

FOREST PARK

Design Standards

TABLE OF CONTENTS

	<u>Page</u>
I. Design Review Philosophy, Intent and Applicability	2
A. Introduction	2
B. Definitions	2
C. Design Standards Concept	4
D. Design Review Committee	4
II. Design Review Procedures	4
A. Approval Required	5
B. Exemptions	5
C. Removal of Nonconforming Improvements	6
D. Conceptual Design Review	6
1. Applicability	6
2. Submittal Contents	6
3. Schedule	7
E. Construction Document Review	7
1. Submittal contents	7
2. Schedule	7
F. Construction Period and Project Completion Review	8
III. Design Guidelines	8
A. Site Planning Guidelines	8
B. Architectural Design Standards	10
C. Landscape Design Guidelines	13
1. Design Intent	13
2. Landscape Design Elements and Requirements	13
3. Plant materials List	16
IV. Appendix	
A. DRC Review Form	

I. DESIGN REVIEW PHILOSOPHY, INTENT AND APPLICABILITY

A. Introduction

Residential development is the primary land use in Forest Park and includes several different housing types and densities ranging from single-family detached estate homes to patio homes.

As provided in the Master Declaration of Covenants, Conditions, Restrictions for Forest Park (the "Master Declaration"), recorded in the Douglas County Records, residential development is subject to the design review procedures of the Design Review Committee as established herein.

The landscape forms characteristic of Forest Park are a wooded bowl, a meadow, rock outcroppings and various small ridges and valleys. Many areas within the community offer breathtaking views of Colorado's Front Range. The diversity of the topography and vegetation and the dramatic vistas provide an opportunity to create a community which takes advantage of the inherent beauty of the natural Colorado landscape.

B. Definitions

The following terms utilized in the Forest Park Design Standards are defined as follows:

- "Association": shall mean the Forest Park Master Association.
- "Board of Directors" or "Board": shall mean the Board of Directors of the Forest Park Master Association, which is the governing body of the Forest Park Master Association.
- "Building Envelope": shall mean the building envelope for each site as noted on the plat within which improvements may be constructed. Site disturbance for construction activities, the location of the residential structure, patios, formal landscaping, and pet enclosures are permitted in the Building Envelope and are prohibited outside the Building Envelope unless approved by the DRC and, if required, Douglas County.
- "Bylaws": shall mean the Bylaws of the Forest Park Master Association which contain the procedures of its operation.
- "Castle Pines North Development Guide": A manual which sets forth the land uses and development standards for Castle Pines North, a Planned Development District in the unincorporated area of Douglas County, Colorado. It has been reviewed, approved and recorded by the County. Current and future owners of sites are required to develop their property in accordance with this guide as it has been approved or amended from time to time.
- "Castle Pines North Development Plan": A map which depicts the land uses within the Castle Pines North Planned Development District. Current and future owners of sites are required to develop their property in accordance with the Castle Pines North Development Plan.

- "Castle Pines North Metropolitan District" or "Metropolitan District": The quasi-municipal entity formed for the purpose of constructing, maintaining and operating certain common facilities for designated real property which includes Forest Park.
- "Design Requirements": shall mean the Design Standards, the Master Declaration, the Castle Pines North Development Guide, and the Castle Pines North Development Plan.
- "Design Review Committee" or "DRC": The Committee formed pursuant to Article 2.16 of the Master Declaration to maintain quality and architectural, site planning, and landscape harmony of improvements in Forest Park.
- "Forest Park Design Standards" or "Design Standards": shall mean this document as amended from time to time.
- "Forest Park Master Association": A Colorado non-profit corporation headed by a Board of Directors. The purpose of the Forest Park Master Association is to own and maintain common areas, recreational facilities and open space, to administer Association functions, and to enforce the Master Declaration.
- "Improvement": shall have the same meaning herein as the term "Improvement to Property" as defined in Article 4 of the Master Declaration.
- "Major Improvements": shall mean any new construction or exterior Improvement which significantly changes the exterior appearance of a structure or associated yard or open space area. Major Improvements include, but are not limited to, all new buildings and structures, parking areas, loading areas, driveways, ponds, lakes, recreational facilities, permanent signage, excavation and all other site work including grading, road construction, utility improvements and the addition and/or removal of trees and other plantings.
- "The Master Declaration of Covenants, Conditions, Restrictions for Forest Park": Executed by Anthem Castle Pines Development, L.P. ("Declarant") and recorded in the real property records of Douglas County. Its purpose is to protect the value and desirability of the real property in Forest Park as defined in the Master Declaration. All such properties shall be held, sold, conveyed, encumbered, leased, rented, occupied and improved subject to the provisions in the Master Declaration.
- "Minor Improvements": shall mean any exterior construction or exterior Improvements which does not significantly change the appearance of a structure or associated yard. Minor Improvements shall include, but not be limited to, color changes to exterior paint or stain on a structure(s), temporary Signage, and minor landscaping projects which are not part of an already approved landscape plan.
- Any term which is not defined herein but is defined in the Master Declaration shall have the same meaning herein as if in the Master Declaration as set forth.

C. Design Standards Concept

Pursuant to the provisions of Article 4 of the Master Declaration, these Design Standards have been prepared and adopted by the Design Review Committee (DRC) in order to implement the philosophy that minimum standards of design can provide direction to homeowners and builders in the planning, design, and construction of Improvements, including buildings and landscape improvements, to ensure that they are compatible with both the natural and man-made environment. The requirements, objectives, standards and procedures contained within the Design Standards are all intended to establish and maintain a community image that complements rather than competes with the surrounding natural landscape and built environment.

The underlying goal of the Design Standards is to provide for variety at the individual scale and an overall harmony at the community scale. Achieving a visual continuity and sense of order throughout the community is its primary focus. The Design Standards are not a "building code" but rather recommendations for good design. Together with the provisions of The Master Declaration, these Design Standards are the criteria by which the DRC will review and approve, approve with conditions, or disapprove individual projects and, therefore, should be carefully followed.

D. Design Review Committee (DRC)

The DRC consists of three (3) members, including a chairman, all of whom are appointed by the Declarant initially and, over time, by the Board of Directors of the Forest Park Master Association. The length of all DRC membership terms is one (1) year beginning on January 1 of each year and continuing until a successor is appointed.

The DRC has adopted these Design Standards and it is the responsibility of the DRC to review, study and either approve, approve with conditions, or disapprove any proposed Improvement or development in Forest Park based on the Design Standards, the Master Declaration, the Castle Pines North Development Guide, and the Castle Pines North Development Plan (collectively referred to herein as the "Design Requirements").

II. DESIGN REVIEW PROCEDURES

The review and approval procedures which follow provide the framework by which the (DRC) will review, process and approve, approve with conditions, or disapprove construction of improvements within Forest Park. Plans and specifications shall be submitted to the DRC in accordance with the following review and submittal procedures.

A. Approval Required

Any construction or reconstruction or the refinishing or alteration of any part of the exterior of any building or other Improvement in Forest Park is prohibited until a Builder (unless exempt) or homeowner first obtains approval thereof from the (DRC). All improvements shall be constructed only in accordance with approved plans.

Construction and reconstruction of Improvements within Forest Park by the Declarant or by a Principal Builder which has received written approval of such Improvement from the Declarant are exempt from the requirement to obtain DRC approval as provided in Section 4.1 of the Master Declaration.

Every violation of the Design requirements including, without limitation, any landscaping, construction, reconstruction, refinishing, or alteration of any Improvement in Forest Park without approval by the DRC or the alteration of any Improvement or landscaping in Forest Park not in conformance with plans that have received approval from the DRC, are declared to be and to constitute a nuisance and a violation of the Design Requirements. Every public or private remedy allowed by law or in equity against a homeowner or Builder shall be applicable against every said violation. The DRC shall also be entitled to all remedies provided in the Master Declaration.

B. Exemptions

The following types of changes, additions or alterations do not require the approval of the DRC. Although exempt from review by the DRC, all work must proceed in accordance with all federal, state and local codes, ordinances and regulations having jurisdiction at the site and the Design Requirements (other than to obtain approval of the DRC).

1. Addition of vegetation to a property in accordance with a previously approved landscape plan.
2. Modifications to the interior of a structure when those modifications do not materially affect the outside appearance of the structure.
3. Repainting and/or restaining in original colors.
4. Repairs to a structure in accordance with previously approved plans and specifications.
5. Seasonal decorations if removed promptly (within 15 days following the holiday).
6. Removal and replacement of dead or diseased vegetation.
7. Improvements to be constructed by the Declarant or the Principal Builder provided that such Improvements have been approved in writing by the Declarant.

Only those items listed above are exempt from the Design Review Process. All other types of residential construction, development, landscaping, site modification, etc. must comply with the Procedures contained herein and the Design Requirements.

C. Removal of Nonconforming Improvements

The DRC may require an offender and/or owner to remove any Improvements constructed, reconstructed, finished, altered or maintained in violation of or without having obtained the DRC's approval. The Design Requirements, the Master Association, or the Committee may remove any such Improvements as provided in Section 4.16 of the Master Declaration. The owner thereof shall reimburse the Forest Park Master Association for all expenses incurred by the Master Association or by the DRC in connection therewith.

D. Conceptual Design Review

1. Applicability

The requirements of this section may be combined with subsequent reviews at the Applicant's option.

2. Submittal Contents

The purpose of Conceptual Design Review is to review the conceptual designs of a project prior to commencement of more detailed drawings. The contents of the submittal information shall include but not be limited to two (2) copies each of the following:

- a. A conceptual description of the site plan, grading plan, floor plans, elevations, roof design, exterior materials, character of the proposed structure(s), landscape plans and initial drainage and erosion control measures.
- b. Scale: Minimum 1" = 20'. Site and landscape plans shall indicate the location and extent of natural vegetation including, but not limited to, all oak brush having a height greater than 8' and all trees having a caliper diameter of 8" or more. For floor and elevation plans, use a minimum scale of 1/8" = 1'.
- c. Sketch showing that the proposed building height is in accordance with the height limitations set forth in the Design requirements.
- d. Completed DRC Reporting Form for Conceptual Design Review. There are two (2) types of DRC Reporting Forms for Conceptual Design Review depending on the type of application being submitted as follows: 1) Residential development and/or associated improvements and 2) Signage. A copy of these forms can be found in the Appendix of these Standards or obtained from the DRC representative(s).

3. Schedule

The Applicant shall submit the required Conceptual Design Review information to the Association's management company (or directly to the DRC if there is no management company). No Submittal will be scheduled for review, however, until the application is found to be complete by the DRC representative(s).

The DRC shall use its best efforts to take action on Conceptual Design Review Submittals within fourteen (14) days after receipt of a complete Submittal.

E. Construction Document Review

1. Submittal Contents

The purpose of the Construction Document Review is to ensure that construction documents conform to the Preliminary Plan approval. Any changes to the Preliminary Design or new information should be brought to the DRC's attention in a cover letter. Submittal for this review shall include, but not be limited to, the following:

- a. Construction Documents: One complete set of drawings and specifications, suitable for construction purposes, which shall be identical to the documents to be submitted to Douglas County for a building permit.
- b. Cover letter noting any deviations from the Preliminary approval.
- c. Color/Sample Board: Provide an indication of all exterior materials and colors. For model homes being reviewed by the DRC, indicate all potential color and material variations on a particular model home.
- d. Such other information and materials as are deemed necessary in the judgment of the DRC to ensure compliance with the Preliminary Plan approval.

2. Schedule

The Construction Document Review submittal shall be made to the Association's management company (or directly to the DRC if there is no management company) prior to filing for the building permit with the County. Construction Document Review approval must be obtained in writing from the DRC prior to filing for a building permit and prior to any construction. The DRC shall take action on the submittal pursuant to this Section within fourteen (14) days following such submittal of construction documents. If, in the opinion of the DRC, modifications are required, approval will only be granted after such changes have been incorporated into the construction documents.

F. Construction Period and Project Completion Review

An ongoing periodic review of the construction of the Improvements may be undertaken by a DRC representative(s) for the purpose of monitoring exterior appearance of the Project and ensuring its conformity to the design and construction documents already approved by the DRC. Any deviations which, in the opinion of the DRC are in violation of the Design Requirements or which do not meet the conditions of approval by the DRC, will be brought to the Applicant's attention along with the measures that the DRC requires to mitigate or eliminate the deviation through a Notice of Noncompliance. The Applicant shall correct any such violations within 45 days after receipt of the Notice of Noncompliance. Failure of the DRC to give any Notice of Noncompliance shall not relieve the Applicant of the obligations to correct such violations within the periods required under the Master Declaration.

III. DESIGN GUIDELINES

The DRC places an emphasis on the design of Forest Park as a total, integrated community. Within each neighborhood, design expressions in terms of massing, scale and color should relate to adjacent improvements and to the total Forest Park community. Orientation of uses should acknowledge basic site conditions, adjoining building uses and overall circulation patterns. These guidelines, while stressing overall integration, are also intended to provide flexibility for builders and homeowners in design, materials, etc.

The Design Standards are divided into three major divisions of guidelines as follows:

A) SITE PLANNING GUIDELINES; B) ARCHITECTURAL DESIGN GUIDELINES; and C) LANDSCAPE DESIGN GUIDELINES.

A. Site Planning Guidelines

The neighborhoods within Forest Park are important elements of a total community. As such, it is critical that each neighborhood interact with the others in order to produce a cohesive environment. To accomplish this goal, all builders and homeowners will be required to comply with the following design criteria:

1. Parking

- No on-street parking is allowed in Forest Park.
- Off-street parking should be screened by landscaping and/or landforms as is reasonably possible.

2. Golf Course Edges

- The edge of the Castle Pines North Golf Club as it interfaces with residential areas and other development areas should be designed to enhance the resort atmosphere of the golf course. It is one of the major elements of Forest Park, a primary open space and view amenity for residents, employees and visitors alike.

- The "Ground Plane" of the golf course (i.e., the plantings and land forms) should continue into the residential areas and other development areas up to the edge of patios or walls of buildings wherever possible. In other words, an effort should be made to minimize any landscape differentiation between the golf course and adjacent properties.
- "The Walls" along the golf course which shape the fairway open spaces are made up of trees and building walls. Together they should be designed to minimize the mass of buildings as perceived from the golf course.

3. Streetscape Design Guidelines

It is required that builders/developers and homeowners follow the Streetscape Design Guidelines described.

- a. Landscaping: If street trees are to be planted, a minimum setback of 7' for deciduous trees and 10' for coniferous trees is required from the face of curb for purposes of winter snow removal along the roadways. The landscape character should be an informal mix of "native" trees which create a continuous "ribbon" of compatible landscape treatment between properties. A minimum of four trees is required in all front yards.
- b. Building Setback/Front Yard Fencing: Front yard building setbacks vary from 0' to 20' from the property line as noted on the plat.

4. Exterior Service & Storage Areas

Exterior service and storage areas shall be completely screened and located as inconspicuously as possible. Screening elements shall be attractively designed and shall be compatible with the materials and integral with the forms of the residence(s) or related structures.

5. Dog Runs

Dog runs or pet enclosures may be installed only after DRC approval is obtained. Materials for such enclosures should be compatible with the fence design requirements of these Design Standards. Dog runs shall be located within yards in such a way that they are not eyesores to neighbors or, in the case of yards which back onto the golf course or onto a common area, to golfers or those people utilizing the common areas.

B. Architectural Design Standards

The following Architectural Design Standards apply to all residential development projects and/or community recreational facilities with Forest Park.

1. Roof Design

- Roofs are very important to the overall integration and compatibility of different developments within Forest Park. Their design must be given careful consideration as they will be highly visible from streets, other buildings and most neighboring sites. Allowable roof designs are: gable roofs, hip roofs, gambrel (mansard) roofs, shed roofs and flat roofs.
- The choice of roof form should be greatly influenced by the angle and height from which the building will be viewed. Flat roofed buildings would only be considered appropriate on upper hillsides where viewed from below. The view of flat roofs from above is often very unattractive unless handled with particular care.
- The use of major rooftop elements such as dormers, chimneys or skylights should enhance the roof form and be an integral part of it. Special attention should be given to the design and placement of mechanical systems (i.e., vents, etc.) on roofs of residences which will be viewed from above. Exposed metal flashing, vents, and flues should be painted to match the color of roofing materials.
- The minimum roof pitch allowed on a major roof form is 4:12. The pitch of lesser elements such as porches, dormers, etc. may be lower if consistent with the architectural design. Domes and A-frame buildings are considered inappropriate.

2. Building Design and Groupings

When multiple structures are planned as part of a single design project, they shall be designed in a unified architectural and spatial manner resulting in integration of structures into related groupings. Single-family detached residences within a single design project, however, should not appear as row housing. In order to avoid this, variations should be provided, wherever possible, in building elevations as well as building setbacks from the street and side yards.

3. Building Type on Visible Lots

Certain lots on the perimeter of Forest Park's residential neighborhoods are highly visible from adjoining neighborhoods and/or roadways. One story, one story with walkout basements, or "stepped" designs may be required for these lots in order to avoid "towering" or overly massive front or rear elevations. The following lots have been identified as highly visible lots which will be subject to this section:

- Filing 13-A: Lots 15, 16, 22, 23, 24, 25, 26, 27, 90, 91, 92, 105, & 106
- Filing 19: Lots 130, 131, 202, 203, 204

4. Material Requirements

Certain building materials are required for use in Forest Park and they have been identified below. Where feasible, the natural color and texture of the materials should be expressed.

- Roofs - Within a residential development, all roofs shall be built using the same roofing materials in order to achieve an overall design continuity. Suggested roofing materials for Forest Park include 40-year asphalt shingles, fired tile, and slate shingles. The use of metal roofs is acceptable; however, in no instance will metal roofs which reflect direct sunlight onto an adjacent property be permitted. If metal roofs are used, they shall be surfaced with a low-gloss finish or capable of weathering to a dull finish.

Metal roofs shall generally have a standing seam in order to provide some relief to the roof surface and be of a heavy gauge. Polyurethane and corrugated aluminum are unacceptable roofing materials in Forest Park. All roof materials must be fire resistant and suitable for installation in Forest Park's wooded environment.

- Exterior Walls - All exterior wall materials utilized should be compatible with adjacent residences/buildings. Siding materials must be continued to within 6" of finished grade on any elevation, thereby eliminating large areas of unfinished foundation walls. Fire resistant siding is recommended.

Suggested exterior wall materials are fire resistant simulated wood siding, stucco, brick and stone. Incorporating more than one material on exterior walls may be desired, but special care should be taken so that materials do not detract from the building's overall design and form. Masonry veneers shall be consistent on all elevations.

- Colors - Exterior wall colors should be compatible with the site and with surrounding buildings. Natural colors (i.e., earth tones) should be utilized. Primary colors or other bright colors should be used only as accents and then only sparingly.

5. Inappropriate Materials

Materials chosen must be appropriate for the scale of a building, compatible with its location within Forest Park and expressive of the character and images of the development. The use of the following materials may cause problems in achieving the desired design quality:

- Metal as a building skin
- Painted concrete
- Mirrored glass or very dark glass
- Some man-made or synthetic stone or rock (obviously synthetic stone is discouraged, while more natural colors and patterns are encouraged)
- Exposed cinder block

6. Surface Mounted Equipment

The location and finish treatment of items mounted on the exterior surfaces of the building(s) should be carefully planned and detailed. Such items would include skylights, solar panels, vents, access ladders, electric and gas meters, etc.

In no case should they give the appearance of being simply mounted on the exterior surface of the building(s) with no relationship to the surrounding elements. The location of these items shall be indicated on all drawings submitted during the Preliminary Design Review and the Construction Document Review phases of Forest Park Design Review Process.

7. Mechanical Equipment/Roof Elements

All mechanical and service equipment shall be placed on the ground and shall be screened from view; provided that solar units may be placed on the roof if constructed as an integral part of the dwelling. Metal flashing, trim, flues and any other exposed roof top elements should be anodized, painted or capable of weathering to be non-reflective. The roof materials and designs for screening mechanical and service equipment shall be approved by the DRC. The materials used on such screens or enclosures shall be the same quality as, and compatible with, the materials of the building.

8. Antennas

No type of antennas and similar structures (i.e., satellite dish antennas, T.V. and ham radio antennas, etc.) shall be permitted unless totally screened from all angles of view by fences, berms or landscaping or disguised by other techniques as might be approved and adopted by the DRC. Satellite dishes shall not exceed 36" in diameter.

9. Chimneys

Chimneys are usually very strong roof elements. Careful choice of proportion and material should give them a substantial and stable appearance. The use of prefab fireplaces and flues is economically sound. However, they need not have the stovepipe appearance. Enclosing the flue in a masonry or wood chimney with substantial proportions will solve the problem. The use of fire-proof enclosures is prudent.

10. Exterior Residential Lighting

Exterior residential lighting in Forest Park shall be understated. Lighting shall be used only to identify pedestrian walkways and/or entrances to residences. Indirect lighting shall be used wherever possible. Exterior lighting shall not be installed where its direct source is visible from neighboring properties, or where it produces excessive glare. The use of other than white exterior lights shall be prohibited except for colored lighting used as holiday decoration.

C. Landscape Design Guidelines

1. Design Intent

- a. To unify a variety of buildings and architectural styles within a strong landscape matrix and, to the greatest reasonable extent, utilize natural land forms and plant materials which are native to Forest Park and the surrounding region.
- b. To achieve an overall landscape network including privately-owned landscaped areas, Rights-of-Way (R.O.W.'s), community open space, the Castle Pines North Golf Course, and the important interfaces between the golf course edges and adjacent development.
- c. To screen parking areas from view to the greatest extent possible while maintaining visual access and orientation to the facilities served.

2. Landscape Design Elements and Requirements

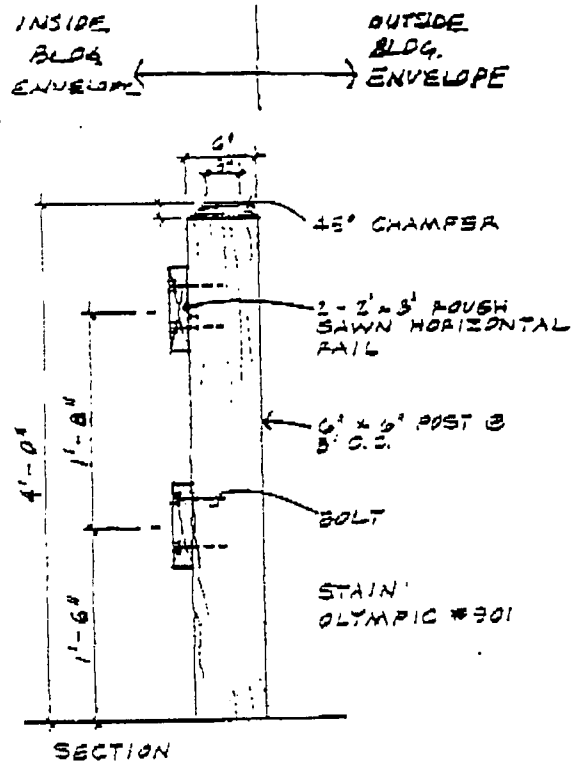
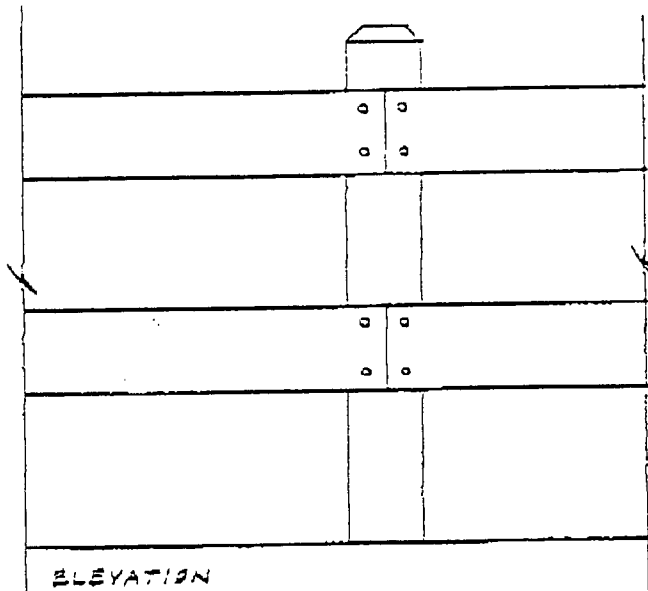
- a. Landscape Design Theme: The predominant landscape design theme in Forest Park shall be that of the existing natural landscape, **with native vegetation outside the building envelope**, and informal groupings of introduced **non-native** plant materials consistent with and complementary to the natural landscape **inside the building envelope with DRC approval**. Introduced plant materials will supplement the already existing plant community. In terms of planting guidelines, a simple plant palette is suggested. Large masses of similar plant materials are preferable to multiple varieties planted together in small groupings. It is suggested that evergreen masses act as contrasts to deciduous masses. Coniferous rather than deciduous trees should be the more dominant type of tree planted in Forest Park.

The use of large expanses of formal looking lawns is prohibited outside of the building envelope without DRC approval. Native ground covers and drought tolerant turf mixes shall be used in areas outside the building envelope.

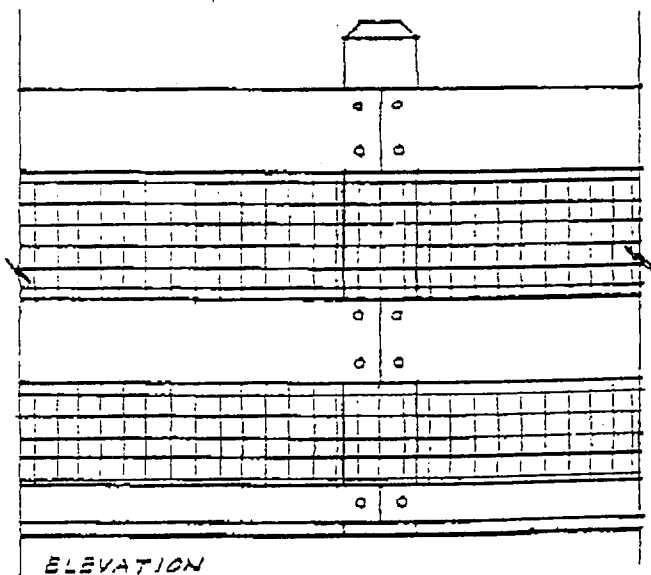
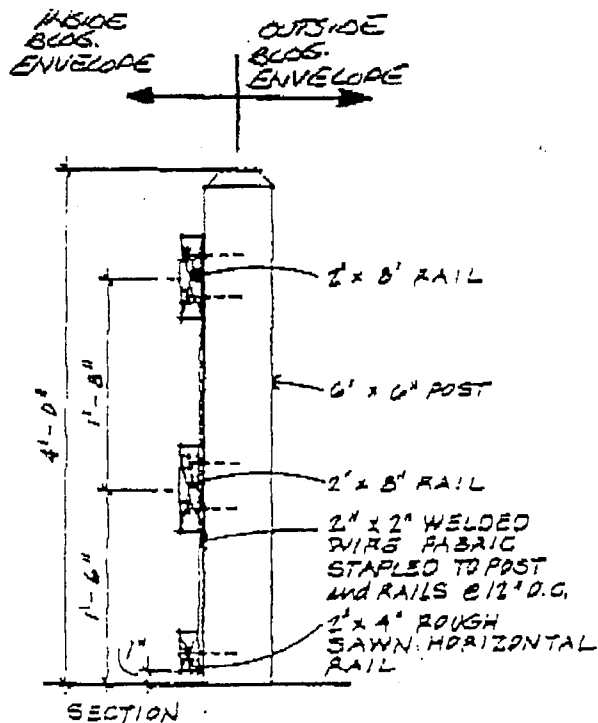
Also desirable in certain appropriate locations will be a more formal, maintained and manicured landscape look. Such locations in Forest Park include, but are not limited to: 1) road intersections; 2) entry points into neighborhoods; and 3) residential courtyards and gardens within the building envelope. In such locations, geometric plantings, evenly spaced rows of trees, formal looking lawns and other formal landscape patterns would be considered as appropriate landscape treatments.

Landscaping which is approved by the DRC shall be installed within 120 days after such approval is given or within such longer period of time as may be approved by the DRC pursuant to Section 3.1 of the Master Declaration.

- b. Fences: No fencing is allowed in Forest Park except within the building envelope noted on the plat. All fencing shall be consistent with the fence prototype adopted by the DRC for Forest Park as shown below.



For the purposes of enclosing pets, wire meshing will be allowed in conjunction with the open rail fence prototype only as approved by the DRC and as shown in the sketch below.



- c. Grading/Drainage: Natural drainage patterns should be respected wherever possible. The use of berms is suggested only if continuous expanses of landforms are created which look natural as opposed to looking man-made.
- d. Paving: Excessive areas of paving will be discouraged. Paving materials for driveways, paths, steps, patios and other areas should have a dull, non-reflective surface that blends with the natural surroundings. The use of interesting paving patterns as well as pre-cast pavers is encouraged.
- e. Ornamentation: The utilization of non-living objects as ornaments in the landscape is generally discouraged, particularly in front or side yards visible from adjacent properties and roads. Such ornamentation includes driftwood, animal skulls, wagon wheels, sculpture (flamingos, deer, cherubs, etc.). Individual expression is permissible so long as it does not detract from the goal of promoting a pleasing and harmonious landscape character in Forest Park.
- f. Water Conservation: In the landscaping of home and other development sites, it is urged that plant materials, irrigation systems and maintenance practices be utilized which conserve water. Although water conserving landscapes are often associated with a rather bleak "dry-land" appearance, it should be noted that a more traditional "green" appearance can be achieved while still using much less water than typical suburban residential landscapes. Consultation with a landscape architect or designer experienced in designing water conserving landscapes is encouraged.
- g. Irrigation: All landscaping shall be provided with a method of irrigation suitable to ensure the continued survival of planted materials. Drip irrigation, a water conserving method, is a recommended irrigation technique for use in Forest Park.
- h. Maintenance: All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal and/or killing of weeds and undesirable grasses, and removal of trash.

3. Plant Materials List

Provided on the following pages are listings of suggested plant materials for use in Forest Park. They are compatible with the soils, are low in water consumption and are native plant materials to Forest Park and to the surrounding region or are ornamentals which can be easily introduced.

Four (4) categories of planting types have been established with alternatives provided within each category. Both common and botanical names are given in each category. The plant types are: 1) Trees (evergreen and deciduous); 2) Shrubs (evergreen and deciduous); 3) Vines; and 4) Groundcovers.

NATIVE WOODY PLANTS RECOMMENDED FOR USE IN LANDSCAPING AT FOREST PARK

Coniferous ("Evergreen") Trees and Shrubs

Douglas-fir (*Pseudotsuga menziesii*)

Large conifer with greener, sparser needles and more open growth habit than spruce. Grows well in shady or rocky sites with sufficient moisture. Height 100 feet.

Ponderosa Pine (*Pinus ponderosa*)

Relatively fast-growing, large conifer with long needles, large cones, and reddish orange bark. Relatively sparse foliage and prolific cones make this tree attractive to a variety of birds. Height 100 feet.

Rocky Mountain Juniper (*Juniperus scopulorum*)

Medium-sized tree with attractive grayish green needles and silvery berries. Berries attract songbirds. Grows in a variety of sites but prefers dry, sunny, or rocky sites. Height 20 feet.

Common Juniper (*Juniperus communis*)

Low, spreading shrub with bright green needles and blue berries. Common throughout the region. Tolerates full sun to moderate shade with moderate moisture. Height 3 feet. Should be used in place of non-native low-growing "pfitzer" junipers.

Small Deciduous Trees

American Mountain-ash (*Sorbus scopulina*)

Small tree. Colorful fall foliage; bright orange berries that persist through autumn attract songbirds. Native to rocky canyons but tolerates a wide range of conditions with moderate moisture. Height 10 feet. Use instead of the more widely available European species.

Quaking Aspen (*Populus tremuloides*)

Fast-growing, medium size tree with smooth, whitish bark and golden fall foliage. Tolerant of both shade and sun. Grows well in rocky or poor soils. Spreads by root suckers. May be susceptible to disease and require plenty of care. Height 30 feet.

River Hawthorn (*Crataegus rivularis*)

Small tree. Clusters of large, white flowers and crimson fruits resembling small rose hips. The abundant fruits attract a variety of songbirds. Relatively free of thorns for a hawthorn. Tolerant of sun or shade with sufficient moisture. Height 10 feet.

Gambel's (or Scrub) Oak (*Quercus gambelii*)

A common shrub at middle elevations throughout the region; eventually attains height of small tree in favorable sites. A dominant species onsite. Very slow-growing; spreads by root suckers. Acorns attract a variety of wildlife. Fall foliage color rusty brown. Prefers sunny sites with moderate moisture. Height 8 feet, occasionally much taller.

Tall Shrubs

Chokecherry (*Prunus virginiana*)

Abundant white flowers and dark purple berries with attractive fall foliage. Spreads by root suckers. Attracts many songbirds. Tolerates shade or sun with sufficient moisture. Needs lots of room. Height to 10 feet.

Mountain Maple (*Acer glabrum*)

A graceful species with small leaves for a maple. Common beneath conifer forest. Prefers shady sites. Fall foliage is yellow. Height 10 feet.

Redtwig Dogwood (*Swida sericea*)

Bushy, spreading shrub with white flowers and berries, red bark, and reddish purple fall foliage. Grows well in moist, shady sites. Very attractive and hardy, but needs room to spread. Height 8 feet.

Serviceberry (*Amelanchier* spp.)

Clusters of fragrant white flowers in the spring followed by dark blue fruits resembling small rose hips in the summer. Prolific fruit production attracts a variety of birds and mammals. Colorful fall foliage. Grows well in a variety of settings, except for extremely hot and dry or cold and wet sites. Many species are commercially available. The native is known commercially as Saskatoon Serviceberry. Height 8 feet.

Wild Plum (*Prunus americana*)

A bushy shrub with attractive red bark, white flowers, orange-red fall foliage, and edible fruits that attract wildlife. Grows best in sunny sites with moderate moisture. Height 6 feet.

Medium Shrubs

Boulder Raspberry (*Rubus deliciosus*)

Named for its tendency to grow among boulders. Large, white, "wild rose" type flowers, small "blackberry" type fruit, rounded leaves, shreddy bark. Tolerates a wide range of conditions, but prefers some shade and well-drained sites with adequate moisture. Very hardy, dependable, and attractive; a good shrub for wildlife. Height 5 feet.

Canada Buffaloberry (*Shepherdia canadensis*)

Small shrub with sparse growth habit. Rust-colored spots on back of leaves. Prefers shady, well-drained conditions beneath conifers. Limited landscaping value, except to re-create native conditions. Height 3 feet.

Cliffbush (*Jamesia americana*)

Attractive white flowers and corrugated leaves; grows among rocks. Prefers part shade and well-drained conditions that are not overly dry. Height 4 feet.

Currants (*Ribes* spp.)

A diverse group of shrubs that are widespread in the mountains. Tubular flowers; edible fruits are consumed by a variety of birds and small mammals. Most species are 2 to 4 feet in height and have arching branches with small leaves. Native species include:

- Wax (or Sqaw) Currant (*R. cereum*) - White to pale pink flowers, sticky red berries, reddish brown bark. Does best in partial shade on well-drained or rocky soils. Common onsite. Should be used more than it is.
- Golden Currant (*R. aureum*) - Bright yellow, fragrant flowers. No spines or thorns. Fast growing. Spreads by root suckers. Widely used in landscaping. Leaves resemble a maple and have good fall color. Sunny but moist sites.
- Gooseberry Currant (*R. inerme*) - Small leaves, greenish purple berries, and pairs of thorns along stems. Grows in drier, sunnier sites than the other currants.

Note: The widely sold alpine currant is not native and has inconspicuous flowers.

Mountain Mahogany (*Cercocarpus montanus*)

An upright shrub with arching branches and attractive feathery fruits. One of the most important browse species for deer and elk, especially in winter. Grows well on sunny sites with well-drained or rocky soils. Common onsite. Height 6 feet.

Mountain Ninebark (*Physocarpus monogynus*)

White flowers in the spring, attractive fall foliage. Spectacular sprays of flowers resemble domestic spirea. Bright green leaves resemble a maple. Prefers some shade and moderate moisture. Height 4 feet. Avoid the non-native Golden Ninebark.

Rock Spirea (*Holodiscus dumosus*)

A beautiful, fast-growing shrub with masses of white flowers in spectacular clusters. Shreddy, orange-brown bark. Grows well on sunny, rocky sites and spreads by root suckers. Very hardy and worthy of being used much more extensively than it is. Height 5 feet.

Rubber Rabbitbrush (*Chrysothamnus nauseosus*)

A hardy shrub with grayish green foliage and masses of bright yellow flowers in late summer. Rounded growth form. Very common at lower elevations throughout the region. Tolerates dry conditions and poor soils. Widely used in xeriscaping. Height 4 feet.

Skunkbrush or Three-leaf Sumac (*Rhus trilobata*)

Spreading shrub that resembles a small-scale scrub oak. Reddish orange berries, attractive fall color. Performs very well on sunny, well-drained sites with poor soils. Height 5 feet.

Smooth Sumac (*Rhus glabra*)

The more typical sumac with narrow leaflets, bright red fall color, and clusters of red, velvety berries. Prefers sun to moderate shade. Height 4 feet.

Snowberry, Buckbrush (*Symphoricarpos albus*)

A low, spreading shrub with fine leaves, delicate pinkish flowers, and white berries. Widely used in landscaping. Tolerates full sun to shade, depending on moisture. Height 3 feet.

Shrub Cinquefoil (*Pentaphylloides floribunda*)

A low-growing shrub widely used in landscaping throughout the region. Numerous yellow flowers appear throughout the summer. Tolerates hot, sunny conditions. Height 3 feet.

Low Shrubs and Woody Ground Cover

Bitterbrush (*Pushia tridentata*)

Low, spreading shrub with bright green leaves and numerous yellow flowers that resemble small, five-petal rose flowers. A favorite browse species for deer and elk. Sunny, well-drained sites. Height 3 feet.

Kinnikinnik, Bearberry (*Arctostaphylos uva-ursi*)

Prostrate branches form dense mats. Small flowers in spring, red berries in fall. Glossy foliage stays green throughout the year. Rocky sites with moderate shade and moisture. A very common plant in open understories throughout the region.

Oregon-grape, Creeping Holly-grape (*Mahonia repens*)

Low, evergreen shrub that resembles a holly. Bright yellow flower clusters are replaced by edible, purple berries. Does best in light shade and moderate soil moisture. Spreads by root suckers.

Woods' Rose (*Rosa woodsii*)

Pink, five-petal rose flowers followed by bright red rose hips. Very thorny. Good fall color. Spreads by root suckers. Prefers partial shade but tolerates full sun with adequate moisture. Height 2 feet.

NATIVE GRASSES AND WILDFLOWERS RECOMMENDED FOR USE IN LANDSCAPING AT FOREST PARK

<u>SPECIES</u>	<u>COMMON NAME</u>	<u>CHARACTERISTICS</u>
<u>Cool-Season Grasses (grow in spring, mature and decline through summer)</u>		
Agropyron smithii	Western Wheatgrass	vigorous sod-former; blue-green foliage
Agropyron trachycaulum	Slender Wheatgrass	dense bunchgrass; green foliage
Bromopsis marginatus	Mountain Brome	tall, delicate bunchgrass; cooler sites
Elymus glaucus	Blue Wild-rye	bunchgrass; blue-green foliage
Festuca arizonica	Arizona Fescue	tall bunchgrass; narrow foliage
Koeleria macrantha	Prairie Junegrass	low bunchgrass; early green-up
Oryzopsis hymenoides	Indian Ricegrass	delicate bunchgrass; drouth-tolerant
Poa fendleriana	Mutton Bluegrass	loose bunchgrass; delicate head
Stipa viridula	Green Needlegrass	dense bunchgrass; relatively tall
<u>Warm-Season Grasses (grow in summer, mature and persist into fall)</u>		
Andropogon gerardii	Big Bluestem	tall sod-former; red in fall
Andropogon scoparius	Little Bluestem	low bunchgrass; red in fall
Bouteloua curtipendula	Side-oats Grama	bunchy sod-former; attractive foliage
Bouteloua gracilis	Blue Grama	short sod-former; blue-green foliage
Calamovilfa longifolia	Prairie Sandreed	tall sod-former; golden fall color
Muhlenbergia montana	Mountain Muhly	attractive bunchgrass; cooler sites
Panicum virgatum	Switchgrass	tall sod-former; red in fall
Sorghastrum nutans	Yellow Indiangrass	tall sod-former; soft, golden heads
<u>Perennial Wildflowers</u>		
Aquilegia caerulea	Blue Columbine	blue-and-white; State flower
Aster chilensis	Pacific Aster	white to lavender flowers
Aster bigelovii	Purple Tansy-aster	abundant purple flowers; very hardy
Coreopsis tinctoria	Plains Coreopsis	small yellow to maroon "pinwheels"
Erigeron speciosus	Showy Daisy	blue to purple; cooler sites
Gaillardia aristata	Blanket-flower	large yellow to orange "pinwheels"
Heliomeris multiflora	Showy Golden-eye	profuse, delicate, yellow sunflowers
Ipomopsis aggregata	Scarlet Gilia	scarlet trumpets; drouth-tolerant
Liatris punctata	Gayfeather, Blazing-star	spikes of purple flowers
Linum lewisii	Blue Flax	abundant blue flowers; very hardy
Lupinus argenteus	Silvery Lupine	bluish purple pea-type flowers
Oxytropis lambertii	Colorado Loco	reddish purple pea-type flowers
Penstemon barbatus	Firecracker Penstemon	bright red flowers; drouth-tolerant
Penstemon secundiflorus	Sidebells Penstemon	pinkish flowers on one-sided stalk
Penstemon strictus	Rocky Mtn. Penstemon	attractive blue-purple flowers
Ratibida columnifera	Prairie Coneflower	yellow to maroon "sombbrero" flowers
Rudbeckia hirta	Black-eyed Susan	yellow with dark center; very hardy

All species occur on or near the site and are commercially available. Numerous other wildflowers are also available as seeds or container stock; see your nursery for suggestions.

Forest Park Master Association

c/o Professional Management Associates, Inc.

12355 E. Cornell Avenue Aurora, CO 80014-3323 Phone (303) 750-0994 Fax (303) 750-1612

DESIGN REVIEW COMMITTEE FORM

DATE: _____

FOR: Name: _____

Unit Address: _____

Lot: _____

Address: _____

(if different than unit)

Home Ph #: _____

Work Ph #: _____

Cell Ph #: _____

PLANS SUBMITTED FOR: _____

RECEIVED ON: _____

The following action has been taken by the Design Review Committee:

- ☐ Plans as submitted are approved
- ☐ Plans as submitted are approved with revisions noted below
- ☐ Plans are disapproved with explanation noted below

If you need help or clarification, we ask that you contact Professional Management Associates, Inc. (PMA) at 303-750-0994, 12355 E. Cornell Ave., Aurora, CO 80014-3323.

Signature _____

Date _____

cc: Board of Directors
Design Review Committee

Submit blank form along with any other supporting documents for review by the DRC. Forward submittal to:

*Forest Park Master Association
c/o Professional Management Associates, Inc.
12355 E. Cornell Avenue
Aurora, Colorado 80014-3323*