

**AMENDMENT
TO THE RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS
FOR THE VILLAS METRO IDSTRIC
(Water-Wise Landscaping – 2023)**

September 18, 2023

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**”), Cardel Homes U.S. Limited Partnership (the “**Declarant**”) 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 Provision Repealed and Restated. Section 3.23 of the Guidelines is hereby repealed in its entirety and the following is substituted as Section 3.23 of the Guidelines:

3.23 Flags/Flagpoles

Approval is required for any freestanding flagpole.

Approval is not required for flagpoles mounted to the front of the residence. Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence on the Lot. No more than three flags are permitted to be displayed at any one time, subject to the following:

- A. The flag shall be no larger than three (3) feet by five (5) feet.
- B. The flag may be displayed in a window or from a flagpole projecting horizontally from a location on the front of the residence on the Lot.
- C. Flags and/or flagpoles shall be replaced as necessary in order to prevent wear and tear.
- D. Flags may not be illuminated without prior written approval of the ARC. Any request for lighting must detail the type and location of lighting. Lighting shall be placed so as not to disturb Owners of neighboring Lots.

2. Provision Repealed and Restated. Section 3.24 of the Guidelines is hereby repealed in its entirety and the following is substituted as Section 3.24 of the Guidelines:

3.25 Gardens – Flower or Vegetable

Approval is required for flower or vegetable gardens.

3. Provision Added. The following is added to Section 3.28 of the Guidelines:

Using drought tolerant plantings and other water conservation methods of landscaping is encouraged; however, the design must be approved. Xeriscape uses much less water than typical suburban residential landscape, but it does not mean that large areas of river rock or mulch will be allowed in place of green, growing plant material. Up to 80% of the landscaped area of a Lot may consist of drought-tolerant plantings.

Artificial turf may be installed in the rear yard only, with the prior approval of the ARC. The color must be similar to the turf grass in the geographical area, preferably a blended, multi-color monofilament fiber, with a blade height of at least 1½” (or ½” for a putting green). Installation must include a weed barrier and a properly prepared and leveled aggregate base for drainage. Proper infill, which is not toxic to humans or pets, for residential application must be used. A weed suppressor must be used under seams, and the seams properly secured.

4. Provision Repealed and Restated. Section 346 of the Guidelines is hereby repealed in its entirety and the following is substituted as Section 3.46 of the Guidelines:

3.46 Signs

Approval is not required for signs which are no larger than 36” x 48”. A maximum of four (4) signs are permitted to be displayed at any one time. Such signs may be displayed in the front yard only.

ADOPTED this 18 day of September, 2023.

**CARDEL HOMES U.S. LIMITED
PARTNERSHIP,**
a Florida limited partnership

By: Sara Dieringer
Name: Sara Dieringer
Title: Senior V.P., Home Division