

**AMENDMENT TO THE  
RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS  
FOR THE VILLAS METROPOLITAN DISTRICT**

**November 6, 2024**

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Pursuant to the Declaration of Covenants, Conditions and Restrictions for the Villas recorded in the real property records of the Clerk and Recorder of Douglas County, Colorado at Reception No. 2017065408, on September 27, 2017 (the "**Covenants**"), the Board of Directors for the District has the authority to enact, issue, promulgate, modify, amend, repeal, and re-enact, design guidelines. Pursuant to that authority the Declarant enacted the Residential Improvement Guidelines and Site Restrictions for the Villas Metro District, dated August 1, 2017 (the "**Guidelines**"). In accordance with its authority in the Covenants, the Declarant hereby amends the Guidelines as follows:

1. Provision added. Section 1.10 of the Guidelines is hereby added as follows:

1.10 **Enforcement.** Pursuant to HB24-1267, the District has adopted a formal written policy governing the imposition and collection of fines and dispute resolution regarding violations of these Guidelines. Violations of these Guidelines shall be addressed in accordance with the Amended and Restated Resolution of the Board of Directors of the Villas Metropolitan District Regarding Policies, Procedures, and Penalties for the Enforcement of the Governing Documents adopted November 6, 2024, as may be amended.

2. Provision Amended and Restated. Section 3.28 of the Guidelines is hereby repealed in its entirety and the following is substituted as Section 3.28 of the Guidelines:

Owners may select from one of the three pre-approved water-wise garden designs for the front yard, which are provided in the Landscaping Suggestions Exhibit. In the event an Owner is using a pre-approved plan, the Owner must notify the ARC in writing in advance of the intent to use a pre-approved plan, including which pre-approved plan is being used and the Owner's schedule for the installation of the landscaping. Any deviations from a pre-approved plan must be approved by the ARC.

Approval is required for any other desired additions, alterations or modifications to the landscaping. All Owners must comply with any applicable landscaping requirements of Douglas County. The plot plan of the residence on the Lot and yard must be provided at a measurable scale. All organic materials (plants, shrubs, trees, etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail.

Changes in grade or drainage pattern must not adversely affect adjoining properties and shall comply with drainage change requirements of the Covenants.

Plant materials should be appropriate in character, habitat, species, size (both installed and mature), number and arrangement for their purpose and surroundings.

Owners are responsible for compliance with all County laws regarding tree installation and approved tree species. Certain tree species, such as Russian Olive, may not be permitted by the County or State.

Stone used as accent elements, ground cover or paving material should be chosen so that its color, size and installation complement the architecture of the house on the Lot, the natural environment and associated plant materials. Monolithic paving of yards or covering yards with decorative stones as a primary design element is prohibited.

All landscaping, with the exception of the sod on a Lot, including any additions, alterations or modifications to landscaping installed by an Owner after initial installation of the landscaping by the Declarant or the Builder, shall be maintained by the Owner of the Lot.

3. Exhibit Added. Pre-Approved Landscaping Designs, attached as **Exhibit A**, are hereby added to the Landscaping Suggestions Exhibit.

1. Provision Provisions Effective. Except as amended previously and herein, the Design Standards shall remain in full force and effective without limitation.

ADOPTED this 6th day of November, 2024

**DISTRICT:**

**VILLAS METROPOLITAN DISTRICT**, a quasi-municipal corporations and political subdivisions of the State of Colorado


By: Matthew Gibb  
Matthew Gibb (Nov 8, 2024 14:05 MST)  
Officer of the District

ATTEST:

By: Cyrena Vinarski  
Cyrena Vinarski (Nov 11, 2024 06:21 MST)

# Exhibit A

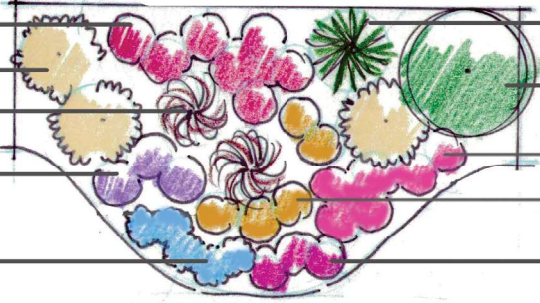
## Landscaping Suggestion Pre-Approved Landscaping Designs



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**GARDENS**

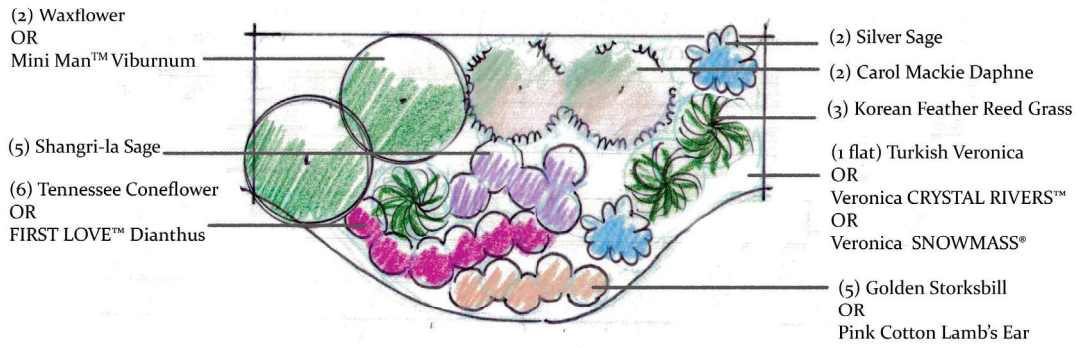
  



<p>(7) Red Birds in a Tree</p> <p>(3) Mongolian Snowflakes</p> <p>(3) PINK CRYSTALS® Ruby Grass</p> <p>(3) Autumn Sapphire™ Sage OR Shangri-la sage</p> <p>(5) Purple Winter Savory OR Golden Storksbill</p>	<p>(1) Korean Feather Reed Grass</p> <p>(1) Mini Man™ Dwarf Manchurian Viburnum OR Waxflower</p> <p>(5) Tennessee Purple Coneflower</p> <p>(5) DENVER GOLD® Columbine</p> <p>(3) Cherry Skullcap OR LA VETA LACE® Geranium</p>
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**PART SHADE PLANTING DESIGN**

Exposure: Part Shade  
SCALE 1/4"=1'



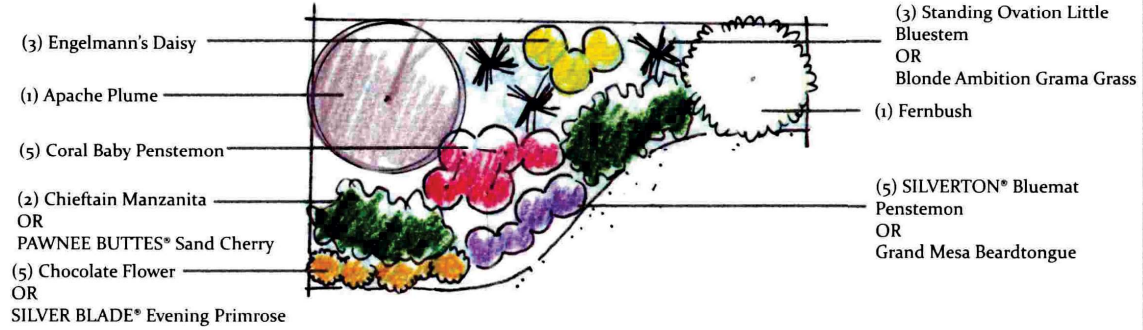
PART SHADE PLANTING DESIGN

Exposure: Part Shade  
SCALE 1/4"=1'



# DENVER BOTANIC GARDENS

Designed by: Annie Barrow  
 Manager, Horticulture Outreach Programs  
 annie.barrow@botanicgardens.org



## NATIVE PLANTING DESIGN

Exposure: Full Sun  
 SCALE 1/4"=1'