



COMMUNITY-WIDE ARCHITECTURAL REVIEW COMMITTEE DESIGN REVIEW PROCESS AND SUBMITTAL REQUIREMENTS

DESIGN REVIEW PROCESS:

COMPLETE BUILDER SUBMITTAL PACKAGES SHOULD BE SUBMITTED TO: TIMBERLINE DISTRICT CONSULTING AT [MAILTO:THEAURORAHIGHLANDS@TIMBERLINEDC.COM?SUBJECT=CARC](mailto:THEAURORAHIGHLANDS@TIMBERLINEDC.COM?SUBJECT=CARC).

THE CARC REVIEW PROCESS FOR IMPROVEMENTS GENERALLY CONSISTS OF TWO STAGES: A CONCEPTUAL DESIGN SUBMITTAL, AND A FINAL DESIGN SUBMITTAL. THE CARC SHALL DECIDE EACH REQUEST FOR APPROVAL WITHIN 30 DAYS AFTER THE COMPLETE SUBMISSION OF THE APPLICATION OR REQUEST AND SUBMISSION TO THE CARC OF ALL PLANS AND SPECIFICATIONS AND OTHER MATERIALS AND INFORMATION WHICH THE CARC MAY REQUIRE IN CONJUNCTION WITH SUCH APPLICATION OR REQUEST. IF THE CARC FAILS TO DECIDE ANY APPLICATION OR REQUEST WITHIN 30 DAYS AFTER THE COMPLETE SUBMISSION OF THE PLANS AND SPECIFICATIONS AND MATERIALS AND OTHER INFORMATION WITH RESPECT THERETO, THEN SUCH APPLICATION OR REQUEST FOR APPROVAL SHALL BE DEEMED TO HAVE BEEN DENIED BY THE CARC. ALTHOUGH DISCOURAGED, THE CARC MAY GRANT VARIANCES OR WAIVERS FROM ANY CONDITIONS AND RESTRICTIONS SUBJECT TO THE LIMITS OF SECTION 3.16 OF THE MASTER DECLARATION, THE RULES AND REGULATIONS AND THE PROCEDURES SET FORTH HEREIN.

SUBMITTAL REQUIREMENTS:

1. CONCEPTUAL DESIGN SUBMITTAL

OWNER SHALL SUBMIT AN APPLICATION SUBMITTAL COVER SHEET, TOGETHER WITH A NARRATIVE DESCRIPTION OF THE PROPOSED NEW HOME DESIGN PACKAGE DESCRIBING HOW THE PROJECT ADDRESSES THE 1) ADOPTED RESIDENTIAL DESIGN GUIDELINES FOR THE AURORA HIGHLANDS, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SPECIFICALLY INCLUDING THE APPROVED ARCHITECTURAL STYLE THAT IS BEING ADOPTED (MODERN PRAIRIE, MODERN CRAFTSMAN, MODERN MID-CENTURY, METROPOLITAN MODERN, MODERN COLORADO) AND HOW EACH DESIGN MEETS THE POINT SYSTEM; 2) COMPLIANCE WITH ADDITIONAL CITY-APPROVED GUIDELINES OR REQUIREMENTS, IF ANY;

3) MATERIALS AND GENERAL COLOR SCHEME PROPOSED TO BE USED, 4) GARAGE CONFIGURATIONS, 5) EASEMENTS, SETBACKS AND DRAINAGE WITH ADJACENT SITE, 6) PROPOSED TREATMENT AND IDENTIFICATION OF ENHANCED LOTS, AND 7) OTHER RELEVANT INFORMATION THAT THE CARC MAY REQUEST. AT THIS STAGE, THE OWNER WILL ALSO SEEK APPROVAL OF THE DESIGN TEAM- ARCHITECT FOR THE PROJECT.

THE SUBMITTAL SHALL INCLUDE THE FOLLOWING IN SCALED, DATED DRAWINGS FOR EACH MODEL PLAN PROPOSED:

- A. A TYPICAL SITE PLAN, DEPICTING HOW THE HOMES WILL FIT ON A TYPICAL LOT.
- B. FLOOR PLANS, 1/4" PER FOOT INCLUDING ANY ACCESSORY STRUCTURES.
- C. FRONT ELEVATIONS AT SAME SCALE AS FLOOR PLANS.
- D. TYPICAL SIDE AND REAR ELEVATIONS.
- E. TYPICAL ROOF PLANS SHOWING DRAINAGE WITH PRIMARY ROOF FORM IDENTIFIED.
- F. DIGITAL COLOR BOARDS CAN BE SUBMITTED IF SELECTIONS HAVE BEEN MADE AT THIS TIME.
- G. FLOOR PLANS AND ELEVATIONS ILLUSTRATING ICON AND ENHANCED LOTS
- H. TYPICAL LIGHTING PLAN.
- I. TYPICAL FRONT YARD LANDSCAPING PLANS, INCLUDING HARDSCAPE AND IRRIGATION PLAN. LANDSCAPE PLANS SHALL FOLLOW THE CITY OF AURORA MINIMUM REQUIREMENTS. MINIMUM REQUIREMENTS WILL BE PER THE ENTITLEMENT DOCUMENTS FOR THE NEIGHBORHOOD OR THE XERISCAPE STANDARDS FOUND IN THE CITY OF AURORA CODE.
- J. APPLICATION COVER SHEET AS DESCRIBED ABOVE.

2. FINAL DESIGN SUBMITTAL

THE SUBMITTAL SHALL INCLUDE DIGITAL COPIES OF THE FOLLOWING IN SCALED, DATED DRAWINGS FOR EACH MODEL PLAN PROPOSED:

- A. DETAILED FLOOR AND ROOF PLANS FOR EACH MODEL, 1/4" PER FOOT SCALE INCLUDING ANY ACCESSORY STRUCTURES. ALL OPTIONS TO THE MODEL SHALL BE PROVIDED IN ADDITION TO STANDARD PLANS.
- B. ALL FRONT, REAR, AND SIDE ELEVATIONS SHALL BE SHOWN IN 360 DEGREES AT THE SAME SCALE AS FLOOR PLANS, ACCURATELY DEPICTING ACTUAL AND PROPOSED GRADING. ELEVATIONS SHALL ALSO SHOW ROOF PITCH AND MAXIMUM ROOF HEIGHT AS CALCULATED BY THE CITY OF AURORA. ELEVATION SHALL BE PROVIDED FOR ALL OPTIONS TO THE MODEL IN ADDITION TO STANDARD ELEVATIONS.
- C. WALL, BUILDING SECTIONS AND EXTERIOR DETAILS SHALL BE PROVIDED FOR EACH MODEL PLAN AND OPTIONS.
- D. ALL ENHANCED AND ICON LOT ELEVATIONS SHALL BE PROVIDED.
- E. COLOR AND MATERIAL PALETTE BOOKS SHALL INCLUDE A TYPED SCHEDULE OF ALL PAINT, EXTERIOR MATERIALS, AND SPECIFIED FINISHES, INCLUDING, MANUFACTURER, PRODUCT SPECIFICATIONS, AND PICTURES OF MASONRY, ROOF TILE, AND ANY OTHER SPECIFIED MATERIALS; SCHEME PAGES FOR EACH PAINT COLOR SCHEME SHOWING PHYSICAL PAINT SAMPLES, BRAND, COLOR NUMBERS AND FINISH; RENDERINGS OF APPLIED PAINT SCHEMES TO APPROVED HOMES, AND COLOR APPLICATION DOCUMENTS (TRIM-OUTS) FOR EACH PLAN AND ALL ELEVATIONS. (A SAMPLE DIGITAL MATERIALS BOARD MAY BE REQUESTED).
- F. SIGNED AND STAMPED STATEMENT BY LICENSED ENGINEER IN THE STATE OF COLORADO THAT THE REQUIRED GRADING FOR EACH LOT MEETS THE REQUIREMENTS OF THE FINAL GRADING PLANS APPROVED BY THE CITY OF AURORA.
- G. ANY OTHER MATERIALS OR INFORMATION REQUESTED BY THE CARC.

H. SUBMITTAL COVER SHEET.

ALL PLANS SHALL BE PREPARED AND SIGNED BY COLORADO-LICENSED AND REGISTERED ARCHITECTS, LANDSCAPE ARCHITECTS, CIVIL ENGINEERS, OR OTHER APPLICABLE PROFESSIONALS.

IN REVIEWING ANY MATTER, NEITHER THE CARC, THE CAB, NOR THE DECLARANT, SHALL BE RESPONSIBLE FOR THE SAFETY, WHETHER STRUCTURAL OR OTHERWISE, OF ANY ITEM(S) SUBMITTED FOR REVIEW, OR CONFORMANCE WITH APPLICABLE BUILDING CODES OR OTHER GOVERNMENTAL LAWS OR REGULATIONS, AND ANY APPROVAL OR CONDITIONAL APPROVAL OF AN IMPROVEMENT BY THE CARC, THE CAB, OR THE DECLARANT, SHALL NOT BE DEEMED A REPRESENTATION THAT THE SAME COMPLIES WITH ANY SUCH CODES, LAWS, OR REGULATIONS.

VARIANCES ARE DISCOURAGED, HOWEVER; MAY BE CONSIDERED ON A CASE-BY-CASE BASIS, AS SET FORTH BELOW.

BUILDER-INSTALLED FRONT YARD LANDSCAPING SHALL FOLLOW THE CITY OF AURORA MINIMUM REQUIREMENTS. MINIMUM REQUIREMENTS WILL BE PER THE ENTITLEMENT DOCUMENTS FOR THE NEIGHBORHOOD OR THE XERISCAPE STANDARDS FOUND IN THE CITY OF AURORA CODE. SEE **EXHIBIT A** ATTACHED HERETO. BUILDER-INSTALLED FENCING SHALL FOLLOW THE REQUIREMENTS SET OUT IN THE AURORA HIGHLANDS FDP AND IN THE FDP APPENDIX 15, SECTION 146-1741 (LOCATION, SETBACK AND HEIGHT REQUIREMENTS). SEE **EXHIBIT B** HERETO, FOR FENCE DETAILS. REFER TO APPENDIX 15, SECTION 146-1743 (DESIGN AND MATERIAL REQUIREMENTS) AND TABLE 17.2 (SUMMARY OF FENCE DESIGN AND MATERIAL STANDARDS). PRIVACY WALLS ARE DISCOURAGED WITHIN LOTS.

SUBMITTAL PROCESS/TIMELINE:

1. APPROVAL REQUEST; PLANS AND SPECIFICATIONS

GENERAL. EACH REQUEST FOR CARC APPROVAL (AN "APPROVAL REQUEST") AT THE CONCEPTUAL DESIGN SUBMITTAL AND FINAL DESIGN SUBMITTAL PHASES SHALL BE ACCOMPANIED BY AN APPROPRIATE APPLICATION COVER SHEET TOGETHER WITH THE REQUIRED PLANS AND SPECIFICATIONS AS SET FORTH HEREIN, AND REVIEW FEES AS ESTABLISHED BY THE CARC ("REVIEW FEES"). THE CARC WILL SUBMIT A SCHEDULE OF PROPOSED REVIEW FEES ANNUALLY TO THE CAB FOR REVIEW AND APPROVAL. THE CARC MAY POSTPONE REVIEW OF ANY MATERIAL SUBMITTED UNTIL IT HAS RECEIVED ALL REQUIRED OR REQUESTED PLANS AND SPECIFICATIONS AND OTHER INFORMATION. AT OWNER'S REQUEST, THE CARC SHALL NOTIFY THE OWNER IN WRITING UPON RECEIPT OF ALL REQUIRED PLANS AND SPECIFICATIONS AND THAT THE OWNER'S APPROVAL REQUEST IS COMPLETE. THE CURRENT REVIEW FEES ARE ATTACHED HERETO AT EXHIBIT C. THE CURRENT SUBMITTAL COVER SHEET IS ATTACHED HERETO AT EXHIBIT D.

2. REVIEW PROCEDURE

THE DECISION OF THE CARC SHALL BE PROVIDED IN WRITING. IF CARC APPROVAL IS GRANTED SUBJECT TO CONDITIONS, THE OWNER SHALL REVISE ITS PLANS AND SPECIFICATIONS TO INCORPORATE SUCH CHANGES AND SHALL DELIVER THE REQUIRED NUMBER OF COMPLETE SETS OF REVISED PLANS AND SPECIFICATIONS (REFLECTING RESPONSES TO ALL ITEMS) TO THE CARC, WHICH SHALL AGAIN BE REVIEWED IN ACCORDANCE WITH AND IN THE TIMEFRAME DESCRIBED ABOVE.

3. MODIFICATIONS TO APPROVED PLANS AND SPECIFICATIONS

ANY MODIFICATION OR CHANGE TO AN APPROVED SET OF PLANS AND SPECIFICATIONS MUST AGAIN BE SUBMITTED TO THE CARC FOR ITS APPROVAL IN THE SAME MANNER AS FOR INITIAL APPROVAL OF PLANS AND SPECIFICATIONS.

4. REQUESTS FOR VARIANCE OR WAIVER

ALTHOUGH DISCOURAGED, THE CARC MAY GRANT VARIANCES OR WAIVERS FROM ANY CONDITIONS AND RESTRICTIONS SUBJECT TO THE LIMITS OF SECTION 3.16 OF THE MASTER DECLARATION, THE RULES AND REGULATIONS AND THE PROCEDURES SET FORTH HEREIN.

THE OWNER SHALL SUBMIT THE REASONS FOR THE REQUEST FOR VARIANCE SUBJECT TO THOSE CRITERIA SET FORTH IN SECTION 3.16 OF THE DECLARATION. THE CARC SHALL CONSIDER THE VARIANCE OR WAIVER REQUEST AT A MEETING, AND THE OWNER SHALL HAVE THE OPPORTUNITY TO PRESENT THE GROUNDS FOR THE REQUEST. SUCH MEETING SHALL BE A PUBLIC MEETING SUBJECT TO THE DISTRICT'S NOTICE REQUIREMENTS. A MAJORITY VOTE OF THE CARC IS REQUIRED TO APPROVE ALL REQUESTS FOR VARIANCE OR WAIVER OF THE DESIGN GUIDELINES OR THE GOVERNING DOCUMENTS.

IF THE CARC DENIES THE REQUEST FOR A VARIANCE OR WAIVER, THAT REQUEST MAY BE APPEALED TO THE CAB OR AN APPEALS BOARD APPOINTED BY THE CAB.

5. DISAPPROVAL OF PLANS AND SPECIFICATIONS/RECONSIDERATION

IF THE CARC DISAPPROVES ANY PART OF THE PLANS AND SPECIFICATIONS SUBMITTED (OR APPROVES THE SAME SUBJECT TO CONDITIONS) OR DENIES A REQUEST FOR A VARIANCE (AS DESCRIBED HEREIN), THE OWNER MAY, WITHIN THIRTY (30) DAYS AFTER THE CARC'S DISAPPROVAL, DEEMED DISAPPROVAL, OR DENIAL, MAKE A WRITTEN REQUEST FOR RECONSIDERATION BY THE CARC AT A MEETING, AND THE OWNER SHALL HAVE THE OPPORTUNITY TO PRESENT THE GROUNDS FOR RECONSIDERATION. THE CARC SHALL SET A TIME, DATE, AND PLACE OF THE MEETING, WHICH SHALL BE CONDUCTED NO LATER THAN THIRTY (30) DAYS AFTER RECEIPT OF THE REQUEST FOR RECONSIDERATION, AND SO NOTIFY THE OWNER. SUCH MEETING SHALL BE A PUBLIC MEETING SUBJECT TO THE DISTRICT'S NOTICE REQUIREMENTS. A MAJORITY VOTE OF THE CARC IS REQUIRED TO GRANT A REQUEST FOR RECONSIDERATION.

6. APPEALS OF THE DECISIONS OF THE CARC

IF THE CARC DENIES A REQUEST FOR RECONSIDERATION OR A REQUEST FOR WAIVER OR VARIANCE, THE OWNER MAY APPEAL THE CARC'S DECISION AT A MEETING BEFORE THE CAB, OR ANY APPEALS BOARD ESTABLISHED BY THE CAB IN ACCORDANCE WITH THE MASTER DECLARATION. A FORM OF A REQUEST FOR HEARING MAY BE OBTAINED BY FROM THE MANAGEMENT COMPANY OR ON THE AURORA HIGHLANDS' WEBSITE. UPON RECEIPT OF A VALID REQUEST FOR HEARING, THE CAB SHALL SET A TIME, DATE, AND PLACE OF THE HEARING, WHICH SHALL BE CONDUCTED AT A CAB BOARD MEETING NO LATER THAN SIXTY (60) DAYS AFTER RECEIPT OF THE REQUEST FOR HEARING, AND SO NOTIFY THE OWNER. THE OWNER OR OTHER INTERESTED PARTIES MAY PROVIDE TESTIMONY AT THE SCHEDULED HEARING. THE CAB SHALL PROVIDE THE OWNER WITH WRITTEN FINDINGS AND A RULING BY CERTIFIED MAIL, WITHIN 10 DAYS AFTER THE COMPLETION OF THE HEARING. ANY DECISION RENDERED BY THE CAB OR APPEALS BOARD SHALL BE FINAL.

7. PROSECUTION OF WORK; NOTICE OF COMPLETION; NOTICES OF NONCOMPLIANCE.

ALL WORK APPROVED BY THE CARC IN AN APPROVAL REQUEST MUST BE DILIGENTLY PROSECUTED TO COMPLETION. IN ADDITION, THE CARC SHALL HAVE THE POWERS TO

INSPECT THE WORK AND ISSUE NOTICES OF NONCOMPLIANCE AS SET FORTH IN THE MASTER DECLARATION. PLEASE REFER TO THE MASTER DECLARATION AND THE RESIDENTIAL DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

EXHIBIT A
LANDSCAPING STANDARDS

GENERAL STANDARDS:

1. PLANT MATERIALS IDENTIFIED AS PROHIBITED IN THE CITY OF AURORA, ADAMS COUNTY, AND THE STATE OF COLORADO ARE NOT PERMITTED.
2. ALL TURF AND PLANTS SHALL BE FULLY IRRIGATED TO INSURE SURVIVABILITY BY A 100% UNDERGROUND IRRIGATION SYSTEM.
3. OVERHEAD IRRIGATION IS DISCOURAGED IN AREAS LESS THAN 8'.
4. TREES, SHRUBS, PERENNIALS, GROUNDCOVERS ARE TO BE IRRIGATED WITH SOME TYPE OF DRIP OR BUBBLER IRRIGATION.
5. IRRIGATION SHALL BE CONTROLLED BY AN AUTOMATIC CONTROLLER WITH A RAIN SENSOR SHUT-OFF SYSTEM.
6. IRRIGATION ZONES SHALL BE DIVIDED INTO HYDROZONES BASED ON WATER NEEDS OF COMMON PLANT MATERIAL.
7. TURF SPECIES SHALL BE MODERATE TO LOWER WATER TYPE SPECIES.
8. MULCH TYPES SHALL BE PER THE YARD TYPE DESIGNATION BELOW.
9. ALL SHRUB AND MULCH BEDS SHALL BE CONTAINED BY A ROLLED TOP METAL OR CONCRETE EDGER.
10. PROPER DRAINAGE PER THE LOT PLOT PLAN SHALL BE MAINTAINED.
11. BUILDER, OWNER, AND CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW THE GEOTECHNICAL RECOMMENDATIONS FOR FOUNDATION-RELATED PLANTING AND IRRIGATION.
12. BUILDER, OWNER, AND CONTRACTOR SHALL BE AWARE OF UTILITIES.

FRONT YARD LANDSCAPE:

FRONT YARD LANDSCAPE INSTALLATION WILL BE THE RESPONSIBILITY OF THE HOME BUILDER AND WILL INCLUDE THE PORTION OF THE SIDE YARD WHEN ADJACENT TO A PUBLIC STREET. WHEN FOLLOWING THE MINIMUM REQUIREMENTS, USE PLANT MATERIAL IN THE FOLLOWING METHOD.

1. USE PLANT MATERIAL SIZES APPROPRIATE FOR THE AREA PLANTED.
2. USE 3 ORNAMENTAL GRASSES AS PART OF THE REQUIRED MINIMUM QUANTITY. (1 SHRUB = 3 GRASSES).
3. USE 3 FLOWERING SHRUBS AS PART OF THE REQUIRED MINIMUM QUANTITY.
4. AT LEAST 30% OF PLANT MATERIAL SHALL BE EVERGREEN.
5. THE STREET SIDE LANDSCAPE (TREE LAWN) MAY BE PLANTED WITH PLANT MATERIAL WHEN USED AS A CONTINUATION OF A PLANTING BED ON THE YARD SIDE OF THE SIDEWALK.
6. STREET SIDE LANDSCAPE PLANTINGS SHALL NOT VIOLATE SIGHT LINE OR SIGN TRIANGLE RESTRICTIONS.
7. SHRUB AND OPEN MULCH BEDS SHALL BE MULCHED WITH 3" DEEP, 3/4" TO 1 1/2" NATURAL COLORED (TANS, BROWNS) RIVER ROCK OVER WEED CONTROL FABRIC.

8. PERENNIALS, ANNUALS, AND TREES IN TURF AREA SHALL BE MULCHED WITH DOUBLE SHREDDED CEDAR WOOD MULCH. PEA GRAVEL MAY BE PERMITTED FOR PERENNIALS AND ANNUALS.
9. PAINTED OR STAINED WOOD MULCH IS NOT PERMITTED.
10. COBBLE MULCH IS NOT PERMITTED UNLESS USED AS PART OF A DRAINAGE CONDITION OR SMALL ACCENTS.
11. LANDSCAPE BOULDERS ARE PERMITTED.
12. NO WHITE ROCK

REAR YARD LANDSCAPE:

1. TURF AREAS SHALL NOT EXCEED 500 SQ FT OF THE REAR YARD. SIDE YARDS (CORNER OF STRUCTURE TO SIDE PROPERTY LINE) SHALL NOT BE INCLUDED IN THE CALCULATION.
2. REAR YARDS SHALL HAVE A MINIMUM OF 1 TREE WHEN BACKING OR SIDING TO OTHER YARDS.
3. REAR YARDS WITH A CONTINUAL LENGTH WIDER THAN 50' AT THE REAR PROPERTY LINE SHALL HAVE 2 TREES WITH ADEQUATE SHRUBBERY (1 TREE AND 5 SHRUBS PER 25 LINEAR FEET) WHEN BACKING OR SIDING TO PARKS, OPEN SPACE, OR COMMON LANDSCAPE AREAS.
4. SHRUB AND OPEN MULCH BEDS MAY BE MULCHED WITH A MULCH TYPE AT THE DISCRETION OF THE HOMEBUILDER OR OWNER. DYED MULCH IS PROHIBITED.
5. REAR YARD MULCH TYPES CAN EXTEND DOWN THE SIDE YARDS TO A FENCE, GATE OR HARD EDGE SEPARATING THE FRONT YARD.
6. PERENNIALS, ANNUALS, AND TREES IN TURF AREA SHALL BE MULCHED WITH DOUBLE SHREDDED CEDAR WOOD MULCH. PEA GRAVEL MAY BE PERMITTED FOR PERENNIALS AND ANNUALS.

SIDE YARD LANDSCAPE:

1. PLANTING BETWEEN HOMES IS NOT REQUIRED.
2. PLANTING SIDE-YARDS WHEN ADJACENT TO PUBLIC STREETS IS REQUIRED.
 - A. SIDE-YARD LANDSCAPE ADJACENT TO PUBLIC STREETS SHALL SCREEN 70% OF THE STRUCTURE'S FOUNDATION TO A MINIMUM HEIGHT OF 5'.
 - B. SIDE YARD LANDSCAPE IS NOT REQUIRED WHEN BEHIND A SIDE YARD FENCE UNLESS IT IS A CORNER LOT ADJACENT TO A STREET OR OPEN SPACE.
3. AN AUTOMATED IRRIGATION SYSTEM SHALL BE REQUIRED FOR ALL FRONT AND REAR YARDS. LAWNS, TREES AND PLANT MATERIALS SHALL BE WATERED IN COMPLIANCE WITH APPLICABLE WATERING RESTRICTIONS.
4. DEPOSITING OF YARD WASTE ONTO ANY CAB PROPERTY, OPEN SPACE OR COMMON LANDSCAPE AREAS IS PROHIBITED AND SUBJECT TO FINE.

TIMING OF INSTALLATION:

1. SUBJECT TO OBTAINING PRIOR CARC APPROVAL AND THE WINTER DEFERRAL PERIOD NOTED BELOW, THE OWNER OF EACH LOT (OTHER THAN DECLARANT OR A BUILDER) SHALL INSTALL FRONT YARD LANDSCAPING ON SUCH LOT NO LATER THAN 60 DAYS AFTER CLOSING AND REAR YARD LANDSCAPING MUST BE COMPLETED BY THE OWNER WITHIN 90 DAYS AFTER CLOSING. IN THE CASE OF THE SALE OF A HOME FROM A BUILDER TO A HOMEOWNER, THE BUILDER MUST INSTALL THE FRONT YARD LANDSCAPING NO LATER THAN 60 DAYS AFTER CLOSING ON THE

SALE OF THE HOME TO THE HOMEOWNER, UNLESS THE WINTER DEFERRAL PERIOD APPLIES.

2. A WINTER DEFERRAL PERIOD IS GRANTED FROM NOVEMBER 1 TO APRIL 30. THE COMPLETION WINDOW BEGINS ON THE DAY OF CLOSING. THIS COMPLETION WINDOW IS SUSPENDED DURING THE DEFERRAL PERIOD, AND BEGINS AGAIN ON MAY 1.

FRONT YARD LANDSCAPING SHALL MEET THE CITY OF AURORA'S MINIMUM REQUIREMENTS AS SET FORTH IN ARTICLE 146-4 OF THE CITY'S UNIFIED DEVELOPMENT ORDINANCE (AS THE SAME MAY BE AMENDED FROM TIME TO TIME, THE "UDO"). SEE TABLE 4.7-3 OF THE UDO FOR RESIDENTIAL YARD LANDSCAPE REQUIREMENTS APPLICABLE TO SINGLE-FAMILY DETACHED LOTS SIZED 4,500 SQUARE FEET OR LARGER.

EXHIBIT B
FENCING REQUIREMENTS

BUILDER-INSTALLED FENCING SHALL FOLLOW THE REQUIREMENTS SET OUT IN THE AURORA HIGHLANDS FDP AND IN THE FDP APPENDIX 15, SECTION 146-1741 (LOCATION, SETBACK AND HEIGHT REQUIREMENTS). SEE EXHIBIT B HERETO, FOR FENCE DETAILS. REFER TO APPENDIX 15, SECTION 146-1743 (DESIGN AND MATERIAL REQUIREMENTS) AND TABLE 17.2 (SUMMARY OF FENCE DESIGN AND MATERIAL STANDARDS). PRIVACY WALLS ARE DISCOURAGED WITHIN LOTS. **BUILDERS ARE ENCOURAGED TO DESIGNATE FENCING FOR THEIR FILING AT THE TIME OF CARC REVIEW.**

GENERAL FENCE STANDARDS

1. FENCES ALONG PARKS, OPEN SPACE, AND COMMON LANDSCAPE AREAS SHALL BE INSTALLED PER THE ENTITLEMENT DOCUMENTS FOR THE NEIGHBORHOOD.
 2. WHEN APPLICABLE, MASONRY SCREEN WALLS SHALL BE INSTALLED PER THE ENTITLEMENT DOCUMENTS FOR THE NEIGHBORHOOD.
 3. INTERNAL REAR AND SIDE YARD FENCES SHALL BE AT THE DISCRETION OF THE HOMEBUILDER AND SHALL CONFORM TO THE FENCE OPTIONS IN THE FDP. **FOR CONSISTENCY, ALL INTERNAL FENCES SHALL BE THE SAME WITHIN THE NEIGHBORHOOD.**
 4. WOOD FENCES SHALL BE STAINED TO MATCH SHERWIN WILLIAMS WOODSCAPES WATER BASED EXTERIOR SEMI-TRANSPARENT POLYURETHANE STAIN IN CEDAR BARK COLOR #SW-3511
 5. METAL PICKET FENCE IS ALSO ALLOWED AND ENCOURAGED IN THE COMMUNITY.
 6. FENCE GATES SHALL BE PERMITTED BETWEEN THE SIDE AND FRONT YARDS.
 7. FENCE GATES TO CAB PROPERTY, PARKS, OPEN SPACE, COMMON LANDSCAPE AREAS, SIDE YARD STREETS OR BETWEEN ADJOINING SIDE YARDS SHALL NOT BE PERMITTED WITHOUT SPECIAL PERMISSION OF THE DRC OR THE CAB. SIDE YARD FENCES SHALL REQUIRE WRITTEN PERMISSION FROM THE ADJACENT HOMEOWNER.
 8. WIRE MESH ("PET MESH") WILL BE PERMITTED ON 3-RAIL FENCES. THE WIRE MESH SHALL BE 2" X 4" GRID, 12 GAUGE GALVANIZED WELDED WIRE SANDWICHED BETWEEN THE POST AND RAIL.
 9. REFER TO THE FDP FOR EACH FILING REGARDING ADDITIONAL FENCING REQUIREMENTS.

NOTE FOR CEDAR WOOD FENCING:

LOTS LESS THAN 60' WIDE

SEMI-PRIVACY FENCING WILL BE USED ALONG PROPERTY LINES BUT SHOULD NOT BE "DOUBLED-UP" ALONG THE PROPERTY LINE; ONLY ONE FENCE WILL BE ALLOWED.

LOTS 60' WIDE AND LARGER

SEMI-PRIVACY FENCES SHOULD BE USED ON THE INTERIOR OF LOTS AND NOT ALONG THE PROPERTY LINES, UNLESS WHEN BEING USED IN A FILING THAT HAS A MIX OF LESS THAN 60' WIDE LOTS THAT BACK OR SIDE TO LOTS LARGER THAN 60' WIDE. THESE LOTS CAN "TIE INTO" EACH OTHER TO KEEP UNIFORMITY OF THE FENCE LINES.

SEMI-PRIVACY WALLS AND FENCES SHOULD ONLY BE IN THE BACKYARD AREA AND ALONG THE MAIN BODY OF THE BUILDING AND USED FOR SCREENING PATIOS, HOT TUBS, OR SIMILAR TYPE AREAS. IN ORDER TO MAINTAIN VIEWS DOWN PROPERTY LINES, PRIVACY FENCES SHOULD NOT EXTEND THE ENTIRE LENGTH OF THE PROPERTY LINE TO THE REAR OF THE LOT, AND SHOULD DIRECTLY ATTACH TO THE STRUCTURE TO WHICH THEY ARE ASSOCIATED.

EXHIBIT C
FEE SCHEDULE

REVIEW FEES AS OF DECEMBER 2023:

\$2,500 PER MODEL SUBMITTED FOR REVIEW, \$150.00 PER LOT FOR PLOT PLAN REVIEW
OR LANDSCAPE REVIEW

JANUARY 2024

The Aurora Highlands
Application For Approval of New Home Design (Builder or Owner)

Builder/Owner Name: _____ Project Name: _____

Lot Address: _____

Email: _____ Phone Number: _____

The following type of design is requested (check applicable boxes):

New Home Floor Plan Review Plot Plan Review Landscape Plan Review

Other: _____

Applicant Signature

Date

(Please Check Box)

Fee of \$2,500 for New Home Floor Plan Review

Fee of \$150 for Plot Plan Review or Landscape Review

Note: Payment(s) must be submitted along with application and plans to be considered for the review process.

CARC Use Only Below This Line

APPROVED **APPROVED w/CONDITIONS** **DENIED**

(see comments below for Conditions or Denial reasons)

Comments: _____

Signature of Authorized Representative

Date

Remit payment and send to: The Aurora Highlands Community Authority Board

c/o CliftonLarsonAllen, LLP

8390 E. Crescent Pkwy., Ste. 300

Greenwood Village, CO 80111-28

Email submission to theaurorahighlands@timberlinedc.com

