



Heritage Hills HOA

Design Review Process and Standards

January 2024

(June 2022 document with
updates through Jan 2024)

TABLE OF CONTENTS

1.0 Introduction.....	1
2.0 Improvements Requiring DRC Approval.....	1
3.0 Improvements Not Requiring DRC Approval*.....	3
4.0 The Design Review Process.....	4
4.1 Submit the DRR.....	5
4.2 Review the DRR.....	5
4.3 Build.....	6
4.4 Confirm.....	6
5.0 Design Review Request (DRR) and Supporting Documents.....	7
5.1 Completing the DRR.....	7
5.2 Supporting Documents to Provide.....	7
6.0 Design Review Criteria.....	10
7.0 Design Standards.....	11
7.1 ACCESSORY BUILDINGS.....	12
7.2 AIR CONDITIONING (“AC”)/COOLING EQUIPMENT.....	12
7.3 ANTENNAE.....	12
7.4 ARBORS.....	12
7.5 AWNINGS.....	12
7.6 BASKETBALL SYSTEM (pole, backboard; see also Tennis/Sport Court).....	13
7.7 BIRDBATHS, BIRDFEEDERS, BIRDHOUSES.....	13
7.8 CLOTHESLINES.....	13
7.9 COLUMNS AND SUPPORTS.....	14
7.10 COMPOSTING.....	14
7.11 CONSTRUCTION.....	14
7.12 DECK.....	14
7.13 DOG HOUSES.....	15
7.14 DOG RUNS.....	15
7.15 DOORS – EXTERIOR.....	15
7.16 DRAINAGE.....	16
7.17 DRIVEWAY EXTENSIONS AND REPLACEMENTS.....	16
7.18 EXTERIOR FINISHES.....	16
7.19 EXTERIOR PAINT (Updated 9/15/22).....	16
7.20 EXTERIOR SPEAKERS AND OUTDOOR TELEVISIONS.....	17
7.21 FENCE – GENERAL.....	17
7.22 FENCE – SIDE FENCING.....	18
7.23 FENCE – THE OVERLOOK.....	18
7.24 FENCE – PROPERTIES BORDERING COMMUNITY FACILITIES OR DETENTION LOT.....	18
7.25 FENCE – PROPERTIES BORDERING BRICK WALLS.....	19
7.26 FENCE – CORNER SITES IN THE SUMMIT, THE POINT, THE RIDGE, AND THE HILLSIDE.....	19

7.27 FENCE – SCREEN FENCING.....	19
7.28 FENCE – INVISIBLE FENCING.....	19
7.28 FIRE PITS / FIREPLACES.....	19
7.29 FLAGS AND FLAGPOLES.....	20
7.30 GARAGE/GARAGE DOORS.....	20
7.31 GARDENS – VEGETABLE (Updated 8/9/23).....	20
7.32 GAZEBOS.....	20
7.33 HOT TUBS.....	21
7.34 LANDSCAPING (Updated Jan 2024).....	21
7.35 LIGHTING.....	23
7.36 OUTDOOR PRIVACY WALLS.....	24
7.37 PATIO.....	24
7.38 PATIO COVERS.....	25
7.39 PERGOLAS.....	25
7.40 PIPES.....	25
7.41 PLAY AND SPORTS EQUIPMENT (e.g., swings, climbing playhouses, trampolines).....	25
7.42 PLAYHOUSE.....	26
7.43 RAIN BARRELS.....	26
7.44 RETAINING WALLS.....	26
7.45 RETRACTING SCREENS / SUNSHADES / SUNSCREENS.....	26
7.46 ROOFS.....	27
7.47 SETBACKS (Updated 9/15/22).....	27
7.48 SIGNAGE.....	27
7.49 SOLAR SYSTEMS/PANELS.....	27
7.50 STATUES, ART, AND ORNAMENTS.....	28
7.51 STORAGE – OUTSIDE.....	29
7.52 SWIMMING POOLS/SPAS.....	29
7.53 TENNIS/SPORT COURTS.....	29
7.54 WATER FEATURES.....	29
7.55 WINDOWS.....	30
7.56 XERISCAPE.....	30

1.0 Introduction

Heritage Hills is a unique community in which you and your neighbors enjoy spectacular residences, a neighborhood that is non-urban and private in character, and which offers opportunities to engage with the rest of the community at our pools, tennis courts, playgrounds, and clubhouse.

Residences within Heritage Hills are subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions (“Declaration”) which provide a basic framework and a general set of guidelines to be used in reviewing and accepting property improvements, as well as for the implementation of a design review process and design standards. This document -- Design Review Process and Standards – codifies additional information associated with improvements to Heritage Hills residential property (reference Article 4 of the Declaration of Covenants, Conditions, and Restrictions) with the objectives of:

- Providing clear and simple guidelines for the majority of envisioned improvements
- Fostering an expeditious design review process
- Providing a basis and template for consistency in the level of development
- Allowing for creative, yet appropriate expressions of form and style
- Allowing improvements which are in harmony with surrounding areas of Heritage Hills, and which do not detract from the beauty, wholesomeness, and attractiveness or the enjoyment thereof of all homeowners.

The document is organized as follows:

- Improvements requiring Design Review Committee (DRC) approval
- Improvements not requiring DRC approval
- The Design Review Process
- The Design Review Request and Supporting Documents
- Design Review Criteria
- Design Standards.

2.0 Improvements Requiring DRC Approval

In general, all changes made to the exterior of a home, any accessory or other item on the lot (e.g., hot tub, play structure), or change made to the lot, requires a Design Review Request (DRR), completed by the homeowner. No work should begin until the homeowner receives a written DRC approval. Improvements and changes requiring DRC approval include, but are not limited to, the following:

- Exterior additions, changes, or installations
- Deck replacement and deck additions
- Drainage regrades and/or diversions
- Exterior speakers and televisions
- Fence replacements or fence additions
- Flag poles
- Hot tub installations
- Landscape redesign
- Outdoor lighting (security lighting exempt)
- Outdoor sculptures or artwork
- Painting / siding / staining
- Roof replacement
- Sidewalk and driveway replacements
- Solar system installations
- Swimming pool installations
- Window replacements

NOTE: An “after the fact” DRR application is required for improvements started or completed prior to receiving DRC approval. The application may be accepted or denied. If denied, the improvement will need to be modified or removed at the homeowner’s expense.

3.0 Improvements Not Requiring DRC Approval*

The following improvements do not require a DRC approval provided the improvement adheres to the Design Standards and Community Standards:

- Composting
- Flag poles held in brackets mounted to the front of the home; a maximum of two (2) such poles are permitted per property. Freestanding flagpoles require DRC approval
- Exterior painting/staining of a black wrought iron fence or privacy fence where paint/stain is the same as currently used, and which was previously approved by the DRC
- For Sale and Open House signs
- Gardens
- Invisible fence used as a pet containment systems (i.e., fence that provides invisible, safe boundaries to keep a pet within property boundaries; dog runs require DRC approval)
- Portable fire pits
- Rain barrels
- Replacement of address numbers with those having the same size, location, and color
- Replacement of broken roof tiles (e.g., during the installation of solar panels; roof tiles must match existing tiles)
- Replacement of built-in components (i.e., fridge, sink, grill) in an existing, approved outdoor kitchen. Changing sizes of these components, which would result in a change to the configuration of the outdoor kitchen, requires DRC approval
- Satellite Dish Systems (reference Antennae)
- Security Lighting.

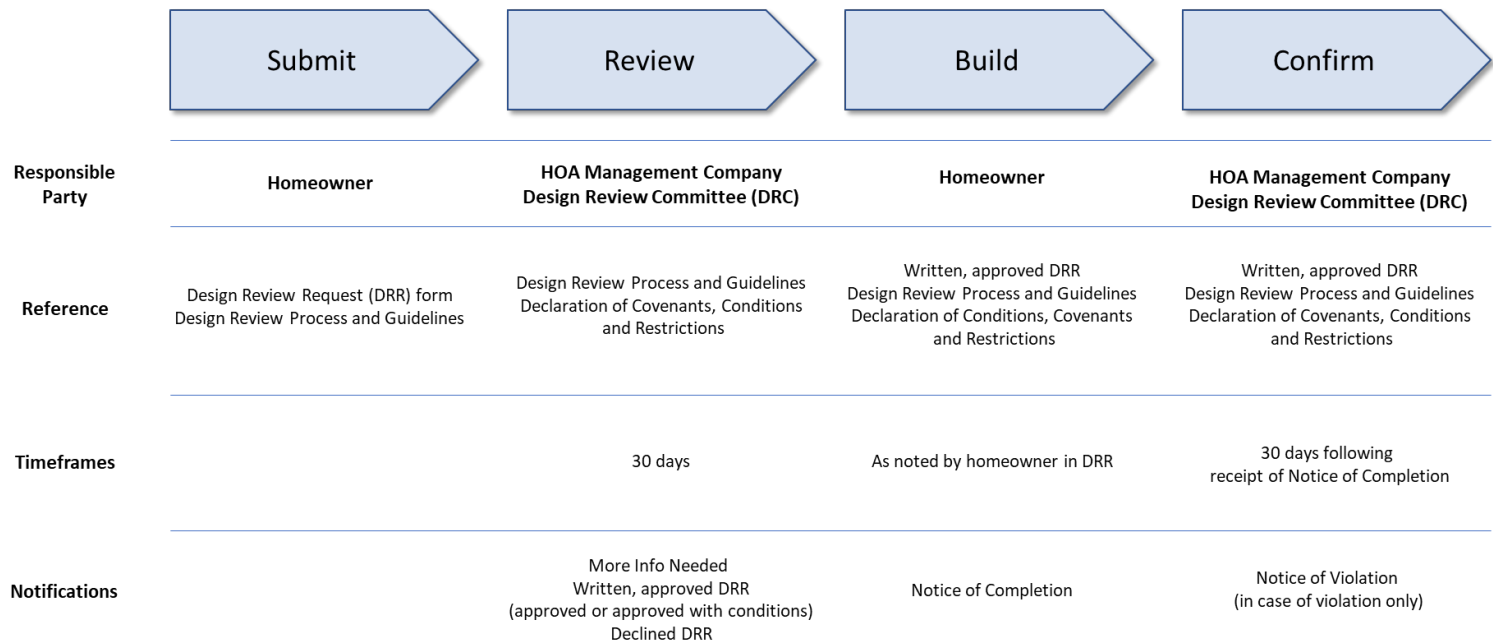
*If the improvement falls under the above categories, an email should be sent to the HOA Management Company, using the HOA Online Contact Form (<https://heritagehillshoa.org/hoa-contact-info>). The email should describe the improvement with sufficient detail to allow the DRC to confirm the improvement does not require a DRR. If there are questions regarding the improvement, or the improvement does require a DRR, the homeowner will be contacted by the HOA Management Company and/or DRC.

All other improvements require DRC approval.

4.0 The Design Review Process

The Design Review Process is intended to be simple and expeditious for the homeowner. The process also allows the Design Review Committee to confirm that proposed and completed improvements are consistent with the desired character of the community and consistent with the Declaration and Design Standards.

The Design Review Process:



Regarding the Design Review Process, note:

- Communications will occur only between the HOA Management Company and the homeowner.** The HOA Management company and DRC, as a standard, will not communicate with any contractors employed by the homeowner. If additional information is required, the homeowner is responsible for ensuring this information is provided to the HOA Management Company. Note that, on an exception basis, a discussion between the DRC and contractor may occur to help expedite the resolution of a discussion/issue.
- Improvements may be treated differently.** The DRC may make exceptions in the approval process for special or unique circumstances. Also, the DRC is not bound by decisions made regarding other homes. Each home and the improvements located on that property are unique and may be treated differently.
- It is the homeowner's responsibility to determine that proposed improvements comply with all applicable governmental codes and regulations, that the proposed improvement is suitable and appropriate for its intended use, and that all necessary governmental approvals and permits are obtained.** The DRC's review is limited to the determination of whether the proposed improvement complies with the requirements of the Declaration of Covenants, Conditions and Restrictions, the Design Standards, and the desired character of the community. Failure to follow governmental approvals and permits may result in the modification or removal of the improvement at the homeowner's expense

-
- ***It is the homeowner's responsibility to understand the utility easements for their property, as well as to locate all underground utilities before any construction or digging on the property.*** Standard setbacks are noted within this document; utility easements may be larger/wider for individual properties. Should a utility easement be encroached, and, at some point, a utility requires access, any removal/repair of the encroaching element is the responsibility of the homeowner.
 - ***Unauthorized work or improvements may require modification or removal at homeowner's expense.*** Failure to obtain approval prior to beginning work, or completing improvements which were not approved, constitutes a violation of the Declaration of Covenants, Conditions and Restrictions and the Design Standards and are subject to fines in addition to modification or removal of improvements (property returned to its original condition) at the homeowner's expense.
 - ***Neighbors may be contacted as it relates to a DRR submission.*** If the proposed project is a deviation from current Design Standards, requires a variance by the DRC, or directly affects neighboring properties, the HOA Management company will notify neighbors that could be affected by the project so that they are given an opportunity to provide input to the DRC prior to a decision on the project being made.

Additional information related to the Design Review Process is provided below.

4.1 Submit the DRR

- A Design Review Request Form (DRR) must be completed for all exterior improvements to your house or property (exceptions noted in "Section 3.0 Improvements Not Requiring DRC Approval").
- No work should begin until the DRC provides the homeowner with written approval.
- Design Review Requests (DRR) should be completed by the homeowner using the link provided on the Heritage Hills HOA website at <https://heritagehillshoa.org> . An electronic DRR is preferred and will simplify the creation of your submission.
- Supporting documentation to be provided by the homeowner is noted in the DRR and in the following sections of this document.
- The DRR will not be reviewed until all requested information is received. The thirty (30) day timeframe for reviews begins when all information is received. Note that the DRR will be marked "Withdrawn" (i.e., it will be canceled) if a complete submission is not provided within 60 days of the original submission.

4.2 Review the DRR

- The DRR is initially reviewed by the HOA Management Company for completeness. At this point, and during the entire review process, if additional information is required, a request for more information will be sent to the homeowner.
- The completed DRR is forwarded to the DRC for review. Any decision of the DRC shall be made within thirty (30) days after receipt by the DRC of all materials required by the DRC.
- Review criteria are noted in "Section 5.0 Design Review Criteria". In general, the review criteria are based on the Declaration and the Design Process Review and Standards.
- The HOA Management Company will communicate the results of the review. Possible results from the review:

-
- *More Information Needed* - The DRR is not complete, and the homeowner is requested to provide additional information
 - *Approved With Conditions* – The DRR is approved with conditions that *must* be addressed as part of the improvement
 - *Approved* – The DRR is approved as submitted
 - *Declined* – The DRR is not approved. Reasons for declining a submission will be provided and, if possible, the homeowner may rectify issues with the proposed improvement and resubmit an updated DRR.

4.3 Build

- Completing the improvement is the responsibility of the homeowner.
- If a change to a submitted plan occurs, a new, amended DRR submission is required. Work on the modified build plan should not occur until the DRC provides written approval of the modified plan.
- The build should be completed within the timeframes specified in the DRR. If a change to the build schedule has occurred, the homeowner should inform the HOA Management Company.
- Upon completion of the project, the homeowner must inform the HOA Management Company (Notice of Completion).
- The HOA Management Company and/or DRC may review the progress of the improvement while being completed.

4.4 Confirm

- Within thirty (30) days of receiving the Notice of Completion, the HOA Management Company and/or DRC may perform a review of the completed work to confirm that it matches the improvements as noted in the DRR and supporting documentation.
- Criteria for selecting which submissions will be confirmed include, but are not limited to:
 - A specific element of the initial submission was rejected (i.e., confirm that a proposed, declined element of the improvement *has not* been completed)
 - The submission was approved with conditions
 - The submission included an encroachment on setback/utility easements
 - The submission was approved as submitted.

5.0 Design Review Request (DRR) and Supporting Documents

While the Declaration specifies thirty (30) days to complete a review of a DRR, the DRC strives to achieve the reviews more quickly. The primary reason for delays in completing reviews is incomplete information during submission which results in additional requests of the homeowner for details of the improvement. The information below will aid in creating a complete DRR submission and expediting the review.

5.1 Completing the DRR

Describe the improvement project. In addition to an overall description, provide specific information:

- What will be added, changed, and removed
- Whether/where materials match existing home (e.g., patio color and materials, stucco color, paint, windows)
- Confirm the improvement does not encroach on any setbacks
- Identify if/where landscaping has been included for screening, where appropriate
- Identify the supporting documents you have included.

5.2 Supporting Documents to Provide

There is a small set of supporting documents which should be included with your submission. These documents will help describe, in detail, what is being done, and expedite the DRR review. They are as follows:

Supporting Document	When Required
Plot Plan	All improvements with the exception of windows and paint
Elevation Plan	All improvements where improvements have an elevation (e.g., decks, deck / patio covers, retaining walls)
Landscape Plan	All landscape projects
Current Photos of Site	All improvements
Current Photos to Neighbors Property	All improvements with the exception of windows
Brochures / Pictures of Design Elements	All improvements
Drainage Plan	All improvements where grading is to be done or retaining walls included
Heritage Hills Solar System Agreement	All Solar System installations

Specific information to include for each of the supporting documents is noted below.

Supporting Document	Information to Include
Plot Plan	a) Drawn to scale b) Includes all proposed improvements, dimensions, locations, and relevant elevations c) Materials and colors to be used d) Indicate whether/where materials match existing home

Supporting Document	Information to Include
	<ul style="list-style-type: none"> e) Location(s) of improvements relative to the existing home and property lines (measured perpendicular to property lines) f) Streets/names should be included where appropriate g) For windows and paint, this document is not required
Elevation Plan	<ul style="list-style-type: none"> a) Drawn to scale b) Elevations for all structures included in the Plot Plan c) Roof slopes for new, roofed structures d) For windows and paint, this document is not required
Landscape Plan	<ul style="list-style-type: none"> a) Drawn to scale b) All plants, shrubs, and trees (existing, proposed; to be removed) and location c) Proposed and existing plants at their mature size d) A legend of plants, shrubs, and trees (i.e., name/photo of plants, shrubs, and trees) e) Specify materials to be used to cover bare soil (e.g., mulch, stone) f) Identify areas to receive hardscape treatments (e.g., stamped concrete, pavers) g) Identify location of proposed landscape lights h) Locations relative to the existing home and property lines (measured perpendicular to property lines) i) Material and color samples of softscape and hardscape materials j) Identify current drainage patterns/slope and any change to drainage patterns k) For projects that include additional components (e.g., deck/patio), indicate whether/where landscape will be used to provide screening l) For windows and paint, this document is not required
Current Photos of Site	<ul style="list-style-type: none"> a) Pictures showing the proposed improvement site with respect to the house and the rest of the yard b) For windows, a picture of each window being improved/replaced, as well as the side of the house where the window is situated, must be provided
Current Photos to Neighbor's Property	<ul style="list-style-type: none"> a) Photos to the side and front/back neighbors from the proposed improvement site b) For painting requests, provide photos of the homes on either side of the property, as well as across the street c) For windows, these photos are not required
Brochures / pictures of specific elements of the design	<ul style="list-style-type: none"> a) Brochures, pictures, websites where individual elements of the design can be reviewed (e.g., stone, pavers, stucco, siding, hot tub, birdbath, arbor, landscape lights, play structures, windows, garage doors) b) For painting requests, in addition to the pictures of the color board, include the paint manufacturer, color name, and number/code, as well as where each color will be applied
Drainage Plan	<ul style="list-style-type: none"> a) If grading is to be done, or retaining walls to be implemented, a drainage plan must be provided
Heritage Hills Solar System Agreement	<ul style="list-style-type: none"> a) If solar panels are being installed b) Must be signed and delivered with the initial DRR submission

If a homeowner is using a developer/contractor to perform the improvement, the developer/contractor should provide a plot plan, elevation plan, landscape plan, and/or drainage plan (as necessary). The homeowner should provide the developer/contractor with these Design Standards, highlight the setback requirements and other key standards, and confirm that the developer/contractor has provided the supporting details noted above to aid the homeowner in submitting the DRR.

If a homeowner has not engaged a developer/contractor, a plot plan can be requested from the City of Lone Tree to complete the DRR submission (see Appendix 1 – Obtaining a Plot Plan).

6.0 Design Review Criteria

Decisions by the DRC are judgments of acceptable design based on the following criteria. Designs (DRRs) will also be evaluated against criteria included within the Declaration and these Design Standards.

- *Validity of Concept* – The proposed design must be sound and appropriate to its surroundings
- *Continuity of Design* – The design must reflect harmonious style and consistent quality with the applicant’s home, neighboring homes, the neighborhood setting, and the desired character of the community. Continuity of design includes, but is not limited to, similarity in architectural style, quality of workmanship, similar use of materials, color, mass, and scale (see Appendix 2 – Design Criteria – Additional Details)
- *Design Impact* – Consideration will be given to measures that protect and preserve landscape features and proximity to neighbors. The DRC may also require the installation of landscaping for screening (e.g., hot tubs, basketball systems, exposed decks/patios/outdoor kitchens/televisions) to maintain privacy between neighbors and the community. For this reason, it is encouraged that all DRRs consider the use of landscaping, where appropriate, to maintain the beauty, quality, and character of the neighborhood.

7.0 Design Standards

As it relates to the Design Standards, note the following:

- The Design Standards are consistent with the Heritage Hills Declaration of Covenants, Conditions and Restrictions, the Heritage Hills Planned Development documents, and the Heritage Hills HOA Community Standards
- New/modified Design Standards within this Design Review Process and Standards document will not be applied retroactively
- Variances will only be granted “when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require” (Section 4.17 of the Declaration)
- These Design Standards are intended to address most improvements, however, it may not include all improvements envisioned by a homeowner. Where an improvement is not included, a DRR form should be submitted.

Note that all improvements must be maintained per the Declaration and the Heritage Hills HOA Community Standards.

7.1 ACCESSORY BUILDINGS

- a) Accessory buildings including, but not limited to, detached garages, sheds, storage buildings, greenhouses, private studios, pool houses, or cabanas are not permitted
- b) Gazebos which are constructed as standalone structures, rather than sunshades, will be considered accessory buildings and are not permitted
- c) Playhouses are not considered accessory buildings and do require DRC approval

7.2 AIR CONDITIONING (“AC”)/COOLING EQUIPMENT

- a) Must be located on the ground in the rear or side yard
- b) To minimize noise, it is encouraged to screen all equipment (i.e., fence or landscaping)

7.3 ANTENNAE

- a) Exterior antennae are not allowed except as permitted by the FCC Telecommunications Act of 1996
- b) Satellite Dish receiver and antennae installation is not permitted on the front plane of the home. Where possible, placement is to be in the rear yard and below the first floor eaves of your home
- c) If the Satellite Dish receiver and antennae cannot be mounted on the house, it must be in the rear yard below the fence line and, to the maximum extent possible, shall be screened from view of neighbors
- d) Satellite Dishes and wireless antennae greater than 1 meter (39.37 inches) in size are not permitted
- e) For additional standards, refer to Section 3.18 of the Declaration and the Heritage Hills HOA Community Standards

7.4 ARBORS

Arbors are typically freestanding structures that act as an entryway or are constructed over a path. They will be evaluated as part of the review of an overall landscape plan.

- a) Must have, and provide for, growth of vine-type plantings (plants to be used should be noted as part of the landscape plan)
- b) May be made of wood, iron, copper, or other acceptable products (i.e., composite material). Plastic and lattice arbors are not permitted
- c) Must not exceed eight feet (8’) in height and five feet (5’) in width
- d) May not be placed in setbacks or utility easements
- e) May not be used as screening

7.5 AWNINGS

- a) Awnings may only be installed on the rear of homes
 - b) Colors, materials, mountings, and supports must be consistent with the material, style, and scale of the home
-

-
- c) Metal or fiberglass awnings are not permitted
 - d) Height of awnings over patio and decks shall not exceed ten feet (10')
 - e) Cannot unreasonably obstruct or diminish the view of adjacent homeowners
 - f) Rear-illuminated awnings or awnings illuminated from a lighting source mounted behind the awning are not permitted
 - g) Retractable awnings must be closed when not in use

7.6 BASKETBALL SYSTEM (pole, backboard; see also Tennis/Sport Court)

- a) Fixed/freestanding backboards, embedded in concrete near the driveway, are permitted. These units:
 - i. Must be installed on your property (i.e., not the property line)
 - ii. Be located within two feet (2') of the side edge of your driveway
 - iii. Be located at least half (1/2) of the length of the driveway from the inside edge of the sidewalk
 - iv. Must adhere to side setback requirements (see SETBACKS)
 - v. Have a backboard and pole which is gray, black, white, or clear
 - vi. Not impede or obstruct the use of your neighbor's property
 - vii. Any logos on the backboard may not exceed fifteen percent (15%) of the total backboard area
- b) Portable basketball systems are allowed provided they are kept and stored in an upright position in the driveway at least ten feet (10') from the street
- c) Basketball systems are not allowed to be on the streets or areas adjacent to easements
- d) Backboards may not be mounted to the house
- e) No lighting systems may be installed on, or support the use of, the basketball system
- f) The DRC may require installation of additional landscaping to screen basketball systems

7.7 BIRDBATHS, BIRDFEEDERS, BIRDHOUSES

- a) Birdbaths, birdfeeders, and birdhouses must be in your side or rear yard
- b) Only two (2) birdbaths, birdfeeders, and birdhouses, in any combination, shall be permitted on a property (also reference Statues, Art, and Ornaments for total count of these items permissible)
- c) Birdbaths may not exceed two feet (2') wide by two feet (2') long by three feet (3') high in size
- d) Birdhouse and/or birdfeeders may not exceed one foot (1') wide by one foot (1') long by two feet (2') high in size
- e) If mounted to the house, deck or pole, a birdhouse and/or birdfeeder is to be placed no higher than six feet (6')

7.8 CLOTHESLINES

- a) Temporary and/or permanent clotheslines are not permitted

-
- b) Retractable clotheslines are permitted, but must be retracted (closed) when not in use

7.9 COLUMNS AND SUPPORTS

- a) Tapered columns should have a minimum base diameter of twelve inches (12") and boxed-out columns should also minimally be twelve inches (12") by twelve inches (12")
- b) Deck columns and support posts must have substantial mass, width, and visual substance. In general, a minimum six inch (6") by six inch (6") column must be used and built up with detailing to a minimum of ten inches (10") by ten inches (10"), unless otherwise approved
- c) Column proportions should be consistent with any involved entryways, porches, and roof areas
- d) Column character and detailing should be consistent with the proposed architectural style

7.10 COMPOSTING

- a) Composting container shall not be visible from the streets and must be screened (i.e., fence or landscaping)
- b) Odor must be controlled
- c) Underground composting is not permitted

7.11 CONSTRUCTION

- a) Construction dumpsters must be located on driveways during the construction project and be removed within two (2) months of their placement unless approved by the DRC for a longer period
- b) Homeowner is responsible to secure/cover dumpster whenever not in use to prevent flying debris
- c) Port-a-potties must be located on the owner's property next to the front or rear of the house (i.e., not located in side yards) and, if visible from the street, have the same time restrictions as dumpsters
- d) A daily cleanup of construction materials is required. Debris must be secured in a container and materials neatly and securely stored
- e) Reference the Heritage Hills HOA Community Standards for days/times exterior construction is permitted

7.12 DECK

A Deck is an above-grade, flat-floored platform ("walking surface") extending horizontally adjacent or attached to a home and, generally, supported on posts or footers. Standards to be followed include:

- a) Installed as an integrated part of the home, landscape design, or patio area. Should not look as if it is "tacked on"
 - b) Acceptable materials for walkable surfaces are wood and composite decking (e.g., Trex)
 - c) Complimentary in materials and color to the home
 - d) Integrate into other components of the home and compatible with architectural character
 - e) All visible wood decking must be painted or stained
-

-
- f) Stairways providing access to/from lower yards in excess of ten (10) risers must be offset or interrupted with a landing
 - g) May incorporate features such as benches, railings, stairs, and planters. These should be identified on the Plot, Elevation, and Landscape Plans as appropriate
 - h) Deck skirting is not permitted
 - i) Does not unreasonably obstruct or diminish the view of adjacent property owners
 - j) Must not be installed within a setback or utility easement

7.13 DOG HOUSES

- a) Heritage Hills is home to various wildlife. To avoid creating sanctuaries or areas of interest for this wildlife, dog houses are discouraged. The DRC will review specific requests

7.14 DOG RUNS

- a) Installation of dog runs is discouraged. However, proposals for a single (1) dog run per property can be submitted for review
- b) Must be constructed using: 1) an approved fence design for your property, where the existing fence is wrought iron, or 2) a 2- or 3-rail open-rail fence
- c) Chain link fences may not be used
- d) Wire mesh up to two inches (2") by four inches (4") is allowed on the interior fence portions only
- e) Limited in size to 500 square feet
- f) At least fifty percent (50%) of the dog run must be attached to the house
- g) Cannot be higher/taller than the fence on the property
- h) Dog runs must be located in the rear yard and abut to the rear of your home. Dog runs are not permitted in the side or front yard
- i) Landscaping must be used to adequately screen the dog run from side/rear neighbors
- j) Must not encroach on setbacks or utility easements
- k) Covers over the dog runs are not permitted

7.15 DOORS – EXTERIOR

- a) Must be compatible with the style and color of your home
- b) Security screen doors at the main entry shall be of minimal ornamentation and shall complement the color, style, and architectural character of the home, and be consistent with other, similar doors installed in the neighborhood

7.16 DRAINAGE

- a) Homeowners must not interfere with or modify established drainage patterns. Homeowners are solely responsible for proper drainage and erosion control
- b) Homeowners shall consider retaining wall drainage so that the installation does not impact the existing drainage pattern
- c) Landscape design plans that include retaining walls or changes in grading must show current drainage patterns and any changes
- d) Landscape designs which include retaining walls over forty-two inches (42") require an engineering certificate certifying walls will not change the current drainage pattern or, if the drainage pattern is changed, certification that the new drainage pattern will not adversely affect the drainage on adjacent or nearby properties or open spaces

7.17 DRIVEWAY EXTENSIONS AND REPLACEMENTS

- a) Driveways may not be extended beyond the width of the garage/outside edge of the home
- b) Extensions or expansions greater than three feet (3') of driveways are not permitted. Only one (1) driveway extension will be permitted for a home (i.e., for the home's lifetime)
- c) All extensions shall use the same materials as the existing driveway
- d) Replacements shall be of concrete, brick, or stone pavers and be consistent with the color, style, and architecture of the home
- e) Extensions which could be construed as parking pads are not permitted (i.e., if pavers are used to extend the driveway)

7.18 EXTERIOR FINISHES

- a) Acceptable exterior wall materials include natural wood, stucco, brick, stone, hardboard, and other types of wood siding
- b) Masonry materials (e.g., brick, stone, stucco) shall be incorporated into the design of all front elevations
- c) Side and/or rear elevations shall incorporate masonry materials, especially where the exposed elevation will be visible from public areas including corner lots, houses backing up into common areas or open space
- d) Sufficient, logical, and proper trim details should accompany any change of materials
- e) Siding widths should be proportionate to structure size and should not exceed a six inch (6") width
- f) When replacing or repairing any exterior finish, the finishes must integrate with the style and colors of your home

7.19 EXTERIOR PAINT (Updated 9/15/22)

All exterior painting/staining projects require a DRR.

-
- a) Review of DRRs for painting/staining home will be expedited as long as the DRR is complete and specifies that the paint/stain is the same color as currently used, and which was previously approved by the DRC (reference 5.2 Supporting Documents To Provide)
 - b) When you select exterior colors, strongly consider the color and style of your roof tile and the architectural style of your home
 - c) Exterior wall colors should coordinate with other exterior finishes, as well as with adjacent homes
 - d) Exterior colors should not match, or be essentially the same as, any immediate neighbor or homes directly across the street (i.e., any home with a portion of its front property line across the street from a portion of your front property line)
 - e) Natural, earth-toned colors should be used
 - f) Accent colors should be used logically and are encouraged. Using the same color for the main body of the home and trim is discouraged
 - g) In a design that incorporates an all-stucco exterior, substantial “banding”, color changes, and detailing should be used so as to give the appearance that the building is resting on a base and generated from the ground plane up
 - h) If color stucco repair is done, it must be completed so the entire home is one consistent color
 - i) Repainting of a black wrought iron perimeter fence and repainting/re-staining a wood privacy fence does not require a DRR if the fence color and paint/stain are the same color as currently used, and which was previously approved by the DRC
 - j) No stone, stone caps, or brick may be painted. Stone caps are stone or concrete typically found atop stone/brick pillars or along the top of stone/brick on a home. In lieu of paint, stain for use on stone, stone caps, and brick may be considered but is discouraged. (Section added 9/15/22)

7.20 EXTERIOR SPEAKERS AND OUTDOOR TELEVISIONS

- a) Exterior speakers and outdoor televisions should be defined within an outdoor living design so as not to cause nuisance to neighbors when in use
- b) Exterior speakers and outdoor televisions are not permitted at the front of the property

7.21 FENCE – GENERAL

Fencing standards within Heritage Hills differ between neighborhoods and within neighborhoods (e.g., The Overlook; The Summit; corner lots). See special circumstances below for more details regarding The Overlook, corner lots, lots bordering community facilities, detention lots and open spaces, and lots bordering brick walls. Note as well that the District is responsible for some of the split rail fencing between Heritage Hills and the South Suburban path. If the District discloses to the homeowner that the District is not responsible for the fence, then an appropriate DRR should be submitted to the DRC by the homeowner for any improvements.

- a) Fencing materials must adhere to the following:
 - i. Fences may be constructed of cedar, black wrought iron, or composite materials (i.e., Trex). See below for special circumstances
 - ii. The use of barbed wire is prohibited everywhere within Heritage Hills

-
- iii. Chain link, woven wire, and vinyl fencing is not permitted
 - b) Fencing returning to the house (i.e., side fencing) must have a minimum setback of one-third (1/3) the depth of the house as measured from the front of the house/garage
 - b) Fence/posts must be installed on your property, not the property line
 - c) Privacy fences should be in a vertical orientation (i.e., panels run up/down) and with a flat top (i.e., dog ear, shadow box fencing not permitted)
 - d) The “good side” (i.e., smooth side) of fencing should face the street or open space if there is no residential neighbor. If there is a residential neighbor, the “good side” may face the owner’s home
 - e) Fencing in front yards is not permitted
 - f) No fences over six feet (6’) above grade level are permitted
 - g) Non-reflective two inch (2”) inch by four inch (4”) wire mesh is permitted in dimensional and split rail fencing to keep pets in homeowner’s yard
 - h) Landscaping shall be used to soften the visual impact of fences
 - i) Fence stain color must be approved by the DRC. Stain colors which differ significantly from a cedar/wood color are not permitted (e.g., white, blue, yellow)
 - j) Painted wood fences are not permitted

7.22 FENCE – SIDE FENCING

- a) Side fencing refers to where fencing returns the house (e.g., backyard fence comes towards the house at a certain point along the house)
- b) Side fencing must have a minimum setback of one-third (1/3) the depth of the house as measured from the front of house/garage

Additional standards for specific areas of Heritage Hills are noted below.

7.23 FENCE – THE OVERLOOK

- a) Six foot (6’) black wrought iron fencing or dimensional two inch (2”) inch by eight inch (8”) rough cedar fencing
- b) Privacy fences are not permitted
- c) Split rail fences are not permitted
- d) Brick or stone pillars interspersed with fencing are/not permitted

7.24 FENCE – PROPERTIES BORDERING COMMUNITY FACILITIES OR DETENTION LOT

- a) Properties bordering the community facilities and detention lot have a two-rail fence in place along the rear property line. Any side fences must utilize the same fence in design, height, and materials

7.25 FENCE – PROPERTIES BORDERING BRICK WALLS

- a) Privacy fences are permitted along the side property lines provided they meet the standards noted above (i.e., FENCE – General; FENCE – Side Fencing)
- b) Fences adjoining the perimeter brick walls may not exceed the height of the brick wall
- c) Privacy fences are not permitted in The Overlook

7.26 FENCE – CORNER SITES IN THE SUMMIT, THE POINT, THE RIDGE, AND THE HILLSIDE

- a) Fencing 42 inches and under
 - i. Fencing may be installed to within nine feet (9') of the back of curb or sidewalk and may be parallel with the back of curb or sidewalk
 - ii. Fencing returning to the house must have a minimum setback of one-third (1/3) the depth of the house as measured from the front of the house/garage
- b) Fencing over 42 inches
 - i. Privacy fencing over 42 inches in height must be held back at least sixteen feet (16') from the back of curb or sidewalk
 - ii. Fencing must have a minimum setback of one-third (1/3) the depth of the house as measured from the front of the house/garage
 - iii. Black wrought iron fencing over 42 inches in height must be held back at least nine feet (9') from the back of the curb or sidewalk

7.27 FENCE – SCREEN FENCING

- a) Screen fencing is predominantly temporary, and is not permitted
- b) Screening for outdoor living spaces should be accomplished with landscape, privacy fence, or outdoor privacy walls
- c) See also OUTDOOR PRIVACY WALL

7.28 FENCE – INVISIBLE FENCING

- a) When an invisible fence is installed in the front yard, one (1) sign advising that the fence is there and active must be displayed. The sign may be no larger than twelve inches (12") by twelve inches (12") and should be located within two feet (2') of the curb or sidewalk

7.28 FIRE PITS / FIREPLACES

- a) Must be integrated into the outdoor living design and landscape plan
- b) Materials must coordinate with the color scheme and materials used on the home
- c) Must not be located within setbacks or utility easements

-
- d) Site chimney elements may not exceed a height of eight feet (8'). To achieve this, the chimney element on fireplaces must be set back a minimum of five feet (5') from any fence and five feet (5') from any other wall
 - e) For portable fire pits, reference Chapter 7, Article V – Open Fire and Burning Restrictions of the Lone Tree Municipal Code (https://library.municode.com/co/lone_tree/codes/municipal_code)

7.29 FLAGS AND FLAGPOLES

- a) A maximum of one (1) freestanding flagpole (i.e., embedded in concrete) and two (2) removable poles held in brackets mounted on the front of the home, are permitted
- b) Freestanding flag poles are permitted in the front yard only and must not be installed within the setback area
- c) Freestanding poles may not exceed twenty feet (20')
- d) Removable flagpoles may not exceed eight feet (8') in length
- e) Any lighting associated with flag display must adhere to these Design Standards and Declaration restrictions
- f) Refer to Community Standards for information on flags and the display of flags

7.30 GARAGE/GARAGE DOORS

- a) Accent colors and simple door patterns complimentary to the architectural character of the home are encouraged. Considerations include, but are not limited to, neighborhood consistency, material, and window design
- b) All windows must match on each garage door
- c) Outlining door panels in a contrasting color or in a checkerboard design is not permitted
- d) Architectural forms and materials similar to those used in the main entry of the home should be incorporated into the garage elevation
- e) Garage conversions for residential or commercial use are not permitted

7.31 GARDENS – VEGETABLE (Updated 8/9/23)

“Vegetable Garden” means a plot of ground or an elevated soil bed in which pollinator plants, flowers, or vegetables or herbs, fruits, leafy greens, or other edible plants are cultivated.

- a) Non-permanent fencing up to two feet (2') in height is permitted
- b) Should be substantially screened from view of adjacent neighbors and streets

7.32 GAZEBOS

- a) A Gazebo is a freestanding, unattached structure with open view sides and a solid roof
- b) Must be installed as an integrated part of the home and landscape design
- c) Gazebo cannot exceed twelve feet (12') in height above ground level, or be larger than twelve feet (12') by twelve feet (12') roofline to roofline

-
- d) Must be compatible with the color of your home and landscaping
 - e) Gazebos in the front and side yards are not permitted
 - f) Gazebos may not be built or placed within setbacks or utility easements
 - g) To ensure an open, airy appearance at least seventy-five percent (75%) of each side must be open
 - h) Any lighting features must be designed to harmonize with the home (see LIGHTING)
 - i) Does not unreasonably obstruct or diminish the view of adjacent property owners

7.33 HOT TUBS

- a) Must be an integral part of your deck, patio, or landscape plan
- b) Every effort must be made to locate the hot tub in a way to minimize view and noise to your neighbors. The hot tub should be screened (i.e., privacy fence or landscaping)
- c) Must be in the rear yard and not encroach on property setbacks or easements
- d) Any utilities servicing hot tubs must be installed underground

7.34 LANDSCAPING (updated Jan 2024)

Landscaping is an integral part of the overall appearance and character of Heritage Hills. A home's landscape should enhance the architecture of the house, the natural beauty of the environment, and the overall quality of the neighborhood.

The DRC may require the installation of landscaping for screening (e.g., hot tubs, basketball systems, exposed decks/patios/outdoor kitchens/televisions) to maintain privacy between neighbors and the community. For this reason, it is encouraged that all DRRs consider the use of landscaping to maintain the beauty, quality, and character of the neighborhood.

- a) Trees should be integrated into planting beds whenever possible
- b) There shall be no large or continuous area of bare soil (after the landscape is established)
- c) Stumps from cut trees must be removed (ground to below sod level)
- d) Artificial plants/flowers are not permitted in front yards
- e) Mulch, bark, rock, and related landscape materials must adhere to the same requirements as specified for drought-tolerant landscapes (see below)
- f) Use of hardscape (e.g., concrete, tile, stone, sport courts) is limited to twenty percent (20%) of the area of the front/back yard (depending on which yard is being landscaped). Pool decking is not included in this limitation. Consideration will be given to expanding this area to a maximum of 33% if landscape screening has been employed in the landscape plan, or if the property is screened with a privacy fence
- g) Landscaping must adhere to setback requirements
- h) If property is adjacent to a brick wall, the following standards apply:
 - i. A forty-eight inch (48") buffer zone adjacent to the brick wall must be established. Regarding the buffer:

-
- a. Only sod and sprinkler permitted within the buffer
 - b. The grade of the dirt for the sod must match the bottom edge of the brick wall
 - c. Mulch, dirt, and other landscape materials cannot be built up against the brick wall
 - ii. The property must have/retain:
 - a. One (1) pine tree with a minimum eight foot (8') height, or
 - b. Two (2) three-and-a-half inch (3.5") caliper deciduous trees planted within a twenty foot (20') wide area along the rear property line
 - i) Drought-tolerant landscapes are permitted and must adhere to the following standards. For the purposes of this section, "Xeriscape" means the application of principles of landscape planning and design, soil analysis and improvement, appropriate plant selection, limitation of turf area, use of mulches, irrigation efficiency, and appropriate maintenance that results in water use efficiency and water-saving practices
 - i. Grasses, ground cover plants, trees, and shrubs set forth on the following Fact Sheets provided by the Colorado State University should be considered:
 - a. Ornamental Grasses <https://extension.colostate.edu/docs/pubs/garden/07232.pdf>
 - b. Xeriscaping: Ground Cover Plants <https://extension.colostate.edu/docs/pubs/garden/07230.pdf>
 - c. Xeriscaping: Trees and Shrubs <https://extension.colostate.edu/docs/pubs/garden/07229.pdf>
 - ii. All xeriscape areas shall be a minimum of eighty-five percent (85%) plant material at maturity
 - iii. Lightweight materials, such as, but not limited to, bark or mulch, shall not be used in areas unshielded from high winds. Loose gravel shall not be used in areas abutting streets or sidewalks, unless the gravel is larger than two inches (2") in diameter
 - iv. All planter beds shall be covered with a minimum depth of three inches (3") of rock or wood mulch
 - v. Marble chips, volcanic rock, or high contrast mulch or stone materials, including but not limited to red, green, white, and black, are not permitted. Natural earth tone mulch and stone material, such as but not limited to, washed river rock, may be used. Chipped concrete, pea gravel, and rock under three-quarters of an inch (3/4") is not permitted
 - vi. Artificial turf is not permitted on front yards or side yards where visible from the street
 - vii. Three pre-approved water-wise garden designs can be found using the links below:
 - a. [Basic](#)
 - b. [Intermediate](#)
 - c. [Advanced](#)
 - j) Other references to consider when designing landscape:
 - i. DECK/PATIO
 - ii. DRAINAGE
 - iii. LIGHTING
 - iv. RETAINING WALLS
-

7.35 LIGHTING

Heritage Hills residents value and appreciate the ability to enjoy views of dark night skies. Lighting within the neighborhood was originally designed to this end and continues to be supported within the Design Standards.

Exterior and Landscape Lighting

- a) Each home must have at least one dusk-to-dawn light in the front of the house. Post/pillar lights may be repaired and replaced, but may not be removed
- b) Must be conservative in design and compatible with the style of your home
- c) Must be hooded/recessed and use “cut-off” fixtures directed to eliminate glare to neighbors; lighting shall not illuminate beyond the property line as to light any neighboring property and/or common area
- d) Lighting must be directed to illuminate only walks, deck surfaces, and landscaping. Architectural lighting may be used to highlight a home’s architectural features (e.g., gables, arches, columns)
- e) All exterior lighting must not exceed the light intensity equivalent in a fifty (50) watt incandescent bulb
- f) Use of warm tone lighting is preferred over bright cool tones
- g) No fixture may be placed more than a maximum of eight feet (8’) above the adjacent surface, except for architectural lighting (within soffits) and security lighting (see below)
- h) Landscape lighting shall be automated and controlled by a timer or photoelectric system. Lighting controls shall not be mounted on perimeter walls and cannot be visible from street view or view of neighboring property
- i) Lighting that will cause glare or discomfort, or disrupts the visual environment of neighboring homes is not permitted
- j) The following are not permitted:
 - i. Colored lenses or bulbs (except for temporary holiday displays; reference the Heritage Hills HOA Community Standards)
 - ii. Blinking, flashing, or changing intensity lights (except for temporary holiday displays; reference the Heritage Hills HOA Community Standards)
 - iii. Above-ground plastic housings and connections
 - iv. Post lights in rear yards
 - v. Searchlights and floodlights
 - vi. Lighting systems for basketball systems and tennis/sport courts

Permanent Holiday Lighting (often advertised as “Architectural Lighting”)

Permanent holiday lighting, often advertised as “architectural lighting”, is permitted:

-
- a) Housing for lights must match house paint color
 - b) Housing for lights must be affixed in a manner such that the housing for the lights does not fall below the fascia
 - c) Lights may be used to highlight architectural features of the home (e.g., gables, arches, columns) as the homeowner sees fit. At no time must lights be configured in a manner that could be construed to be holiday lighting
 - d) Lights must meet the standards for Exterior and Landscape Lighting
 - e) Use of lights for holiday lighting must follow the Heritage Hills HOA Community Standards for “Holiday Decorations / Lighting”
 - f) Note that if a homeowner wishes to paint their home a new color, the holiday lighting will need to be removed (housing for holiday lighting cannot be painted). A new DRR would be required if holiday lighting is to be reinstalled

Security Lighting

- a) Security lighting must be affixed to the house, be triggered by motion sensor and, when activated, on no longer than five (5) minutes. Sensitivity to movement must be properly adjusted so as not to create an annoyance
- b) Security lights should be placed no higher than the ground floor eaves
- c) Light from a security light should not project on neighboring houses/property

7.36 OUTDOOR PRIVACY WALLS

- a) Outdoor privacy walls should be integrated into the outdoor living design and landscape plan
- b) Must be a size and height consistent with the other elements of the outdoor living design and the scale of the yard and home
- c) Materials and color should be consistent with those of the home

7.37 PATIO

A Patio is an exterior, at-grade surface.

- a) Patio surfaces may be constructed of stamped/concrete, paving stones, brick, flagstone, tile, or other like material
- b) Harmonizes with the architectural style and other elements of the home
- c) Installed as an integrated part of the home and landscape design
- d) Complimentary in materials and color to the home
- e) May not exceed twelve inches (12”) in height at the highest point as measured from existing grade
- f) Must not be installed within a setback or utility easement
- g) Should not be used for storage

7.38 PATIO COVERS

- a) Colors, materials, mountings, and supports must be compatible with the color, materials, style, and scale of homes in the neighborhood
- b) For a solid roof, roof materials must match that of the home (i.e., same roof tile)
- c) May not extend beyond the side of the house
- d) Must not be installed within setbacks or utility easement

7.39 PERGOLAS

- a) Colors, materials, mountings, and supports must be compatible with the color, materials, style, and scale of your home
- b) Installed as an integrated part of the home and landscape design
- c) Must be located in the rear yard and may not extend beyond the side of the house
- d) Are not permitted at the front of the home
- e) May not exceed ten feet (10') in height
- f) May not be covered (e.g., with canvas or plastic)
- g) Must not be installed within setbacks or utility easements
- h) The cumulative size of all structures (including patio covers, gazebos, pergolas, awning, and other shade devices) shall not exceed ten percent (10%) of the total back yard

7.40 PIPES

- a) Exterior pipes, conduits, and equipment (e.g., radon pipes), must match, or be painted to match, the color of the home
- b) Gutters and downspout finishes, and color must match, or be consistent with, the color of the adjacent surfaces of the home
- c) Additional screening may be required

7.41 PLAY AND SPORTS EQUIPMENT (e.g., swings, climbing playhouses, trampolines)

- a) Equipment shall be located in the side or rear yard
- b) No portion of any play structure should be greater than twelve feet (12') in total overall height
- c) The structural elements (e.g., frame) and canopy tops on play structures must be muted, earth toned colors
- d) All sports/play equipment shall be installed at least nine feet (9') from side and rear property lines; however, manufacturer safety clearances should be minded by the installing owner

-
- e) Does not unreasonably obstruct or diminish the view of adjacent property owners
 - f) For trampolines, if netting is used, all parts of the netting must be black or muted earth tone in color
 - g) Treehouses are not permitted

7.42 PLAYHOUSE

- a) Structure must be less than five feet (5') in height and six feet (6') in width and length
- b) Structure must be located at least nine feet (9') from rear and side property lines
- c) Color of walls, trim, and roof must match the color scheme of your home
- d) Any utilities must be located underground
- e) Structure should be screened (i.e., fence or landscape) from side and rear neighbors
- f) Structures must be painted or stained and maintained in good condition

7.43 RAIN BARRELS

- a) A maximum of two (2) rain barrels with a combined storage of 110 gallons or less are allowed at each home
- b) Barrels should be placed against the side or rear of the home and must not be visible from the street
- c) Barrels should be elevated no more than three inches (3") from ground level
- d) Barrels should be of a color and style that is consistent with the home and downspout
- e) Collected rainwater may be used to irrigate outdoor lawns, plants, or gardens of the homeowner only. Untreated water collected from roofs is not safe to drink
- f) Rain barrels must be equipped with a sealable lid (by law) and be mosquito resistant

7.44 RETAINING WALLS

- a) Installed as an integrated part of the landscape plan
- b) Retaining walls cannot be constructed from cinder blocks
- c) Homeowners shall consider retaining wall drainage so that the installation does not impact the existing drainage pattern
- d) Landscape design plans that include retaining walls must show current drainage patterns and any changes
- e) Retaining walls which are partially below the finished grade, or walls used as planters, shall be properly moisture-proofed to avoid unsightly water staining
- f) Retaining walls over forty-two inches (42") in height require an engineering certificate certifying walls will not change the current drainage pattern or, if the drainage pattern is changed, certification that the new drainage pattern will not adversely affect the drainage on adjacent or nearby properties or open spaces

7.45 RETRACTING SCREENS / SUNSHADES / SUNSCREENS

- a) Retracting screens may be installed on homes with enclosed decks (i.e., decks which are attached to the home and whose ceiling is part of the existing roof line)
- b) Sunshades / sunscreens that are installed onto a deck or patio and affixed using a post require a DRR
- c) Sunshades / sunscreens must be retracted when not in use / after dusk
- d) Retracting screens, sunshades, and sunscreens may be tan, sand, beige, charcoal grey, or black

7.46 ROOFS

- a) Materials must be Class “A” rating
- b) Must be harmonious and complementary with the proposed materials, color, style, and architecture of the home and neighborhood
- c) Clay, slate, or concrete tiles are required
- d) See also Appendix 2 – Design Criteria – Additional Details

7.47 SETBACKS (Updated 9/15/22)

Setbacks are designed to protect and preserve the landscape features and privacy of homeowners

Setbacks are measured from the property line to the face of the foundation (patio / structure; excludes chimneys). A structure is defined as anything constructed or erected in, under, over or upon the land, or attached to something in, under, over or upon the land, but excluding fences and brick walls which line property (e.g., seating walls are a structure). (Definition added 9/15/22)

- a) No structures are permitted within a setback including, but not limited to, sidewalks, patios, supporting posts for a deck cover, retaining wall, seating wall, or fireplace/pit
- b) Setbacks:
 - i. Side (interior lot): Five feet (5'), or width of the utility easement, whichever is greater; ten feet (10') minimum between roof structures
 - ii. Side (corner lot): Eighteen feet (18') or twenty feet (20') for garage drive (i.e., side where the garage door directly faces and is accessed by a public street)
 - iii. Rear: ~~Fifteen feet (15')~~ Twenty feet (20') (Changed 9/15/22)
 - iv. Rear (to perimeter or collector streets): Thirty feet (30')
 - v. Front: Eighteen feet (18').
- c) Encroachments for setbacks may be considered only for open, unenclosed, uncovered patios at ground level and will only be granted as a variance. The maximum allowable encroachment is six feet (6') into a rear setback only (i.e., no encroachment on side or front setbacks)

7.48 SIGNAGE

Refer the Heritage Hills HOA Community Standards for standards and restrictions

7.49 SOLAR SYSTEMS/PANELS

While the use of energy devices based on renewable resources is encouraged, the Heritage Hills HOA must balance that use with its responsibility to improve and enhance the attractiveness, desirability, and safety of the community. The following standards apply to solar devices.

- a) Meet all governmental guidelines for residential use
- b) If roof-mounted
 - i. Installed so as to minimize its exposure when viewed from other properties, open spaces, and the street
 - ii. Must be built into and made an integral part of the roof flashing or the structure of the home
 - iii. Installed flush with the roof
 - iv. Equipment connections attached to the home must be painted to match the surface which they overlay
 - v. The total number of solar panels, and any other apparatus, installed shall not cover more than 75% of any given roof section
- c) If pole-mounted
 - i. Must be in the rear-yard below the fence line and, to the maximum extent possible, shall be screened from view of neighbors
- d) A written statement by a solar energy expert regarding the required placement of solar panels may be required
- e) All installations must comply with all applicable building codes and other governmental regulations, and must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties
- f) All systems must be operable. If the solar system is ever inoperable for more than 120 consecutive days, the HOA may require the homeowner to remove the solar system and return all affected areas to their original condition within sixty (60) days of the homeowner's receipt of a written demand for such action from the HOA
- g) Equipment removal requires restoration of the installation location to its original condition
- h) DRC approval in no way should be construed as a representation, guarantee, or warranty that the collection of solar energy will remain undisturbed by vegetation or improvements located on surrounding properties
- i) The homeowner and installers must indemnify or reimburse the Heritage Hills HOA and/or its members for loss or damage caused by the installation, maintenance, or use of said systems. See Appendix 3 – Heritage Hills HOA Solar System Agreement
- j) Note that the Solar System Agreement is binding on the current and all subsequent owners of the home

7.50 STATUES, ART, AND ORNAMENTS

Statues, outdoor art, and decorative water features are a very personal preference. The following standards apply.

-
- a) Up to two (2) items may be permitted per home (e.g., statues, outdoor art, fountain, birdbath)
 - b) Must be part of an integrated landscape plan
 - c) Items such as animal skulls, flamingos, or trolls/gnomes are not permitted in front or side yards, and shall not be visible from the street
 - d) Must not exceed thirty-six (36") in height
 - e) See also WATER FEATURES

7.51 STORAGE – OUTSIDE

- a) Temporary moving containers and portable storage "PODS" are permitted on driveways for no more than fourteen (14) days
- b) No other temporary storage is permitted on the property

7.52 SWIMMING POOLS/SPAS

- a) All swimming pools shall be of the in-ground type; spas and water features may be in-ground, partially in-ground or above ground. All must be part of an integrated landscape plan
- b) If spas/water features are above ground, they must include color and materials consistent with the home
- c) Pools must be located within the rear yard only
- d) Swimming pools must be set back from any property line by eight feet (8') on the sides and nine feet (9') at the rear and not obstruct easements (a variance is required from the City of Lone Tree). This measurement is from the edge of the pool deck, not the water's edge
- e) Every effort must be made to screen the swimming pool/spa in a way to minimize views and noise to your neighbors using design, landscaping, or privacy fencing
- f) Pool equipment must be screened from street and neighboring views; sound dampening enclosures are required for all pool equipment
- g) Incorporates appropriate safety features (e.g., locks, covers)
- h) Any water features incorporated into the pool area shall:
 - i. Not exceed the height of the property wall
 - ii. Have all sides of the water feature finished (i.e., no exposed pipes or motors)
 - iii. Fit within the swimming pool setbacks noted above

7.53 TENNIS/SPORT COURTS

- a) Sport court surface must be black or a muted tone in color
- b) Must be located in rear yards at least fifteen feet (15') from rear and eight feet (8') from side property lines (i.e., must adhere to setbacks; reference SETBACKS above)
- c) No lighting systems are permitted on tennis/sport courts

-
- d) Reference “Basketball Systems” for acceptable basketball pole and backboard

7.54 WATER FEATURES

- a) Installed as an integrated part of the landscape design and consistent in scale with your yard and home
- b) Fountains must be thirty-six inches (36”) or smaller in height and/or width. Only one (1) fountain is permitted per home
- c) Standing ponds are not permitted (i.e., ponds with resting water; not pumped as part of a water feature)
- d) If the feature includes a pump, proximity to neighbors is considered when reviewing the submission
- e) See also SWIMMING POOLS/SPAS

7.55 WINDOWS

- a) Windows may be replaced or added, but must be uniform and match those existing in the home (e.g., if a homeowner wishes to replace windows/patio doors with grids with windows/patio doors with no grids, all windows/patio doors with grids must be replaced with windows/patio doors with no grids; replacement windows should match size, color, window style, and grid pattern of existing windows)
- b) Mirrored or reflective surfaces and all treatments which change ordinary glass into a mirrored or reflective surface are prohibited
- c) New windows should be placed (location, height, orientation) to respect the privacy of adjacent residences
- d) Trim treatments for specialty windows should be consistent with and/or complimentary with trims on standard windows
- e) Window types of the same manufacturer and series should be used whenever possible
- f) Excessive façade trims on windows and doors should be avoided

7.56 XERISCAPE

Refer to LANDSCAPING

APPENDIX 1 – OBTAINING A PLOT PLAN

APPENDIX 2 – DESIGN CRITERIA - ADDITIONAL DETAILS

APPENDIX 3 – HERITAGE HILLS SOLAR SYSTEM AGREEMENT

APPENDIX 1 – OBTAINING A PLOT PLAN

Plot plans for most properties in Heritage Hills are available from the City of Lone Tree. Note that the City of Lone Tree recently purged a number of records with the result that all homes may not have a plot plan on file.

Requesting a plot plan can be done via the City of Lone Tree Building Records Request website (<https://cityoflonetree.com/departments/city-clerk/records-requests>). Note that the City of Lone Tree has purged some information with the result that plot plans may not be available for all homes within Heritage Hills.

The screenshot shows the City of Lone Tree website's 'City Records & Records Requests' page. The page features a navigation menu at the top with links for 'GOVERNMENT', 'DEPARTMENTS', 'EVENTS', 'ARTS CENTER', and 'POLICE'. A search bar is located in the top right corner. The main heading is 'City Records & Records Requests'. Below this, there are several sections: 'City Clerk's Duty', 'Records Information', 'Time Kept', 'Open Records Request', and 'Making Your Request'. On the right side, there is a vertical column of four green buttons: 'RECORDS REQUEST FORM', 'POLICE RECORD REQUESTS', 'RECORDS REQUEST FEES', and 'RECORDS MANAGEMENT POLICY'.

- Select “Records Request Form” – in the Green button column
- On the Records Request Form
 - Select “Building Records” for “Type of Request”
 - Enter your contact information
 - Enter “Plot Plan for [your address]” in “Document(s) Requested”
 - Provide a reason for the request (e.g., completing a Design Request for an HOA)
 - Select your desired format
 - Scroll down to acknowledge and Submit

APPENDIX 2 – DESIGN CRITERIA – ADDITIONAL DETAILS

GENERAL CRITERIA

- a) Designs shall reflect harmonious “style” and consistent quality
- b) Building masses shall be “human” in scale
- c) Massing and scale shall be given special attention at development edges and at highly-visible areas such as major circulation routes, open space amenities, green belt areas, and other view corridors
- d) Strong and simple forms should be combined
- e) Main roof forms shall have a “front-to-back” orientation, when at all possible, to create a more “human” scale at streetscapes. This main roof form shall be alternated and articulated with other complimentary roof forms (including garage forms) to create visual interest and a unified composition
- f) Residences should be stepped back and down in massing, when possible, in response to a site’s particular topography, view corridors, and public view exposure
- g) Shadows should be created through building massing and the use of strong, simple forms (e.g., chimney stacks, bay windows, balconies, recessed elements, roof overhangs) and contrasting, yet harmonious use of materials and textures
- h) Massing of proposed landscape materials should soften, reduce, and compliment building facades, while providing visual interest along the street scene

RESIDENTIAL MASS, FORM, AND SCALE

Within residential communities and neighborhoods, building mass, forms, and scale play key roles in developing design continuity and defining “street scene”. The design and articulation of building roof forms and facades provide the foundation of visual interest and variety with the “street scene”. The following criteria are associated with residential mass, form, and scale.

- a) Building masses should be appropriate relative to both lot size and setbacks, which may require innovative and “stepped” designs that place greater height and mass away from the streetscape
- b) Masses of buildings should be broken up to reduce apparent scale, provide visual interest and depth, and achieve more articulated forms. “Box-like” designs are not appropriate
- c) Designs should incorporate visually heavier and more massive elements at their base, with lighter, less massive elements above the base components. A second story, for example, should be proportionate and not appear heavier or to have greater mass than that portion of the base supporting it
- d) Heights of buildings should be “stepped down” toward edges, when possible, to aid in the transition between buildings and to create “human” scale
- e) In walk-out situations, unbroken, three-story masses are discouraged and should be avoided when at all possible
- f) Vertical and horizontal elements should be used in contrast to one another, such as using chimney stacks, to counterbalance strong, horizontal facade elements. Another example would be a generous roof overhang with rich fascia detailing to contrast with strong vertical elements
- g) Recessed and projecting design elements should be used to increase shadowed effects. Opportunities for these include roof overhangs, bay and boxed out window treatments, chimney stacks, covered decks, porches and entries, and stepped foundation masses

-
- h) Consistent and complimentary treatments should be used on individual facades of buildings. This is especially important at places where buildings are highly visible such as at major circulation routes, frequently-used open spaces (e.g., amenity areas, hiker/biker trails), or when placed prominently against hillsides and skylines. Front, side, and rear elevations should share common articulation features, detailing, and materials
 - i) Creative entry treatments should be used, and other focal points created (such as porches, balconies, dormers, and shutters, if appropriate) with architectural elements selected from a vocabulary consistent with the overall design concept
 - j) Variation in the building footprint should be incorporated into the design
 - k) Contrast and depth should be achieved through exterior selections that emphasize a dominant building material but include contrasting and complimentary materials, detailing, and colors. Transitions between materials should be detailed appropriately to the materials being used and should have a visual, as well as a structural, logic. Materials with varying textures and depths should be used
 - l) Simple lines should be used, and incongruous angles are discouraged
 - m) Excessive facade trims on window and door assemblies can result in a busy, cluttered appearance and should be avoided

ROOF FORMS AND ELEMENTS

Roof forms and elements are dominant features of residential architecture and should enhance interest and variety of the “street scene” and skyline, as well as definition of the building massing. Roof forms should not be overly complex. The mass of a building’s roof should be broken into smaller planes or roof elements to help reduce the apparent scale, avoid the repetition of roof forms, and provide visual interest through articulation. The following criteria are associated with roof forms and elements.

- a) A dominant roof form should be used in conjunction with complimentary secondary and minor roof forms and elements
- b) Gable and hip roof forms, in general, should be used with complimentary dormers, sheds, and turrets, as well as other possible minor elements that are appropriate with the desired vernacular. Other types of possible dominant roof forms will be considered on a case-by-case basis with the DRC.
- c) The dominant roof form should be oriented from front to back to lower the apparent height and to reduce the impact of high gabled roof ends on the “street scene”
- d) On the dominant roof form, a minimum (6:12) roof pitch should be used. The use of steeper pitches (9:12 and above) on dominant roof forms will be considered on a case-by-case basis and must be consistent with the individual architectural design, style, and character of the submission. This will also apply to the pitch, detailing, and materials used on secondary and smaller roof elements. Combining varying and complimentary pitches adds interest to rooflines; however, too many pitches, and those not applied in a sensitive and logical manner but merely to “make the plan work”, are not desirable and should be avoided.
- e) Roof forms should be proportional to the spaces they cover and help tie the overall composition together. In addition to providing visual interest, they should define the residence’s interior functions, spaces, and configuration. Gables, dormers, and other secondary roof elements should also be proportional to the overall roof size and form. These roof elements can help break up the mass of the roof and the attached building walls

EXTERIOR DESIGN ELEMENTS

Appropriate exterior design elements and details integrated into residential architectural design are desirable to enhance overall building appearance and provide visual interest, relief, and richness. Elements should be proportional to the building scale as well as to “human” scale. Each element should help to unify an overall composition with regard to forms, textures, and proportions. The following criteria are associated with exterior design elements.

- a) **Recessed and projected elements** are encouraged to achieve more articulated and visually interesting forms. Use of these elements can also provide cohesive and consistent relationships between indoor and outdoor spaces
 - b) **Chimneys** are strong roof elements that punctuate rooflines, sculpt wall surfaces, and add architectural interest. Specific criteria include:
 - i. Masonry materials are preferred for chimney stacks (i.e., brick, stone, stucco)
 - ii. Proportions and materials should give chimneys a substantial and stable appearance
 - iii. Gas fireplace box-outs and direct-vent applications should be handled in an appropriate architectural manner and should not have the appearance of being “tacked on” in any manner
 - c) **Covered entryways and outdoor living areas**, including front porches, patios, decks and balconies, are encouraged to provide gracious transitions to outdoor areas as well as being important architectural features in a building’s overall composition. Specific criteria include:
 - i. The size of a porch, deck, patio, or balcony should be compatible with human scale and proportional to the size of its base structure
 - ii. Porches, patios, decks, and balconies, in general, should be compatible with the architectural character of a design as well as with the massing. These elements should be “nested” into the design when possible and become part of the architecture. Elevated decks should not look as though they are “tacked on” or an afterthought, but rather utilized as an architectural element in the overall architectural composition
 - iii. Materials and colors of all elevated decks shall be consistent with or complimentary to the main residence
 - iv. Elevated balcony and deck columns and support posts must have substantial mass, width, and visual substance. Proportions must be proper on these vertical elements. Vertical elements must look as though they can visually support the structure above them. In general, a minimum 6” x 6” column must be used and built up with detailing to a minimum of 10” x 10” unless otherwise reviewed and approved by the DRC. Stucco, stone, and brick-veneered vertical elements are strongly encouraged. It is strongly recommended that deck and patio designs be submitted as early as possible to avoid any miscommunications or intents
 - v. Masonry columns at rear elevations of walk-out situations should be proportional to any three-story building mass, with character and detailing consistent with the proposed architectural style
 - vi. Stairways, in excess of ten (10) risers, providing access from decks to lower yards shall be offset or interrupted with a landing. Full run stairs are not allowed.
 - d) **Roof overhangs, fascia, and soffits** are very important exterior design elements. Roof overhangs are important with regard to their aesthetic quality as well as their practical functions. They create relief and shadow patterns that visually reduce height and scale, provide shade for walls and windows, and control rainwater in conjunction with gutters and downspouts. Specific criteria include:
 - i. Overhangs should be proportional to the sizes of roofs, the roof pitch, and the height of the subject-building façade. Larger roof areas, shallow pitches, and roofs high from the ground generally
-

-
- indicate larger overhangs. Steeper roofs typically require less overhang. Aesthetics and detailing should be a main influence in this determination
- ii. Generally, overhangs should be a minimum of twelve inches (12") unless design styles and treatments (such as built-up frieze bands and details) require alternative solutions. These will be reviewed on a case-by-case basis in context with the entire architectural composition
 - iii. Heavier and more substantial fascia and soffit details are desirable in keeping with the regional and indigenous theme desired
 - iv. Fascia and soffit detailing should be proportional to the size of overhangs and roof pitches utilized and in keeping with the architectural character
 - v. A minimum eight-inch (8") width is required for fascia boards or some comparable combination of built-up and relief boards. Six-inch (6") fascia is not acceptable
- e) **Columns and supports** are important elements of the architectural image of a building. Their architectural presence includes their scale in relation to the building as well as to what they support and their general character and detailing. Specific criteria include:
- i. Column proportions should be consistent with any involved entryways, porches, and roof areas. Columns set on larger, more massive bases help transition these design elements to the ground plane
 - ii. Tapered columns should have a minimum base diameter of twelve inches (12") and boxed-out columns should also minimally be twelve by twelve inches (12" x 12"). Grouping columns is encouraged
 - iii. Column character and detailing should be consistent with the proposed architectural style. Brick columns at entryways and front elevations, for example, should have detailing coursing to break up the apparent height of the column
- f) **Windows** are an obvious important exterior design element. Specific criteria include:
- i. Windows should be placed (location, height, and orientation) to respect the privacy of adjacent residences as well as to enhance interior spaces with regard to views and adding to overall building character
 - ii. Window and door heads, and assemblies of multiples of both, should have a logic to them and be integrated into the overall architectural composition. Generally, window and door heads should have a consistent height unless specific designs demand otherwise (reviewed on a case-by-case basis)
 - iii. Proportions and forms of window and door openings should reflect human scale and complement rooflines, eaves, and soffits
 - iv. Trim treatments for specialty windows should be consistent and/or complimentary with trims on standard windows. Windows with distinctive shapes, sizes, or details (such as divided glass, arches, and bays) should be considered to complement the form and massing of structures
 - v. Window types of the same manufacturer and series should be used whenever possible and are encouraged to be consistent with the level of housing being designed and built
- g) **Garage proportions, elevations, and doors** are some of the most important exterior design elements with regard to their impact on the "street scene" and overall contribution to any architectural composition. They require sensitivity and forethought in the design process. Garage proportions should demonstrate human scale and not dominate or overwhelm the front elevation. Specific criteria include:
-

-
- i. Design elements and details should be incorporated into the garage elevation. This is especially important when the garage is side-loaded from the street
 - ii. Architectural forms and materials similar to those used in the main entry of a structure should be incorporated into the garage elevation
 - iii. Second floor elevations above garages should be offset (setback) from the garage elevation plane
 - iv. When a garage is distinguished by an individual roof form, the roof must be treated separately from the primary roof body. The garage header and eave height must be of human scale and cannot be excessive in size as to look “disproportionate”. If the building’s design requires a substantial garage header and eave height, this must be accommodated with some kind of architectural detailing (e.g., arches, recesses, corbelling) to lower the perceived height. This will be reviewed on a case-by-case basis by the DRC and is an extremely important issue
 - v. Different garage types and orientations should be considered to create a varied, more visually interesting “street scene”. Generally, garages should be “de-emphasized” in elevation rather than emphasized
 - vi. Three-car garages having a singular, flat, front-loaded plane are discouraged and will be reviewed on a case-by-case basis and queried for alternative solutions
 - vii. Garage doors should be simple in design, and applied decorations should be minimized; accent colors and simple door patterns complementary to the architectural character are encouraged
 - viii. Doors facing the street shall be recessed or set back from the primary wall plane to articulate depth and shadow
- h) **Exterior materials and colors** are intended to assist in the development of strong and compatible architectural character. Certain building materials and colors are considered “more desirable” for use in the community than others and should be considered. Specific criteria include:
- i. Acceptable exterior wall materials include natural wood, hardboard, and other types of wood siding, stucco, brick, and stone
 - ii. Masonry materials (such as brick, stone, or stucco) shall be incorporated into the design of all front elevations of residences. These materials shall be aesthetically balanced and proportional to other façade materials used. Generally, when a mix of façade materials is used, masonry materials should generate from the “base” structure, being a perceived “heavier” material. In a design that incorporates an all-stucco exterior, substantial “banding”, color changes, and detailing should be used so as to give the appearance that the building is resting on a base and generated from the ground plane on up
 - iii. Additionally, side and/or rear elevations shall also incorporate masonry materials aesthetically proportioned to other façade materials, especially where the exposed elevation will be visible from public areas including the following locations:
 - a. Homes located on corner lots
 - b. Homes backing to, or having side yards adjacent to, public roads and/or entry drives, and
 - c. Homes backing to public or common open space areas, including amenity areas
 - iv. Façade materials must be continued within eight inches (8”) of finished grade on all elevations, eliminating large areas of unfinished foundation walls
-

-
- v. Masonry materials should end on inside corners or built-out columns. When masonry veneers are used, designs should create impressions of substantial mass and not a “wallpaper veneer” application. Veneers should always wrap corners and have logical and proper terminations
 - vi. Sufficient logical and proper trim details should accompany any change of materials
 - vii. Siding widths should be proportionate to structure size and should not exceed a six inch (6”) dimension
 - viii. Exterior wall colors should be compatible with individual sites and adjacent buildings
 - ix. Natural, earth-toned colors should be utilized
 - x. Accent colors should be used logically and are encouraged
 - xi. Trim colors should accentuate roof forms and window and door openings and not simply be applied to building trim boards
 - xii. Roofing materials must conform to a Class “A” rating and must be harmonious and/or complimentary with the proposed color and material palette, as well as the surrounding neighborhood. Clay, slate, or concrete tiles are required (excluding barrel vault sections). New products that meet Class “A” standards will be considered on a case-by-case basis
 - xiii. Entry monumentation and driveway treatment designs are encourage to be integrated into overall architectural and landscape compositions of proposed residences (to be reviewed on a case-by-case basis)

APPENDIX 3 – HERITAGE HILLS SOLAR SYSTEM AGREEMENT

See below. The page must be printed, completed, signed, and returned with the initial DRR.



Heritage Hills Solar System Agreement

This Agreement, dated this ____ day of _____, 20____, is between the Heritage Hills Homeowners Association and

_____ (the owner, whether one or more) who owns the home having a street address of _____, Lone Tree, Colorado.

At Owner's request, the Association has approved installation of a solar photovoltaic system (the "Solar System") on the roof of the home, subject to the agreements of the Owner as set forth in this Agreement.

Compliance with Approvals: The Solar System as installed must conform to the Solar System as approved by the Association. Any changes to the location, configuration, color, or other elements of the Solar System must be approved in writing by the Association. Owner must obtain any city permits and inspections required in connection with the Solar System with copies provided to the Heritage Hills HOA.

Maintenance: The Owner is solely responsible for all maintenance, repair, and replacement of the Solar System. The Owner shall maintain the Solar System in a good and operable state of repair.

Removal: If the Solar System is ever inoperable for more than 120 consecutive days, the Association may require the Owner to remove the Solar System and return all affected areas to their original condition within sixty (60) days of the Owner's receipt of a written demand for such action from the Association. If the Owner fails to comply within such period, the Association may undertake such removal and bill the costs (together with a management fee of 25% of such costs) to the Owner. If not paid within thirty days of the Owner's receipt of such an invoice from the Association, the invoiced amounts shall bear interest at the rate then provided for in the Association's collection policy and may be assessed and collected by the Association from the Owner as a specific assessment, and the Association shall have a lien on the home for such amounts.

Indemnification: The Owner shall be responsible for any and all damages to Association property or to other homes or property caused by the Solar System, regardless of the negligence of the Owner. The Owner shall indemnify and hold the Association harmless from and against any and all claims, damages, liability, or injuries caused by or related to the Solar System.

Binding of Future Owners: This Agreement may be recorded, at the Owner's expense, in the real property records of Douglas County. This Agreement is intended to, and shall be a covenant binding on, the current Owner and all subsequent owners of the home (all of which are included in the term "Owner") and shall bind and benefit the parties hereto and their respective heirs, personal representatives, successors and assigns forever.

Executed as of the date first set forth above.

By signing below the current Owners of _____ agree to and understand their responsibility pertaining to the installation and use of a solar system.

Approval subject to the requirements of the Heritage Hills HOA.
Design Review Committee Members' Signatures:

