

With few exceptions, the predominate roof pitch should not be less than 5:12, with steeper pitches encouraged. Roof eaves are encouraged to be 18" to 24" in length for roofs with a more, shallow pitch, and in no event less than 12" for steeper pitch roofs. However, these roofs and any other unique forms developed will be reviewed on their merits on a case-by-case basis.

**3.5.1 ROOFS PHASE III.** Gable, Shed, Flat and/or Barrel roof designs for the main roof will generally be approved. The use of any of these elements must be complimented with the use of other roof elements and configurations to break up the continuous roof form and large uninterrupted ridgeline. Smaller forms such as Gable, Shed or Barrel dormers or minor hipped roof elements should be use to reduce the vast presence of the roof and overall mass of the residence. Colonial, Victorian, A-Frames, Mushroom or Igloo styles will not be acceptable.

**3.6 PATIOS, DECKS AND WALKS.** Outdoor living areas connected to and coordinated with the main residential structure are encouraged. Privacy walls should use materials that are the same as the materials used in the Single-Family Detached Home and should be similar or complementary in color and appearance to the particular building to which they are appurtenant. Walks extending from the outdoor living space to the remainder of the Lot and/or to the other common walks are often desirable. These should be aligned to fit easily with the existing terrain and vegetation and should be built of stable, subdued materials appropriate to the expected use. Support structures must be designed to blend with surrounding improvements using similar materials. Drawings of railings should be submitted to DRB for review.

**3.6.1 FIRE PITS & OUTDOOR FIREPLACES.** Must comply with county guidelines. Subject to DRB approval.

**3.6.2 HOT TUBS/SAUNA/POOLS.** Location shall be approved by DRB.

**3.7 LANDSCAPING.**

**3.7.1 Landscaping Plans.** The DRB encourages the use of landscaping, plant materials of a variety of heights and sizes, walkways and paths, and berms and swales to enhance the appearance of a residence and surrounding neighborhood. The Ironbridge Property Owners Association maintains a separate irrigation water system that services each Lot in the

community (**with the exception of Aspen Collection lots**) to encourage landscaping and reduce the cost of its water consumption. It is the responsibility of the Home Owner to hookup to the main irrigation system. Gopher Irrigation and Landscaping is to approve the hookup to the main irrigation system. To ensure that proper consideration and funds are allocated to the landscaping process, the DRB will require that a comprehensive landscaping plan is submitted with the house plans and construction documents during the plan review process described in Article 4, herein.

**3.7.2 Xeriscaping.** The definition of xeriscape means the application of the principles of landscape planning and design, soil analysis and improvement, appropriate plant selection, limitation of turf area, use of mulches, irrigation efficiency, and appropriate maintenance that results in water use efficiency and water-savings practices. The degree of recommended landscaping and quantity of irrigation water required for such will vary depending upon the location of the Lot. The Declarant's soils consultants and Garfield County require that landscaping installed on Lots located on the historically un-irrigated alluvial fan areas above the Robertson Ditch comply to the fundamental concepts of Xeriscaping. These principals are as follows:

- 3.7.2.1 Plan and design comprehensively from the beginning.
- 3.7.2.2 Create practical turf areas of manageable sizes, shapes and appropriate grasses.
- 3.7.2.3 Use appropriate plants and zone the landscaping according to the water needs of the plants.
- 3.7.2.4 Consider improving the soil with organic matter like compost or manure. Use of composting systems visibility shall be subject to DRB approval.
- 3.7.2.5 Irrigate efficiently with properly designed systems (including drip-line equipment) and by applying the appropriate amount of water at the appropriate time of day.
- 3.7.2.6 Maintain the landscape appropriately by mowing, pruning, **weed control**, and fertilizing properly.

**Xeriscape does not mean zeroscape.** It does not mean the lack of landscaping and turf areas, or the sole use of rocks, gravel, yuccas and cactus. Highly watered areas still may exist in xeriscape designs; however, they are located and grouped properly, and are thoughtfully combined with areas requiring less water.

Landscaping in sensitive areas where highly hydrocompactive soils are known to exist should be set back from the foundation of the house or use materials with lower water requirements. In all instances, site grading should direct drainage from impervious surfaces and highly irrigated areas to swales and drainage corridors planned for the neighborhood and away from the house.

**3.7.3 General Landscape Requirements.** Within six months after receiving certificate of occupancy of a Single-Family Detached Home or within any extension period granted by the DRB, all yards and open space shall be landscaped and thereafter maintained in landscape. No existing trees shall be removed from any lot unless required by construction and approved by the DRB. Areas surrounding the Single-Family Detached Home may incorporate more manicured plant materials (i.e., sod). It is recommended that a buffer comprised of flowers, bushes, shrubs or trees exist between the foundation and sodden areas to reduce the visual impact of the structure. The plant materials in buffer areas should require low levels of irrigation water. Grades surrounding the house should exceed 3% to allow proper drainage away from the foundation. Manicured lawn areas should serve a functional and aesthetic purpose and will be restricted from terminating at the Lot boundary. Rather manicured landscaping should transition to native grasses and ground covers having low water requirements along the perimeter of the Lot. Water use guidelines should be considered during planning.

**Aspen Collection/Club Villas.** Grades surrounding the exterior of the homes should be sloped to drain away from the foundations in all directions. This slope should be a minimum of 6" vertical drop in the first 5' of horizontal run in landscape areas and 3" of vertical drop in the first 10' of horizontal run in paved hardscape areas.

**3.7.4 Landscaping Within 10' of Foundation.** All areas within 10' of the building or porch foundation shall be xeriscaped using either cobble, mulch or other approved material and may contain drip emitters only for either trees or shrubs due to hydrocompactive soils in the area.

**3.7.5 Irrigation Systems.** Irrigation systems should efficiently distribute water to those plants and will be concealed below the topsoil. Temporary and drip or other low-water consumption systems will be encouraged.

**3.7.5.1 PVC Pressure Mainline Pipe and Fittings**

- A. Pressure mainline pipe will be 1" PVC CL200
- B. Standard section lengths shall be 20 feet (+/-1") for all sizes.
- C. All pipes shall be free from visible cracks, holes, foreign material, blisters, dents, wrinkles or ripples, die and heat marks.
- D. The pipe shall be extruded from PVC meeting the requirements of cell classification 1254-A or 1254-8 as defined in ASTM D 1784, PVC compounds.
- E. PVC Schedule 80 nipple shall be manufactured with molded threads. Machined threaded nipples will not be allowed.
- F. All mainline fittings will be Sch40 PVC solvent weld.

**3.7.5.2 Sleeving and Conduit**

- A. Material shall be PVC CL200 with solvent weld joints.
- B. Install separate sleeve beneath hardscape areas to route each run of irrigation pipe or wire bundle.