



# FOREST LAKES



## Design Guidelines & Community Standards for Bristlecone at Forest Lakes

(Filing 3)





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### **Landscape Application & Checklist**

**Note: Lots 5, 6, 7, 8, 9, 10, 11, and 12 within the Bristlecone Community (Filing 3) are governed by the Forest Lakes Estate Lots (Filing 1) Design Guidelines and Community Standards**



## **1.0 INTRODUCTION**

### **1.01 Location and History of Forest Lakes**

Forest Lakes is a master planned community of distinct neighborhoods located at the base of Colorado's Front Range. This community was the site of a ranching homestead with the first title to the property recorded by Joseph Schidler in 1872. In 1941, the property was registered as The Beaver Creek Stock Ranch. Forest Lakes sits in a pristine valley where the Great Plains meet the foothills of the Rocky Mountains. The Pike National Forest borders Forest Lakes on its western boundary. "The Knoll" is a predominant feature at the head of the Valley. Heading easterly from The Knoll, Beaver Creek drops down through the center of the Valley to feed both Bristlecone Lake and Pinon Lake. The Valley floor along Beaver Creek will remain untouched as a wildlife preserve, with development occurring primarily on the hilly slopes of the Valley's north side, on the edge of Pinon Lake, and on the flat ridge of the Valley's south rim. The vegetation is primarily grass, with low Gambel Oak and some Juniper and Pine in The Knoll and upper ridgelines. Distant views are spectacular. In turn, much of this site can be seen from the plains below.

### **1.02 Intent of Guidelines**

The intent of these guidelines is to provide a clear and understandable overview of the vision for Forest Lakes. These guidelines have been adopted to give direction to Owners to guide them with landscaping and maintaining their homes so that they enhance and reinforce the appearance of a high quality neighborhood within the master planned setting. Separate guidelines for site planning, landscaping, and architectural design may be adopted for future neighborhoods.

### **1.03 Preservation and Community Trails**

Great lengths have been taken to secure and protect as much open space as practical. Beaver Creek and adjacent natural areas that pass through the property have been set aside as preserved open space. Pedestrian paths and trails are linked throughout the community. The paths are designed to provide recreational opportunities and social interaction while respecting privacy for residents. The trail and path system will allow for multiple uses in appropriate corridor widths and provide traffic crossings that are marked in designated locations. **The open space is not to be disturbed. Trails identified on the plans are for non-motorized use only.**

## **2.0 ADMINISTRATION OF GUIDELINES AND STANDARDS**

### **2.01 Administration of the Design Guidelines and Community Standards**

The Community Guidelines address architectural appearance, exterior improvements, landscaping, Community Standards and will be evaluated by the Forest Lakes Architectural Control Committee and or the Association (hereafter referred to as the "ACC" or "Association"). It is the responsibility of the ACC or Association to ensure that all proposed improvements meet or exceed the requirements of these guidelines and standards. In general, the goals of these various components are focused on creating harmonious relationships with the existing terrain and minimizing harsh contrasts in the landscape.

### **2.02 Legal Authority**

The legal authority for these Community Guidelines is grounded and defined in the governing documents of the "Declaration of Covenants, Conditions, Restrictions and Easements for Forest Lakes" (hereafter referred to as the "Declaration"). Under the terms of this document, the Board of Directors for the Forest Lakes Residential Homeowners Association hereby adopts these Community Guidelines. The Declaration shall govern, should any discrepancies occur between these Guidelines and the Declaration. These



Community Guidelines are supplemental to regulations normally in effect for this property, including all applicable Federal, State, and County Regulations, as well as pertinent building codes. All construction shall comply with these Guidelines and all other applicable regulations. All property owners should refer to the recorded documents for the complete text of the Declaration. The Declaration is the basis of the authority for these procedures and is legally binding.

It is strongly recommended that all persons proposing any construction or improvements subject to review under these Guidelines seek the assistance of a qualified design professional, with appropriate skills, such as an architect, landscape architect, civil engineer, surveyor, etc.

## **2.03 Architectural Control Committee Structure and Responsibilities**

The Architectural Control Committee shall consist of three (3) or more persons appointed by the Declarant (until the last lot has been closed or sooner if Declarant elects) and thereafter by the Board of Directors.

**Absolutely NO Improvements shall be constructed, erected, placed, planted, applied, or installed upon any unit or property until proposed plans and specifications have first been submitted and approved in writing by the Committee.** The Committee shall use the general and specific provisions of these Design Guidelines in making its decisions regarding plan reviews. Also, the Committee shall exercise its reasonable judgment to the end that all Improvements conform to and harmonize with the existing surroundings, residences, landscaping and structures (See Section 6.1 of the Declaration for further information).

## **2.04 Variances**

Approval of any proposed plan or improvement is within the sole discretion of the ACC or Association, which also may grant reasonable variances or adjustments from any conditions or restrictions imposed by the Design Guidelines when circumstances such as hardship, aesthetic or environmental conditions require. Such variances or adjustments may be granted only if they shall not be materially detrimental or injurious to other property or improvements in the neighborhood and shall not militate against the general intent and purpose of the Design Guidelines and Community Standards.

## **2.05 Revisions**

The Association reserves the right to revise these Guidelines from time to time as changing conditions and priorities dictate and as outlined in the Declaration. Final approval of all revisions will be given by the Board of Directors. Upon final approval, this document (or portions thereof) shall be distributed to all Owners. Lot improvement approvals given prior to any revision shall remain approved based on the guidelines at the time of approval and shall not require change unless a revision is made at a later time for which the amended standard applies.

## **2.06 Application Submittal**

Applications for review of all architectural improvements and landscaping plans are to be submitted to:

Forest Lakes ACC  
C/O Hammersmith Management  
1155 Kelly Johnson Boulevard, Suite 495  
Colorado Springs, Colorado 80920

An Application for an ACC review is attached (additional copies of such Applications and information can be obtained from the ACC).



## **2.07 Submittals and Response**

All submittals required by Section 3.0 of these Guidelines must be received, reviewed and approved by the ACC prior to commencement of any improvements or landscaping. The ACC shall render and either mail or email its decision within thirty (30) business days after receipt of the Application.

## **2.08 Site Specific Requirements**

Due to the unique characteristics of this development and to the specific neighborhoods within the development, certain special requirements relating to house design, site planning, landscaping, or any other facet of new construction, may be applicable to a particular neighborhood. The ACC may also adopt different requirements for different types of housing within these unique neighborhoods, as well as location, through a supplement to these guidelines.

## **3.0 DESIGN REVIEW PROCEDURES**

### **3.1 Submission of Drawings and Plans**

For plan review, the Owner shall submit to the Committee one set of plans, drawn to scale, with construction documents that include the following, but not limited to:

- a. Walks, decks, accessory structures, play & recreational accessories & equipment, fencing, landscaping & retaining walls.
- b. Indication of all proposed exterior materials.
- c. Any and all proposed improvements, including awnings, hot tubs, play equipment, animal control areas, etc.

For exterior colors and materials review, the Owner shall submit the following information to the Committee:

- a. Proposal of all finished exterior materials and colors, including but not limited to siding, downspouts, fascia, gutters, roofing, garage doors, front door, trim, etc.
- b. Samples of materials of appropriate size may be required at the discretion of the Committee.

For landscape plan review, the Owner shall submit a plan (drawn to scale) with sufficient detail to allow for a comprehensive review by the Committee.

The following guidelines shall be utilized in preparing the drawings and/or plans:

- a. The drawing or plan shall be done at a scale of 1"=10' or 1"=20' and should depict all property lines of the lot and the "footprint" of the home as located on the lot. Existing improvements, in addition to the home, shall be shown on the drawing and identified. Existing improvements would include (but not limited to) driveways, walkways, patios, decks, trees, lawn, shrubs, etc.
- b. All proposed plant locations, types, quantities and sizes as well as the location of turf and other groundcover materials shall be shown on the plan and labeled. The plan shall exhibit grading and layout of all additional landscape improvements such as berms, retaining walls, walks and structures.





For review of ancillary improvements such as sheds, dog runs, fencing, play and sport equipment, hot tubs, lighting, gazebos, etc., the Owner shall submit a plan (drawn to scale) for Committee review. The following information shall be included in the plan:

- a. A description of the proposed improvement(s), including the proposed materials and colors and the dimensions of the improvement(s).
- b. A proposed location of the structure in relation to the property lines of the lot and the “footprint” of the home as located on the lot.
- c. A diagram or brochure of the proposed improvement is always helpful in expediting these submittals.

### **3.02 Final Review of Completed Landscaping**

This step is to assure that the actual landscaping has been completed in compliance with the plans and specification approve by the ACC.

**The Builder or Owner is required to submit a certification letter that the construction and landscaping has been completed. The ACC will visit the site to insure compliance of the Design Guidelines for the approved plans and specifications of landscaping and architecture.**

### **3.03 Period of Plan Validation**

Final approval of plans is valid for twelve (12) months unless otherwise agreed to by the ACC and the Builder/Owner in writing. Construction must begin within this period. If not, plans must be resubmitted for review by the ACC, and subject to additional review fees.

### **3.04 Landscape Assurance Deposit**

To ensure the consistent quality and character prior and during construction of landscape improvements at the Forest Lakes Residential Development, a one-time Landscape Assurance Deposit of \$5,000.00 will be collected by the Association at closing.

### **3.05 Refund of Deposit**

1. Approval of initial landscape plan - **\$2,500.00 (after closing)**.
2. Final inspection of approved installed landscaping – balance of deposit minus any review fees or additional fees.

### **3.06 Timing and Deposit Refund/Offsets**

1. Landscape deposits will be refunded (minus review fees) by the Association to the Owner within forty-five (45) days following the issuance of approval (compliance) letters by the Association.

### **3.07 Miscellaneous**

1. All Landscape Deposits will be deposited by the Association into an interest bearing account with an FDIC-insured banking institution. Interest generated by this account will be deposited into the Associations General Operating Account for the sole benefit of the Association.



2. Any Review or Inspection that is not approved at the time of Review or Inspection may be subject to additional fees at the Associations discretion.
3. All homes built in Forest Lakes are to be landscaped within six (6) Months of completion. The Certificate of Occupancy will serve as the completion date for the home.

## 4.0 DESIGN & COMMUNITY GUIDELINES

### 4.01 Introduction

Where the provisions of these Guidelines (including any applicable Site Specific Requirements), are more restrictive than the provisions of the applicable El Paso County Standards, then these Guidelines shall be controlling. A variance from the El Paso County Standards may not be requested unless the prior written approval of the Architectural Control Committee (ACC) shall have been first obtained. Should El Paso County require additional modifications to the submittal, such modifications shall be submitted to and automatically be deemed approved by the ACC upon approval by El Paso County.

### 4.02 Site Development Standards

The following elements shall be employed in all situations within the Bristlecone and Pinons Communities.

1. **Drainage.** Drainage shall conform to the builder's drainage plan for the home and shall comply with all other applicable regulations, including but not limited to any El Paso County regulations. Upon completion of construction and prior to closing, each Lot at a minimum will have the final grade completed.

Residents of Colorado are subject to extreme weather conditions such as heavy, rapid rain showers and extreme amounts of snow resulting in substantial drainage runoff. The runoff generated from this moisture can create eroding conditions on unimproved lots that may result in grading and drainage problems.

Surface drainage upon and across any lot must be addressed through the implementation of sound grading, landscaping and erosion control practices. Existing points of entry to and from a Lot by historic surface drainage must be respected. **Any improvement, which creates an obstruction to surface flows resulting in a backup of water onto a neighboring lot or tract, is strictly prohibited.** After closing, it is the responsibility of the Owner to ensure that proper drainage & erosion control around and through the lot is provided and maintained. The Owner is responsible for any damage caused to adjacent properties that is the result of their failure to properly install erosion control, maintain the final grade or properly install their landscaping. The Owner will be responsible for any mitigation or fines associated with failure to properly install and maintain proper erosion control.

2. **Retaining Walls.** Retaining walls shall be no more than four (4) feet tall and shall be constructed from materials approved by the ACC. If additional height is required, walls shall be terraced with a minimum of four (4) feet between walls. This four-foot area shall be landscaped to soften the appearance of the walls. Landscaping should be planted to soften the appearance of all retaining walls.
3. **Fencing.** To allow for a more open, spacious feeling for the neighborhood, *individual lot fencing will be STRICTLY LIMITED to a specific style, material and coloration referenced below.* It is highly recommended that purchaser's fully understand the fencing restrictions at Forest Lakes and their fencing needs before they decide to proceed with the purchase of a home in this community.



## **Lot Fencing.**

- a. Fence Construction: Lot fencing shall be an open – rail fence prototype with 6 x6 posts at eight (8) feet on center. The fence shall be constructed with Pressure Treated 6” X 6” posts and Pressure Treated 2” X 6” rails. The top RAIL shall be 48” (inches) in height, with the POSTS placed 54” (inches) in height from the ground level to the top (the rail spacing shall be uniform and equal). The top of the post shall have a 45 degree Chamfer angle with angle cut to outside of post. All rails must be installed with 3/8” lag bolts & face outwards toward the street. **(See Addendum A for detail of required fencing)**
  - b. Corner Lot Fencing: ALL fencing on side yard corner lots shall be installed a minimum of Four feet (4’) in from the edge of the sidewalk.
  - c. Containment: Limited-visibility welded wire fabric mesh having 2” x 4” openings may be used, however the wire mesh MUST be fastened to the INSIDE of the fence (on the Owner’s property side) in all situations to improve containment of pets. (In other words...the wire mesh is sandwiched between the rails and the posts). All welded wire fabric mesh must be 16 to 18 gauge non-rusting material and non-colored. The fence will NOT be allowed to have the 2 x 4 weld wire on the outside rails facing the street. The weld wire must be sandwiched between the post and rail.
  - d. Front (Wing) Fence Setback: The ONLY Front (wing) fencing allowed in a front yard shall be setback a minimum of 4’ from the corners of any front elevation of any home, not including the front porch.
  - e. Common Property Line Fencing: Double fencing of property lines is NOT allowed. Double fencing occurs when both Homeowners install a 3-rail fence alongside each other down the same property line. Each Homeowner must tie into, or transition into a neighbors existing fence (that was there first) without creating a double fence situation. All fences on individual lots must be constructed on the property lines for the lot. It shall be up to each Homeowner to negotiate the shared cost (if any) of a common fence. No diagonal or cross-bracing shall be allowed. The only hardware allowed to fasten the fencing shall be a rust proof 3/8 inch diameter hex head with washer and a minimum 4” lag bolt (2 at each connection).
  - f. Fence Treatment: A clear wood sealer with NO pigmentation shall be the only sealant allowed on fencing to maintain a consistent appearance throughout the community. The sealant shall be applied a minimum of once every two years to maintain the appearance and integrity of the wood material.
  - g. Animal Control Fencing: NOT ALLOWED (sometimes referred to as dog run containment fences). The only animal containment allowed is the individual lot fencing referenced above. Invisible (underground) electronic fencing used for pet containment is encouraged as an alternative to the 3-rail wood fencing.
4. **Accessory Structures,, Storage, Gazebos, Hot Tubs and Pools.** In order to maintain the character of the Forest Lakes community, the above referenced, but not limited to, are controlled by the following standards.
- a. Accessory structures shall be defined as completely enclosed structures having door(s) or window(s). Gazebos are defined as open structures that cannot be enclosed with either windows or doors. Accessory structures and gazebos will be defined and interpreted solely by the ACC and shall include but not be limited to sheds, playhouse, garden, utility or storage sheds, etc. All structures must have ACC approval.





- b. Storage sheds should not exceed eight (8) feet in height and should not exceed ten (10) feet by ten (10) feet in width. Exterior materials for the shed including roofing, exterior wall treatments (I.E if the primary exterior wall finish for the home is stucco, the exterior finish for the shed shall be stucco. If the primary exterior wall finish is siding, the exterior wall finish for the shed shall be a complimentary siding material) and paint colors, shall match the materials and color of the home. Sheds shall be located in the rear yard of the home and screened with appropriate landscaping to block from neighboring views. No metal, flat Hardboard/Masonite type siding or plastic sheds will be permitted. **Storage sheds will not be allowed on any property that is directly adjacent to Forest Lakes Drive.**

- c. Gazebos or other exterior structures are to be illustrated on the Landscape Plan and approved by the ACC prior to installation. Gazebos should not exceed eight (8) feet in height and be limited to ten (10) feet by ten (10) feet in width. Gazebos shall be screened from neighboring views by a minimum of one (1) evergreen tree and six (6) shrubs. These are in addition to the standard tree and shrub requirements.

All accessory structures are to be illustrated on the Site Plan and approved by the ACC prior to installation. Location of all exterior structures will be reviewed to harmonize with the home's architecture, not compromise the aesthetics or views of the neighborhood, and overall design of the landscape. Exterior structures shall be screened from surrounding property views using landscape materials including trees and shrubs. In addition, all the above mentioned or any additions are NOT permitted within any public right of ways or utility easements. Any utilities to accessory building shall be underground. Additionally the structures must be of the same, or generally recognized as a complimentary, architectural style and color as that of the residence.

- d. Swimming Pools and Hot Tubs/Spas are permitted in Forest Lakes in the rear yard. Swimming pools must meet all County requirements. Pools, hot tubs and pool equipment should be screened from view by adjacent properties and should be positioned so as to have minimal noise and visual impact on open spaces and neighboring properties.

Requests for approval of accessory buildings will be reviewed on case-by-case basis, taking into consideration the lot size, square footage of the home, proposed location and the impact on adjacent properties. Any more than one (1) "accessory structure" of any kind per lot, will be discouraged. No structure will be permitted to be placed such that it will interfere with drainage flow on the lot.

**5. Play and Sports Equipment (Play and Sports Equipment shall not create a hazard to any Homeowner and shall not be used between the hours of 10:00 PM and 8:00 AM.). Play or sports equipment will not be allowed in backyards that are directly adjacent to Forest Lakes Drive.**

- a. All play equipment shall be screened from neighboring views by a minimum of one (2) evergreen tree and six (6) shrubs. These are in addition to the standard tree and shrub requirements.
- b. Play and sports equipment, except for basketball hoops, will be limited to a maximum height of eight (8) feet. No play or sports equipment is allowed in the front or side yards.
- c. **Basketball Units:** Pole-mounted backboards shall be placed in the front yard along the outside edge of the driveway at least half the length of the driveway away from the street, or in the rear yard areas. Backboards shall NOT be located along any sidewalk or street. The location must not impede or obstruct the use of the garage or driveway, and the



backboard/goal must be leveled so that the goal is balanced and standing upright. Backboards must be white, off-white, clear or other neutral colors, in the sole discretion of the ACC. **Portable freestanding basketball boards must be properly stored (ON A DAILY BASIS) when not in use, and are NOT allowed in the streets or parkways.**



- d. Brightly colored equipment should be avoided in favor of earth-toned colors. No permanent structures shall be placed within easements or setbacks on the property.
6. **Vegetable Gardens:** Vegetable Gardens are discouraged within Forest Lakes and if allowed by ACC approval, shall be in the rear yard and screened from view. The location of all Vegetable Gardens shall be illustrated on the Planting Plan.
  - a. Vegetable gardens must be ten (10) feet from any property line and five (5) feet from the home's foundation and screened from neighbors view.
  - b. Vegetable gardens may be within raised planters provided that the planter conforms to retaining wall section, and not be over two feet (2') in height.
  - c. Tall plants, such as corn or sunflowers, must be completely screened from view. After the growing season, the garden is to be cleaned of dead plant material and mulched.
7. **Exterior Lighting:** Each home is required to provide an outdoor lighting plan and it shall identify all outdoor lighting fixtures by location, size, type, height, and wattage and include manufactures information sheets detailing the actual fixture to be used. All fixtures shall be full cut-off and be directed and focused in such a way to minimize the impacts to the surrounding homes and adjoining properties (especially security motion detector lighting).
  - a. The following are the standards for all outdoor lighting at Forest Lakes:
    - All permanent or semi-permanent outdoor lighting used within the project **shall be limited to "fully-shielded" fixtures as defined by the International Dark-Sky Association, or similar organization in their absence.**
    - Lights shall be oriented toward the ground. Lighting may be reviewed after installation for final adjustments, if necessary.
    - A maximum of 100 watt fixtures are permitted for all outdoor lighting.
    - Other than very low-level light sources, used for path lighting, address identification and similar purposes, no stand-alone exterior light fixtures shall be



allowed without the express prior approval of the Homeowners Association (HOA). Such approvals and any exceptions from the requirement for "fully-shielded" fixtures shall be granted only after consideration of good lighting principals as maintained by the International Dark-Sky Association.

- Lighting in common areas such as parks, entry signage, utilities buildings and structures shall be permitted but will follow the design practices as outlined by the International Dark-Sky Association.
- b. The HOA shall be responsible for implementation and enforcement of these provisions.
- c. Soffit mounted unshielded spotlights are strictly prohibited.
- d. Lighting in excess of the above standards shall be allowable if absolutely required to meet any applicable federal or state law, regulation or requirement. Additionally, the County Planning Director shall have administrative authority to allow and/or require exceptions to this outdoor lighting plan provided such modifications are justified for the purposes of protecting health or safety. This would specifically include a demonstrated need for downcast streetlights if installed in excess of 100 watts.

## 8. **Parking of Vehicles**

- a. Parking of Vehicles. Following construction of a Dwelling Unit, no automobiles (primary or other), boats, trailers, motorcycles, campers (on or off supporting vehicles), tractors, commercial vehicles, mobile home, motor homes, any towed trailer unit or trucks shall be parked overnight on ANY street or within any Lot except on the driveway or in a completely enclosed building such as a garage, or unless screened in a manner approved by the ACC. **Parking on driveway is limited to a maximum of two (2) cars.** Only Pickup trucks having a 3/4 ton or less manufacturer's rated capacity, with or without bed toppers, and passenger vans for the private use of the residents of a Dwelling Unit as primary transportation on a day-to-day basis, shall not be considered trucks for purposes of the foregoing restrictions. Absolutely no parking of any vehicles on the common driveway access easements.
- b. Inoperative Vehicles. No unused, stripped down, partially wrecked or inoperative motor vehicle or part thereof shall be permitted to be parked on any street or on any Lot in such a manner as to be visible at ground level from any neighboring property or street, unless fully screened in a manner approved by the ACC. An unused vehicle shall be any vehicle which is not properly licensed or as determined by the Association. Nothing contained in this Section shall permit or be deemed to permit any Owner to maintain more than one (1) inoperative motor vehicle or part thereof, even if screened, within his Lot.
- c. Vehicle Repairs. No maintenance, servicing, repair, dismantling, sanding or repainting of any type of vehicle, boat, motorcycle, machine or device may be carried on except within a completely enclosed Improvement which screens the sight and sound of the activity from adjoining streets and from neighboring property.



9. **Decks:** Decks built on the home after title has been transferred from the Builder must be integrated into the home (match the existing exterior architecture and finish) through the use of the same materials and details. Decks are to be constructed with composite materials for the decking with steel railings. A detailed plan of the proposed deck and railing to include color must be presented to the Committee for approval before the deck is installed. In addition to Committee approval, depending on size of the deck, a Building Permit may be required.
10. **Roof Replacements and Rooftop Equipment:** ACC approval is required if roof material or color is changed following the initial roof material approval. Roof color should be complementary to other colors on the home. Rooftop equipment must be approved and be painted to match the roof material or be complementary to the exterior of the home, installed to minimize visibility
11. **Storm Doors:** ACC approval is required for the addition of screen doors or storm doors added to a home. Applications should include a brochure of the proposed improvement(s).
12. **Antennae, Satellite Dishes and Security Cameras:** Any antennae or satellite dishes should be screened from view from adjacent properties. One satellite dish/antennae may be installed on a residential lot subject to the following conditions:
  - a. The satellite dish/antennae shall be one meter or less in diameter. No HAM radio towers or antennas are allowed.
  - b. To the extent feasible, the satellite dish/antennae should be placed in the rear or side of the home or yard preferably on a pole or stake rather than the main structure.
  - c. The satellite dish/antennae shall be installed at the lowest possible placement, utilizing ground level sighting (unless a signal is unattainable).
13. **Concrete Color:** Standard colored, stained, stamped or textured concrete as well as specialty pavers of concrete, brick or stone shall be used for all driveway and sidewalk construction. Nonstandard concrete, asphalt or pavers will require ACC approval.
14. **Solar Design:** All solar equipment should not be visible from the street or from adjacent properties. Parcels located on slopes should take special care to screen these features from view of neighboring structures.
15. **Flagpoles and Exterior Sculpture:** The ACC discourages freestanding flagpoles. With ACC approval, they can be installed on a temporary basis at model home complexes and sales offices.
16. **Sport and Tennis Courts:** Individual sport and tennis courts will only be approved if they are appropriate in size and scale to the lot, and if negative impacts of noise, location, materials, colors or landscaping can be mitigated. Lights for sports and tennis courts are not allowed.
17. **Common Element Exemption:** Common infrastructure elements designed to serve the Community of Forest Lakes, such as street lamps and retaining walls will be subject to a different set of standards than those outlined in this guideline.
18. **Awnings, Patio Covers and Shutters:** Awnings, patio covers and shutter colors must be complimentary to the exterior color of the home and must have ACC approval prior to installation.
19. **Window Treatments:** Window treatments facing a street or common area park must appear permanent and be maintained in like-new condition. Cloth, blankets, newspaper, etc. are not allowed. Window tinting is also prohibited. Use of bright, unfinished, colored, reflective, or



mirrored surfaces on or behind glass is not permitted.

20. **Signage:** All comprehensive signage within the Forest Lakes Community will be coordinated. Specific landscape and streetscape designs will be determined for all major and minor entryways. **All signage must be submitted for approval by the ACC prior to production:**

The purpose of the Forest Lakes Community Signage Program is to maintain the residential character and high aesthetic value of the community. Consequently, the use of signs will be strictly limited within Forest Lakes according to the following guidelines and objectives:

- a. **Objectives** – A community signage program has been established by Forest Lakes. The signage requirements and guidelines apply to all permanent and temporary signs posted within the community. Builders must adhere to all signage requirements.
- b. **Builder Sales Center Signage** – Builder may design its own sales center signage, subject to Developer approval.
- c. **Builder Lot Signage** – Builders are allowed up to two signs for each lot/property. The primary sign must not exceed 4' x 4'; the secondary must not exceed 2' x 3' and sign design/layouts must comply with the pre-approved builder sign concept. Contact Developer for samples of approved signage.
- d. **Resale Signage** – Owners/Realtors may place one “For Sale” or “For Rent” sign on their property. These signs may be located in the yard, or in a window only. Such real estate signs may not be larger than three (3) feet by three (3) feet and must be professionally produced (no hand lettered signs). Real estate signs must be removed within 10 days of sale or lease of the property.
- g. **Developer Provided Signage** – The following is a list of community signage that could be provided by the Forest Lakes Developer.

#### **On-Site Signage**

- Community Entry Signage
- Neighborhood – Monument Signs
- Construction Signage
- Marketing Signage
- Forest Lakes Directional and Way-Finding Signage

#### **h. Miscellaneous Signage:**

1. **Security Decals:** Small decals placed on windows or the exterior of the Home indicating a security system exists on the property are allowed.
2. **Political Signs:** In an effort to be sensitive to neighborhood aesthetics, while granting an individual's opportunity to express and support their political candidate or issue, the Association shall permit political signage to be displayed based on the following:
  - a. **Time frame:** Installed up to forty five (45) days prior to the election and removed within seven (7) days after the election.





- b. **Maximum size:** twenty four (24) inches by thirty six (36) inches, displayed in window of home or directly adjacent to front door steps. Political signs cannot be placed in common areas throughout the Community.
- c. **Number of signs:** Maximum of one (1) political sign per political office or ballot issue.

## 4.03 Landscape Design Principles

Residential lot landscapes are an important part of the community aesthetics. To create a harmonious landscape image, and to assist the homeowner, the following Landscape Design Principles should be incorporated. Please refer to the approved plant materials list for direction concerning approved plants for specific situations.



### 1. Streetscape/Parkway Zone

The Streetscape/Parkway Zone consists of the area between the street and the sidewalk (if applicable) and varies in depth. At a minimum, the Streetscape Parkway Zone is roughly fifteen (15) feet from the back of the street curb. Within this area, the homeowner shall plant deciduous trees to shade the sidewalk, and shrubbery and other plantings to create an attractive and interesting streetscape. If a sidewalk is not required on a particular side of the street, the streetscape plantings shall still be incorporated to establish a cohesive experience throughout Forest Lakes. Approved streetscape zone plants should be used in these areas. Refer to approved plant material lists below and requirements in section 4.13a.

### 2. Corner Lots

Special attention needs to be applied to the plantings for Corner Lots, lots at the corner of two streets. Corner lots must meet the Streetscape/Parkway Zone requirements street frontages. The home's true front yard should be emphasized within the landscape design. Refer to approved plant material lists for streetscape zone.

### 3. Double Frontage Lots

For those lots that have street frontage on the rear of the lot, additional landscaping will be strongly encouraged when reviewed.

### 4. Lot-to-Lot Transitions

When applicable with homes in close proximity, Lot-to-Lot Transitions should be smooth, creating a cohesive transition between lots. Sod and planting areas should connect with flowing planting bed edges from one Lot to another. Landforms, and at times retaining walls, should be continued across property lines to create cohesive landforms. Plantings of similar species or type, as well as similar wood mulch or rock should be utilized on both sides of a property line to create a harmonious planting bed and blended at the property line for a smooth transition.

Homeowners are encouraged to coordinate with their neighbors to create these smooth transitions. Should a homeowner's landscape adjoin an adjacent undeveloped lot, the homeowner should anticipate this lot-to-lot transition and install a landscape to allow for a smooth transition.



Homeowners should also plan for and guard against current and future drainage surface flows within their landscape design, by incorporating appropriate rock swales near lot lines to carry these potential surface flows from their lot and any adjoining lots. Also refer to approved plant material lists.

In the instance where a rock drainage swale is needed, this may act as the lot-to-lot transition as long as the swale is installed with both edges meandering in a natural manner to visually hide the property line. Homeowners should work with their neighbor to weave the edge of the swale across the property line to achieve a smooth transition.

## 5. **Open Space Transitions**

In general, open space areas within Forest Lakes are areas of preserved native plant materials. These areas were preserved to display the regional character of the landscape and to conserve energy and water. Homes that are adjacent to these areas should attempt to blend into this landscape by incorporating an Open Space Transition. This area should be a planting bed containing native plant materials. It is also encouraged to match the open space treatment, since fences are not allowed, with native grass, turf, or plant beds with shrubs and perennial flowers.

## 4.04 **Water Conservation Goals and Xeriscape**

Forest Lakes lies at the edge of the Black Forest ponderosa pine-based plant community within the Colorado Foothills ecosystem. The Colorado Foothills ecosystem is typified by clusters of native plants such as gamble oak, three-leaf sumac, mountain mahogany, and wide expanses of native grasses. These plant materials thrive on the 15"-17" of natural precipitation.

1. As home landscapes are created within the Forest Lakes community, homeowners should recognize the native climatic conditions and design landscapes in accordance with these conditions. This water conservation landscape design approach has been termed Xeriscape. Highly irrigated areas may still exist in Xeriscape designs, however plants must be located and grouped properly, and should be thoughtfully combined according to their watering requirements. The following fundamental considerations regarding Xeriscaping should be addressed:
2. As part of the landscape design process, the seven principles of Xeriscape design should be applied to limit the amount of landscape water use in Forest Lakes.
  - a. **Plan your design:** Start by designing with your particular tastes, as well as the amount of time and maintenance you would like to spend on your landscape.
  - b. **Improve soil conditions:** Add organic matter prior to installation of the landscape. Water will absorb more efficiently, and the organic matter provides beneficial nutrients for the plant material.
  - c. **Keep turf areas practical:** Locate turf where it provides a function. Turf areas should be irrigated separately from planting beds.
  - d. **Select low water-use plants:** Select plants for their characteristics throughout many seasons. This will enhance the attractiveness and improve the interest of your landscape year-round.
  - e. **Irrigate efficiently:** Well-planned irrigation systems save water. Group plants according to their water requirements. Create efficiently irrigated high water turf areas.



- f. Use mulch: Organic mulch applied to planting beds at three to four inches deep reduces water needs, suppresses weed growth and soil erosion.
- g. Maintain your landscape: Proper plant care, replenishing organic mulch, weeding, fertilization, as well as continuous monitoring of your irrigation system will help preserve your landscape investment and character.
- h. The City of Colorado Springs Water Department has an excellent Xeriscape Demonstration Garden at 2855 Mesa Road. For additional information, please visit their Website, as well as the Colorado State University Cooperative Extension home page and their Xeriscape information page.

#### **4.05 Forest Lakes Landscape Wildfire Requirements**

The following landscape requirements are required per the Forest Lakes PUD Development Plan and shall be utilized when applicable on a given lot.

- 1. Oak brush that is left in the landscape of each lot should be a minimum of fifteen (15) feet away from any structures, whenever possible.
- 2. Oak brush that is left within fifteen (15) feet of structures should be thinned adequately enough to allow the annual removal of dead leaves and any other flammable material or debris. Any dead limbs or oak stems should be pruned and removed.
- 3. In areas slated for development where severe oak brush hazards exist, spacing between the individual oak clumps should be fifteen (15) feet apart. This will help to reduce the rate of spread of a wildfire. Natural breaks between oak clumps should be utilized whenever possible and the spacing between the clumps should meet the fifteen-foot minimum distance.
- 4. The use of ornamental junipers in the landscape is prohibited within thirty (30) feet of a structure's foundation in areas of extreme wildfire hazard.
- 5. In areas of extreme wildfire hazard or where lots have a slope exceeding 20%, a five (5) foot width of stone should be installed around the structure and no plant material should be placed within this (or the first five feet of a larger) rock border. Extreme wildfire hazard is determined by having excessive slope as well as dense existing vegetation adjacent to the structure.

#### **4.06 Plant Materials**

Please refer to the following lists for approved Forest Lakes Landscape Plant Materials. These lists are presented as a guide. Final plant selection should be based on the homeowner's landscape design preferences and desired aesthetic style. All plant materials shall be illustrated and labeled on the Landscape Planting Plan to be reviewed by the Forest Lakes ACC prior to landscape installation, including a plant list summarizing the selection.

- 1. Minimum plant sizes should be used as follows:

- Deciduous Street trees – 2" minimum trunk caliper
- Deciduous Yard trees – 1 ½" minimum trunk caliper
- Evergreen trees – 8' minimum height
- Shrubs – 5 gallon container minimum
- Ornamental Grass – 2 gallon container minimum
- Perennials/Groundcovers – 4" pot minimum



2. Evergreen trees shall be placed no closer than ten (10) feet to sidewalks, and deciduous trees no closer than four (4) feet to sidewalks.
3. Planting beds, shall receive soil amendments of three (3) cubic yards of well-decomposed organic matter for each 1,000 square feet of planting bed area.
4. All turf and native grass areas shall receive soil amendments of three (3) cubic yards of well-decomposed organic matter for each 1,000 square feet of grass area.
4. Further information regarding planting materials is available at: [Colorado State University Cooperative Extension](#) home page and the Colorado Springs Utilities [Xeriscape](#) page.

#### 4.07 Street Trees –Trees shall be planted along streets and in parkways

Scientific Name	Common Name
<i>Acer grandidentatum</i>	Bigtooth Maple
<i>Celtis occidentalis</i>	Western Hackberry
<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust
<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Ash
<i>Fraxinus pennsylvanica</i> 'Marshall'	Marshall's Seedless Ash
<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden

#### 4.08 Recommended Front, Side and Rear Yard Trees – All trees listed under Street Trees are also recommended.

Scientific Name	Common Name
<b>Deciduous Trees:</b>	
<i>Acer ginnala</i>	Flame Amur Maple
<i>Amelanchier Canadensis</i>	Shadblow Serviceberry
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Gymnocladus dioica</i>	Kentucky Coffetree
<i>Malus</i> sp. 'Radiant'	Radiant Crabapple
<i>Malus</i> sp. 'Spring Snow'	Spring Snow Crabapple
<i>Populus angustifolia</i>	Narrowleaf Cottonwood
<i>Prunus Americana</i>	Native Plum
<i>Prunus virginiana</i> 'Canada Red'	Canada Red Chokecherry
<i>Quercus gambelii</i>	Gambel Oak
<i>Sorbus intermedia</i>	Swedish Whitebeam
<i>Tilia Americana</i> 'Wandell'	Legend American Linden
<b>Evergreen Trees:</b>	
<i>Juniperus scopulorum</i> 'Wichita Blue'	Wichita Blue Upright Juniper
<i>Pinus nigra</i>	Austrian Pine
<i>Pinus ponderosa</i>	Ponderosa Pine
<i>Picea pungens glauca</i>	Colorado Blue Spruce
<i>Picea pungens</i> 'Fat Albert'	Fat Albert Spruce

**Trees that are not allowed in Forest Lakes:**



- Autumn Purple Ash
- Western Catalpa
- Burr Oak
- Golden Rain Tree

Also, consult with El Paso County's noxious plant and weed list for restricted plants.

#### 4.09 Recommended Shrubs

Scientific Name	Common Name
Amelanchier alnifolia	Saskatoon Serviceberry
Caryopteris x claud. 'Dark Knight'	Dark Night Blue Mist Spirea
Cotoneaster lucidus	Peking Cotoneaster
Cornus sericea	Redoiser Dogwood
Juniperus chinensis 'Armstrong'	Armstrong Juniper
Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper
Juniperus sabina 'Buffalo'	Buffalo Juniper
Perovskia atriplicifolia	Russian Sage
Physocarpus opulifolius	Common Ninebark
Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla
Potentilla fruticosa 'McKay's White'	McKay's White Potentilla
Rosa x Meidiland Pink	Single Pink Shrub Rose
Rosa x Meidiland Scarlet	Meidiland Scarlet Rose
Rosa x Meidiland White	Double White Shrub Rose
Rhus trilobata	Three Leaf Sumac
Ribes aureum	Gold Currant
Rosa woodsia	Woods Rose
Spiraea japonica 'Neon Flash'	Neon Flash Spirea
Syringa vulgaris 'Charles Joly'	Double Red French Lilac
Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
Viburnum opulus 'Compactum'	Compact European Cranberry Bush

#### Shrubs that are not allowed in Forest Lakes:

- Scandia Juniper
- Arcadia Juniper

Also, consult with El Paso County's noxious plant and weed list for restricted plants.





*Pinus Mugo*  
Mugo Pine



*Coreopsis verticillata* 'Moonbeam'  
Moonbeam Coreopsis

#### 4.10 Recommended Perennials, Ground Covers, and Ornamental Grasses

Scientific Name	Common Name
<i>Achillea</i> 'Moonshine'	Moonshine Yarrow
<i>Calamagrostis acutiflora</i> 'Overdam'	Overdam Feather Reed Grass
<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis
<i>Delosperma floribundum</i> 'Star Burst'	Star Burst Ice Plant
<i>Echinacea purpurea</i>	Purple Cone Flower
<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue Grass
<i>Gaillardia</i> x <i>grandiflora</i> 'Goblins'	Goblin Gaillardia
<i>Kniphofia</i> 'Corallina'	Torch Lily or Red Hot Poker
<i>Lavendula angustifolia</i> 'Hidcote'	Deep Blue Lavender
<i>Lupinus</i> 'Russel Hybrids'	Mixed Lupine
<i>Leucanthemum</i> x <i>superbum</i>	Shasta Daisy
<i>Nepeta</i> x <i>faassenii</i> 'Six Hills Giant'	Catmint
<i>Rudbeckia fulgida</i> 'Goldstrum'	Black-Eyed Susan
<i>Sedum</i> 'Autumn Joy'	Autumn Joy Stonecrop
<i>Sedum spurium</i> 'Dragon's Blood'	Dragon's Blood Stonecrop
<i>Salvia nemorosa</i> 'May Night'	May Night Salvia
<i>Saponaria ocymoides</i>	Rock Soapwort
<i>Yucca glauca</i>	Soapweed Yucca

#### Perennials, Ground Covers, and Ornamental Grasses that are not allowed in Forest Lakes:

- Snow-In-Summer

Also, consult with El Paso County's noxious plant and weed list for restricted plants.



*Echinacea purpurea*  
Purple Coneflower

#### 4.11 Turf and Native Grasses

- a. Bluegrass is encouraged for play areas within Forest Lakes.
- b. In Front, Side, or Rear Yards, an Alternative Turf Mix may be used to reduce water consumption in place of bluegrass or fescue turf.
- c. Erosion control blankets are required to assist seed establishment and control sedimentation for all seeded areas and required on slopes greater than one (1) foot vertical to every three (3) feet horizontal in Forest Lakes.
- d. Native Seed Mixes may be used in appropriate areas and shall be illustrated on the Landscape Planting Plan.

#### 4.12 Irrigation System Requirements

- a. An automatic irrigation system is required for all turf grass areas. Sprinkler heads shall be oriented to prevent direct spraying onto streets, drives, walks, or into natural areas where added irrigation may encourage uncontrolled growth. Because water conservation is a desired community goal, system designs should utilize the most current water conservation technologies. Digital controllers, drip irrigation, low water consumption irrigation heads and micro-jet spray heads are just a few examples of the technology currently available.
- b. Homeowners shall specify which area of the landscape plan will utilize an automatic irrigation system. This can be incorporated into the general notes.

#### 4.13 Landscape Requirements

**Front Yard Requirements:** This is the area of the lot which rests between the front elevation of the house and the street which the lot fronts.

- a. **Streetscape/Parkway Trees** – Parkway trees are required where the sidewalk creates a planting space behind the street curb, and in the case where an attached sidewalk or no sidewalk is present, this zone is roughly 15' from the back of the street curb or sidewalk. This area is called the parkway. Within this area, parkway tree quantities



are determined at one (1) tree per every 40' of the lot's street frontage. Deciduous trees planted in this area should be located a minimum of 4' from the sidewalk or curb, with evergreen trees located a minimum of 10' from the sidewalk or curb. Parkway trees are to be selected from the Street Tree list located in the Plant Material section. Beneath the Streetscape/Parkway trees, shrubbery or perennials are encouraged. The area under trees within the parkway could also be bluegrass if the area is larger than 4' wide. Plantings in this area should grow to be less than 30" tall.

- b. **Front Yard Trees** – Regardless of front yard width, a minimum of one (1) deciduous and one (1) evergreen tree should be planted within each residential lot front yard. These trees should be incorporated within Front Yard planting beds whenever possible.
- c. **Shrub and Grass/Perennial Requirements** – Front yard planting beds should contain a minimum of (10) shrubs and (15) grasses or perennial flowers. For lots larger than 12,000 square feet, the minimum required is (12) shrubs and (25) grasses or perennials.
- d. **Bluegrass/Fescue Turf Allowance** – A minimum of 20% and maximum of 60% of the front yard area may be turf with the remainder to be planting beds. A minimum of 400 s.f. of turf is required, with a maximum of 3,000 s.f. for the entire lot.
- e. **Foundation Screening** – Additional shrubs are required at all facades to buffer foundation walls from view of adjacent properties and streets at 1 shrub per 6' spacing along the length of the facade. Tall ornamental grasses may be used in lieu of shrubs in narrow areas such as sides where a walk exists. **Plantings are not to be planted within five (5') feet of the foundation.**
- f. **Plant Bed Mulch** – A minimum of 30% of the ground surface within planting beds is to be covered by wood mulch, and a maximum of 70% of the ground surface may be covered by rock.
- g. **Lot to Lot Transitions** – All lots shall have smooth landscape transitions with adjacent lots. Where a fence occurs, it is preferred to match across, but not required (Refer to section 4.03.4 for more information).

## Side Yard Requirements

On corner lots, this is the area of the lot which rests between the side elevation of the house and the street which that elevation fronts.

- a. **Streetscape/Parkway Trees** – One (1) tree per every 40' of street frontage is required. (Refer to 4.13.a Front Yard Requirements).
- b. **Side Yard Trees** – One (1) deciduous and one (1) evergreen tree is required. (Refer to 4.13.b Front Yard Requirements).
- c. **Shrub and Grass/Perennial Requirements** – A minimum of (10) shrubs and (15) grasses or perennials are required. For lots larger than 12,000 square feet, the minimum required is (12) shrubs and (25) grasses or perennials. (Refer to 4.13.c Front Yard Requirements).
- d. **Foundation Screening** – Additional shrubs are required at all facades to buffer foundation walls from view of adjacent properties and streets at 1 shrub per 6' spacing along the length of the facade. Tall ornamental grasses may be used in lieu of shrubs in



narrow areas such as sides where a walk exists. **Plantings are not to be planted be within five (5') feet of the foundation.**

- e. **Plant Bed Mulch** – A minimum of 30% of the ground surface within planting beds is to be covered by wood mulch, and a maximum of 70% of the ground surface may be covered by rock.
- f. **Lot to Lot Transitions** – All lots shall have smooth landscape transitions with adjacent lots. Where a fence occurs, it is preferred to match across, but not required (Refer to section 4.03.4 for more information).
- g. **Large Side Yards** – Non-corner Lots with enlarged or widened side yards will require more landscape and plants to appropriately address the larger side yard. In this case, the side yard could be cohesively incorporated into the rear yard.

## Rear Yard Requirements

This is the area of the lot which rests between the rear elevation of the house and the rear lot line.

- a. **Tree Requirements** – Two (2) trees is the minimum required in the rear yard. For lots larger than 12,000 square feet, the minimum required is three (3) trees. One of these trees must be evergreen.
- b. **Shrub Requirements** – Rear yard planting areas should contain a minimum of (10) shrubs. For lots larger than 12,000 square feet, the minimum required is (12) shrubs.
- c. **Foundation Screening** – Additional shrubs are required at all facades to buffer foundation walls from view of adjacent properties and streets at 1 shrub per 6' spacing along the length of the façade. Tall ornamental grasses may be used in lieu of shrubs in narrow areas such as sides where a walk exists. **Plantings are not to be planted within five (5') feet of the foundation.**
- d. **Plant Bed Mulch** – A minimum of 30% of the ground surface within planting beds is to be covered by wood mulch, and a maximum of 70% of the ground surface may be covered by rock.
- e. **Lot-to-Lot Transitions** – All lots shall have smooth landscape transitions with adjacent lots. Where a fence occurs, it is preferred to match across, but not required (Refer to section 4.03.4 for more information).

## Open Space Transition Requirements

Lots with open space frontage should buffer the open space along the frontage. This should be accomplished with planting beds containing native plant materials, and deciduous and evergreen trees, creating a landscape buffer bordering open space. One (1) buffer tree for every 30' of 50% of the Open Space frontage length is required. It shall match the open space treatment, especially if no fence exists, with native grass, turf, or plant beds with shrubs and grasses. The width of this transition zone should be a minimum of 7' with a meandering edge. All planting beds shall be enclosed by an approved edging material.

## Existing Trees and Shrubs





Forest Lakes encourages retaining all existing trees and shrubs on residential lots. Removal of any existing trees or shrubs without approval of the ACC is prohibited. Where native vegetation has been preserved, these plants may be applied toward the required tree or shrub requirements at the discretion of the ACC. Show and label all preserved trees and shrubs on the Planting Plan.

#### **4.14 Additional Requirements**

- a. Turf Grass Areas may be either Kentucky Bluegrass or Fescue varieties. Turf grass areas shall not be less than 4' wide. Turf grass shall not be used on slopes greater than 16%. This is required to lessen irrigation runoff. Shrubbery or alternative native grasses (requiring less supplemental water than Bluegrass, erosion netting with seed, Fescue, or planting beds) are to be used in this situation.
- b. Synthetic turf is NOT allowed unless it is to be installed in specialty areas, such as putting greens or heavily used play areas, requiring its use in rear yards only. The homeowner should illustrate the areas of requested synthetic turf on the Planting Plan, and within the submittal provide a justification for this material.
- c. Flower/Planting Beds: A minimum of 30% of the ground surface within planting beds is to be covered by wood mulch, and a maximum of 70% of the ground surface may be covered by rock. Finely shredded gorilla hair wood mulch is recommended for use in Forest Lakes.
- d. Landscape Rock, if utilized, should be selected for size and color to harmonize with the home's architecture. Rock shall not exceed 6" diameter in size. Rock shall be of earth tone colors – bright or unnatural color rock is not permitted. Lava rock, White or Black Granite or Marble are not approved for this community.
- e. Edging: Planting beds are to be edged by steel, stone, concrete, or plastic edging.

#### **5.0 Auxiliary Improvement Standards**

All of the following improvements require ACC or Association approval, unless specifically noted otherwise.

##### **5.01 Parking and Storage of Recreational Vehicles**

Recreational vehicles are NOT permitted to be kept or parked in residential areas unless they are parked and stored in garages that have been approved by the Association. Owners are given up to 24 hours for loading and unloading purposes.

##### **5.02 Air Conditioning Units**

Ground level air-conditioning units must be installed at street level only and must be located in a side or rear yard and screened from neighbors view. Window and roof-mounted air-conditioning units and evaporative coolers (when approved by Association) are to be placed on the rear and sides of the home.

##### **5.03 Trash Collection and Containers**

Each Purchaser acknowledges that in an effort to save the Community and the residents money, avoid multiple trash collections, excessive wear on community streets, increased traffic within the Community and safety concerns, the Homeowners Association has selected one residential trash collection service provider for the Community. The chosen service provider will collect trash on a specified date for the entire Community.





Upon occupancy of a dwelling unit, service will be established by the Associations Management Company for the new residents. The cost of waste removal shall be a common expense, included in the assessment. Trash service charges will NOT be refunded to any Owner regardless of a home sale, relocation, non-occupancy, military deployment, or non-use of the services for extended vacation or other reason.

Owners must acknowledge that they are required to use the residential trash collection services (including any limitation in collection limits and date of collection) selected by the Association and are expressly prohibited from arranging alternative trash service. Service does not include re-cycling.

The cost of trash service cannot be separated from the assessment for Owners renting their unit; this arrangement must be a separate agreement between the Owner and its tenant, not involving the Association.

Collection containers shall be stored in a screened location and in a manner not visible from the street. Trash containers must be removed from the street on the pickup day. Trash containers are not to be put out at the curb until the evening before the day of service; all trash must be placed within a container having a lid or secured in such a way to prevent the trash from blowing onto the property of others or into the common areas.

Any issues arising regarding an Owners service should be addressed to the Associations Management Company for prompt resolution. Because the service contract is written between the Association and the Trash Service Company, the company will not have the individual unit owners name in their record.

#### **5.04 Outside Storage of Lawn Equipment and Firewood**

When not in use, all equipment and materials for the maintenance and recreation of a Lot or Dwelling Unit shall be stored in an enclosed building or otherwise adequately screened so as not to be visible from neighboring properties or adjoining streets. Firewood kept on the property must be placed in the rear yard away from the home neatly stacked and adequately screened so as not to be visible from neighboring properties or adjoining streets. Association approval is not required for wood storage as long as it is properly stacked and screened.

#### **5.05 Exterior Painting and Repainting**

Association approval is required for the exterior repainting of lot improvements. The submittal must contain the manufacturer's paint chips with name and code number. Approval will be based on, but not be limited to, the color tone and brightness, the home's architecture, stone or brick accents, roofing color, compatibility with other body/trim colors, and the colors of neighboring properties.

#### **5.06 Security Hardware**

Security doors, window bars and roll-up coverings are not permitted without ACC approval.

#### **5.07 Clotheslines**

Outdoor clothes poles, clotheslines or other facilities for drying, airing clothing or household goods are not permitted on any Lot. No laundry or wash shall be dried or hung outside any dwelling unit or other improvement.

#### **5.08 Dog Houses**

Dog house exterior colors and materials shall match the residence. The maximum size shall be 4' x 4' and shall not exceed 4' in height. In making submittal for plan approval, owners should include the proposed



location of dog house along with a sketch or diagram, identifying materials and colors. **Dog Houses are not allowed on lots that dare directly adjacent to Forest Lakes Drive.**

## 5.09 Animals and Pets

No animals, livestock, horses or poultry shall be kept, bred or raised on any lot within the properties except domesticated household pets belonging to the household. Additionally, pet breeding is NOT allowed. Household pets, such as dogs and cats, must be contained upon the owner's privately owned site, and such pets shall not be permitted to run at large at any time. ("At large" means off the premises of the pet owner). Pedestrians who are accompanying a pet must have the pet under control by use of a leash. Voice commands alone are NOT acceptable measure for adequate pet control. **Animal excrements must be collected immediately and disposed of by the owner in respect to the property of others, including the common areas.** In compliance with County resolutions, an owner must prevent his/her dog (or pet) from disturbing the peace of others caused by loud, habitual, or persistent barking, howling, yelping, or whining.

## 5.10 Tree Houses are not permitted.

## 5.11 Water Features, Fountains and Lawn Ornaments: Water features, fountains, lawn decorations or yard ornaments such as freestanding decorative statues, fountains, or animal representations are Highly Discouraged and will be reviewed by the ACC on a case-by-case basis. Water features installed adjacent to foundations are not allowed.

## 5.12 Holiday Lighting and Seasonal Decorations: Use of seasonal lighting will be limited in placement and in duration. Exterior seasonal lighting is permitted from late October through New Year's Day. Use is limited to the exterior of the main home and on several exterior trees. Seasonal wreaths may be displayed but must be changed as the seasons change. All holiday wreaths must be taken down no later than 30 days after the Holiday has passed.

## 5.14 Wind Chimes: Due to the proximity of Forest Lakes to the mountains, the area is susceptible to high winds. Because of the wind, wind chimes are highly discouraged. Please be sensitive to your neighbors when installing wind chimes. The Association reserves the right to ask Owners to remove wind chimes that is deemed by the Association to be a nuisance.

## 6.0 RULES AND REGULATIONS FOR USE OF THE LAKES at FOREST LAKES

Bristlecone Lake is owned and maintained by the Forest Lakes Metropolitan District ("FLMD"). Pinon Lake is owned by the City of Colorado Springs and FLMD and maintained by FLMD. These Rules and Regulations may be amended at any time by the District with or without notice.

**FLMD has contracted with the Forest Lakes Residential Owners Association ("Association" or "HOA") to allow the Association to manage and regulate the recreational use of Bristlecone Lake and Pinon Lake Property. Pinon Lake is a NON-ACTIVE Lake and NO recreational activities such as fishing, watercraft, swimming, wading or access of ANY KIND on Pinon Lake is allowed. Bristlecone Lake is the ONLY Lake that allows recreational activities. FLMD may adopt Rules and Regulations in addition to those stated herein and may post signs and other requirements as necessary.**

FLMD will continue to manage the Bristlecone Lake for the primary purpose of a water storage facility for Forest Lakes. FLMD maintains sole discretion regarding water levels and all management provisions and may amend, change or eliminate the recreational access and use in order to maintain and preserve the primary use of Bristlecone Lake as a drinking water supply.

The use of Bristlecone Lake by the Residents of Forest Lakes is a special privilege granted by FLMD, on their property. There are no express or implied property rights, or easement/license interests for access



conveyed to the public, recreational users or those who currently own property (“Residents”) within Forest Lakes.

Since the primary purpose of Bristlecone Lake is to serve as a water storage and drinking source facility, any actions by Residents and guests of Forest Lakes to endanger that use, could result in the immediate cancelation of recreational use of Bristlecone Lake for the Resident(s) and public. The primary objective for regulating the recreational activity is to preserve the natural surroundings of the Lakes and Lake Property.

As you know, the park ground is open to the public. However, to limit activity on Bristlecone Lake and preserve the property for all residents, we provide a TOTAL of (6) six passes per household to include:

- (4) Resident Passes
- (2) Guest Passes

All Residents of Forest Lakes and their guests are requested to be good stewards of the Lakes so that the community does not lose the opportunity to enjoy the recreational use of the Lake.

**NO bodily contact with water is permitted (Human or Pets). Bristlecone Lake serves as a drinking water source. Lake use & amenities are at your own risk. There are no lifeguards or emergency services present.**

## BRISTLECONE LAKE REGULATIONS

1. **Lake and Dock:** Accessible by PERMIT ONLY thru HOA. District residents are automatically issued a recreational Permit at closing of lot or home. Non-residents must purchase a permit (annually) through the HOA to access Bristlecone Lake amenities and dock.
2. **Swimming and Water Activity:** ANY bodily contact with water is strictly prohibited. Additionally, wading, windsurfing, sailboarding, radio control boats, aerial drones belly boats & chambered floatation devices and permanent or non-permanent platforms or docks are also strictly prohibited.
3. **Watercraft:** Motorized watercraft (gas or electric) are STRICTLY PROHIBITED. FLMD may use motorized watercraft from time to time for repairs, maintenance, testing or studies. Non-motorized hand-launched or “car top” boats only, such as kayaks, row boats and canoes are permitted on lake but no more than 18 feet in length. No trailer hitched boats. No storage of watercraft will be allowed. State laws govern life jacket use. All water must be removed from watercraft (prior to entry) to avoid introduction of zebra mussels or other invasive species that could endanger the water or treatment facilities.
4. **Pets:** Strictly prohibited from entering lake, on watercraft or dock. Pets must stay on designated trails and not allowed to enter the water.
5. **Boat/Watercraft Launching:** Watercraft launched from the dock only. If watercraft is too big, it must be launched and exited next to the dock area. Watercraft launching will be closed for the season when ice conditions exist.
6. **Ice:** Access on frozen or partially frozen lake (human, pets or mechanical) is STRICTLY PROHIBITED for ANY reason. Watercraft not allowed on lake when frozen or partially frozen.
7. **Weather:** Wind and weather can be unpredictable and change rapidly. Be aware of cloud build-up, sudden changes in temperature, wind direction and speed. Use of watercraft is at your own risk.
8. **Hours:** Watercraft allowed on lake, one half hour before sunrise and one half hour after sunset when ice conditions do not exist.



## FISHING REGULATIONS

1. **Permits:** Fishing is allowed by recreational PERMIT ONLY thru HOA. District Residents are automatically issued a permit at closing of lot or home. Non-residents must purchase a district permit through the HOA to fish. Additionally, a valid Colorado State fishing license is required while fishing on the lake.
2. **Fishing:** Catch and release ONLY. Artificial lures and flies with barbless hooks are allowed. Absolutely no live or Power Bait type baits are allowed. All waste lines and hooks must be removed from property.
3. **Fish Stocking:** Strictly prohibited. Forest Lakes Metropolitan District shall have the sole authority and discretion to stock fish.
4. **Traps:** Any kind of traps for aquatic or land species such as cray fish, minnows, beaver or any other kind of species is prohibited.
5. **Ice Fishing:** Strictly prohibited.
6. **Fishing Locations:** Fishing restricted to the north shore of the lake, dock OR from boats only. No fishing from dam structure, islands or Beaver Creek. FLMD may restrict fishing access as needed for operation and maintenance of water treatment structures or any other purpose.

## PARK, TRAILS & GENERAL REGULATIONS

1. **Park and Trails:** Open to the public.
2. **Glass Containers:** Strictly prohibited on FLMD property (park, trails, amphitheater, dock, watercraft and lake).
3. **Pets:** Kept on leash and under human physical control at all times. Animal waste shall be removed immediately by owner of pets. Pets shall remain on designated trail system.
4. **Fires/Grills:** Strictly prohibited unless at a permitted event.
5. **Sale of Goods and Services:** Strictly prohibited unless at a permitted event.
6. **Misc. Equipment:** Skateboards, roller skates/blades, scooters or electric vehicles are prohibited. NO aerial drone are allowed.
7. **Trails:** NO motorized vehicles of any kind are allowed (gas or electric). Stay on designated trails outside park to preserve endangered species and maintain natural conditions.
8. **Smoking:** Smoking of any kind of cigarettes, cigars or marijuana is strictly prohibited.
9. **Alcohol:** Strictly prohibited unless authorized by HOA for approved event.
10. **Litter:** Deposit litter only in waste receptacles.
11. **Noise and Sound Amplification:** Excessive noise/sound may be restricted & enforced at sole discretion of HOA management.
12. **Special Events and Gatherings:** Any kind of recreational, social gathering of more than Ten (10) people (spectators or participants) requires a reservation. Reservation must be obtained from the HOA management. Deposits may be required.
13. **Permitted Activities:** Forest Lakes HOA management reserves the right to deny permits, reservations and access to the lake, park and amenities at their sole discretion. Use of the facilities is undertaken at the user's risk. Use of the facilities requires the party utilizing it to clean up after use or deposits may not be refunded.
14. **HOA Functions:** HOA management reserves the right to have events at the park/amphitheater for the benefit of the community which may have amplified noise from time to time.
15. **Fireworks/Pyrotechnics:** Strictly prohibited unless it is an HOA approved and/or permitted event.
16. **Firearms:** Discharging of firearms, or ANY other apparatus (archery, slingshot, etc.) that launches a projectile is prohibited.
17. **Overnight Camping/Parking:** Cars, trucks, trailers, tents, RV's, campers, boat storage or overnight parking is strictly prohibited.



18. **Wildlife:** Harassment of wildlife and/or disturbing the natural habitat or any activity that affects water quality is prohibited. You are in a natural environment and wild animals are present. Be aware of your surroundings.
19. **Endangered Species:** Portions of the community open space (habitat area) within Forest Lakes, including the areas surrounding the lakes have been identified to have a threatened species protected under the Federal Endangered Species Act called “Preble’s Meadow Jumping Mouse.” Therefore, the use of certain areas within this open space is limited to foot traffic on designated trails ONLY. The United States Fish and Wildlife Service has identified predation by free ranging domestic cats as a known threat to the Preble’s Meadow Jumping Mouse, and by dogs as a potential threat. Therefore, domestic animals will be kept out of these designated areas and on a leash within designated trails.
20. **Vegetation:** The cutting or manipulating of vegetation in open space, park areas or lake property is prohibited.
21. **Park Hours:** One half hour prior to sun-up and one half hour after sunset.

## PERMIT INFORMATION

- Permits for lake amenities, fishing, dock or reserving structures/amphitheater, contact Forest Lakes Residential Owners Association at: **719-389-0700**.

C/O Hammersmith Management, Inc.  
1155 Kelly Johnson Blvd., Suite 495  
Colorado Springs, CO 80920  
719-389-0700

[Clientservices@hammersmith.com](mailto:Clientservices@hammersmith.com)

- A permit may be required (visible) to verify valid permit holders.
- Failure to comply with Rules and Regulations will result in revocation of residential recreational lake use permit.
- **This property MAY be patrolled and under video surveillance.**

Since Bristlecone and Pinon Lakes are man-made reservoirs, residents should expect that hazards will be present. Please exercise caution when using the lake and surrounding areas. Examples of common hazards may include, but are not limited to, broken glass and/or other sharp objects, discarded reservoir construction materials, man-made and natural steep slopes, deep water, cold water, thin ice, fish hooks and lines, fish and animal carcasses, wild animals and snakes. No lifeguards, rescue services, security services, water testing or any other public safety measures will be provided. Children should be supervised at all times by an adult. All activities by recreational lake permit holders must be in compliance with local, state and federal regulations and these Rules and Regulations.

**The use of the lake and surrounding areas is strictly at the user’s own risk. In the event of an accident of any kind, the User shall be solely responsible for any and all occurrences, claims and liabilities. Again, use of the lake and surrounding areas is at your own risk. By acceptance of the resident permit, public access permit or by entry upon and use of the lake and surrounding areas, the permit holder or user agrees to abide by these Rules and Regulations as may be modified or amended, and agrees to indemnify and hold harmless the Forest Lakes Metropolitan District and HOA for any claims or causes of action arising or claimed based on injury, loss, or damage to property or death that arise or are alleged to arise from permit holder or users use of the lake and surrounding areas. Nothing in these Rules and Regulations shall be deemed to be a waiver of the protections granted to FLMD under the Colorado Governmental Immunity Act.**

**Pinion Lake:** There is presently no formal trail system or plans for a formal trail system around Pinion Lake. Since there are several ownership entities in and around the lake, the area between the





shoreline (please note that the actual size of this area will fluctuate due to water levels in the Lake) and individual property lines that abut the Lake is public property and open to pedestrian traffic.

## **7.0 Miscellaneous**

### **7.01 Waiver of Liability**

Association or ACC approval, whether or not the approval is pursuant to these Design Guidelines does not reflect any representation, approve or guarantee any engineering design or compliance with laws and applicable governmental ordinances or regulations (such as zoning, building or any other ordinances).

Neither the Committee, its members, its agents, the Association, the Directors of the Association, the Declarant, nor any successors, assigns, agents, employees or officers of them shall be liable to any Owner or other person for any damage, loss, or prejudice suffered or claimed an account of: (1) approval or disapproval of any plans, (2) performance of any work, whether or not pursuant to approved plans, drawings and specifications, or (3) development of any property within the subdivision.

### **7.02 Short Term Rentals**

Short term occupancies and rentals of less than ninety (90) days, of Lots, including but not limited to transient, hotel, bed-and-breakfast or vacation-type rentals, are prohibited without prior written permission from the Association. Any of the uses set forth in the preceding sentence shall be prohibited on any Lot even if such use is determined to be a residential use. Upon the expiration of any lease of at least ninety (90) days, the Owner may thereafter extend that lease on a month-to-month basis. All leases shall be for the entire Lot without the subdivision of dwelling units for leasing purposes. Subleasing, meaning the leasing or rental of a leased Lot from the tenant under the lease to another person, is prohibited. See the Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Forest Lakes Residential for additional restrictions.

### **7.03 Prohibition of Marijuana and Illicit Drug Distribution and Growing**

Prohibition of marijuana and Illicit Drug Distribution and Growing. Except for the growth of marijuana for personal use as permitted by Colorado law, no Owner or occupant of a Lot may utilize such Lot for the purpose of growing or distributing marijuana, medical marijuana, hash oil, or any other illicit drugs. This prohibition may further be clarified by the Board of Directors through rules and regulations. Owners will be responsible for any damage resulting from a violation of this restriction. Further, no Owner or occupant of a Lot may engage in any activity of practice which, in the sole discretion of the Board, is considered a threat to the health and/or safety of other Owners and residents within the Community Area, including but not limited to, boarding, creating conditions conducive to indoor fires, allowing Lots to fall into a state of disrepair to the point that rodents or other pests enter, or any other conditions which could cause damage or harm to other Lots in the Community Area.

### **7.04 Endangered Species**

All owners, residents, and guests are notified that portions of the community open space (habitat area) within Forest Lakes (including areas of Lake front property) has been identified to have a threatened species protected under the Federal Endangered Species Act called the Preble's Meadow Jumping Mouse. Therefore, the use of certain areas within this open space is limited to foot traffic on designated trails ONLY. The United States Fish and Wildlife Service (USFWS) has identified predation by free-ranging domestic cats as a known threat to the Preble's Meadow Jumping Mouse, and predation by dogs as a potential threat, therefore animals will either be kept out of these designated areas or on a leash within designated trails.



## 7.05 Aesthetic Considerations

Aesthetic considerations relating to any improvement or other matter that is addressed in these Design Guidelines are within the scope of the design review process. The Architectural Control Committee and/or the Board of Directors may deny or condition any application or request before it on the basis of aesthetic considerations, including the design theme for the development and specific areas within the development as well as the aesthetic consistency of a proposed improvement or other matters with the surrounding landscape and structures. **Additionally, there is a Lot Adjacency/Repetition rule that limits same house plan elevations and same exterior colors in close proximity to one another. Each home elevation and similar color scheme shall be placed a minimum of 2 lots away and not directly across the street from a similar elevation or color scheme as determined solely By Classic Homes. If Classic inadvertently allowed this to happen, it shall have the authority to re-select another color scheme or elevation to be in compliance.**

The foregoing Architectural Design Guidelines and Community Standards, setting forth the community's standards, policies and procedures of the Architectural Control Committee are hereby adopted November 22, 2017 by the HOA Board of Directors.

**ACKNOWLEDGEMENT.** Owner/Purchaser certifies that he/she has read and fully understands each and every part of **The Forest Lakes Community Guidelines** and agrees that these Guidelines are binding upon his/her Lot.

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*PURCHASER*

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*PURCHASER*

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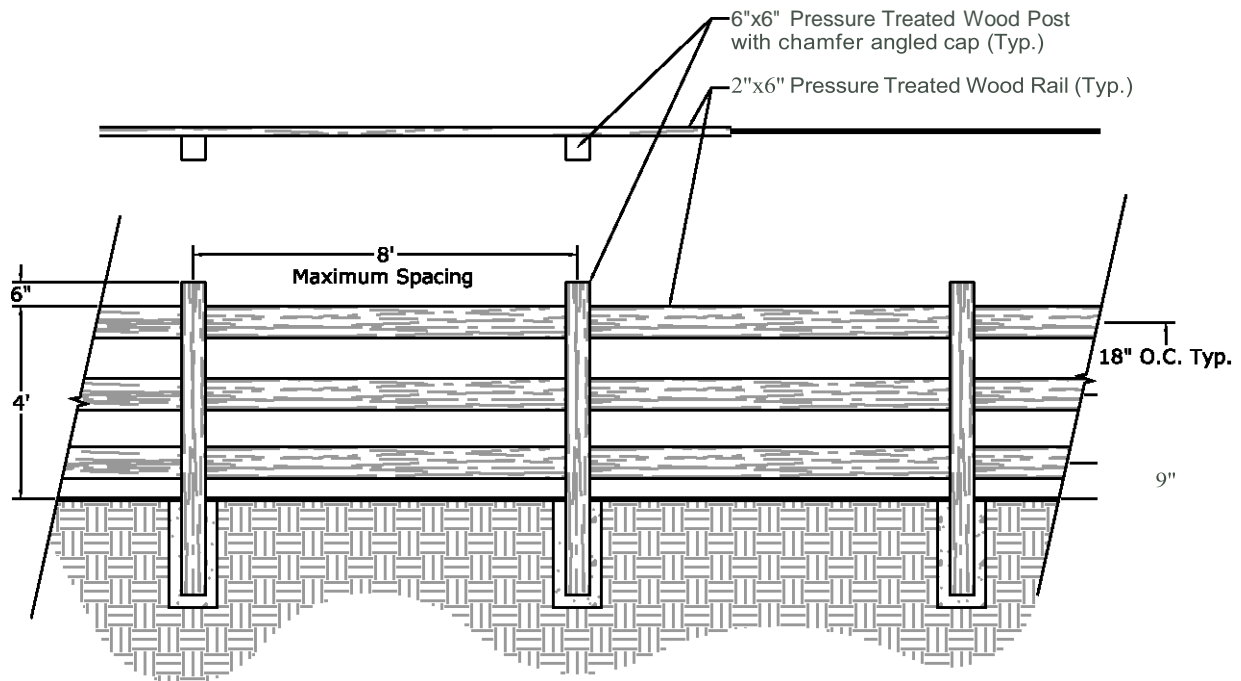
*ADDRESS*

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*DATE*



## Addendum A (Fence Detail)



### 3 Rail Fence Detail (Elevation Detail)

#### Specifications:

1. Pressure Treated Lumber
2. 6" x 6" pressure treated posts with 45 degree Chamfer angle cut on top of post, angle sloping to outside of fence, away from residence
3. Concrete footing for fence posts
4. 2" x 6" pressure treated rails; rails on outside of posts
5. 3/8" lag bolts, nuts on inside of fence

## **FOREST LAKES LANDSCAPE AND PROPERTY IMPROVEMENT APPLICATION & CHECKLIST**

**Bristlecone** ☐

**Homeowner's Name** \_\_\_\_\_ **Lot#** \_\_\_\_\_ **Lot Area** \_\_\_\_\_ **sq.ft.**  
**Address** \_\_\_\_\_ **Phone #** \_\_\_\_\_  
**e-mail address:** \_\_\_\_\_ **Plan Date** \_\_\_\_\_

The following Checklist is to be used for homes within the Community of Bristlecone. This Checklist is based on the Landscape Design Guidelines. The homeowner should review the Guidelines in preparing the required Landscape Planting Plan.

The homeowner is responsible for preparing a Landscape Planting Plan to be submitted and approved by the Forest Lakes Architectural Control Committee (ACC) prior to installing any exterior elements or improvements. The homeowner is required to submit (preferred electronically) 2 copies of each of these two items:

1. An application explaining the request (include front and rear photos of the home if available).
2. A Landscape Planting Plan – graphically scaled drawing (i.e. 1" = 10').

The Landscape Planting Plan should follow the Landscape Plan Checklist, indicating with labeling existing and proposed exterior elements. To expedite reviews, please include additional plans, such as deck and home addition details as required by the Pikes Peak Regional Building Department, and manufacturer's information for any specialty features or elements so the ACC can thoroughly review the Landscape Planting Plan.

### **LANDSCAPE PLANTING PLANS SHALL INCLUDE THE FOLLOWING PLAN ELEMENTS AND NOTES:**

<b>Applicant</b>		<b>Reviewer</b>
_____ 1.	Lot boundaries with dimensions, lot area, lot number, adjacent streets with names, north arrow, drawing scale, and adjacent land labeled as residential or open space _____	_____
_____ 2.	Indicate and label plant materials that satisfy the landscape requirements: - Streetscape/Parkway trees @ 1 per 40' at each street - - Front Yard trees @ 1 deciduous and 1 evergreen - - Side Yard trees @ 1 deciduous and 1 evergreen - - Front Yard @ 10 or 12 shrubs and 15 or 25 perennials - - Side Yard @ 10 or 12 shrubs and 15 or 25 perennials - - Turf allowance @ 20% min. and 60% max. in front yard (400 sf min.) - - Rear Yard trees @ 2 or 3 trees and 10 or 12 shrubs - - Foundation screening shrubs for all facades @ 1/6' spacing min - - Wood Mulch @ 30% min. and Rock at 70% max. within plant beds - - Open Space buffer trees @ 50% of length and 1 tree per 30' - - Open Space buffer width @ 7' min. - _____	_____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____
_____ 3.	Lot-to-Lot Transitions illustrated on plan for landscape to match neighboring lots - Field adjust and blend as necessary to create a smooth transition _____	_____
_____ 4.	Notes on Landscape Plan indicating: Soil amendments @ min. 3 cubic yards/1,000 sq. ft. for all turf and plant bed areas Plant bed edging material specified Method of Irrigation within the automated system (drip, micro spray, spray) _____	_____ _____ _____

- \_\_\_\_\_ 5. All architectural elements including Decks, Trellises, Gazebos, and Shade Structures – indicate sizes, heights, materials, and associated plant requirements of each element. \_\_\_\_\_
- 
- \_\_\_\_\_ 6. All Hot Tubs/Spas and Pools and their fence enclosures (if any) – indicate sizes, heights, materials and colors of any enclosures, and associated plant requirements of each element. \_\_\_\_\_
- 
- \_\_\_\_\_ 7. All Paved Surfaces including driveway, entryway and walk, public sidewalk, and patio – indicate the materials and colors of each. \_\_\_\_\_
- 
- \_\_\_\_\_ 8. All Retaining Walls (if any) – indicate types, heights, materials, and colors. \_\_\_\_\_
- 
- \_\_\_\_\_ 9. All Play and Sports Equipment (if any) – indicate type, height, colors, and screening plants where required: (2) 8' evergreen trees and (6) large shrubs. \_\_\_\_\_
- 
- \_\_\_\_\_ 10. All Exterior Lighting – indicate type, height, voltage, bulb type, and bulb wattage. \_\_\_\_\_
- 
- \_\_\_\_\_ 11. Approximate square footage of turf areas labeled by type and installation method (sod or seed). Approximate square footage of wood mulch, rock, or other mulch labeled. \_\_\_\_\_
- 
- \_\_\_\_\_ 12. All Existing Trees and Shrubs labeled to identify those to be retained or to be removed. \_\_\_\_\_
- 
- \_\_\_\_\_ 13. Provide a Plant Schedule – indicate scientific names, common names, total quantities, and sizes of all proposed plants to be installed. \_\_\_\_\_
- 
- \_\_\_\_\_ 14. Dog Run locations, surfacing, and their fence enclosures – indicate materials and heights \_\_\_\_\_
- 
- \_\_\_\_\_ 15. Vegetable Gardens and their fence enclosures (if any) \_\_\_\_\_
- 
- \_\_\_\_\_ 16. Satellite Communication Dishes (if any) \_\_\_\_\_
- 
- \_\_\_\_\_ 17. Any other proposed landscape or exterior improvements (if any) \_\_\_\_\_
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Additional Comments:

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- ☐ Plan Accepted  
☐ Please Revise & Resubmit Plan

Plan checked by: \_\_\_\_\_ Date: \_\_\_\_\_

It is the responsibility of the homeowner to contact N.E.S. Inc. when the landscape installation is completed. At that time, N.E.S. Inc. will inspect the landscape for compliance with the approved Landscape Plan and advise you and the homeowner if the installation is acceptable.

- ☐ Landscape Installation inspected and Accepted  
☐ Landscape Installation inspected and corrections needed

Installation inspected by: \_\_\_\_\_ Date: \_\_\_\_\_

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Please contact the Forest Lakes Architectural Control Committee with your submittal and any questions:

Forest Lakes Architectural Control Committee  
1155 Kelly Johnson Blvd., Suite 495  
Colorado Springs, CO 80920  
(719) 389-0700

N.E.S. Inc. - Landscape Architecture  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 471-0073