

# BANNING LEWIS RANCH

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## Homeowner Design Guidelines

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[BanningLewisRanchMetrodistrict.com](http://BanningLewisRanchMetrodistrict.com)

Amended 2020

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## INTRODUCTION

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

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

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

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

## PURPOSE

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

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

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

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

## DESIGN PRINCIPLES FOR LANDSCAPE

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

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



# **HOMEOWNER DESIGN GUIDELINES**

## **PROCESS/SUBMITTAL REQUIREMENTS**

Beginning May 1, 2011, all new contracts should include a disclosure to the homeowners regarding the new landscape fee. BLR Metropolitan District will be collecting a \$1,000.00 backyard landscape fee from the homeowners at time of closing. A portion of this fee will be refunded back to the homeowner upon completion and final approved inspection of their backyard landscaping as per their approved landscape plan, minus \$125.00 for design review and inspection unless additional time, reviews or inspections are required. Homeowners are required to obtain DRC approval for architectural or landscape modifications **BEFORE** the implementations are made.

## **PROCEDURES FOR COLLECTING REAR LANDSCAPE FEE**

1. At closing, Title Company will collect \$1,000.00 fee to be paid to: Banning Lewis Ranch Metropolitan District #1

Mail Check to:  
Banning Lewis Ranch Metropolitan District #1  
C/o CliftonLarsonAllen  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Attn: Design Review Committee

## **PROCEDURES FOR COLLECTING SUBMITTALS**

2. Homeowner must submit plans for approval to:

The Banning Lewis Ranch Metropolitan District  
C/o MSI, LLC  
8610 Explorer Drive, Suite 130  
Colorado Springs, CO 80920  
Attn: Design Review Committee  
Or via email to: [banninglewisranch@msiho.com](mailto:banninglewisranch@msiho.com)  
Or via fax to: 719-578-5611

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

### **APPLICATION MUST INCLUDE ITEMS 5 – 8 BELOW:**

5. Plans and specifications, including color scheme and samples, photos permissible – 1 copy
6. *BLR Design Review Request Form* - 1 copy
7. *Neighbor Notification Form*– 1 copy
  - a. It is the intent of the DRC that the Homeowner 's neighbors **be notified (not "approved by")** of any improvements which may impact the use and enjoyment of the neighbor's property.



- b. Applicable Neighbors
  - i. Adjacent Neighbor: means all neighbors with adjoining property lines to the Homeowner.
  - ii. Facing Neighbor: means the neighbor most directly across the street with visibility of the Improvement.
8. Approval of improvements by the DRC is for aesthetic purposes only. It is the Homeowner's responsibility to see that all Federal, State, and Local ordinances and codes are followed. Permits may be required by a County, City, or other governmental agency.
9. Upon completion of the backyard landscaping and final approved inspection, the escrow money collect at the time of closing will be refunded to homeowner, minus \$125.00 for design review and inspection unless additional time, reviews or inspections are required. **Please note that the release of escrow money can take up to 45-60 days to release.**
10. The DRC will be responsible for all front, rear and side yard landscape evaluations and final approvals and will use the BLR Design Guidelines for the parameters. The homeowner may elect to submit their landscaping design plan prior to the house closing to expedite the process.

### **PLANS/SPECIFICATION REQUIREMENTS**

1. The minimum size requirement for a plan submittal is 8 ½" x 11". The maximum size allowed is a readable plan submittal of 11" x 17".
2. The plan must be drawn to scale indicated on plan.
3. Provide your name, address, Builder and Landscape Contractor on each plan.
4. Indicate the location of the bottom of any slope and the top of any slope, if applicable for both architectural and landscape improvements.
5. Accurately show the footprint of your Residential Site, including lot lines, existing fences and/or walls, and existing utilities for both architectural and landscape improvements. This information may be available from the Builder or from local City or County planning agencies.
6. For hardscape improvements, show proposed new and existing: paving, wall, fences, patio covers, drainage, and structures accurately described as to material, length, height, and angles (and any other dimensions and details relevant to the improvement).
7. Indicate the nature, size, kind, shape, dimensions, materials, color, finish and location for all proposed improvements.
8. Provide a description of the materials to be used, including the proposed color scheme for all proposed improvements. Attach samples, photos and/or PDF of product details are acceptable.
9. Grading plans (if applicable for architectural and landscape Improvements), which show where the established drainage pattern may be altered by the proposed improvements. Indicate locations of drainage devices and curb cores. **Alterations to any drainage pattern requires Engineering Drainage Certificate.**
10. Landscape irrigation design/plan and description with list of materials.
11. Location of all landscape trees, shrubs, mulch, hardscapes, turf areas, play equipment, sheds and any other improvements.



12. A list of the plant material that you are proposing to use for landscape submittals. This must include trees, shrubs, vines, ground covers, sizes of material and locations (please remember to allow for easements).

### DESIGN REVIEW COMMITTEE REVIEW PROCESS

1. All submittals must be received by

BLRMD c/o MSI, LLC  
8610 Explorer Drive, Suite 130  
Colorado Springs, CO 80920  
Attn: Design Review Committee  
or via email to [banninglewisranch@msiho.com](mailto:banninglewisranch@msiho.com)  
or via fax to 719-578-5611.

2. The DRC reviews the *Design Review Request Form* and the drawings for completeness and consistency with the Homeowner Design Guidelines.
3. The DRC has up to sixty (60) calendar days to review all **complete** design review packet submittals. Approval may be given with conditions. If the DRC has not denied the submittal in writing within sixty (60) calendar days of receipt, then it shall be deemed approved. In the case of a denied request, the sixty (60) calendar day period will begin upon receipt of the re-submittal application with resolution of all denial conditions.
4. Once a Homeowner receives approval from the DRC, timely completion of improvements and construction may commence. Architectural improvements must be completed within 12 months. Landscape improvements must be completed within the time schedule listed below in Section 6.
5. Builders Installation Schedule – Closings October through March front yard will be due installed by July 1<sup>st</sup> of the growing season following closing. All other months due per the time schedule below in Section 6.
6. All Homeowners must follow the submittal and installation schedule as outlined below when submitting plans for the initial installation of front, rear and side yard landscaping.
  - a. **January closing** – Submit before March 31st – Complete landscape before October 1st in the **same** closing year
  - b. **February closing** – Submit before April 30th – Complete landscape before October 1st in the **same** closing year
  - c. **March closing** – Submit before May 31st – Complete landscape before October 1st in the **same** closing year
  - d. **April closing** – Submit before June 30th – Complete landscape before October 15th in the **same** closing year
  - e. **May closing** – Submit before July 31st – Complete landscape before October 15th in the **same** closing year
  - f. **June closing** – Submit before August 31st – Complete landscape before October 15th in the **same** closing year
  - g. **July closing** – Submit before September 31st – Complete landscape before October 1st in the **following** year
  - h. **August closing** – Submit before October 31<sup>st</sup> – Complete landscape before October 1st the **following** year
  - i. **September closing** – Submit before November 30th – Complete landscape before October 1st the **following** year
  - j. **October closing** – Submit before December 31st – Complete landscape before October 1st the **following** year
  - k. **November closing** – Submit before January 31st – Complete landscape before October 1st of the **following** year
  - l. **December closing** – Submit before February 28th – Complete landscape before October 1st of the **following** year



7. Construction must proceed consistent with the approved plan. All deviations must be submitted for review and approved by the DRC prior to commencement of work.
8. Upon completion of the approved improvement(s), a BLRMD *Notice of Completion (Form D)* must be forwarded to:

BLRMD c/o MSI, LLC.  
8610 Explorer Drive, Suite 130  
Colorado Springs, CO 80920  
Attn: Design Review Committee  
Or via email to [banninglewISRanch@msihoa.com](mailto:banninglewISRanch@msihoa.com)  
Or via fax to 719-578-5611.

Final inspections will occur within thirty (30) calendar days of receipt of notification by the DRC.

### GENERAL CONDITIONS

The following general conditions should be adhered to as follows:

1. DRC approval does not constitute waiver of any requirements mandated by applicable governmental agencies for the subject improvement or modification(s).
2. DRC approval of plans does not constitute acceptance or responsibility of any technical, engineering, structural or drainage specifications. The function of the DRC is to review submittals as to aesthetics. All technical engineering, structural, or drainage matters are the responsibility of the Homeowner.
3. Should the DRC approve an improvement which is a variance from compliance with the provisions of the Master Covenants, it does not constitute waiver of the Master Covenants for any other or similar improvement as provided in Sections 5.14 and 5.15 of the Master Covenants.
4. Approved plans are not to be considered authorization to change the original drainage plan as installed by the Builder and approved by the applicable governmental agency. Grading plans (if applicable for architectural and landscape improvements), which show where the established drainage pattern may be altered by the proposed improvements. Indicate locations of drainage devices and curb cores. Alterations to any drainage pattern requires Engineering Drainage Certificate.
5. Access for equipment used in construction must be **through your Residential Site only**. Access over BLRMD Property is strictly **PROHIBITED**.
6. No Homeowner shall alter any landscaping, and/or otherwise change any BLRMD Property.
7. Any damage to BLRMD Property will be replaced or repaired by a BLRMD subcontractor. All applicable charges for restoration will be either deducted from the homeowner's landscape escrow or charged back to the Homeowner by BLRMD and is due and payable within thirty (30) calendar days from notification.
8. Approval of plans is not authorization to proceed with improvements on any property other than the Residential Site owned by the Homeowner.
9. Homeowner may also need to acquire approval from the utility company and/or the County, or City for permission to encroach within an easement which will access Homeowner's Residential Site.



10. Streets may not be obstructed with objects and building materials that are hazardous to pedestrians, vehicles, etc. Items such as, but not limited to, sand, rock and building materials, may not be stored on streets, sidewalks or BLRMD Property.
11. Building permits from any applicable County, City or government agency may be required for certain improvements.
12. Any photos (and material) required by the DRC will not be returned to the Homeowner.
13. All work must be performed in a manner consistent with the original construction standards of the home, and with the design and appearance of the village. All work considered being of an unsightly finished nature, or of lesser quality than the prevailing village standards, shall be reworked to an acceptable appearance at Homeowners' expense.
14. If written approval by the DRC is not obtained for any exterior change(s) to a Residential Site, construction shall constitute a violation of the Master Covenants, and the unauthorized improvement may have to be modified or removed at the Homeowner's expense.
15. Once a Homeowner receives approval from the DRC, construction may commence. Upon completion of the approved improvement(s), a BLRMD *Notice of Completion (Form D)* must be submitted to:  
  
BLRMD /o MSI,LLC.  
8610 Explorer Drive Suite 130  
Colorado Springs, CO 80920  
Attn: Design Review Committee  
Or via email to [banninglewisranch@msiho.com](mailto:banninglewisranch@msiho.com)  
Or via fax to 719-578-5611.
16. The DRC has thirty (30) calendar days after the Notice of Completion has been submitted to inspect the improvement(s).

### **LANDSCAPE GUIDELINES**

The following landscape guidelines should be adhered to as follows:

1. If not installed by the Builder, front, rear and side yards must be completely installed within the time schedule listed above in Section 6.
2. Use of decorative rock/gravel/bark:
  - a. Rock mulch color shall be Native to Colorado – Mountain Granite, Local River rock, and Colorado Rose. No white or very light-colored rock mulch is allowed.
  - b. Wood mulch color shall be natural color shredded cedar mulch, with pieces no larger than three (3) inches or black compost mulch. Rubber mulch allowed in cedar or black.
3. Use of synthetic turf is allowed as an alternative to natural turf. Synthetic turf installation should follow the same criteria as natural turf with the exception of irrigation, as irrigation is not applicable. Synthetic turf shall be of high quality and should mimic the look of natural turf. If synthetic turf is to be used, manufacturer name and grade specifications must be submitted for review and approval.
4. Turf is not to be planted immediately adjacent to or within five (5) feet of your home. A bed of rock mulch must be provided between the house and any turf areas.





5. A minimum of a two (2) feet rock mulch bed must extend along both sides of the property lines towards the foundation to account for the drainage easement.
6. Front yard garden art over two (2) feet in height requires DRC approval.
7. Vegetable gardens are allowed in the rear yard or applicably sized side yards.
8. Hardscape elements such as concrete, brick, stone, etcetera on front and side or backyards must match or compliment the exterior colors and materials of your home and not change established drainage patterns.
9. A permanent automated irrigating system must be installed, but no piping or sprinkler heads shall be within five (5) feet of foundation walls, slabs and easements.
10. Any existing street tree irrigation and landscaping alterations will require review and approval by the DRC. Reviews will be done on a case by case basis. Additional plantings may be required.
11. Modifications to builder installed front or side yard landscaping shall be submitted to the DRC for approval.
12. RESIDENTIAL LANDSCAPING
  - a. FRONT YARD – Front yard landscaping is required and must be installed prior or at time of occupancy (Weather permitting). Upgraded landscaping packages shall be available to buyers through the builder. Xeriscape and Turf free landscapes are encouraged.
  - b. PAVING – four (4) feet minimum entry walkways. Curved or angled walkways are encouraged to provide planting areas between porches and walkways.
  - c. PLANTING - Front yards shall be fully landscaped and irrigated and may use a combination of natural turf, synthetic turf, trees, shrubs, perennials, ground covers, rock and mulch.
  - d. TURF LAWNS - Lawns may not exceed 50% of the non-paved area of the front yard. Irrigated turf is not required. Synthetic turf may be used in front and rear yards, manufacturer name and grade specifications must be submitted for review to DRC for approval.
  - e. Canopy type trees are required at Tree Lawns with 25’ minimum spacing.
  - f. Automatic irrigation systems are required for the front yard
  - g. Rock and mulch must be separated from turf areas using wide heavy gauge steel edging, concrete, brick for stone on a foundation. Rock mulch must have fabric weed barrier installed. Cedar and rubber mulch do not require fabric weed barrier, but it is encouraged.
  - h. MINIMUM LANDSCAPE REQUIREMENTS:
    1. Up to 50’ lots 2-trees (1 canopy front lawn and 1 tree lawn), 5 – 5-gallon shrubs, 1 – 1-gallon perennials or ornamental grasses
    2. 51’ to 65’ lots 3-trees (2 canopy front lawn and 1 tree lawn), 5 – 5-gallon shrubs, 5 – 1-gallon perennials or ornamental grasses
    3. 66’ to 80’ lots 3-trees (2 canopy front lawn and 1 tree lawn), 5 – 5-gallon shrubs, 10 – 1-gallon perennials or ornamental grasses
    4. Corner Lots- considered to be 2 front yards.
  - i. MINIMUM PLANTING SIZES AND LANDSCAPING REQUIREMENTS:
    1. Canopy Trees (front lawn and tree lawn)- 2 ½ caliper at time of installation
    2. Front Lawn Tree – Flowering or Ornamental (located in lawn area) - 1 ½” Caliper at time of installation.



3. Evergreen Trees – Minimum of 6 – 8 feet tall at time of installation
4. All trees must be staked or guyed using metal T-post or wood lodge pole stakes. Guy wires must be maintained by the homeowner to keep all newly planted trees set plumb. Posts and stakes can be removed after 2 years from installation.
5. Shrubs- minimum of 5 - 5 gallons in front landscaping
6. Perennials or Ornamental Grasses – 1 gallon
7. Rock – Must be native to Colorado. No white or light-colored rock is allowed.
8. Boulders – Must be native to Colorado and must be approved by the DRC
9. Mulch – Shredded cedar mulch, rubber mulch or black composite organic mulch are all allowed. High contrasting mulch is prohibited.
10. Edging – Edging must be limited to heavy (wide gauge) steel, concrete, brick or stone on a foundation
11. Automatic irrigation systems shall be required to be installed and maintained by the homeowner in all front yards
12. All rock /mulch areas must have fabric weed barrier installed.
13. All vegetation should be at least 5' away from the fence line

**13. Minimum rear yard landscaping is as follows:**

- a. One canopy or ornamental tree, minimum caliper 2 ½" for canopy and 1 ½" for ornamental
- b. Maximum turf of 70% in non-paved areas
- c. No minimum turf requirement
- d. 100% rear yard coverage required (applicable combination of turf, hardscape, mulch, planter beds, ground cover, etc.)

14. Any change in drainage must be approved by the DRC and include Engineering Drainage Certificate.

15. Plant material for your landscape should be selected from the approved plant palette located in Appendix A.

### **LANDSCAPE GUIDELINE TIPS**

1. There are numerous designers, contractors, books, videos, TV shows and existing homes that can help you develop a successful and pleasing landscape. Please refer to these resources when developing your own personal landscape plans.
2. Homeowners are encouraged to use individuality in their landscape design. Borrow the good ideas or develop them into your own unique expression.
3. A clean, simple design is preferred over one that is dominated by numerous elements. The size of your yard needs to be taken into account when preparing your landscape design. Designs should complement the scale of the space and not overwhelm it with masses of hardscape, architectural features or plant material that will become too large.
4. Prior to installing any walks, walls, etc. chalk or paint out the design to get a feel as to how it works in your yard. You should ask yourself the following questions:
  - a. Is the width of my proposed walks appropriate for their intended use?
  - b. Is the amount of hardscape planned in scale with the overall size of my yard?
  - c. Are any architectural features (such as a low pilaster with a light) in scale with the overall yard?
  - d. Are the colors and/or materials that I have selected for my hardscape elements compatible with my home's color palette?
  - e. Is drainage being considered



5. When selecting garden art, it should reinforce the character of your home and landscape theme.
6. A weed abatement program prior to planting any of your plants is recommended.
7. Prior to installation, layout your plant material while they are still in the containers to get a feel for the spacing and overall look. Recommended spacing for shrubs is 75% of their ultimate growth width.
8. Installing a mow strip will help in keeping a clean edge along your lawn areas. Concrete is the most durable. Wood, masonry or plastic products are easy to install. In all cases, these should be installed so that no more than one (1) inch is exposed above the topsoil level.
9. Lawn areas should not be planted on a slope any steeper than 20%. This will allow for ease in mowing and minimize irrigation run-off.
10. Lawn areas can be planted with sod, by hand or hydro-seeding or in other ways as determined by the Homeowner.
11. When installing trees, shrubs, vines or espaliers, the diameter of the hole you dig should be twice that of the container it comes in. After setting it in the hole, backfill should consist of a combination of your existing soil blended with the amendments that were recommended in the soils test results you should obtain. A water basin consisting of a compacted mound of soil following the shape of the planting pit should be compacted around each plant.
12. If you are planting any trees that may potentially create root problems for your hardscape, you should install a linear root barrier to help provide protection. This should be installed along the edge of your hardscape as per the manufacturer's recommendations.
13. Small, single trunk trees should be staked to protect them from possible damage. A single or two stakes with two to three tree ties will help provide this protection. The tree stakes should be removed after a 2-year period.
14. Vine and/or espaliers should be removed from their nursery stakes or trellises and attached to the adjacent surface with plastic epoxy ties, wire or through some other means of attachment.
15. Ground cover should be installed at a spacing that will ensure full coverage while plants mature. An alternative to ground cover would be shredded mulch. This helps retain the moisture in the soil and impede weed growth.
16. After planting, apply water in sufficient quantities and as often as seasonal conditions require, and is permitted by the City Water Department, without excessive watering or ponding.
17. Thirty (30) calendar days after installation, all turf or grass areas should be fertilized with a general fertilizer such as 16-6-8 at the rate recommended by the manufacturer.
18. **\*Caution** – Fertilizers with iron in them will stain your concrete when water is applied. Make sure that you sweep off all fertilizer prior to watering.



## SPECIFIC ARCHITECTURE & LANDSCAPE GUIDELINES

### Drains

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

### Exterior Lighting

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

### Exterior Painting

- The Residential Site home exterior may be repainted without DRC approval so long as it is painted to match the existing approved paint colors of the home. Any change that deviates from the approved color of the home must receive written approval of the DRC. Photos of the home and each adjacent home is required with the proposed color palette planned along with the application forms.

### Exterior Stairs

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

### Fences

- Fences of chain link, poultry wire, lattice, aluminum, sheet metal, plastic, fiberglass, reeds, straw, bamboo, rope and other similar temporary or commercial materials are not permitted.
- Solid wood fencing that becomes discolored may be required to be stained the natural color of the wood. **No colored/tinted staining is allowed.**
- No double fences shall be allowed along the same property line.
- Fencing shall not exceed four (4) feet in height (unless the home is a part of the Carriage or Bungalow Collection).
- Community perimeter fencing bordering BLRMD Property shall not be replaced with any other type of fencing other than what was installed by the Builder or BLRMD.
- Front yard "picket fence" type fencing is allowed with DRC approval. Front yard fencing:
  - Should not exceed four (4) feet in height.
  - Should coordinate with the cross-buck fence or the architectural style of the home.
  - Should not be located any closer than 18" to the back of sidewalk.
  - No front yard fencing is allowed in the tree lawn area.



### **Walls**

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

### **Pet Enclosures**

- Pet enclosures (i.e., dog runs) must be submitted to the DRC for review for all Residential Sites. Standard type dog houses are allowed and do not need DRC approval as long as they do not exceed four (4) feet in height and compliment the architectural style and colors of the home.
- Pet Enclosures should not be any higher than adjacent fencing. Four (4) feet when adjacent to cross buck fencing, or six (6) feet when adjacent to certain perimeter fencing.
- Chain link, lattice, chicken wire and/or hog wire enclosures are not permitted.
- Welded wire mesh fencing may be attached to existing cross buck fencing to enclose small pets using the following criteria:
  - The wire fencing type must be 14 Gauge Galvanized Welded Wire Fence with 2" x 4" openings available through many manufacturers.
  - Wire fencing shall not exceed the height of the top horizontal rail of cross buck fencing. Wire fencing shall be attached to the cross-buck fencing rails using secure fasteners located no more than 12" on center and fasteners shall be of a material coated to prevent rust and staining of cedar.
  - Wire fencing shall be installed on the homeowner yard side of the cross-buck fencing (the inside of the cross-buck wood fence).

### **Maximum Heights**

- The maximum building heights of all improvements shall be consistent with the County, City or governmental agency. The homeowner is responsible for obtaining any required permits if needed.

### **Tree Lawns (Parkways) and Street Trees**

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

### **Pools and Spas Above Ground**

- Spas and similar water features such as swimming pools and hot tubs are permitted in rear yards (or side yards if they are wide enough) without DRC approval if they are at least five (5) feet from any property line, are toned in color to compliment the exterior of the home or are screened with landscaping. A swimming pool, spa or other similar water



feature must not damage existing walls or fences. All equipment shall be completely screened from view from publicly visible areas, and all reasonable efforts to minimize noise must be undertaken by the Homeowner.

- Privacy structures and fencing for pools and spas require DRC approval for all Residential Sites. Privacy structures and fencing should complement the exterior style and color of the home and/or existing fencing.

#### **Screen/Security Doors**

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

#### **Custom Storage Sheds/Utility Buildings**

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

#### **Pre-Fabricated Storage Sheds/Utility Buildings**

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

#### **Visual Barrier/Privacy Screen**

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

#### **Window Awnings**

- All Awnings must be submitted to the DRC for approval. Awnings must be compatible with the color and design of the existing home. They must be simple in design and color. The size, location, and form must be in scale with the window. Awnings must be properly maintained to the satisfaction of the DRC and may not be kept when frayed, spilt, torn, or faded. Temporary sunshades attached to the outer wall of the house, patio cover, or gazebo such as rolls of bamboo, fiberglass or reed are not permitted.

#### **Window Coverings**

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



### **Flag Poles**

- The installation of flags and flag poles shall be submitted to DRC for review and must meet the Federal Flag Code of P.L 94-344; 90 stat. 810; 4 U.S.C SECS 4- 10.

### **Front Yard Garden Art**

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

### **Garden Window**

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

### **Ground & Garden Level Decks**

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

### **Lamp Posts**

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

### **Satellite Dishes/Antennae**

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

### **Solar Energy Systems**

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

## **PREAPPROVED IMPROVEMENTS**

### **Address Sign**

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

### **Basketball Backboards**

- The DRC has determined the following:
  - No **permanent** basketball goals, hoops, backboards or nets shall be installed in the **front yard** of a Residential Site. Permanent basketball goals, hoops, backboards or nets may be installed in the **rear or side yard** of a Residential Site without DRC approval if they are at least five (5) feet from any property line and does not make use of neon color tones. Permanent basketball backboards may not exceed 12’ feet in height.



- Basketball backboards may be attached to the rear or side of a residence without DRC approval as long as the backboard and all attachments are painted to match adjacent surfaces or be transparent to reduce their prominence on the building elevation.
- Basketball backboards that are free-standing and portable are not allowed in the public right-of-way, streets, sidewalks, parkways or driveway aprons. These backboards must be stored away from view when not in use. Storing backboards in front or side yards or driveways is prohibited.

**Exterior Solar Lighting**

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

**Playground Equipment**

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

**Exterior Shutters**

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

**MISCELLANEOUS ITEMS**

**Holiday Lighting and Decorations**

- Placement and display of holiday lighting is permitted without DRC approval from October 15<sup>th</sup> through January 31<sup>st</sup>, **ONLY**.
- Holiday decorations can be displayed 30 days prior to the holiday and 15 days after the holiday, but no longer than 45 days total.

**Unsightly Items**

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

**Trash/Recycle Cans**

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

***Conditions not defined: Any condition or material not defined within these Homeowner Design Guidelines shall become a matter determined at the sole discretion of the DRC.***





## **COMMUNITY GUIDELINES**

### **Tenant Guidelines**

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

### **Vehicle Parking Guidelines**

1. Mopeds and motor bikes are subject to vehicle code restrictions and are limited to travel on public streets (i.e., both driver and motor bike must be licensed if required by state and local laws). Use on pathways, trails and any BLRMD property is prohibited.
2. The garage shall be maintained by the Homeowner in a condition as that it will accommodate at least the number of authorized vehicles for which it was designed. Garages may not be altered for additional living space.
3. No Homeowner shall conduct major repairs to any vehicle upon their Residential Site unless performed in a closed garage. Venting is permitted so long as the noise levels do not cause a nuisance to neighboring properties.
4. Streets within Banning Lewis Ranch are City owned and maintained as public streets.

### **Sign Guidelines**

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

1. Only one (1) sign (in total) per corner on major streets (a major street is defined as any street outside of the various developments). At a four-way intersection, there are four corners where only four (4) signs may be placed.
2. Signs may not remain on BLRMD Property overnight.
3. No riders or flags are permitted.
4. Signs not complying with the Community Guidelines may be summarily removed by BLRMD.



5. The following criterion applies to “Open House” signs.
  - (a) Owners (or their agents) wishing to advertise “Open House” for the purpose of selling their homes, must use a standard sign with restrictions on type, location and quantity.
  - (b) Signs are to be no larger than 3’ x 4’.
6. The following criteria applies to “Garage Sale” signs:
  - (a) Homes wishing to advertise “Garage Sale” for purposes of selling their goods must use a standard sign with restrictions on type, location and quantity.
  - (b) Signs are to be no larger than 3’ x 4’.
7. Service provider signs – Allowed one (1) sign per house for a maximum of 30 calendar days on display. After the 30-day period, the sign must be removed.

### **Pet Guidelines**

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

### **Contractor Guidelines**

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

1. Contractor shall abide by all traffic safety rules and signs and otherwise. Banning Lewis Ranch is a family community; contractors must watch for children at play.
2. Vehicles and other equipment must be parked in such a manner so as not to block traffic or access to fire hydrants, driveways, or streets.
3. Contractors will not leave vehicles, equipment, trash, construction debris or material on public streets overnight.
4. Contractors should adhere to City guidelines to perform work. The following hours are recommended:

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

8:00 a.m. – 6:00 p.m. (or dusk) Saturdays

**No construction access on Sundays or Holidays**



## APPENDIX A:

### PLANT PALETTE

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

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

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

### Deciduous Trees

#### ***Dry Water Requirement (13"-20")***

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

Tallhedge Buckthorn – *Rhamnus frangula*  
Tree of Heaven – *Ailanthus altissima*  
Wafer Ash – *Ptelea trifoliata*

#### ***Adaptable Water Requirement (18"-28")***

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

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

### ***Steady Water Requirement (23"-28")***

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

### ***Wet Water Requirement (>36")***

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

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

## **Evergreen Trees**

### ***Dry Water Requirement (13"-20")***

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

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

### ***Adaptable Water Requirement (18"-28")***

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

### ***Steady Water Requirement (23"-28")***

Colorado Blue Spruce – Picea pungens  
Douglas Fir – Pseudotsuga menziesii  
Eastern White Pine – Pinus strobus  
Scotch Pine – Pinus Sylvestris  
White Fir – Abies concolor

## Deciduous Shrubs

### **Dry Water Requirement (13"-20")**

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

### **Adaptable Water Requirement (18"-28")**

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

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

Judd Viburnum – *Viburnum x juddii*

Korean Barberry – *Berberis koreana*  
Koreanspice Viburnum – *Viburnum carlesii*  
Leadplant – *Amorpha fruticosa*  
Manchurian Lilac – *Syringa patula*  
Many-flowered Cotoneaster – *Cotoneaster multiflorus*  
Mentor Barberry – *Berberis x mentorensis*  
Mountain Ninebark – *Physocarpus monogynus*  
Multiflora Rose – *Rosa multiflora*  
Purpleleaf Sand Cherry – *Prunus x cistena*  
Raspberry – *Rubus idaeus*  
Rocky Mountain Sumac – *Rhus glabra cismontana*  
Rugosa Rose – *Rosa rugosa*  
Siberian Peashrub – *Caragana arborescens*  
Smoke Tree – *Cotinus coggygria*  
Smooth Sumac – *Rhus glabra*  
Spreading Cotoneaster – *Cotoneaster divaricatus*  
Staghorn Sumac – *Rhus typhina*  
Tartarian Dogwood – *Cornus alba*  
Trumpet Vine – *Campsis radicans*  
Wayfaringtree Viburnum – *Viburnum lanata*  
Western Sand Cherry – *Prunus besseyi*



### **Steady Water Requirement (23"-28")**

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

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

### **Wet Water Requirement (>36")**

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

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

## **Evergreen and Broadleaf Evergreen Shrubs**

### **Dry Water Requirement (13"-20")**

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

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

### **Adaptable Water Requirement (18"-28")**

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

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

### **Steady Water Requirement (23"-28")**

Euonymus – *Euonymus fortunei*  
Manhattan Euonymus – *Euonymus kiautschovica 'Manhattan'*  
Winterberry Euonymus – *Euonymus bungeanus*

## Groundcovers

### **Dry Water Requirement (13"-20")**

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

### **Adaptable Water Requirement (18"-28")**

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

### **Steady Water Requirement (23"-28")**

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

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

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

## Grasses

### **Dry Water Requirement (13"-20")**

Alkali Sacaton – *Sporobolus airoides*  
Big Bluestem – *Andropogon gerardii*  
Blowout Grass – *Redfia fl exuosa*  
Bluebunch Wheatgrass – *Pseudoroegneria spicata* inermis  
Blue Fescue – *Festuca ovina glauca*  
Blue Grama – *Bouteloua gracilis*  
Blue Oat Grass – *Helictotrichon sempervirens*  
Blue Wild Rye – *Elymus glaucus*  
Bottlebrush Squirreltail – *Elymus elymoides*  
Buffalograss – *Buchloe dactyloides*  
Canada Wild Rye – *Elymus canadensis*  
Columbia Needlegrass – *Achnatherum nelsonii dorei*  
Curly Bluegrass – *Poa secunda*  
Feathergrass – *Hesperostipa neomexicana*  
Galleta – *Hilaria jamesii*  
Hairy Grama – *Bouteloua hirsuta*  
Idaho Fescue – *Festuca idahoensis*  
Indiangrass – *Sorghastrum nutans*  
Indian Ricegrass – *Oryzopsis hymenoides*

### **Adaptable Water Requirement (18"-28")**

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

Junegrass – *Koeleria pyramidata*  
Little Bluestem – *Schizachyrium scoparium*  
Maiden Grass – *Miscanthus sinensis*  
Muttongrass – *Poa fendleri*  
Needle and Thread Grass – *Hesperostipa comata*  
Parry's Oatgrass – *Danthonia parryi*  
Pine Dropseed – *Blepharoneuron tricholepis*  
Ring Muhly – *Muhlenbergia torreyi*  
Sand Dropseed – *Sporobolus cryptandrus*  
Sandhill Muhly – *Muhlenbergia pungens*  
Sand Lovegrass – *Eragrostis trichodes*  
Side-oats Grama – *Bouteloua curtipendula*  
Sleepygrass – *Achnatherum robustum*  
Spike Trisetum – *Trisetum spicatum*  
Switchgrass – *Panicum virgatum*  
Vine mesquite – *Panicum obtusum*  
Western Wheatgrass – *Agropyron smithii*

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

### **Steady Water Requirement (23"-28")**

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

### **Wet Water Requirement (>36")**

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

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

## **Wildflowers**

### **Dry Water Requirement (13"-20")**

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

### **Adaptable Water Requirement (18"-28")**

Arrowleaf Balsamroot – *Balsamorhiza sagittata*  
Basket-of-Gold – *Aurinia saxatilis*  
Bearded Iris – *Iris germanica*  
Black-eyed Susan – *Rudbeckia fulgida*  
Black-eyed Susan – *Rudbeckia hirta*  
Blanketflower – *Gaillardia aristata*  
Blazing Star – *Mentzelia nuda*  
Butterfly Weed – *Asclepias tuberosa*  
Candytuft – *Iberis sempervirens*

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

Chiming Bells – *Mertensia lanceolata*  
Chives – *Allium tuberosum*  
Cinquefoil – *Potentilla* spp.  
Common Yarrow – *Achillea millefolium*  
Coreopsis – *Coreopsis lanceolata*, *C. verticillata*  
Daffodil – *Narcissus*  
Dogbane – *Apocynum cannabinum*  
English Lavender – *Lavandula angustifolia*  
Evening Primrose – *Oenothera missouriensis*



Fleabane Daisy – Erigeron spp.  
Garden Sage – Salvia officinalis  
Gayfeather – Liatris spicata  
Geum – Geum spp.

***Adaptable Water Requirement Continued  
(18"-28")***

Golden Spur Columbine – Aquilegia chrysantha  
Gunnison Sege Lily – Calochortus gunnisonii  
Hardy Mum – Dendranthemum x morifolium  
Lambert's Locoweed – Oxytropis lambertii  
Lodgepole Lupine – Lupinus parviflorus  
Lupine – Lupinus sericeus  
Maiden Pinks – Dianthus deltoides  
Morning-bridle – Chaenactis douglasii  
Nodding Onion – Allium cernuum  
Oriental Poppy – Papaver orientale  
Oxeye Sunflower – Heliopsis helianthoides  
Potentilla – Potentilla fruticosa, P. gracilis  
Prairie Coneflower – Ratibida columnifera  
Purple Coneflower – Echinacea purpurea  
Rocky Mountain Bee Plant – Cleome serrulata  
Rocky Mountain Columbine – Aquilegia caerulea  
Scrambled Eggs Fumewort – Corydalis aurea  
Sege Lily – Calochortus nuttallii  
Shasta Daisy – Leucanthemum x superbum  
Showy Fleabane – Erigeron speciosus  
Siberian Iris – Iris siberica  
Silky Lupine – Lupinus argenteus  
Silver Potentilla – Potentilla hippiana  
Statice – Limonium latifolium  
Wild Asparagus – Asparagus officinalis  
Wild Bee Balm – Monarda fistulosa  
Wild Licorice – Glycyrrhiza lepidota  
Wild Strawberry – Fragaria vesca (F. americana)  
Wild Yarrow – Achillea lanulosa

