepil	Marshall Chamomile	Sundrop
Columbine	Mount Atlas Daisy	Sweet Woodruff
Coralbells	Mountain Gold	Tall Garden Phlox
Coreopsi/Tickweed	Native Four O'Clocks	Torch Lily
CorydalisCreeping Baby's Breath	Netted Iris	Tree mallow
Creeping Phlox	Pasque Flower	Tulips
Crocus	Penstemon	Vervain
Cushion Splurge	Peony	Whirling Butterflies
Daffodils		Yarrow

(Continued on the next page)



# Jackson Creek Filing No. 5 Homeowners Association

Shrubs & Bushes		
Dwarf (1 to 3 feet)		Medium (4 to 6 feet)
Alpine Current	Holly – Berrie Magic	Apache Plume
Barberry	Holly – Creeping Colorado	Arborvitae
Blue Mist Spirea	Holly – Oregon Grape	Barberry
Broom	Junipers	Butterfly Bush
Coralberry/Snowberry	Leadplant	Euonymus
Cranberry	Mountain Mahogany	Fernbush
Dogwood	Potentilla/Cinquefoil	Golden Current
Dwarf Ninebark	Pigmy Peashrub	Lilac – Dwarf Korean
Dwarf Lilac	Quince	Lilac – Miss Kim
Dwarf Sumac	Sage	Pyracanthus
Western Sand Cherry		Rabbitbush
		Rugosa Rose
		Spirea
		Thimbleberry
		Western San Cherry

Reputable Colorado Springs Nurseries
<p>Harding Nursery, 722 N. Powers Blvd, 596-57112</p> <p>Phelan Gardens, 4955 Austin Bluffs Pkwy, 574-8058</p> <p>Spencer's Garden Center, 1430 S. Tejon St, 632-2788</p> <p>Rick's Nursery, 600 N. 18<sup>th</sup> St, 636-2786</p>



# Grow&Give

A Modern Victory Garden Project  
Grow food. Share the harvest.

## Raised Bed/Trough Garden Plan

Use this basic plan to  
create your own raised  
bed or Trough garden!  
Suitable for high altitude.

### LEGEND:

1 square = 1 foot

Main sun exposure

### PLANTS:

Bush Peas

Brocolini/Broccoli Rab

Carrots

French/small turnips

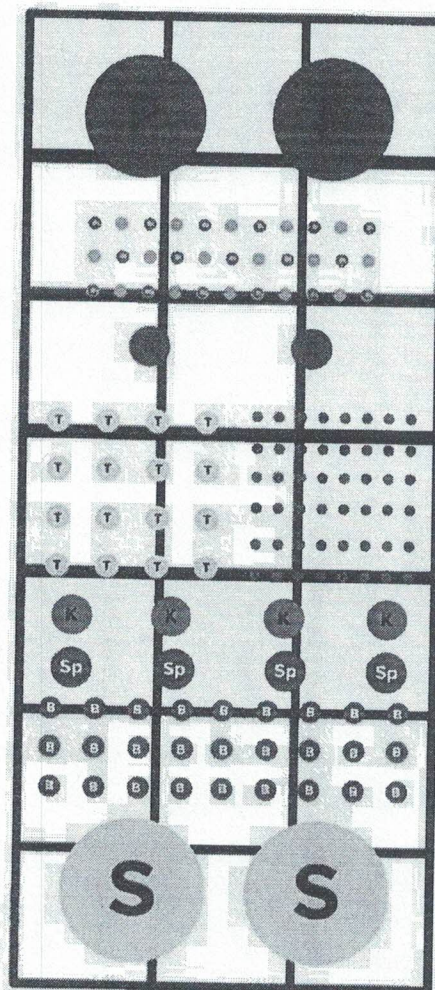
Kale

Spinach

Beets

Radishes

Small Squash



Read the seed packets for specific  
growing and harvesting information.

Raised 3x10 plot/trough

**LEARN MORE. GROW MORE.**  
**GROWANDGIVECOLORADO.ORG**





# Grow&Give

A Modern Victory Garden Project  
Grow food. Share the harvest.

## First Timers' Garden Plan

Use this basic plan to create your own vegetable garden!

### LEGEND:

1 square = 1 foot  
Main sun exposure

### PLANTS:

Carrots • • • • •

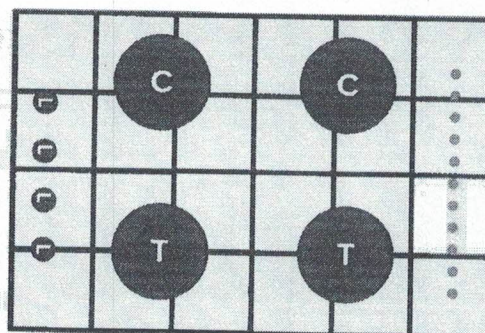
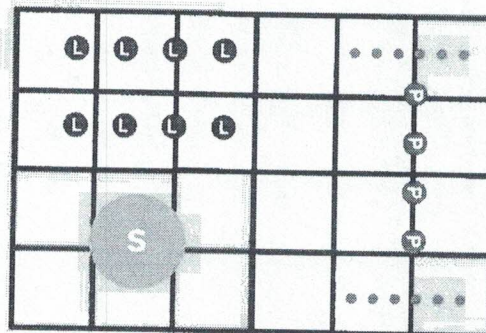
Cucumber C

Lettuce L L L L

Peas P P P P

Squash S

Tomatoes T



Two 4x6 Raised Beds

Read the seed packets for specific growing and harvesting information.

**LEARN MORE. GROW MORE.**  
**GROWANDGIVECOLORADO.ORG**





# Grow&Give

A Modern Victory Garden Project  
Grow food. Share the harvest.

## Squash Soup Garden Plan

Use this basic plan to create your own Sopa de Calabaza Verano garden!

### LEGEND:

1 square = 1 foot  
Main sun exposure

### PLANTS:

Cilantro



Garlic

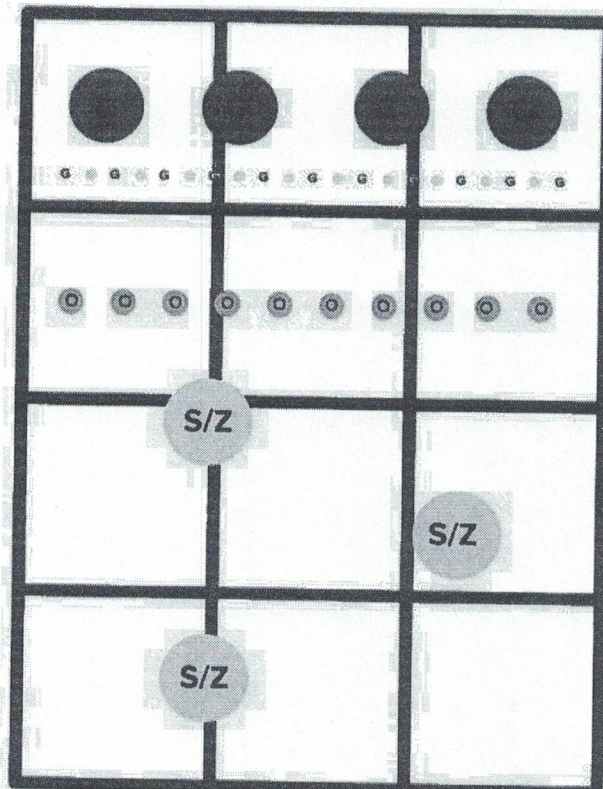


Onions



Squash/Zucchini

S/Z



3x4 plot

Read the seed packets for specific  
growing and harvesting information.

**LEARN MORE. GROW MORE.**  
**GROWANDGIVECOLORADO.ORG**





# Grow&Give

A Modern Victory Garden Project  
Grow food. Share the harvest.

## Salad Garden Plan - High Altitude

Use this basic plan to create your own High Altitude salad garden!

### LEGEND:

1 square = 1 foot  
Main sun exposure

### PLANTS:

Bibb B B B B

Kale K K K K

Mustard M M M M

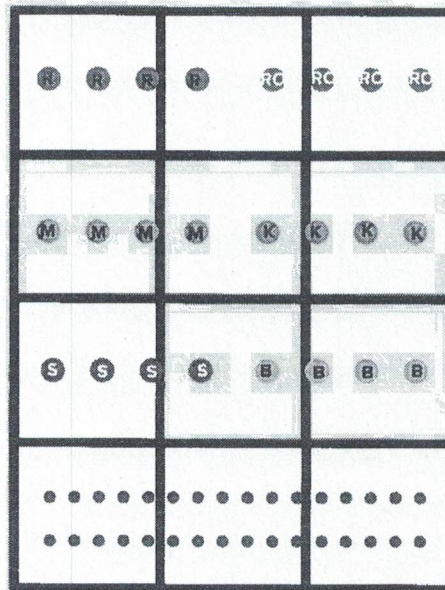
Radish • • • • •

Redoak Leaf RC RC RC RC

Romaine R R R R

Spinach S S S S

Use of shadecloth may be  
appropriate in some areas.



3x4 plot

Read the seed packets for specific  
growing and harvesting information.

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