

**ENVIRONMENTAL GUIDELINES  
FOR THE  
CENTERRA RESIDENTIAL COMMUNITY  
May 24, 2005**

THESE ENVIRONMENTAL GUIDELINES REPLACE IN THEIR ENTIRETY THE CURRENT GUIDELINES DATED NOVEMBER 30, 2001, AND SHALL APPLY TO ALL INSTALLATIONS OR MODIFICATIONS COMMENCED ON OR AFTER MAY 24, 2005.

**I. STATEMENT OF PURPOSE**

These Guidelines are adopted pursuant to the authority granted the Board of Directors of the Centerra Residential Community Association (“the Board) and its Environmental Review Committee (“ERC”) in the Declaration of Covenants, Conditions and Restrictions for the Centerra Residential Community (“the CCRs”). These guidelines are intended to set forth the specific environmental guidelines governing the Community and the activities that are subject to ERC review or control. These Guidelines supplement the provisions of Article X of the CCRs (“the CCR Rules”) and the landscaping provision of the master Design Guidelines, as developed and adopted for the entire Centerra master-planned community (“the Master Guidelines”).

**II. GENERAL INTENT**

Centerra is designed as an environmentally-responsible community guided by the nine principles which are attached at Attachment 1. Centerra’s commitment to sustainable living in our High Plains ecosystem informs how we landscape and manage our parks, yards, and natural areas; how we manage pet/wildlife interactions; and many other activities to ensure neighborliness and a healthy community. The High Plains Environmental Center (“HPEC”) owns and manages the natural areas surrounding Houts and Equalizer Reservoirs, however, every resident, visitor and employee within Centerra shares in both the benefits of this beautiful resource and the responsibilities for maintaining the health of this ecosystem. It is the intent of the CCRs, the Master Guidelines and these Environmental Guidelines to foster partnerships in the stewardship of our Community, both the built and the natural.

**III. LANDSCAPING SPECIFICATIONS**

**A. Deadline for Landscaping**

An Owner shall fully landscape is or her lot by the end of the first planting season following the purchase of their home, but in no event more than nine months following such purchase.

**B. Orientation for Landscaping**

All owners are encouraged to attend a landscaping orientation seminar, held monthly at the HPEC at Centerra. This brief session will explain the landscape specifications for Centerra, providing the reasons for the specifications outlined in these Environmental Guidelines. Examples of turf grasses, shrubs, trees and other native vegetation will be available to assist owners in their landscape plans. Upon request, the CRCA will provide a list of “Centerra Certified” Landscape Contractors that have completed a Centerra landscape installation orientation process. Owners that plan to contract out their landscaping to a third party may access this list to find a contractor that is knowledgeable about Centerra’s landscape requirements.

#### **IV. DESIGN STANDARDS**

The following standards apply to all residence in Centerra:

- A. Master Guidelines.** All landscaping plans shall comply with the spirit and letter of the CCR Rules and Master Guidelines regarding landscaping.
- B. General.** The landscaping should provide owners with attractive, interesting, comfortable, useful and environmentally-responsible outdoor living environments, using plants native to Northern Colorado when possible. Arrangements of plant materials should complement the architecture, accenting entries, enframing windows and providing a setting for the height and mass of structures. Plant massing to create sheltered outdoor rooms associated with patios, porches and sitting areas should be considered. Principles of sustainability and water-wise landscaping should be incorporated in selection of materials, design and maintenance of landscapes. Environmentally-friendly materials should be used where possible.
- C. General Placement.** Landscape materials should be strategically placed to buffer the home from winter winds (predominantly north and northwest), allow solar exposure in the winter, and provide shade in the summer.
- D. Turf Limitations.** Turf grass shall be limited to areas that are most heavily used and which are central organizing spaces. No more than 45% of the total landscaped area on any lot shall be in irrigated turf grass.
- E. Zones.** The landscape should be arranged in zones of progressively less water use. This allows for the maximum efficiency of applied irrigation water, with the drier zone benefiting from potential overspray, runoff and ground moisture from the adjacent higher water use zone.
- F. Recommended Plant Types.** Attachment 2 sets forth the allowable plant types within the Community. These plants are most appropriate to the Northern Colorado Climate found in the Community.

**G. Water Use.** No landscape zone should be designed to require more than 22 inches of supplemental irrigation water in an average year (averaging out to approximately 18 gallons/square foot during the growing season), which is equivalent to what turf type tall fescue grasses needs to thrive in the Community. Hydric (or moisture-loving) plants should only be placed in depressions and other areas where they will naturally receive more moisture as described above.

**H. Landscape Edges.** Edges of residential parcels should blend with the adjacent parcel. Harsh lines or the edges of properties, such as abrupt changes in mulch type or plant material placed in an obvious line, should be avoided. Adjacent to open space areas the landscaping should be varied in height and density so as to avoid a hedge or total screen appearance. Instead, the landscape treatment should provide view openings between the private yards and the open space.

**I. Backfill Zone.** Avoiding proper drainage away from your home is essential to minimize potential swelling of expansive soils that may exist on the Property. Unless otherwise approved by the Board, the five foot area surrounding the foundation of any structure may not be landscaped with live plant material that requires watering, unless a drip line system is installed following the guidelines as followed:

1. A 10 milliliter (minimum thickness) EDPM membrane must be installed at a minimum of six to eight inches below top of grade and covers that portion of the Backfill Zone where plants are installed
2. The EDPM must be sealed to the foundation of the home structure and have negative slope away from the foundation; and
3. If a drip line system installed, all connections for the drip line must be made out of the Backfill Zone.

See Attachment for detail. Each homeowner is responsible for maintaining the proper grading of the Backfill Zone on his or her home.

**J. Drainage.** In order to assure that the drainage within a Lot and the overall drainage plan for the Community is not adversely affected, the grading of a Lot may not be changed from the original grading without the express prior approval of the ERC. Any application that proposes or results in a change in the grade or draining of the Lot shall be accompanied by a grading and drainage plan adequate to show that no adverse consequences will result from such changes.

**K. 80% Live Cover.** At two-thirds (2/3) maturity, eighty percent (80%) of the total Lot area (exclusive of the portion occupied by the house, sidewalk, original driveway, and Backfill Zone) shall be covered with live vegetative cover. Gravel mulch and similar materials shall not be considered live vegetative cover unless planted with shrubs or ground covering plants which will obscure the gravel at the maturity of the shrubs or plants. Bark organic mulch may be considered live vegetative cover, but shall not alone account for more than half of the required live cover area. Area of gravel or rock shall be restricted to the brown, gray, or

Colorado sandstone color ranges with red, white, or black stone gravel or rock specifically prohibited.

**L. Flower and Vegetable Gardens.** Flower and vegetable gardens of reasonable size are expressly allowed and shall be exempt from any contrary provisions of these Guidelines.

**M. Soil Amendment.** Due to the clay-like consistency of the soils in Northern Colorado, it is recommended that compost or other organic matter be added to the soil, using a minimum of three (3) cubic yards per 1,000 square feet. Such soil amendment often aids in the establishment of all landscape material.

## **V. LANDSCAPE MAINTENANCE**

In an effort to maintain the environmental ethic of the Community, the following performance standards shall be followed by Owners with respect to maintenance of their residential landscaping:

- A. Overspray.** Overspray or excess runoff of irrigation water shall be avoided.
- B. Watering Hours.** Outside watering shall be limited to the hours of 8:00 p.m. to 10 a.m., except when necessary to establish new landscaping.
- C. Pesticides/Fertilizers.** The use of pesticides and fertilizers shall be limited to the minimum amount required to establish and sustain the plants. Owners should rely more on adequate soil growing medium preparation, aeration, top dressing with compost, deep and slow watering, variation in species, mulches and other design and maintenance practices, and less on chemical applications.
- D. Mulching.** Mulching mowers are encouraged since they help in fertilization and reduce waste. If clippings are not mulched back onto the grass, they must be collected and composted, either by the Owner or as part of the City of Loveland yard waste recycling program.
- E. Noxious Weeds.** All landscapes shall be maintained to eliminate noxious weeds and hazards per City of Loveland code. Turf grass should generally be mowed to maintain a uniform appearance. Naturalized grass or meadow grasses do not need to be mowed, except as desired to control weeds or distribute seed heads.
- F. Street Trees.** Each Owner shall be responsible for the maintenance and trimming of the street trees adjacent to his or her Lot. In the event an Owner fails to properly maintain said trees such that travel on the sidewalk is negatively affected, then the Association has the right to enter upon the Lot

for the purpose of maintaining said trees and to impose a Specific Assessment against said Owner.

## **VI. ANIMAL CONTROL**

Household pets may pose a threat to birds and wildlife living in and around Houts and Equalizer Reservoirs. To minimize these risks, all cats shall wear bells anytime outside of an enclosed structure. In addition, it is recommended that cats be kept inside after sundown. According to the City of Loveland Ordinance dogs must be on leash whenever outside of an Owner's lot. The Centerra Residential Community Association is not responsible for enforcement of City Ordinances.

## **VII. ERC PROCEDURES**

### **A. INSPECTIONS**

The ERC may make periodic inspections of the Community in order to ensure compliance with these Guidelines.

### **B. VARIANCES**

The ERC may, in its sole and absolute discretion, grant variances to or adjustments of these Guidelines in order to overcome practical difficulties and prevent unnecessary hardship. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (1) be effective unless in writing; (2) be materially detrimental or injurious to other property or improvements within the Community; or (3) stop the ERC from denying a variance in other circumstances.

## **VIII. COMMON AREAS**

The Board shall be bound by all provisions of the Master Guidelines and CCR Rules regarding the installation and maintenance of landscaping with the Common Elements of the Community, including parks and open spaces.

## **IX. AMENDMENTS**

These Guidelines may be amended from time to time by the Board, provided, however, that the Guidelines must always be consistent with the Master Guidelines and CCR Rules. In the event of a conflict, the Master Guidelines and CCR Rules shall control. The Association may amend these Guidelines only after providing a copy of the proposed amendment to the HPEC and allowing the HPEC 30 days to comment. Any amendments to these Guidelines shall apply to installation or modification of landscaping commenced after the date of such amendment only.

## ATTACHMENT 1

### **Guiding Principles for Centerra**

*Prepared by McStain Enterprises and McWhinney Enterprises*

Draft 2/15/01

1. *Heritage*

The best places are rooted in the rich textures of their history. Centerra honors the spirit of Loveland's community identity and ongoing commitment to its cultural and historical traditions as the land evolves from farm to village and makes room for future generations.

2. *Ecological Stewardship*

Each place on the earth is blessed with its own unique ecology. Centerra is passionately committed to the preservation of the natural environment and the enhancement of its wetlands and surrounding habitat.

3. *Responsible Land Planning*

Integration of the communities we build with the natural environment enhances the quality of our lives. Centerra is an ecologically sensitive community committed to a balance of residential, employment, educational, retail, recreation, entertainment and civic opportunities at the epicenter of a region growing in population and economic strength.

4. *Healthy Livable Community*

Our lives are enriched through opportunities to connect with one another and with the natural environment around us. Centerra is a thriving community with a rich diversity of choices to live, work, shop, play and learn.

5. *Economic and Social Vitality*

The economic and social vitality of a region are directly intertwined. The mix of uses at Centerra support and enhance one another, while Centerra's location and range of amenities attract and retain residents, customers, employers and their employees.

6. *Neighborhoods of Lasting Value*

Good neighborhoods are designed for people first, automobiles second. Centerra is a place where you'll love to work, and also a place where you'll want to come home, with lots of front porches, beautiful streetscapes, trail systems, central parks and gathering areas for visits with friends and family.

7. *Authentic Architecture*

The spaces in which we spend our time have a profound impact on our lives and our sense of well-being. Centerra blends regional architectural styles with the use of native materials and innovative design to enhance the experience of both home and work.

8. *Environmentally-Responsive Building*

Our built environment has a significant impact on the use of our energy and natural resources. Centerra is committed to building practices that respect the need for responsible use of our natural resources, healthy indoor air quality, energy conservation and wise water management.

9. *Life-long Learning*

Communities, like people, learn, grow and evolve over time. Centerra engages us in an ongoing conversation about our community and region, and expands our interests and learning in places and ideas beyond through a variety of formal and informal educational opportunities.