

East Bend Metropolitan District

Design Guidelines

District Design Guidelines
Revised November 2023

The Board reserves the right to modify these Design Guidelines and the policies therein at any time in its sole discretion. Please contact the Management Company (contact information provided on page 3) to be certain of the latest version of this document.

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Welcome to East Bend Metropolitan District

Welcome to the Urban Collection in the East Bend Metropolitan District (the “District”), a contemporary Aurora, Colorado community with easy access to nearby shopping, dining, E-470, DIA, and new schools.

The Board of Directors (the “Board”) is the governing body formed to operate, manage, and maintain various properties and other common areas, to provide services for the benefit of Property Owners in the Community, and to administer and enforce the Master Declaration and other Governing Documents. A District Manager assists the Board of Directors.

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The Board reserves the right to modify these Design Guidelines and the policies therein at any time in its sole discretion. Owners must contact the District Management Company to ensure they have the latest version.

These Design Guidelines and other resources are available on the East Bend Metropolitan District website.

INTRODUCTION AND PURPOSE

The goal of the District, as amended from time to time, Design Guidelines is to provide general design criteria and guidance for new and future Homeowners regarding the home and lot enhancements or modifications and to ensure compatibility with the home's particular architectural style and with the overall character of the District. A spirit of cooperation between the District, Board, contractors, vendors, and all Owners will go far in creating an optimum environment for the District to thrive.

The Design Review Committee (“DRC”) has jurisdiction over the design and aesthetic aspects of the property. “Property” is defined as all real property covered by the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) of the District recorded on September 23, 2021, at Reception No. E1148282 in the Arapahoe County Clerk and Records office, which includes your Residential Site. The DRC is a committee established and appointed by the District Board as provided in Article 3, Section 3.1, and 3.2 of the CC&Rs.

The DRC must approve any plans for any alteration to any Residential Site’s exterior (“Dwelling Unit”) and any improvements, including Architectural or landscape modifications, before the improvements are made. The DRC also has the right to review modifications as they are constructed and give final approval of completed alterations.

OVERVIEW OF THE DISTRICT GOVERNANCE

The District is governed by various documents including, but not limited to:

- The [Declaration of Covenants, Conditions, and Restrictions](#) (“CCRs”) for the District was recorded on September 23, 2021, as may be amended from time to time.

Owners should review the document(s) described above and any other policies, amendments, and other materials available through the District Management Company, collectively the “[Governing Documents](#).” In the event that any of the above-referenced documents conflict with the terms and conditions of the Declaration shall control.

The District is responsible for:

- Design Review
- Covenant Enforcement within the District
- Maintenance of District Properties and certain open space tracts
- Hosting certain District Social Events

The District is **NOT** responsible for:

- Trash/Recycling Services: Each Homeowner is responsible for setting up services through HBS (720)547-8600
- The City of Aurora maintains maintenance and snow removal on public streets.
- Maintenance of any home is the responsibility of each Homeowner
 - The District retains certain rights and remedies as described in the Governing Documents
- Intervening in matters of civil law, such as boundary or drainage disputes
 - Items of this nature might also include roaming animals, abandoned or unauthorized vehicles on public streets, and/or persistent noise problems, where the Aurora Police Department, Aurora Building Division, or other governmental entity will be the appropriate resource to address the matter

DESIGN REVIEW PROCEDURES

PLEASE NOTE: ANY IMPROVEMENT OR MODIFICATION INSTALLED WITHOUT APPROVAL IS SUBJECT TO REMOVAL AT THE HOMEOWNER’S SOLE EXPENSE. THE DISTRICT IS NOT RESPONSIBLE FOR DAMAGE TO ANY ITEMS NOT APPROVED TO BE ON DISTRICT PROPERTY. THE HOMEOWNER MAY ALSO BE SUBJECT TO FINES OR OTHER LEGAL ACTION. ALL APPROVALS MUST BE IN WRITING. ON-SITE PERSONNEL, INCLUDING A SALESPERSON OR CONSTRUCTION SUPERVISOR, DO NOT HAVE THE AUTHORITY TO APPROVE DRC REQUESTS.

In making improvements, Owners are responsible for locating all water, sewer, gas, electric, telephone, cable, television, irrigation lines, and other utility lines and easements. Owners should not make any improvements over any such easements without the utility’s consent, and Owners will be responsible for any damage to utility lines and/or easements.

The Homeowner is responsible for ensuring all applicable laws, codes, requirements, and standards are followed, including obtaining any permits required by a county, City, or another governmental entity.

The Board reserves the right to modify these rules and regulations and the policies therein at any time in its sole discretion. Owners must contact the management company to ensure they have the latest version.

To ensure a consistent, high-quality, and integrated design throughout all phases of the project, the DRC will review and approve the proposed plans. A Design Review Process has been established to review architectural designs for conformance to these Design Guidelines.

The Design Review Committee (“DRC”) reviews and makes determinations concerning approval of improvements and Dwelling Unit alterations regarding compliance with only the Design Guidelines and the CC&Rs. By conducting such reviews and making such determinations, the DRC does not make any representations whatsoever concerning any design plans or related work’s integrity or compliance with any other applicable requirements, including but not limited to:

- Federal, State, or other local laws, policies, codes, and permits
- Engineering, technical, or structural requirements or standards
- Drainage requirements, including any drainage plan approved by Arapahoe County

All Design Review Applications DRAs must be submitted in writing by email or hard copy. When a complete DRA is received, the District Management Company will forward the request to the DRC, track the request, and return a written decision to the applicant.

These Design Guidelines and other resources are available on the East Bend Metropolitan District Website.

COVENANTS, CONDITIONS, AND RESTRICTIONS

The Design Guidelines do not supersede or modify any existing, applicable City of Aurora (“City”) and County of Arapahoe (“County”) codes or regulations. Any requests for variances to the laws, regulations, or standards adopted by the City shall be submitted to the appropriate municipal agency according to established procedures following review and approval by the DRC. In the event of conflict or discrepancy, or for subjects not addressed herein or as part of the Design Guidelines, the municipal regulations and codes take precedence, and the most restrictive standards shall apply. Provided that the DRC acts in good faith, neither the DRC nor any representative thereof shall be liable to any applicant or any other person for any damage, loss, or prejudice suffered or claimed on account of the review of plans, specifications, or materials. The review and delivery of a form of approval or disapproval are not to be considered an opinion as to:

- Whether the plans are defective
- Whether the construction methods or performance of the work proposed therein is defective
- Or whether the facts therein are correct or meet the City’s and County’s building codes.

SUBMITTAL REVIEW RESPONSE TIME

After a submittal is accepted as complete and meets all requirements, the DRC’s approval or disapproval shall be given within a reasonable time, not to exceed forty-five (45) days after submittal acceptance.

The submission shall be considered disapproved if the DRC does not provide an outcome of any completed application within forty-five (45) days.

APPROVALS, SUBMITTALS and SUBMITTALS

All submittals reviewed by the DRC are to be stamped as follows:

APPROVED: Plans meet all DRC requirements.

APPROVED WITH CONDITIONS: Plans meet most DRC requirements but may contain minor items needing clarification or correction. Plans will also be stamped this way if the DRC wants to inform the applicant of specific circumstances that may affect other plan submittals or construction improvements. Revised plans must be resubmitted for DRC files if minor corrections are required.

Denied: Plans containing significant deviations or deficiencies from DRC requirements must be corrected or clarified before DRC will grant approval. All resubmittals to DRC must be a complete plan set and address each comment and any change to the plans in writing. Partial resubmittals, if corrected sheets only, will not be accepted.

SUBMITTAL FORMS

Use the appropriate [Submittal Form](#), which can be obtained from the District Management Company or the website.

Plans may not contain items that are prohibited under DRC standards. **NO WORK MAY COMMENCE/BEGIN ON ANY IMPROVEMENT UNTIL ALL SUBMITTALS FOR THAT TYPE OF IMPROVEMENT HAVE BEEN APPROVED.**

CHANGES TO APPROVED PLANS

Any changes to the plans after DRC approval, including those not specifically requested by the DRC, must be resubmitted for approval with the changes noted. Upon receipt of submittal comments, the applicant may contact DRC to schedule a meeting to review and address such comments in further detail. The DRC will conduct periodic in-progress construction inspections to ensure compliance with the approved construction documents, plans, and Design Guidelines.

DESIGN GUIDELINES ENFORCEMENT POLICY

The District and the DRC would like to ensure compliance with the Governing Documents or CC&Rs, and these Design Guidelines will benefit all Owners in the District by promoting the common good and enjoyment of the Owners' investments, protecting property values, and maintaining a pleasant living environment. Pursuant to the CC&Rs, these Design Guidelines and other applicable District policies, Section 32-1-1001(1)(j), CRS, and other applicable law, failure to adhere to the CC&Rs, these Design Guidelines, and other applicable District policies may result in, among other consequences, monetary penalties or other enforcement measures.

Furthermore, the Owner may also be held responsible for costs arising from efforts to resolve any such noncompliance, such as but not limited to attorney fees and costs, additional review fees and inspection expenses, and damages to people or property. Per Section 32-1-1001(1)(j), CRS unpaid penalties shall constitute a perpetual lien on and against the property served.

SUBMITTAL REQUIREMENTS

See the form attached hereto and incorporated herein. Failure to provide a completed application will result in the application being denied.

RESIDENTIAL LANDSCAPING STANDARDS

The following requirements apply to all residential lots and dwelling units:

LANDSCAPE

The District maintains exterior irrigation, plant material, rocks, mulch, and fabric in the landscaped bed areas. Owners maintain the grading on their lot (including grading around the foundation of the building constructed thereon) at the slope and pitch fixed by the final grading thereof, including landscaping and maintenance of the slopes, so as to maintain the established drainage that existed at the time of final grading and ensure irrigation and surface waters flow away from buildings to protect foundations and footings from excess moisture. Please note that the District is not responsible for damage to or removal of items not approved to be on District property.

IMPROVEMENT GUIDELINES

PLEASE NOTE: The Residential Design Guidelines are a part of the Rules and Regulations for the District and are subject to modification or amendment from time to time. OWNERS SHOULD REVIEW THESE RESIDENTIAL GUIDELINES AND RULES AND REGULATIONS CAREFULLY. THE RESIDENTIAL DESIGN GUIDELINES INCLUDE PROVISIONS RELATING TO THE DESIGN, CONSTRUCTION, AND OPERATION OF INTERIOR, EXTERIOR AND IMPROVEMENTS AND RULES AND REGULATIONS REGARDING THE USE OF LOTS.

The following Design Guidelines and Rules and Regulations are not all-inclusive. Questions should be directed to the District Manager. Any requests not specifically addressed below will be reviewed by the DRC on a case-by-case basis. Unless otherwise stated below, the term “approval” refers to the DRC approval.

ACCESSORY STRUCTURES

Accessory structures are not allowed. Prohibited structures include, but are not limited to:

1. Cabanas, Gazebos, Pergolas
2. Storage Sheds
3. Accessory Dwelling Units (ADUs)
4. RV Tarps or Shelters
5. Detached Garages

Other prohibited structures include, but are not limited to, planters and flower beds.

ADDRESS SIGNS

1. Each Dwelling Unit must have a Unit number visible from the street.
2. All Unit number(s) replacing the original number(s) in color, shape, and size do not need DRC approval.
3. Any variance from the original Unit number installed requires DRC approval. Numbers must not exceed six (6) inches in height.

ADVERTISING

See FLAGS, FLAGPOLES, AND SIGNS

ANTENNAS, SATELLITE DISHES

1. All satellite dishes and direct broadcast satellite (“DBS”): Satellite dishes and antennas designed to receive DBS service that is one meter in diameter or less are permitted and do not require DRC approval.
2. Preferred placement is the roof or awning over the garage. It is suggested not to screw through roof shingles in order to prevent leaks.

BASKETBALL NETS, HOOPS, AND RELATED EQUIPMENT

1. Basketball backboards and hoops that are free-standing and portable are **NOT** permitted in the public right-of-way, streets, alleyways, sidewalks, parkways, or driveway aprons.
2. These must be stored away from view when not in active use.

Permanent basketball goals, hoops, backboards, or nets shall **NOT** be installed on the Residential Site.

BUSINESS ACTIVITIES

1. Lots are intended for residential use only. Business activities **must be secondary** to the residential use of the home and conducted entirely within the home.
2. Business activities shall not involve regular visitors, clients, employees, deliveries, or excess vehicular traffic. Airbnb-type activity or short-term leasing (less than 30 days) is prohibited. Business activities shall not be apparent or detectable by sight, sound, or smell from the outside of the home. Any and all visitors must follow parking enforcement and are subject to being towed at the sole cost of the Owner of the vehicle for noncompliance.

Automotive repair businesses are expressly prohibited.

EXTERIOR LIGHTING

1. Dark-sky lighting principles should be utilized. The dark-sky principle uses lighting (or the lack of lighting) to eliminate pockets of darkness and light.
2. Exterior lighting must be of a low illumination level.
3. Exterior solar low-illumination walk path lighting is pre-approved and does not require DRC approval.
4. All other exterior lighting must have DRC approval.
5. Please refer to NUISANCES, LIGHTS, ODORS, AND SOUNDS FOR MORE INFORMATION.

EXTERIOR SHUTTERS

1. DRA approval is required to replace or add exterior shutters.
2. Shutters must complement the home’s structure and colors.

EXTERNAL MODIFICATIONS

1. No Owner or Resident may install exterior wiring for electrical or telephone installation or for any other purpose, nor shall any items, including but not limited to internet, cable, television, or radio antenna, furnace or other vent, machines, or air conditioning unit vents, be installed on the exterior of a Residential Structure.

FENCES AND RAILINGS

Generally, fencing of any kind is not permitted on Residential Sites.

1. Fencing for District-approved and installed trash enclosures will be considered case-by-case.
2. Montage Metal Picket fencing is the approved metal railing for the front and side porches.

FIREWORKS; FIREARMS

See HAZARDOUS ACTIVITIES, MATERIALS, or CHEMICALS

FLAG, FLAG POLES, AND SIGNS

1. Flags and signs are limited to a size of three feet by five feet (3' X 5') and may be displayed without needing approval from the DRC.
2. A flag may be displayed on a bracket holder attached to the home, in a window, or on a balcony and shall not require DRC approval. Nonetheless, the American Flag must be displayed in accordance with the Federal Flag Code of P.L. 94-344; 90 stat. 8110; 4 U.S.C SECS 4-10.
3. In total, two (2) flags, signs, or aggregate thereof are permitted to be displayed per home and must remain in like new conditions.
4. Permanent freestanding flag poles are prohibited. Owners, Residents, Realtors, Vendors, or Contractors are not permitted to place Flags and Signs on District or District maintained property.
5. Permitted events upon District property may place event signage with DRC approval. The District may summarily remove signs not complying with the Design Guidelines.

GARAGE DOORS

Garage Doors shall be wood, hardboard, fiberglass, or metal.

1. All garage doors must be painted according to the assigned color code. This information is available on the [District website](#).

GARAGE SALES, YARD SALES

1. No approval is required for garage sales provided the items for sale are personal household goods and have not been purchased for resale in bulk, at auction or real estate sale, and provided the sale is held in such a manner so as not to disturb other residents of the area.
2. All garage sales must comply with applicable [municipal requirements](#). The DRC reserves the right to place limitations on the number of times per year that an individual Residential Structure can be used for garage sales.
3. The DRC reserves the right to be more restrictive than the [City currently allows](#), up to four (4) times per year.
4. After the conclusion of the garage sale, no items can be left out on the driveway, sidewalk, or street unless the Homeowner is having the items picked up. In no circumstances shall items remain visible for more than forty-eight (48) hours.
5. All garage sale signage must be removed promptly at the conclusion of the garage sale.
6. Garage sale signs must not be placed on District property.

GRILLS AND FIREPITS

1. [Grills and firepits](#) are not permitted to be within ten (10) feet of any combustible surface, per the City of Aurora’s Municipal Code.
2. Natural/Propane grills are the only type permitted.
3. Wood burning and pellet firepits, as well as charcoal grills, are prohibited.
4. Please visit the City of Aurora’s Burning Restrictions website for detailed information on the stages of ban restrictions. [City of Aurora’s Fire Department](#).

HOLIDAY DECORATIONS AND LIGHTING

Placement and display of holiday lighting are permitted without DRC approval, subject to the following rules and regulations:

1. Seasonal decorations and lighting shall not be displayed more than thirty (30) days in advance of the particular holiday or celebration.
2. Seasonal decorations and lighting shall be removed within fifteen (15) days following the particular holiday or celebration.
3. Jellyfish lighting or similar is generally prohibited but may be considered on a case-by-case basis.
4. Colored lights may be used to celebrate the holiday, and colors can cascade or waterfall but cannot be twinkling, pulsing, rotating, strobing, etc.
5. Lawn ornaments and other holiday décor are not permitted on District property or District-maintained property.
6. The DRC reserves the right to determine whether Decorations have become unreasonable and may request residents remove décor for Nuisance, per the CC&Rs.

Consideration of neighbors should be exercised when decorating for any occasion.

HAZARDOUS ACTIVITIES, MATERIALS OR CHEMICALS

1. No lot or improvement may be used for any use, and nothing may be stored on any lot or improvement that would constitute an unusual fire hazard or would result in jeopardizing any insurance maintained on other lots or improvements within or on any other portion of the District.
2. No incendiary or explosive devices shall be permitted within the District. “Incendiary or explosive device” shall include, but not by way of limitation, any device consisting in whole or in part of flammable material or other material having the capability of exploding, igniting, or burning, other than reasonable-sized propane tanks (no larger than twenty (20) pounds) intended for use with gas grills.
3. No fireworks or firearms may be fired or discharged within the District, except (i) in any areas specifically designated therefor and in compliance with all Applicable Laws, (ii) with the permission of the District, and (iii) firework displays performed by professional pyrotechnics companies/person(s) approved by the District.
4. Owners, Residents, or guests shall not store any flammable, combustible, odorous, explosive, or other inherently dangerous fluids, chemicals, or substances anywhere within the District except those reasonably required for normal household use and in accordance with these Rules and Regulations.
 - Gasoline or fuel for a lawn mower, snow blower, and the like may be maintained on an incidental basis on a Lot if the amount kept does not exceed five (5) gallons and is held in UL-approved containers. Gasoline or other volatile or incendiary materials or devices shall be stored only in a manner that strictly complies with all Applicable Laws.

- The District reserves the right to require Owners to promptly remove such contents upon receipt of written notice from the District.
- Further restrictions may be found in the CC&Rs.

HVAC AND SWAMP COOLERS

1. All heating, ventilation, and air conditioning equipment shall be installed at or near ground level located on the side yard behind the first third (1/3) of the home with DRC approval.
2. Roof-mounted (ex., Swamp Coolers) or window-mounted HVAC equipment is not permitted.

NUISANCES, LIGHTS, ODORS, SOUNDS

1. No nuisance shall be permitted which is visible within or otherwise affects the District or any portion thereof, nor any use, activity, or practice which unreasonably interferes with the peaceful enjoyment of possession and proper use of other lots or District property, open space, or common landscape tracts.
2. No light shall be emitted from any lot that is unreasonably bright or causes unreasonable glare; no sound shall be emitted from any lot that is unreasonably loud or annoying; and no odor shall be permitted from any lot that is noxious or offensive to others.
3. All lighting, including any security-type fixture, must be directed downwards, and the light cone created must be contained within the lot boundaries to avoid glare to neighboring lots.
4. Walkway lighting is permitted, provided the light fixture bulb is not visible from District property, parks, open spaces, common landscape areas, roadways, or other homes. Additionally, walkway lighting must be directed to the ground and shall not exceed twenty-four (24") inches in height. Lighting must adhere to Dark Sky Lighting Principles.
5. No Owner or Resident of a lot shall operate machines, appliances, electronic devices, accessories, or equipment in such a manner as to cause, in the judgment of the District, an unreasonable disturbance to others or cause damage to or overloading of any mechanical, electrical, plumbing, or any other system servicing any building within the District. So as not to disturb Owners, Owners and Residents of lots shall not permit, within the lot, loud noises or playing of musical instruments, radios, stereos, televisions, etc., in such a manner as to disturb others, and volumes shall be appropriate between the hours of 9:00 p.m. to 7:00 a.m., and at all other times, as determined by the District.
6. All roadways, alleys, and walkways shall be kept clear for emergency traffic. No furniture, bicycles, barbecues, toys, or other items of personal property shall be stored, left, or parked on a roadway, walkway, or any other place within the Community other than an Owner's Lot; provided, however, that bicycles may be stored in the designated bicycle parking areas within the Community, if any.

PAINTING

1. Must submit for DRC review and approval.
 - Painting schemes for each home are listed on the [website](#).
 - Variances will not be granted.

See also GARAGE DOORS

PET ENCLOSURES

1. Pet enclosures on the exterior of a lot are not permitted on residential sites.
 - Examples of this include, but are not limited to, dog runs and kennels on the exterior of lots.

POOLS, SPAS, WATER FEATURES

1. The [City Municipal Code](#) does not permit [ornamental water features](#).
 - This includes, but is not limited to, swimming pools, hot tubs, running water, waterfall features, etc.

SCREEN DOORS AND STORM DOORS

1. Screen and Storm doors on the front door entrances of the Dwelling Unit must be painted to match the trim color of the home, and the style must conform to the architectural character of the Dwelling Unit and does not require DRC approval if these criteria are met.
2. Wood screen doors are prohibited.

SOLAR ENERGY SYSTEMS

Each Owner may install a solar energy system that serves the Dwelling Unit provided that:

1. The design and location of the solar energy system meet the requirements of all applicable government ordinances.
2. Design and location must receive the prior written approval of the DRC.
3. Solar Panels must not negatively impact neighboring homes.
4. Bird stop or a similar product must be installed.

Additionally:

1. Energy systems must be integrated into the roof design to respond to the roof slope and designed to minimize the profile of the collector.
2. Frames must be colored to compliment the roof of the Dwelling Unit.
3. Support for solar equipment shall be located in a manner that minimizes visual and noise impact.

TRASH AND RECYCLING

1. Homeowners must contact HBS to set up trash services: 720-547-8600
2. Containers must be stored in preapproved District enclosures or the garage.
3. Containers are not permitted to be on the street the day before, [prior to 5:00 p.m., per the City](#).
4. All such containers must be returned to the garage or DRC-approved enclosure by 10:00 p.m. on the day of pickup.

UNSIGHTLY ITEMS

1. Refuse containers, wood piles, storage areas, machinery, and equipment shall be prohibited upon any Dwelling Unit site.
2. It is prohibited to store equipment on the exterior of any Dwelling Unit Site
3. Clotheslines must be retracted when not in use and may only be installed within the side patio
4. Clotheslines must have approval from the DRC before being installed

WINDOW COVERINGS

1. Only curtains, drapes, shutters, or blinds may be installed as interior permanent window covers.
2. No aluminum foil, paint, bedroom sheets, newspaper, or similar coverings deemed inappropriate for a window covering shall be applied to the windows or doors of any home such that the prohibited coverings are visible from the exterior of the home.
3. Owners may use temporary paper shades to cover windows after the closing, pending the installation of drapes, curtains, shutters, or other appropriate interior window coverings for up to sixty (60) days after closing.

4. Window coverings do not need DRC approval.

COMMUNITY GUIDELINES

In addition to lease restrictions outlined in the Covenants:

1. The Owner shall have the responsibility to acquaint the Owner's tenants and guests with the governing documents.
2. All leases shall be no less than thirty (30) days.
3. For the purpose of these Design Guidelines, a tenant shall be defined as anyone in possession of all or part of an Owner's Dwelling Unit in exchange for any compensation.
4. The Owner is solely responsible for payment of the monthly District Fees.
5. Disturbances and disorderly conduct by tenants can result in a fine or legal action against the Owner.

The District's ultimate goals are to preserve the District and maintain harmony among Owners. If a resident, guest, or tenant is violating these goals, the Owner is required to take the necessary measures to correct the situation.

PET GUIDELINES

1. No animals, horses, livestock, birds, poultry, reptiles, or insects of any kind shall be raised, bred, kept, or boarded in the District provided, however, that the Owners of each lot may keep a reasonable number of household pets (including dogs, cats, and other domestic animals approved by the DRC), so long as such pets are not kept for any commercial purpose and are not kept in such number or manner as to create a nuisance to any resident of the District. Pigs, including pot-bellied pigs, are considered livestock, not household pets or domestic animals.
2. A Homeowner's right to keep household pets is coupled with the responsibility to clean up after the pet(s) and to pay for any damage caused by such pet(s).
3. All dogs shall be kept on a leash and in the control of the Owner when not in the Dwelling Unit's Residential Site.
4. Each pet Owner shall immediately clean up all waste deposited by animals and properly dispose of the waste.
5. No animal shall be permitted to make unreasonable noise, cause any objectionable odor, or become a nuisance. Excessive dog barking or other animal noise may be deemed a nuisance and is subject to the covenant and/or animal control processes.
6. Owners are permitted to have up to three (3) dogs and three (3) cats or aggregate thereof.
7. Pets must be leashed or otherwise contained and/or controlled at all times. Leashes shall be no longer than ten (10) feet in length per the [City Code](#).
8. Pets shall not be leashed, chained, or tethered to any building.

VEHICLE PARKING GUIDELINES

1. The Owner shall maintain the garage in a condition that will accommodate at least the number of authorized vehicles for which it was designed.
2. Mopeds and motorbikes are subject to vehicle code restrictions and are limited to travel on public streets (i.e., both driver and vehicles must be licensed if required by state and local laws).

3. No Owner shall conduct major repairs to any vehicle upon a Dwelling Unit site. Minor repairs, like oil changes, may be conducted in a closed garage.
 4. Garages may not be altered for additional living space.
 5. Vehicles must be moved every 72 hours if parked on public streets.
 6. Street extended parking is not permitted.
 7. **All alleys within the District are FIRE LANES.** Parking in FIRE LANES is prohibited by the District and violates [City Code](#).
 8. Vehicles parked in alleys/fire lanes are subject to being towed at the vehicle Owner's expense. To report a parking violation, please refer to the [website](#).
 9. Boats, trailers, campers (on or off supporting vehicles), tractors, commercial vehicles, mobile homes, motor homes, any towed trailer unit, motorcycle, all-terrain vehicle, recreational vehicle, or any vehicle whose gross vehicle weight exceeds ten thousand (10,000) pounds or which exceeds twenty-three (23) feet in length shall NOT park on the street or within any Residential Site.
 10. Vehicles must be contained within the footprint of the driveway and may not encroach upon any alleyways/fire lanes or on any District Property or District Maintained Property
- Please refer to [Section 2.16 of the CC&Rs](#) for additional information.