

AMENDED STERLING RANCH WATER DEMAND MANAGEMENT INITIATIVES



STERLING RANCH
C O L O R A D O

STERLING RANCH COMMUNITY AUTHORITY BOARD

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ADOPTED August 26, 2020

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1. GENERAL

These Water Demand Management Initiatives (the “Initiatives”) have been adopted by the Sterling Ranch Community Authority Board (the “CAB”) as a part of the Rules and Regulations for Sterling Ranch and constitute the framework for “watersmart” development. With respect to water demand management set forth in the Design Principles, it is the intent of the Initiatives to provide for appropriate water use management within Sterling Ranch through the regulation of the design, installation and operation of interior and exterior water fixtures, landscaping, and irrigation systems. The CAB may at any time and from time to time amend, supplement or otherwise modify the Initiatives, or implement additional Initiatives and specifications, including, without limitation, Initiatives and specifications applicable to multi-family and/or non-residential development.

1.1 COMPLIANCE WITH PLUMBING OR BUILDING REQUIREMENTS

Nothing provided herein shall be deemed to relieve any Owner from compliance with the plumbing code or building code of Douglas County or any other federal, state or local plumbing or building requirements.

1.2 MODIFICATIONS AND AMENDMENTS

The Initiatives may be modified or amended by the CAB from time to time as set forth in the Rules and Regulations of Sterling Ranch, including, without limitation, in order to account for new technology and concepts and/or to provide different demand management measures as the CAB deems necessary or advisable. Written notice of such modification shall be delivered to Douglas County and Dominion (as defined below).

2. DEFINITIONS

- a. Artificial Turf. Non-living material typically in place of living turf/lawn. The appearance is intended to mimic green, living turf during the growing season.
- b. BMPs. Best Management Practices.
- c. Builder (aka Homebuilder). A person, persons, or business that is responsible for the construction of buildings and/or related improvements, typically for the purpose of sale to a subsequent owner.
- d. CAB. Sterling Ranch Community Authority Board.
- e. CAB Rules and Regulations. The CAB Rules and Regulations as adopted by the CAB and as amended from time to time.

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- f. CAB Rules and Regulations Utilities, Parks, and Open Space. The CAB Rules and Regulations Utilities, Parks and Open Space adopted by the CAB and as amended from time to time.
- g. CO. Certificate of Occupancy as defined by Douglas County.
- h. County. Douglas County, Colorado.
- i. Design Guidelines. The Design Guidelines for Sterling Ranch are as set forth in the Design Principles, the Water Demand Management Initiatives and the Technology Guidelines and Specifications and which collectively with all appendices thereto, form the Design Guidelines described in the Master Declaration and in the Rules and Regulations.
- j. Design Principles. The Design Principles are as adopted by the CAB.
- k. Design Review Committee (DRC). The Sterling Ranch Design Review Committee established by the CAB pursuant to the Master Declaration.
- l. Dominion. Dominion Water and Sanitation District, the water and sanitation district that has contracted to produce wholesale water delivery to the CAB.
- m. Drought Tolerant. A plant with the capability of withstanding drought conditions without dying.
- n. Enhanced Landscaping. Additional landscaping requirements on corner lots, lots adjacent to open space, and Icon Lots. Example requirements include additional trees/plantings and treatment in Transition Zones.
- o. Establishment Period. A period of time required for a plant to seed, germinate, and establish a healthy root system, which promotes long-term health and growth which for purposes of the Initiative is assumed to be 45 days from the date of installation to the development of a healthy root system, with the assumption that all installations will not happen on the first day of a billing cycle, the Establishment Period will begin on the first day of the billing cycle in the month of installation and will continue through the last day of the next billing cycle.
- p. Evapotranspiration (ET). A measure of water depletion from the soil due to evaporation from the soil surface and transpiration through plant foliage.
- q. gpf. Gallons per flush.
- r. gpm. Gallons per minute.
- s. GreenCO. Green Industries of Colorado.

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- t. Hydrozone. Areas within the landscape area defined by similar water needs. For the purpose of this document, hydrozones are subdivided into high, moderate, and low categories.
- u. Icon Lot or Enhanced Lot. Lots that are identified as such in the Design Principles for Sterling Ranch.
- v. Initiatives. These Water Demand Management Initiatives for Sterling Ranch.
- w. Landscaping Standards. Are as set forth in the Design Principles and the Initiatives.
- x. Landscape and Irrigation Plan. A plan drawn to scale that shows the layout of all landscape and irrigation system components and their specifications for a development site.
- y. Landscape and Irrigation Professionals. A landscape and/or irrigation plan designer, and/or installer, and/or maintenance contractor that possesses the qualifications, and is registered with the CAB, to perform design, installation, and maintenance of landscaping and irrigation work at Sterling Ranch.
- z. Lot. A lot, super pad, multifamily parcel, or other portion of the Property established pursuant to a subdivision plat recorded in the real property records of the County.
- aa. Master Declaration. The Master Declaration of Covenants, Conditions and Restrictions for Sterling Ranch Planned Unit Development, as amended, supplemented or otherwise modified from time to time.
- bb. Outdoor Annual Water Budget. Shall be as defined in the CAB Rules and Regulations Utilities, Parks and Open Space.
- cc. Owner. Any record holder of legal fee simple title to a Lot or other portion of the Property or an interest therein other than a Builder.
- dd. Property or Sterling Ranch. The land located in Douglas County, Colorado at any time and from time to time subject to the Master Declaration.
- ee. psi. Pounds per square inch.
- ff. Right-of-Way (ROW). A public street, road, alley, motorcourt, sidewalk, easement, park, square, plaza, tract, and any CAB-owned or other property dedicated for public use.
- gg. Rules and Regulations. The CAB Rules and Regulations and the CAB Rules and Regulations Utilities, Parks and Open Space.

- hh. Sight Triangle. A triangle formed at roadway intersections that must be kept clear of obstructions as required by Douglas County or the CAB.
- ii. TCO. Temporary Certificate of Occupancy as defined by Douglas County.
- jj. Transition Zone. Landscaped areas located between developed landscapes and open space. The intent is to visually blend open space and yards.
- kk. Tree Lawn. The landscaped space between the street and sidewalk. The Builder will complete this area with sod, shrubs “street trees”, and an irrigation system. The property owner is required to maintain this area in accordance with this design. Tree Lawns provide a safety zone for pedestrians as well as improving the visual aesthetics of the streetscape.
- ll. Variance. A design, or portion of a design, that is a diversion from the Initiatives contained herein, or acceptance of a landscape professional different than that specified in Section 3.3.2. Any approved variance shall meet the intent of these Initiatives. A variance requires formal approval by the DRC and/or CAB in accordance with the process described in Section 3.3.9 of the Initiatives.
- mm. Water Budget. For purposes of the Initiatives, the Water Budget shall refer to the Outdoor Annual Water Budget as set forth in the Rules and Regulations and the Initiatives.
- nn. Water Factor. The quotient of the total weighted per-cycle water consumption divided by the capacity of the clothes washer. Lower numbers indicate more efficient use of water.

3. RESIDENTIAL WATER DEMAND MANAGEMENT

The following Residential Water Demand Management Initiatives apply to all Improvements (as defined in the Master Declaration) at Sterling Ranch.

3.1 GENERAL

3.1.1 Leaks

There shall be no detected leaks pertaining to the initial or subsequent installation of any water-using fixtures, appliances, equipment, or the irrigation system.

3.1.2 Service Pressure

The static service pressure shall be limited to 60 psi at the point of service. For units in multi-family buildings, the service pressure within each unit shall be a maximum of 60 psi.

3.2 INDOOR

Single-family residential units and residential units in multi-family buildings, including mixed-use buildings, shall be constructed according to the following indoor specifications. The indoor specifications are largely based on the U.S. Environmental Protection Agency's WaterSense Version 1.2 New Home Specification; however, the values may be periodically adjusted to reflect revisions to the WaterSense program and other statutory requirements, new technology and concepts, and/or to provide different demand management measures as the CAB deems necessary or advisable as described above in Section 1.2.

3.2.1 Toilets

Toilets shall be WaterSense labeled and use less than or equal to 1.28 gpf.

3.2.2 Urinals

Urinals shall be WaterSense labeled and use less than or equal to 0.5 gpf.

3.2.3 Lavatory Faucets

Lavatory faucets shall be WaterSense labeled and have a flow rate less than or equal to 1.5 gpm.

3.2.4 Kitchen Faucets

Kitchen faucets shall have a flow rate less than or equal to 2.2 gpm.

3.2.5 Showerheads

Showerheads shall be WaterSense labeled and use less than or equal to 2.0 gpm per showerhead.

3.2.6 Clothes Washers

Clothes washers shall be Energy Star labeled with a Water Factor of less than or equal to 6.0 gallons/cycle/cubic foot.

3.2.7 Dishwashers

Dishwashers shall be Energy Star labeled and use less than or equal to 4.25 gallons/cycle.

3.3 OUTDOOR

3.3.1 Scope and Applicability

The following residential outdoor specifications apply to the entire landscaped area of a Lot. Builders are required to design and install landscaping and irrigation systems in the front yard. The “front yard” is defined as (a) the Tree Lawn, including any Tree Lawn on a corner lot wherein the Tree Lawn on the street side of the Lot is not owned or maintained by the CAB or other entity, and (b) the portion of the Lot from the sidewalk to the edge of the residence and to the edge of the wing and side lot (for corner lots) fence. Builders are not required to design and install landscaping and irrigation systems in the back yard; however, Builders must make landscape and irrigation plans for each model home type, as well as installation services, available to homebuyers as an optional upgrade. Owners electing to design and install landscaping and irrigation systems on their Lot by themselves are required to follow all requirements in Section 3.3, except for those related to professional registration. All hose bibs must be connected to the irrigation system, not the indoor water system, so that water usage from a hose bib is considered a part of the outdoor water budget.

Following BMPs for low-water use landscaping and gardening is strongly recommended, as found on the GreenCO website: <http://www.greenco.org/>.

3.3.2 Landscape and Irrigation Professional Registration

3.3.2.1 General

Registration with the CAB is required to conduct the following residential landscape and irrigation services within the boundaries of Sterling Ranch, whether installation is by a Builder or contracted for by an Owner:

- a. Landscape design;
- b. Irrigation design;
- c. Supervision of landscape or irrigation installation.

Registration requirements apply to individuals, not to companies or organizations. The registered individual is responsible for all work completed on a project under their supervision. Professional registrations may be granted via reciprocity to individuals holding registrations in other Colorado municipalities, on a case-by-case basis as deemed appropriate by the CAB. The CAB may delegate to the DRC all or any part of the registration power and process described herein.

3.3.2.2 Professional Classifications

3.3.2.2.1 *Landscape Design Professional*

To be qualified for registration as a Landscape Design Professional, an applicant must demonstrate that they meet the requirements for landscape plan preparation by providing current proof of professional qualifications. Colorado law governs the sizes and types of projects that unlicensed individuals can design, and is independent from the Initiatives. For those projects that are exempt from State licensure, a GreenCO Best Management Practice Certificate of Completion is required before registration will be issued by the CAB.

3.3.2.2.2 *Irrigation Design Professional*

To be qualified for registration as an Irrigation Design Professional, an applicant must certify that it is qualified to prepare the type of plan(s) submitted by providing proof of its active professional qualifications. One of the following qualifications is required to become registered as an Irrigation Design Professional:

- a. Irrigation Association (IA) Certified Irrigation Designer (CID);
- b. Registered Professional Civil Engineer (PE);
- c. Licensed Landscape Architect (LA) with a minimum of five (5) years of demonstrable irrigation design experience.

3.3.2.2.3 *Landscape and Irrigation Installation and Maintenance Professional*

To be qualified for registration as a Landscape/Irrigation Installation and Maintenance Professional, an applicant must certify that it is qualified to install and maintain landscape and irrigation systems, by providing proof of its active professional qualifications. One of the following qualifications is required to become registered as a Landscape and Irrigation Installation and Maintenance Professional:

- a. IA Certified Irrigation Contractor (CIC);
- b. Associated Landscape Contractors of Colorado (ALCC) Certified Landscape Technician (CLT);
- c. GreenCO Best Management Practice Certification of Completion;
- d. Additional industry related certification or registration as approved by the CAB.

3.3.2.3 Registration Process, Expiration, and Renewal

Applications for registration as a Professional shall be made by filing completed Applications for registration of Landscape Professional (Attachment G). All information requested on the

application shall be provided. Failure to provide required information may result in non-issuance or revocation of registration. Each application shall be accompanied by the registration fee relative to the type of registration being sought. The applicant will be notified of approval or denial of registration within 30 days of submitting a fully completed application, including all required supporting materials.

It is the responsibility of the registered professional to promptly inform the CAB of any change in the registrant's contact information or registration status. All registrations are valid for a period of three (3) years. Registration renewals for professionals in good standing may be issued upon receipt of acknowledgment of revisions to policies, criteria, or other applicable codes. Non-compliance with the Initiatives may deem an applicant ineligible for renewal.

3.3.2.4 Denial, Suspension, Revocation, or Restriction of Registration

3.3.2.4.1 *Authority*

The CAB shall have the authority to deny, suspend, revoke, or place restrictions on a registration under any of the following circumstances:

- a. False or misleading information was provided on the registration application or permit application.
- b. The applicant or registrant fails to provide reasonable information or documentation of knowledge and experience required by the registration classification applied for.
- c. The registrant provides false or misleading information on permit applications.
- d. The registrant fails to comply with the Design Guidelines or the Rules and Regulations.
- e. The registrant knowingly allows the registrant's registration to be used by another person, firm, or corporation.
- f. The registrant commits any conduct constituting fraud in or connected with any activity relating to construction that is governed by the Design Guidelines or the Rules and Regulations.
- g. The registrant fails or refuses to correct or remove work, material, equipment, or appliances that are in violation of the Design Guidelines or the Rules and Regulations.
- h. The registrant provides false or misleading permit fee charges to a customer or to the CAB.

3.3.2.4.2 *Procedure*

When the CAB deems that such registration shall be denied, suspended, revoked or restricted, the procedures set forth below shall be followed:

- a. The applicant or registrant shall be notified in writing and by certified mail, at least seven (7) calendar days prior to the denial, suspension, revocation or restriction. Notice shall include the reason for the action and shall be delivered to the address of record.
- b. The applicant or registrant may request a hearing in accordance with the procedures set forth for variances in the Rules and Regulations. Such hearing shall be conducted, and the findings thereof reported, in accordance with the procedures set forth for variances in the Rules and Regulations.
- c. Any decision rendered by the CAB shall take effect immediately.

3.3.2.4.3 *Emergency suspension*

If the CAB finds that an emergency cause exists for suspension or revocation of a registration, it may enter an order for immediate suspension of such registration, pending further investigation. The registrant, upon notice of such suspension, may request an immediate hearing before the CAB.

3.3.2.4.4 *Period of suspension*

The suspension of a registration shall be for the period stated in the suspension, but no longer than six (6) months.

3.3.2.4.5 *Effect of revocation*

If a registration is revoked, the applicant shall not be eligible to register with the CAB for a period of six (6) months after the revocation.

3.3.2.4.6 *Provisions concerning work in progress*

The suspension or revocation of a registration may include reasonable orders or conditions with which the Professional must comply in order to protect the work in progress as well as the intent of the Initiatives.

3.3.3 Water Budget

Customized Water Budgets are provided to allow flexibility to meet individual landscaping styles while still achieving water usage reductions. Water Budgets are based on lot size; larger lots have higher Water Budgets than smaller lots. Water rates and billings are based on the

Water Budget for a given Lot, so it is critical for the installed landscape and irrigation system to be capable of supporting a healthy landscape with the Water Budget.

The total Water Budget for a given Lot size is shown in **Table 1** below. Note the *Lot size* does not include the Right-of-Way (ROW)/Tree Lawn area between sidewalks and streets; however, the **Water Budget** for the lot applies to the entire landscape area including the ROW/Tree Lawn.

DOMINION AND/OR THE CAB ARE REQUIRED TO, AND HAVE IMPLEMENTED, TIERED WATER USE RATE STRUCTURES THAT PROVIDE FOR INCREASED RATES FOR WATER CONSUMPTION. OUTDOOR WATER USE IN EXCESS OF THE WATER BUDGETS SET FORTH ABOVE MAY RESULT IN SIGNIFICANT INCREASES IN UTILITY CHARGES. BUILDERS ARE REQUIRED TO EDUCATE HOMEBUYERS ON STERLING RANCH’S WATER USE RATE STRUCTURE AND CLEARLY IDENTIFY THE WATER BUDGET REMAINING FOR PORTIONS OF THE LANDSCAPE NOT INSTALLED BY THE BUILDER.

Table 1: Total Water Budget by lot size.

Lot Size w/out ROW (square feet)*		Water Budget (gal/yr)*
0	3,000	10,000
3,001	4,000	12,500
4,001	5,000	15,000
5,001	6,000	27,000
6,001	7,000	32,000
7,001	8,000	39,000
8,001	11,000	49,000
11,001	20,000	60,000
20,001	30,000	80,000
30,001	70,000	100,000
Over 70,001		100,000

NOTE: The Water Budget in Table 1 relate to single-family, detached units. The CAB will establish separate Water Budgets for multi-family and non-residential units. While the Water Budgets in Table 1 are listed on a yearly basis, CAB reserves the right to assume the monthly consumption of the Water Budgets for purposes of designating which Tier Fee rate is applicable to the water usage in any month. All outdoor faucets (e.g., hose bibb) water usage shall be metered as outdoor use and will count against the Water Budget.

The First Tier of Fee rate per 1,000 gallons applies to the use of up to 100% of the customer’s Water Budget. The Tier Fee rate per 1,000 gallons for use over 100% of the Water Budget increases based upon the amount over 100% that is used by that customer. Notwithstanding the tiered rate structure, water used during the Establishment Period shall be billed at the First

Tier fee rate. In addition, the amount of water delivered during the Establishment Period shall not count against the Water Budget.

3.3.4 Landscape and Irrigation Plans

3.3.4.1 General

- a. Landscape and irrigation plans for each residence at Sterling Ranch must be submitted for review and approval by the DRC. Each application for plan review shall be accompanied by the review fee established by the DRC from time to time. The DRC, in its discretion, may waive fees for the review of plans submitted on behalf of one applicant for multiple systems of similar configuration to be installed by the applicant.
- b. Builders are encouraged to submit landscape and irrigation plans for non-custom homes (e.g., model or tract), for both front and rear yards, to the DRC for pre-approval to expedite the review process.
- c. Owners electing not to purchase a pre-approved rear yard completion plan from the Builder are required to submit a detailed landscape and irrigation plan to the DRC, and pay the required fees. (Attachment A-1 for Builders, Attachment A-2 for Owners).

3.3.4.2 Submittal Requirements

- a. A Builder or Owner, as part of the Landscape and Irrigation Application (**Attachment A**), must submit the Landscape Verification Checklist (**Attachment B**) to the DRC to ensure that the water demand of the landscape plan complies with the Water Budget provided.
- b. A Builder must submit the completed Landscape Verification Checklist (**Attachment B**) for the area being installed by such Builder.
 - A maximum of 30% of the total Water Budget may be utilized for the front yard and Right-of-Way to ensure that an adequate Water Budget remains to landscape the backyard.
- c. The Landscape and Irrigation Application (**Attachment A-1 or Attachment A-2, as appropriate**) and Landscape Verification Checklist (**Attachment B**) must be updated and submitted for approval by the DRC anytime 15% or more of the irrigated area is being modified.
- d. The landscape water demand will be calculated based on the water use for selected vegetation, as noted on the Landscape Verification Checklist

(Attachment B). Three water use zones (high, moderate, and low) will be considered.

- e. High water use zones will include all irrigated turf, vegetables, fruits/vines, annual beds, and water features including hot tubs and water fountains. All other approved plantings are considered medium and low water users.
- f. Plantings must be selected from the recommended Plant List **(Attachment C)**, or approved by the DRC. Planting native grasses, flowers, shrubs, and trees that produce seeds, nectar, fruit and nuts is encouraged to attract birds to the property. See **Attachment E** for a list of bird-friendly landscaping recommendations.
- g. Example landscape plans for common lot sizes are provided in **Attachment D**, which also includes an example of a Transitional Zone.
- h. The DRC will only respond to requests made in writing. The DRC review process is more fully set forth in the Rules and Regulations.
- i. The CAB reserves the right to require changes to landscape plans based on individual Lot and home configurations that are outside normal parameters but do not qualify as Icon or corner lots.

3.3.4.3 Required Landscape Materials

- a. Minimum tree installation for front yards:
 - 1 deciduous tree (minimum 1-1/2" caliper, measured 6 inches above ground);
 - 1 evergreen tree (minimum 6' to 8' in height); or 1 ornamental deciduous (minimum 1-1/2" caliper); and
 - 1 "street" tree in Tree Lawn (minimum 1-1/2" caliper, measured 6 inches above ground). Street tree designations are shown in the Plant List **(Attachment C)**.
- b. Rear yard landscaping also must include two trees:
 - 1 deciduous tree (minimum 1-1/2" caliper, measured 6 inches above ground); and
 - 1 evergreen tree (minimum 6' to 8' in height).
- c. Artificial turf in the rear yard will be considered. Artificial turf cannot exceed thirty percent (30%) of the square footage of the rear yard.

- d. The front yard must contain a minimum of 80% live coverage. The rear yard must contain a minimum of thirty percent (30%) live plant material – grass, shrubs, perennials, annuals, vegetables, etc. Rear yards will not be approved as “hardscape” only.
- e. No wood planter boxes are permitted in the front yard, or in side and rear yards that are visible from road, open space, or other right of way areas.
- f. Lots requiring enhanced landscaping:
 - i. Corner Lots. Must have minimum 2 additional “street” trees in the Tree Lawn on the street side of the Lot, provided that a spacing of 35 lineal feet is achieved as measured from the curb line at the front of the Lot.
 - ii. Rear or Side Lot Adjacent to Open Space. Shall include in its design a Transition Zone to blend the yard into open space (sample shown on **Attachment D**). The Transition Zone should average five feet (5’) in width, with an undulating edge. The intent is to visually blend open space and yards. Manicured turf, accessory structures, and lighting are not allowed in the Transition Zone. Using plant species similar to those found naturally in open space is preferred. If the Owner or Builder desires, private landscaping adjacent to open space can include a rock mulch and steel edging to separate the Owners landscaping irrigation from the open space.
 - iii. Icon or Enhanced Lots. As examples, a highly visible Lot near the main entrance may be required to have additional plantings, whereas a Lot adjacent to a recreation area may have screening hedges to protect privacy. Owners of Icon or Enhanced Lots are encouraged to contact the DRC to discuss submittal requirements in advance of any submission.

3.3.4.4 Outdoor Water Features

- a. Swimming Pools and other Water Features. Owners wishing to install a swimming pool or other water feature (e.g., a fountain or pond) holding in excess of 3,000 gallons of water must pay a Pool Tap Fee as set forth in the Rules and Regulations. Upon the payment thereof and the provision of written notice to the CAB Manager, an Owner will be allowed to clean and fill the pool at the First Tier Fee rate, and the water delivered in the billing cycle in which the pool is cleaned and filled shall not be counted against the Water Budget. Pool covers are recommended when not in use to reduce evaporation.
- b. Hot Tub or Spa. Water used to fill and clean a hot tub or spa will be counted as part of the Water Budget. It is strongly recommended that the fixture be covered when not in use to reduce evaporation.

- c. Fountains, Ponds, and Artificial Streams. Water features must be recirculating. Subject to the provisions of item 3.3.4.4.a above, water used to fill, clean, and re-fill these facilities will be counted as part of the Water Budget.

3.3.5 Soil Amendment and Mulch

- a. Prior to the installation of plant materials and/or the beginning of landscape improvements beyond soil preparation, a minimum of four (4) cubic yards of soil amendment per 1,000 square feet of landscaped area must be applied over the existing ground surface and tilled to a depth of at least 6 inches. The soil amendment itself must be a combination of ground aged manure and organic compost. The graded site shall be free of rock, debris, and dirt clods over three-quarter (3/4") inches in diameter. Existing topsoil should be salvaged and stockpiled for use as soil amendments or topsoil.
- b. All exposed soil shall be covered with mulch at a rate of (1) cubic yard per 80 square feet, or a depth of three (3") inches, and as appropriate to each species. Inorganic mulches such as rock, pebbles, and gravel shall have a minimum depth of two (2") inches; rock mulch of one and one-half inches (1-1/2") in diameter is preferred. Preferred mulch materials are described in the Landscaping Standards. Bird-friendly landscapes can be encouraged by avoiding the use of mulch or weed barrier, and instead opting for the use of pea gravel with larger "squeegee" size rock, which provides improved oxygenation and infiltration (See **Attachment D**).

3.3.6 Irrigation Systems

3.3.6.1 General

- a. Designs should utilize state-of-the-art water efficient irrigation technologies such as precision spray heads, rotary nozzles, and pressure-compensating drip systems.
- b. Irrigation systems shall be "hydrozoned", meaning that plantings with similar water demands shall be grouped by irrigation zone, e.g. a single zone cannot be used to irrigate high and moderate use plantings.
- c. Overhead irrigation is not allowed in areas less than 8 feet in width, or on slopes greater than 4:1. Drip or other sub-surface irrigation is required in these narrow and steep areas. Tree Lawns are to be irrigated with sub-surface irrigation.
- d. Large Subsurface drip irrigation systems are cautioned against in large irrigated turf areas on residential lots due to the need for more active management.

- e. In general, only turf grass and native species may have overhead irrigation. Trees, shrubs, perennials, and groundcovers shall be irrigated with a form of drip technology.
- f. If an irrigation system is installed in a multi-family building, the system shall be independently metered, submetered, or equipped with an alternate technology capable of tracking water used for outdoor irrigation.

3.3.6.2 Irrigation System Design

- a. Pop-up or rotor heads shall utilize high efficiency spray nozzles designed with head-to-head coverage. This may include conventional rotors, stream rotators or high efficiency pop-up spray nozzles.
- b. Irrigation systems shall be designed and installed to achieve a distribution uniformity of 0.75.
- c. Pop-up spray height shall be consistent with the mature height of the plant material, and shall be a minimum of 6-inches in height.
- d. Sprinkler bodies shall have built-in pressure regulating stems and check valves.
- e. Maximum spacing for sprinkler heads to be head-to-head at 90% of the maximum spray radius.
- f. Turf areas shall use pop-up spray heads on areas 25 feet wide or less and may use a combination of pop-up spray and short-to medium range rotors in areas greater than 25 feet wide.
- g. Traditional fixed and variable arc spray nozzles are not allowed.
- h. Pop-up spray heads cannot be zoned together with rotator or rotor heads.
- i. Drip or other sub-surface irrigation systems shall be used in all shrub bed areas, with the following minimum requirements:
 - i. Pressure compensating emitters.
 - ii. Pressure regulation at the control valve assembly (min. of 30 psi, max. 40 psi).
 - iii. Filtration at the control valve assembly (min. 200 mesh).

3.3.6.3 Irrigation Controllers

- a. Watersense certified irrigation controllers that are compatible with the Siemens Desigo™ CC system are mandated. Smart controllers must be either weather based (ET) or soil-moisture based, that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
- b. Weather-based (ET) controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller.
- c. Soil-moisture based controllers are not required to have rain sensors.
- d. Controllers shall have a minimum of 3 programs or schedules and minimum of 3 start times per schedule or program.
- e. Controllers shall be specified on landscape plan submittals in order to be approved by the CAB.

3.3.7 Completion/Installation Dates

- a. Front yard landscaping must be completed by the Builder no later than 30 days after the issuance of CO, a Temporary CO on a residential unit, with the following exception:
 - A winter deferral period is granted for closings, TCOs, or COs that have been issued from November 1 to April 30. Builders have a "grace period" of 30 days (until May 31st) to catch up and complete landscaping on homes closed, TCOs, COs that have been issued during the winter deferral period.
- b. Rear yard landscaping must be completed within 120 days after closing, with the following exception.
 - A winter deferral period is granted from November 1 to April 30. The 120-day completion window begins on the day of closing, a TCO, or a CO has been issued. This completion window is suspended during the deferral period, and begins again on May 1.

3.3.8 Landscape Maintenance Standards

- a. All landscaping is to be kept healthy. Generally, this means the following rules are applicable:
 - Turf is mowed and does not exceed four (4") inches in height;
 - Planting beds, driveways, sidewalks, and turf areas are weed free;

- Turf is green and has been treated to prevent weed growth;
 - Dead branches are pruned out of shrubs and trees; dead plants are removed and disposed of properly; dead trees must be replaced;
 - Trees are maintained in a natural shape after pruning;
 - Insect infestations are treated quickly and effectively to prevent spreading.
- b. Plantings on corner lots must meet safety requirements for Sight Triangles. If plants are not located on that portion of the Lot outside of the Sight Triangle, then branches are to be removed up to an eight foot height on trees, and shrubs shall be trimmed so as to not exceed three feet in height.
- c. Trees in Tree Lawns, as they grow towards maturity, are required to have branches removed up to eight feet above the ground. This provides an open visual corridor so pedestrians can be seen on walks or crossing the street. Tree Lawns are expected to be maintained in the same configuration as when planted by the Builder. Any variance to this configuration must be submitted to the DRC and specific approval received.

3.3.9 Variance Process

Variances to any of the provisions of the Initiatives can be approved either by the DRC, or by the CAB following appeal of the DRC's decision, all in accordance with the procedure set forth in the Rules and Regulations.

3.4 OWNER EDUCATION

Builders shall provide Owners education materials regarding indoor and outdoor water demand management measures installed on each Lot.

- a. Builders shall provide a written operating and maintenance manual for all water-using equipment or controls installed, both indoors and outdoors, including the Verification Checklists (**Attachment B**) described in Section 3.5.1.
- b. Builders are required to educate Owners with educational materials on Sterling Ranch's water budget rate structure and clearly identify the water budget remaining for any Owner-installed backyards.
- c. Builders shall provide two watering schedules for all installed irrigation systems, post the schedules at the irrigation system controller, and provide to the Owner, at or prior to the conveyance of the home to the Owner, the educational materials provided by the CAB on the importance of changing the watering schedule after establishment and as plants' water needs change. One schedule shall be designed for the Establishment Period, and the second schedule shall be designed for the permanent landscape. Both schedules shall vary by season.

- d. Builders shall provide a schematic of any installed irrigation system along with an itemized list of irrigation components, copies of irrigation schedules, and information on reprogramming the controller.

3.5 INSPECTIONS, WATERSMART HOME CERTIFICATION, AND RE-SALE AUDITS

3.5.1 Certification and Inspection

The CAB has developed the following procedure to assess compliance with the water demand management measures outlined in the Initiatives.

3.5.1.1 Indoor Water Demand Management Certification

- a. Each Builder shall certify to the CAB that all homes being constructed by the builder are in compliance with the general and indoor specifications outlined in Section 3.1 and Section 3.2.

3.5.1.2 Outdoor Water Demand Management Certification

- a. The Builder and/or Owner, or their designated landscape and irrigation professional, shall certify to the CAB that the landscape and irrigation systems are in compliance with the outdoor specifications outlined in Section 3.3.
- b. The responsible party (Builder or Owner) is required to submit detailed information to the DRC that verifies the landscape and irrigation systems meet or exceed the outdoor residential specifications. A sample Verification Checklist is provided in **Attachment B**.
- c. The Builder must include the Verification Checklist in the packet provided to Owners as part of the education requirements outlined in Section 3.4.

3.5.1.3 New Construction Inspection Program and Inspection Fees

- a. Landscape and irrigation plans for every residential lot shall be submitted to the DRC for review and approval as described above in Section 3.3.4. The plan review and approval process is a component of the inspection program.
 - Builders are encouraged to submit plans for non-custom homes (e.g., model and tract), for both front and rear yards, to the DRC for pre-approval to expedite the review process.
- b. A sampling program will be used to inspect non-custom homes that are constructed by an approved Builder. All inspection fees shall be paid by the Builder for landscape installed by the Builder. The DRC, in its discretion, may

waive fees for the inspection of multiple systems installed by Builders in accordance with pre-approved plans and/or of similar configuration.

- Three of the first seven homes or units constructed by a Builder shall be inspected.
 - After three of the first seven homes or units are inspected and approved, the DRC will randomly select one (1) home or unit for sampling, as determined by the DRC and/or the CAB.
 - Unless otherwise determined by the DRC upon the request of a Builder or Owner, a formal inspection to assess compliance with the Initiatives, to be paid for by the Builder or Owner at the fee rate therefore established by the DRC (provided, that the DRC may waive fees for the inspection of multiple systems of similar configuration installed by a Builder), shall be required under the following circumstances:
 - Custom/Spec homes;
 - Owner landscape installations.
- c. When an inspection is required in any of the foregoing instances, a two-step inspection process will be completed to ensure that landscape and irrigation installations are consistent with the approved plans. The applicable fee shall include both inspections:
- The first inspection shall be prior to the installation of plant material to document adherence to the soil amendment and tilling requirements.
 - The second inspection will be completed within the Establishment Period to document that the installed landscape is consistent with the approved plan and that the irrigation system functions properly.
- d. The CAB will utilize metered water use data and analytical techniques to assess ongoing compliance with the indoor and outdoor water budgets.
- e. The CAB reserves the right to revise the sampling program and/or institute additional inspection requirements any time.
- f. Every Builder for every lot shall cause a completed and executed Builder certification for Indoor and Outdoor Water Demand Initiatives (Attachment F) to be delivered to the CAB prior to conveyance of the Lot or Lots that are the subject of such certification to an Owner.

3.5.1.4 Remodel Inspection Program

Owners are required to submit plans for remodeling or addition of outdoor water-using features to the DRC for review and approval. Any landscape remodeling in excess of 15% must also be submitted to DRC for review and approval.

3.5.2 Watersmart Home Design Standards

All residences in compliance with the residential indoor and outdoor water demand management criteria listed in the Initiatives meet the CAB's watersmart home design standards. Compliance shall be achieved prior to occupancy for indoor water use and shall be sustained thereafter, and outdoor water use compliance is to be established and sustained subject to the provisions of section 3.3.7.

3.5.3 Voluntary Audit

Upon request of an Owner, including in connection with the re-sale of the Owner's home, and payment of such fee therefore as may be established from time to time, the CAB and/or DRC shall perform an audit to verify the presence and continued operation of water demand management measures and determine if the home does not meet, meets or exceeds the CAB's watersmart home design standards.

3.6 DUAL METERING AND MONTHLY BILLING

- a. Metering systems shall be capable of separately measuring indoor and outdoor residential water use. All outdoor faucets (e.g, hose bibb) water usage shall be metered as outdoor use. Each Builder shall purchase and install the CAB's specific approved water meter in every home. These water meters have been designed to be read remotely through the internet – as such, each home must have an internet connection for the meters to be read remotely. Any Homeowner replacing the Builder-installed water meter (other than with a CAB-approved water meter) or terminating the internet connection within his/her home must provide the CAB with written authorization to enter such home to manually read the water meter and pay the CAB a monthly or other fee established by the CAB from time to time in order to do so. Failure to do so will be deemed a violation of the Initiatives and shall entitle the CAB to all remedies under the Master Declaration and the Rules and Regulations.
- b. In multi-family buildings, each unit will be individually metered with the CAB's specifically approved water meter that makes water usage information available to the residents of each individual unit.

4. WASTE OF WATER PROHIBITED

Waste of water is prohibited at Sterling Ranch, as defined by noncompliance with the Initiatives or any of the following measures:

- a. Water shall be used only for beneficial purposes and shall not be wasted. Prohibited water waste includes, but is not limited to:
 - i. Applying more water than is reasonably necessary to establish and maintain a healthy landscape. Routine watering of turf shall be limited to three days per week, except for watering during the Establishment Period.
 - ii. Watering with spray irrigation between the hours of 10:00 a.m. and 6:00 p.m. during the period from May 1 to September 30, except for the following uses:
 - Watering during the Establishment Period.
 - Watering new plant material such as flowers, trees and shrubs on the day of planting.
 - Watering essential to preserve turf subject to heavy pedestrian use.
 - Operating an irrigation system for installation, repair or reasonable maintenance, so long as the system is attended throughout the period of operation.
 - iii. Continuous irrigation to any area resulting in ponding or pooling of water or runoff of water not absorbed into the ground or soil which flows away from the area being irrigated.
 - iv. Failure to repair any irrigation system that is leaking.
 - v. Excessive application of water intended for irrigation to an impervious surface, such as a street, parking lot, sidewalk, or driveway or using water to wash down outdoor impermeable surfaces. Periodic cleaning of street, parking lot, sidewalk, decks, patios, driveways, or windows, etc. are allowed as long as such cleaning does not become excessive, and will count against the annual Water Budget.
 - vi. Letting water run unrestricted from a hose or faucet to drainage.
 - vii. Any unapproved usage of reclaimed water.
 - viii. Watering landscaped areas during rain or high wind.
 - ix. Washing vehicles with a hose that lacks an automatic shut-off valve.

- b. Violations of the foregoing prohibitions will subject the Owner to additional fees and fines, in accordance with a fee schedule and fine schedule adopted by the CAB. In addition, the CAB shall also have the power to require continuing violators to install a flow restrictor or suffer termination of outdoor water service, at the CAB's discretion.

These prohibitions on water waste are not related to drought response, insufficient water supply or system emergency and therefore do not constitute water use restrictions within the meaning of the CAB's various water supply agreements and environmental permits. In addition, the CAB reserves the right to impose additional prohibitions and restrictions at any time and from time to time in order to comply with the CAB's various water supply agreements and environmental permits or the requirements of any governmental or quasi-governmental entity or agency.

5. MONITORING AND DATA COLLECTION

It is the intent of the CAB to monitor and collect water use data for purposes of:

- a. Identifying customers exceeding their water budget.
- b. Detecting excessive water use and system leaks.
- c. Evaluating the water saving effectiveness of various water demand management Initiatives.
- d. Determining and adjusting water demand standards.
- e. Providing educational information to assist customers in understanding and adjusting their water use.

INDEX OF ATTACHMENTS

<u>ATTACHMENT A-1</u>	Page 24	Landscape and Irrigation Application (For Registered Landscape Professional and/or Irrigation Professional/Builder)
<u>ATTACHMENT A-2</u>	Page 25	Landscape and Irrigation Application (For Owners)
<u>ATTACHMENT B</u>	Page 26	Landscape Verification Checklist (Attach to <u>ALL</u> Landscape and Irrigation Applications)
<u>ATTACHMENT C</u>	Page 27	Approved Plant List
<u>ATTACHMENT D</u>	Page 34	Sample "Transition Zone" Design and Sample Landscape Plans based on Lot Size
<u>ATTACHMENT E</u>	Page 46	Bird Protection Standards
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<u>ATTACHMENT G</u>	Page 49	Application for Registration of Landscape Professional

**ATTACHMENT A-1
LANDSCAPE AND IRRIGATION APPLICATION**

FOR REGISTERED LANDSCAPE PROFESSIONAL AND/OR IRRIGATION PROFESSIONAL/BUILDER

Property Address

Please print clearly

- Landscape Plans Attached for Front Yard Back Yard
- Irrigation Plans Attached for Front Yard Back Yard
- Landscape Verification Checklist Attached and Signed
- Review Fee Attached in the amount of \$ _____

I hereby affirm that the attached plans for the above referenced single family residential property have been prepared under my direct supervision in accordance with the Sterling Ranch Design Guidelines, Landscape Standards, and Water Demand Management Initiatives. I understand additional standards or statutes may be imposed by Douglas County or the State of Colorado and that I am solely responsible to determine what those standards or statutes may be. I affirm that I am fully responsible for all design and revisions relative to said plans.

Print Name / Registered Landscape Professional

Print Name / Registered Irrigation Professional

Signature

Signature

Date

Date

Sterling Ranch Community Authority Board Use Only Below This Line

APPROVED

APPROVED w/CONDITIONS

Condition 1

Condition 2

Condition 3

DENIED *(Reason(s) for denial)*

Signature of Authorized Representative

Date

ATTACHMENT A-2
LANDSCAPE AND IRRIGATION APPLICATION
FOR PROPERTY OWNERS

Property Address

Please print clearly

- Landscape Plans Attached Front Yard Back Yard Amend existing landscape
- Irrigation Plans Attached Front Yard Back Yard
- Landscape Verification Checklist Attached and Signed
- Review Fee Attached in the amount of \$ _____

I understand that I must obtain approval from the Sterling Ranch Community Authority Board ("CAB") prior to proceeding with this project. I understand these plans must meet the requirements of the Sterling Ranch Water Demand Management Initiatives. I understand that additional standards or statutes may be imposed by Douglas County and/or the State of Colorado and that I am solely responsible to determine what those standards or statutes may be. I understand that rear yard landscaping is required to be completed within 120 days of closing subject only to winter contingencies. I affirm that I am the Owner for the property referenced above with full authority to sign this application.

Print Name of Applicant

Signature of Applicant

Date

Sterling Ranch Community Authority Board Use Only Below This Line

APPROVED

APPROVED w/CONDITIONS

Condition 1 _____

Condition 2 _____

Condition 3 _____

DENIED *(Reason(s) for denial)*

Signature of Authorized Representative

Date

ATTACHMENT B-1 - LANDSCAPE VERIFICATION CHECKLIST
MUST BE INCLUDED WITH LANDSCAPE & IRRIGATION SUBMITTAL

The purpose of this checklist is to identify minimum requirements to submit for landscape and irrigation approval, and to verify that Applicant is aware of required inspections and Water Budgets.

IT IS RECOMMENDED THAT THE STERLING RANCH "WATER DEMAND MANAGEMENT INITIATIVES" BE REVIEWED PRIOR TO COMPLETING THIS APPLICATION.

Property Address

	YES	NO *	N/A *
1. Water Budget Calculations are shown on plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Landscape Plans and Specifications are attached (all plants identified)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Irrigation Plans and Specifications are attached (all materials identified)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Trees meet minimum Size Requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Plans show required number of trees in FRONT YARD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Plans show required number of trees in BACK YARD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Plans show required number of SIGNATURE TREES in Tree Lawns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. All Mulch Types and Installation Depth are specified on plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Soils Amendments are specified on plans per minimum standard <i>(4 cu. yds. per 1000 square feet of landscape area, rototilled to 6" depth)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Training attached, if applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Any item specified as NO or N/A above REQUIRES EXPLANATION. Please use space below or, if further explanation is needed, attach a separate sheet.

I understand that TWO inspections of the initial landscaping and irrigation are required and that there is a Fee for this work. I agree to pay the landscape inspection fee and notify the Sterling Ranch Community Authority Board per the instructions included in the Guidebook a minimum of 2 WORKING DAYS in advance of any planting so that an inspection of soil amendments and tilling can be made. I further understand that the Sterling Ranch Community Authority Board will make a second inspection during the 45 day "Landscaping Establishment Period" to document that installed materials are in compliance with approved plans and irrigation is functional. If any materials are found to be non-compliant, I agree to promptly remove and replace such materials with approved materials.

Signature of Applicant

Date

ATTACHMENT C APPROVED PLANT LIST

LOW WATER NEED TREES

BOTANICAL	COMMON	BIRD FRIENDLY
<i>CRATAEGUS CRUS- GALLI INERMIS TM</i>	THORNLESS COCKSPUR HAWTHORN	
<i>JUNIPERUS CHINENSIS 'BLUE POINT'</i>	BLUE POINT JUNIPER	
<i>JUNIPERUS CHINENSIS 'SPEARMINT'</i>	SPEARMINT JUNIPER	
<i>JUNIPERUS MONOSPERMA</i>	ONE SEED JUNIPER	
<i>JUNIPERUS OSTEOSPERMA</i>	UTAH JUNIPER	
<i>JUNIPERUS SCOPULORUM</i>	ROCKY MOUNTAIN JUNIPER	
<i>JUNIPERUS SCOPULORUM 'COLOGREEN'</i>	COLOGREEN JUNIPER	
<i>JUNIPERUS SCOPULORUM 'GRAY GLEAM'</i>	GRAY GLEAM JUNIPER	
<i>JUNIPERUS SCOPULORUM 'MOONGLOW'</i>	MOONGLOW JUNIPER	
<i>JUNIPERUS SCOPULORUM 'PATHFINDER'</i>	PATHFINDER JUNIPER	
<i>JUNIPERUS SCOPULORUM 'WICHITA BLUE'</i>	WICHITA BLUE JUNIPER	★
<i>JUNIPERUS VIRGINIANA 'SKYROCKET'</i>	SKYROCKET JUNIPER	
<i>PINUS ARISTATA</i>	BRISTLEcone PINE	
<i>PINUS EDULIS</i>	PINION PINE	
<i>PINUS FLEXICUS</i>	LIMBER PINE	★
<i>PINUS PONDEROSA</i>	PONDEROSA PINE	
<i>PRUNUS VIRGINIANA 'SHUBERT'</i>	CANADA RED CHOKECHERRY	
<i>QUERCUS GAMBELII</i>	GAMBEL OAK	
<i>QUERCUS MACROCARPA</i>	BURR OAK	
<i>ROBINIA</i>	NEW MEXICAN	
<i>NEOMEXICANA</i>	LOCUST	

LOW WATER NEED SHRUBS, PERENNIALS, & GRASSES

BOTANICAL	COMMON	BIRD FRIENDLY
<i>ACHILLEA X 'MOONSHINE'</i>	MOONSHINE YARROW	
<i>ACHILLEA X FILIPENDULA</i>	FERNLEAF YARROW	
<i>ACHILLEA X LANULOSA</i>	NATIVE YARROW	
<i>ACHILLEA X MILLEFOLIUM 'ROSEA'</i>	PINK YARROW	
<i>ACHILLEA MILLEFOLIUM 'TERRA COTTA'</i>	TERRA COTTA YARROW	
<i>AGASTACHE CANA</i>	DOUBLE BUBBLE MINT HYSSOP	
<i>AGASTACHE X 'DESERT SUNRISE'</i>	DESERT SUNRISE HYSSOP	
<i>ALCEA ROSEA</i>	HOLLYHOCK	
<i>AMORPHA CANESCENS</i>	LEADPLANT	
<i>AMORPHA NANA</i>	DWARF LEADPLANT	
<i>ANDROPOGON GERARDII</i>	BIG BLUESTEM GRASS	

LOW WATER NEED SHRUBS, PERENNIALS, & GRASSES (continued)

BOTANICAL	COMMON	BIRD FRIENDLY
<i>ARCTOSTAPHYLOS X 'PANCHITO'</i>	PANCHITO MANZANITA	
<i>ARCTOSTAPHYLOS UVA-URSI</i>	KINNIKINNICK BEARBERRY	
<i>ARTEMISIA FILIFOLIA</i>	SAND SAGEBRUSH	
<i>ARTEMISIA TRIDENTATA</i>	BIG SAGEBRUSH	
<i>ARTEMISIAN LUDOVICIANA</i>	SILVER KING SAGE	
<i>ATRIPLEX CANESCENS</i>	FOURWING SALTBUCH	
<i>BOUTELOUA GRACILIS</i>	BLUE GRAMA	
<i>CALYOPHUS HARTWEGII VAR. FENDLERI</i>	SUNDROPS	
<i>CAMPISIS RADICANS</i>	TRUMPET VINE	
<i>CENTRANTHUS RUBER 'ALBIFLORUS'</i>	RED VALERIAN/ JUPITER`S BEARD	
<i>CERASTIUM TOMENTOSUM</i>	SNOW-IN- SUMMER	
<i>CERCOCARPUS INTRICATUS</i>	DWARF MOUNTAIN MAHOGANEY	
<i>CERCOCARPUS MONTANUS</i>	MOUNTAIN MAHOGANEY	
<i>CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH'</i>	FERNBUSH	
<i>CHRYSOTHAMNUS NAUSEOSUS</i>	RABBITBRUSH	
<i>COWANIA MEXICANA</i>	CLIFFROSE	
<i>DELOSPERMA COOPERI</i>	ICE PLANT	
<i>DELOSPERMA NUBIGENUM</i>	YELLOW ICE PLANT	
<i>EPHEDRA EQUISETINA</i>	JOINT FUR	
<i>EPHEDRA VIRDIS</i>	MORMAN TEA	
<i>EPILOBIUM CANUM GARRETTII</i>	ORANGE CARPET HUMMINGBIRD TRUMPET	
<i>ERIOGONUM UMBELLATUM</i>	SULPHUR FLOWER	
<i>FALLUGIA PARADOXA</i>	APACHE PLUME	
<i>GAILLARDIA ARISTATA</i>	BLANKET FLOWER	★
<i>HELIANTHUS MAXIMILANI</i>	MAXIMILIAN SUNFLOWER	
<i>HEMEROCALLIS X 'STELLA DE ORO'</i>	STELLA DE ORO DAYLILY	
<i>HIPPOPHAE RHAMNOIDES</i>	SEA BUCKTHORN	
<i>HOLODISCUS DUMOSUS</i>	ROCK SPIREA	
<i>JUNIPERUS COMMUNIS DEPRESSA 'EFFUSA'</i>	EFFUSA JUNIPER	
<i>JUNIPERUS HORIZONTALIS</i>	CREEPING JUNIPER	
<i>JUNIPERUS HORIZONTALIS 'HUGHES'</i>	HUGHES JUNIPER	
<i>MAHONIA AQUAFOLIUM 'COMPACTA'</i>	COMPACT OREGON GRAPE HOLLY	
<i>MAHONIA REPENS</i>	CREEPING MAHONIA	
<i>MELAMPODIUM LEUCANTHUM</i>	BLACKFOOT DAISY	
<i>NEPTA SP</i>	CATMINT	
<i>OENOTHERA 'SHIMMER'</i>	EVENING PRIMROSE	
<i>PARTHENOCISSUS QUINQUEFOLIA 'ENGLEMANN'</i>	VIRGINIA CREEPER	
<i>PENSTEMON GRANDIFLORUS</i>	BEARDTONGUE	★
<i>PENSTEMON CAESPITOSUS 'CLAUDE BARR'</i>	CLAUDE BARR PENSTEMON	

LOW WATER NEED SHRUBS, PERENNIALS, & GRASSES (continued)

BOTANICAL	COMMON	BIRD FRIENDLY
<i>PENSTEMON PINIFOLIUS</i>	PINELEAF PENSTEMON	
<i>PENSTEMON STRICTUS</i>	ROCKY MOUNTAIN PENSTEMON	
<i>PEROVSKIA ATRIPLICIFOLIA</i>	RUSSIAN SAGE	
<i>PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'</i>	DWARF RUSSIAN SAGE	★
<i>PETALOSTEMON PURPUREUM</i>	PRAIRIE CLOVER	
<i>PRUNUS TOMENTOSA</i>	NANKING CHERRY	
<i>QUERCUS GAMBELII</i>	GAMBEL OAK	
<i>QUERCUS UNDULATA</i>	WAVY LEAF OAK	
<i>RATIBIDA COLUMNIFERA</i>	MEXICAN HAT	★
<i>RHANMUS SMITHII</i>	SMITH'S BUCKTHORN	
<i>RHUS AROMATICA</i>	FRAGRANT SUMAC	
<i>RHUS AROMATICA 'GROW-LOW'</i>	GROW-LOW SUMAC	
<i>RHUS GLABRA</i>	SMOOTH SUMAC	
<i>RHUS TRILOBATA</i>	THREE LEAF SUMAC	
<i>RHUS TYPHINA</i>	STAGHORN SUMAC	
<i>RIBES AUREUM</i>	GOLDEN CURRANT	
<i>RIBES CEREUM</i>	WAX CURRANT	
<i>ROSA WOODSII</i>	WOOD'S ROSE	
<i>ROSA X HARISONII</i>	HARISSON'S YELLOW SHRUB ROSE	
<i>RIBES DELICIOSUS</i>	BOULDER RASPBERRY	
<i>SALVIA NEMOROSA 'MAY NIGHT'</i>	SAGE	
<i>SALVIA OFFICINALIS</i>	GARDEN SAGE	
<i>SCHIZACHYRIUM SCOPARIUM</i>	LITTLE BLUESTEM GRASS	★
<i>SEDUM KAMTSCHATICUM</i>	YELLOW- FLOWERING SEDUM	
<i>SEDUM PINIFOLIUM 'BLUE SPRUCE'</i>	BLUE SPRUCE SEDUM	
<i>SEDUM X 'AUTUMN JOY'</i>	AUTUMN JOY SEDUM	
<i>SEDUM SPURIUM ' RED CARPET'</i>	DRAGON'S BLOOD SEDUM	
<i>SEDUM SP</i>	SEDUM	
<i>SEMPERVIVUM HYBRIDS</i>	HENS AND CHICKS	
<i>SHEPERDIA ARGENTEA</i>	SILVER BUFFALOBERRY	
<i>SORGHASTRUM NUTANS</i>	INDIAN GRASS	
<i>STACHYS PRIMROSE HERON</i>	LAMB'S-EARS	
<i>STANLEYA PINNATA</i>	PRINCE'S PLUME	
<i>ZAUSCHNERIA GARRETTII 'ORANGE CARPET'</i>	ORANGE CARPET	
<i>ZINNIA GRANDIFOLIA</i>	ROCKY MOUNTAIN ZINNIA	
<i>YUCCA SP</i>	YUCCA	

MODERATE WATER NEED TREES		
BOTANICAL	COMMON	BIRD FRIENDLY
<i>ACER FREEMANII</i> 'ARMSTRONG'	FREEMAN MAPLE	
<i>ACER GINNALA</i>	AMUR MAPLE	
<i>ACER GINNALA COMPACTUM</i>	COMPACT AMUR MAPLE	
<i>AMELANCHIER X GRANDIFLORA</i> 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	
<i>CATALPA SPECIOSA</i>	NORTHERN CATALPA	
<i>CRATAEGUS AMBIGUA</i>	RUSSIAN HAWTHORN	
<i>CRATAEGUS VIRIDIS</i> 'WINTER KING'	WINTER KING HAWTHORN	
<i>GLEDITSIA TRIACANTHOS INERMIS</i> 'SHADEMASTER'	SHADEMASTER LOCUST	
<i>GLEDITSIA TRIACANTHOS</i> 'IMPERIAL'	IMPERIAL HONEY LOCUST	
<i>GLEDITSIA TRIACANTHOS</i> 'SKYLINE'	SKYLINE HONEY LOCUST	
<i>PYRUS CALLERYANA</i> 'AUTUMN BLAZE'	AUTUMN BLAZE PEAR	
<i>PYRUS CALLERYANA</i> 'CHANTICLEER'	CHANTICLEER PEAR	
<i>SOPHORA JAPONICA</i>	JAPANESE PAGODA TREE	
<i>SYRINGA RETICULATA</i>	JAPANESE TREE LILAC	

MODERATE WATER NEED SHRUBS, PERENNIALS, & GRASSES		
BOTANICAL	COMMON	BIRD FRIENDLY
<i>AGASTACHE RUPESTRIS</i> 'SUNSET'	SUNSET HYSSOP	★
<i>AMELANCHIER</i>	SASKATOON	
<i>ALNIFOLIA</i> 'REGENT'	SERVICEBERRY	
<i>AQUILEGIA CHRYSANTHA</i>	COLUMBINE	★
<i>ARTEMISIA LUDOVICIANA</i> 'VALERIE FINNIS'	VALERIE FINNIS ARTEMISIA	
<i>ASCLEPIAS TUBEROSA</i>	BUTTERFLY MILKWEED	
<i>BERBERIS THUNBERGII</i> 'ROSE GLOW'	ROSY GLOW BARBERRY	
<i>THUNBERGII</i>	BARBERRY	
<i>BOUTELOUA GRACIUS</i> 'BLONDE AMBITION'	BLUE GRAMA	★
<i>BUDDLEJA ALTERNIFOLIA</i>	BUTTERFLY BUSH	
<i>CALLIRHOE INVOLUCRATA</i>	POPPYMALLOW	
<i>CALAMAGROSTIS X ACUTIFLORA</i> 'KARL FOERSTER'	FEATHER REED GRASS	
<i>CARYOPTERIS X CLANDONENSIS</i> 'DARK KNIGHT'	BLUE MIST SPIREA	
<i>COREOPSIS VERTICILLATA</i>	COREOPSIS	
<i>COTONEASTER APICULATUS</i>	CORAL BEAUTY COTONEASTER	
<i>COTONEASTER HORIZONTALIS</i>	ROCK COTONEASTER	
<i>CYTISUS PURGANS</i> 'SPANISH GOLD'	SPANISH GOLD BROOM	
<i>CYTISUS X</i> 'LENA'	BROOM	

MODERATE WATER NEED SHRUBS, PERENNIALS, & GRASSES (cont.)

BOTANICAL	COMMON	BIRD FRIENDLY
<i>DALEA PURPUREA</i>	PURPLE PRAIRIE CLOVER	★
<i>ECHINACEA PURPUREA</i>	PURPLE CONEFLOWER	
<i>EUONYMUS ALATUS COMPACTUS</i>	COMPACT BURNING BUSH	
<i>EUONYMUS FORTUNEI 'COLORATA'</i>	PURPLE-LEAF WINTER CREEPER	
<i>FESTUCA GLAUCA 'ELIJAH BLUE'</i>	BLUE FESCUE	
<i>FORSYTHIA X</i>	DWARF	
<i>INTERMEDIA 'ARNOLDS DWARF'</i>	FORSYTHIA	
<i>GALIUM ODORATUM</i>	SWEET WOODRUFF	
<i>GAURA LINDHEIMERI</i>	WHIRLING BUTTERFLIES	★
<i>HELICTOTRICHON SEMPERVIRENS</i>	BLUE OAT GRASS	
<i>HYPERICUM PATULUM 'HIDCOTE'</i>	ST. JOHN`S WORT	
<i>IRIS SIBIRICA</i>	SIBERIAN IRIS	
<i>JUNIPERUS SABINA 'CALGARY CARPET'</i>	CALGARY CARPET JUNIPER	
<i>JUNIPERUS SCOPULORUM 'SKYROCKET'</i>	SKYROCKET JUNIPER	
<i>LAMIUM MACULATUM 'WHITE NANCY'</i>	WHITE NANCY DEAD NETTLE	
<i>LAVANDULA ANGUSTIFOLIA</i>	ENGLISH LAVENDER	
<i>LEUCANTHEMUM X SUPERBUM 'BECKY'</i>	SHASTA DAISY	
<i>LIATRIS PUNCTATA</i>	DOTTED GAYFEATHER	
<i>LIATRIS SPICATA</i>	GAYFEATHER	
<i>LINUM LEWISII 'BLUE FLAX'</i>	BLUE FLAX	
<i>LONICERA X XYLOSTEOIDES 'CLAVEY`S DWARF'</i>	CLAVEY`S DWARF HONEYSUCKLE	
<i>MAHONIA AQUIFOLIUM</i>	OREGON GRAPE	
<i>MAHONIA AQUIFOLIUM 'COMPACTA'</i>	COMPACT OREGON GRAPE	
<i>MIRABILIS CALIFORNICA</i>	WISHBONE BUSH	
<i>MISCANTHUS SINENSIS 'ADAGIO'</i>	ADAGIO EULALIA GRASS	
<i>NASSELLA TENUISSIMA 'PONY TAILS'</i>	MEXICAN FEATHERGRASS	
<i>NEPETA X FAASSENII 'WALKERS LOW'</i>	WALKERS LOW CATMINT	★
<i>PANICUM VIRGATUM 'SHENENDOAH'</i>	BURGUNDY SWITCH GRASS	
<i>PAPAVER ORIENTALE 'PRINCESS VICTORIA LOUISE'</i>	PRINCESS VICTORIA LOUISE ORIENTAL POPPY	
<i>PAPAVER ORIENTALE 'RASPBERRY QUEEN'</i>	ORIENTAL POPPY	
<i>PENNISETUM ALOPECUROIDES 'HAMELN'</i>	HAMELN DWARF FOUNTAIN GRASS	
<i>PHLOMIS CASHMERIANA</i>	JERUSALEM SAGE	★
<i>PINUS MUGO PUMILIO</i>	DWARF MUGO PINE	
<i>POTENTILLA FRUTICOSA</i>	GOLD DROP POTENTILLA	
<i>PRUNUS BESSEYI 'PAWNEE BUTTES'</i>	SAND CHERRY	

**MODERATE WATER NEED SHRUBS, PERENNIALS, & GRASSES
(cont.)**

BOTANICAL	COMMON	BIRD FRIENDLY
<i>RATIBIDA COLUMNIFERA</i>	YELLOW PRAIRIE CONEFLOWER	★
<i>RHUS AROMATICA</i> 'GRO-LO'	GRO-LOW FRAGRANT SUMAC	
<i>RHUS TRILOBATA</i>	THREE-LEAF SUMAC	
<i>RIBES ALPINUM</i>	ALPINE CURRANT	
<i>ROSA GLAUCA</i>	REDLEAF ROSE	
<i>ROSA</i> 'GOLDEN WINGS'	YELLOW ROSE	★
<i>RUDBECKIA FULGIDA</i> 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN	
<i>SPOROBOLUS WRIGHTII</i>	BIG SACATON	
<i>SYMPHORICARPOS ALBUS</i>	COMMON WHITE SNOWBERRY	
<i>SYRINGA SP</i>	LILAC	
<i>VIBURNUM CARLESII</i>	KOREAN SPICE VIBURNUM	

HIGH WATER NEED TREES

BOTANICAL	COMMON	BIRD FRIENDLY
<i>ACER FREEMANII</i> 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	
<i>ACER TATARICUM</i>	TATARIAN MAPLE	
<i>CELTIS OCCIDENTALIS</i>	COMMON HACKBERRY	
<i>CRATAEGUS X MORDENENSIS</i> 'TOBA'	TOBA HAWTHORN	
<i>MALUS X</i> 'RADIANT'	RADIANT CRAB APPLE	
<i>MALUS X</i> 'SPRING SNOW'	SPRING SNOW CRAB APPLE	
<i>PRUNUS CERASIFERA</i> 'NEWPORT'	NEWPORT FLOWERING PLUM	
<i>PRUNUS VIRGINIANA</i> 'CANADA RED'	CANADA RED CHOKECHERRY	
<i>TILIA AMERICANA</i> 'REDMOND'	REDMOND AMERICAN LINDEN	
<i>TILIA CORDATA</i> 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	

HIGH WATER NEED SHRUBS, PERENNIALS, & GRASSES

BOTANICAL	COMMON	BIRD FRIENDLY
<i>ARONIA ARBUTIFOLIA</i>	RED CHOKEBERRY	
<i>BERBERIS THUNBERGII</i> 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	
<i>BUDDLEIA X</i> 'BLUE CHIP'	DWARF BLUE-PURPLE BUTTERFLY BUSH	
<i>CORNUS SERICEA</i> 'ISANTI'	ISANTI REDOSIER DOGWOOD	
<i>CORNUS SERICEA</i> 'KELSEYI'	KELSEYI DOGWOOD	
<i>EUONYMUS FORTUNEI</i> 'EMERALD GAIETY' TM	EMERALD GAIETY EUONYMUS	
<i>FORSYTHIA X INTERMEDIA</i> 'NEW HAMPSHIRE GOLD'	NEW HAMPSHIRE GOLD FORSYTHIA	
<i>ILEX X MESERVEAE</i> 'BLUE BOY' TM	BLUE BOY HOLLY	

HIGH WATER NEED SHRUBS, PERENNIALS, & GRASSES (cont.)

BOTANICAL	COMMON	BIRD FRIENDLY
<i>LIGUSTRUM VULGARE</i> 'LODENSE'	LODENSE PRIVET	
<i>MISCANTHUS SINENSIS</i> 'VARIEGATUS'	VARIEGATED JAPANESE SILVER GRASS	
<i>MISCANTHUS PURPURASCENS</i> 'AUTUMN RED'	AUTUMN RED FLAME GRASS	
<i>MISCANTHUS SINENSIS</i> 'MORNING LIGHT'	MORNING LIGHT SILVER GRASS	
<i>PANICUM VIRGATUM</i> 'DALLAS BLUES'	SWITCH GRASS	★
<i>PHLOX SUBULATA</i> 'EMERALD BLUE'	EMERALD BLUE CREEPING PHLOX	★
<i>ROSA X</i> 'MORDEN SUNRISE'	MORDEN SUNRISE ROSE	
<i>PRUNUS X CISTENA</i>	PURPLE LEAF SAND CHERRY	
<i>RIBES ODORATUM</i>	CLOVE CURRANT	
<i>SPIRAEA JAPONICA</i> 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	
<i>SPIRAEA X BUMALDA</i> 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	
<i>SPIRAEA X BUMALDA</i> 'LIMEMOUND' TM	LIMEMOUND SPIREA	
<i>WEIGELA FLORIDA</i> 'TANGO'	TANGO WEIGELA	

HIGH WATER NEED MISCELLANEOUS

ITEMS

TURF GRASS (ALL VARIETIES)

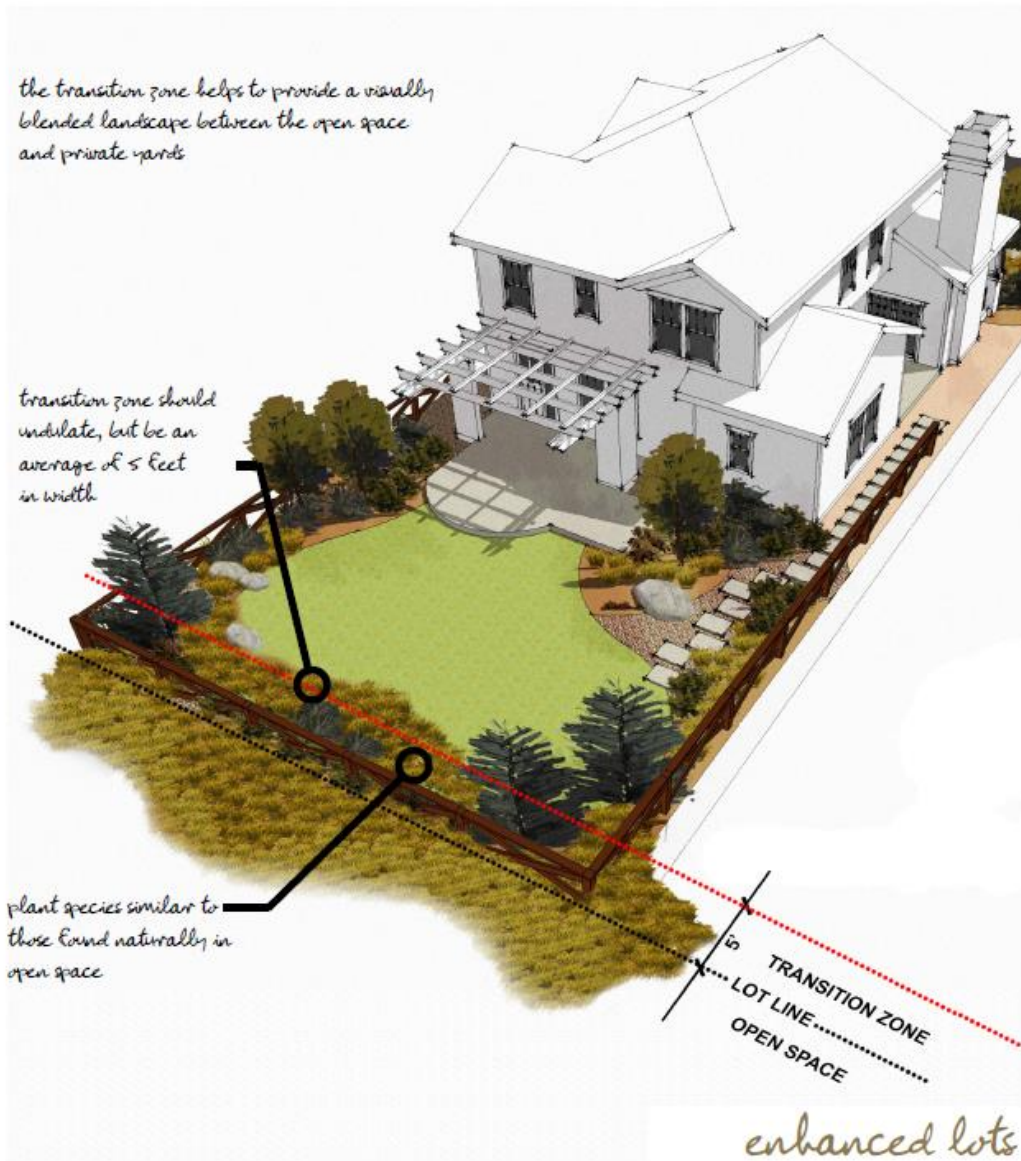
VEGETABLES/VEGETABLE GARDEN

ANNUALS

RECIRCULATING WATER FEATURES

ATTACHMENT D SAMPLE "TRANSITION ZONE" DESIGN AND SAMPLE LANDSCAPE PLANS BASED ON LOT SIZE

rear or side of lot adjacent to open space shall have a "transition zone" to blend the yard into open space



ATTACHMENT E**BIRD PROTECTION STANDARDS**

The duality of stewardship inherent in Sterling Ranch's character adds significance to ensuring a safe and prosperous community for its residents and for wildlife that also call this area home. Throughout the development of the community, regional and migratory birds are in need of protection due to habitat disruption during construction. Unfortunately, the two most common threats to birds are collisions with human structures and habitat loss. The efforts described here are implemented to prevent harm to the local bird population and to assure prudent planning to protect natural habitats.

CONSTRUCTION:

- *Bird nesting season is typically between March and August. To reduce habitat loss, precautions shall be taken to insure nesting birds are not disturbed or displaced.*
- *If a nest must be removed, do before eggs are present. This includes old, new, or partially constructed nests.*

GLASS

- *Collision with glass is the largest known killer of birds. Its reflection of surrounding plants and trees varies throughout the day and invites bird collisions. Break up widow reflections with patterned glass or special widow decals such as bird tape and ultraviolet lights.*

PLANTS

- *Planting native grasses, flowers, shrubs and trees that produce seeds, nectar, and fruit will attract birds and provide a diversity of bird use.*
- *Including evergreen trees and shrubs provides year-round shelter for birds.*
- *Builders should avoid unnecessary disturbance and compaction to existing vegetation outside the house or access area footprints.*
- *When disturbance is necessary, the top 12 inches of topsoil should be removed, set aside, and then replaced after construction activities are completed. This improves the success of re-establishing plantings around the home site.*

ENHANCEMENT MEASURES

- *Avoid mirrors in landscape or on the exterior of the home.*
- *Placement of bird-friendly attractants (water features, feeders, etc.) should be away from glass unless glass detractants are used.*

WINDOW TREATMENTS

- *Use of opaque glass instead of reflective glass.*
- *Use of UV decals or etched patterns that cover at least 90% of the glass surface.*
- *Patterns or decals should appear less than 2" wide horizontally and less than 4" wide vertically. Birds will not attempt to fly through spaces that meet these dimensions.*
- *Install awning, overhangs, sunshades, or light shades to hide clear glass. Louvers with 2"x4" spacing are also effective.*
- *Glass angled at 20 to 40 degrees can reduce reflections.*

LIGHT POLLUTION MEASURES

- *Reducing nighttime light pollution will help nocturnal or migrating birds.*
- *Architectural illumination should be turned off during bird migration seasons (February 15 – May 31st and August 1 – November 30). This does not include safety related lighting.*
- *Install timers on non-emergency interior lighting during non-work hours.*
- *Reduce perimeter lighting with shielding.*
- *Install interior blinds, shades or window coverings as part of the construction contract.*
- *Schedule construction activities to conclude before 11 pm if possible.*

Contact the Rocky Mount Bird Observatory for educational materials, bird-safe practices, and bird-enhancing habitat activities - www.birdconservancy.org

Other resources:

www.abcbirds.org

www.goldengateaudobon.org

**ATTACHMENT F
BUILDER CERTIFICATION FOR INDOOR AND OUTDOOR WATER USE
(as required by the Water Demand Management Initiatives)**

All terms defined in the Water Demand Management Initiatives shall apply to this Certification as though such definitions were set out in full.

ADDRESS _____ LOT # _____

INDOOR WATER DEMAND MANAGEMENT CERTIFICATION:

I hereby certify that all conditions and indoor appliances installed in each home on the Lot listed above meet or exceed the standards described in Section 3.1 and Section 3.2 of the Water Demand Management Initiatives. I agree to notify the Sterling Ranch Community Authority Board in writing of any proposed change to indoor appliance specifications and to obtain approval for any such change prior to installation.

OUTDOOR WATER DEMAND MANAGEMENT CERTIFICATION:

I hereby certify that all landscaping and irrigation plans and specifications to be installed on the Lot listed above meet or exceed the standards described in Section 3.3 and Section 3.5 of the Water Demand Management Initiatives. I agree to notify the Sterling Ranch Community Authority Board in writing of any proposed change to any of these plans and to obtain approval from the DRC for any such change prior to installation.

CERTIFICATION OF PROVISION OF DOCUMENTS TO PURCHASERS:

I hereby certify that the Owner of this property has been or will be provided with a copy of the Water Demand Management Initiatives and an Education Packet as required in Section 3.4 of the Water Demand Management Initiatives prior to the time a Deed is executed transferring a Lot or Lots to an Owner.

CERTIFICATION OF WATER BUDGET AND IRRIGATION DESIGN:

I hereby certify that Front Yard water usage, based on the irrigation design for the Front Yard of the Lot listed above, should not exceed thirty percent (30%) of the Total Annual Outdoor Water Budget. In the event that specific circumstances indicate Front Yard water usage will exceed thirty percent (30%) of the Total Annual Outdoor Water Budget, a Variance permitting such excess for the Front Yard was obtained from the Sterling Ranch Community Authority Design Review Committee (ATTACH APPROVED VARIANCE).

Please Print Clearly

HOMEBUILDER _____
AUTHORIZED REPRESENTATIVE _____
ADDRESS _____
CITY/STATE/ZIP _____
OFFICE & CELL # _____
EMAIL _____

Signature of Authorized Representative

Date of Certification

**ATTACHMENT G
APPLICATION FOR APPROVAL OF LANDSCAPE PROFESSIONALS**

Registration requirements apply to companies or organizations, not to individuals. The registered company or organization is responsible for all work performed under its supervision.

Registrations may be granted via reciprocity to individuals who hold registrations in other Colorado municipalities, on a case-by-case basis, as deemed appropriate by the Community Authority Board ("CAB"). **AN APPLICANT MUST DEMONSTRATE THAT HE/SHE MEETS THE REQUIREMENTS BY PROVIDING CURRENT PROOF OF PROFESSIONAL QUALIFICATIONS. IN THE ABSENCE OF THESE CREDENTIALS, AN APPLICANT MAY SUBMIT A NARRATIVE LISTING THREE MOST RECENT PROJECTS, DOLLAR AMOUNT, COMPLETION DATE, AND CONTACT INFORMATION FOR THE PERSON FOR WHOM THE PROJECT WAS DONE.** The CAB reserves the right to deny, suspend, or revoke any registration in accordance with its policies.

Colorado law governs the sizes and types of projects that unlicensed individuals can design, and is independent from CAB policies.

Registrations are valid for a period of three (3) years. Registration renewals for professionals in good standing may be issued upon receipt of acknowledgment of revisions to policies, criteria, or other applicable codes. Non-compliance with these policies may deem an applicant ineligible for renewal or result in the applicant's removal from the approved list.

Please Print Clearly

NAME _____
COMPANY _____
ADDRESS _____
CITY/STATE/ZIP _____
OFFICE & CELL # _____
EMAIL _____

NEW APPLICATION **RENEWAL APPLICATION**
 REGISTRATION FEE ATTACHED (\$350.00)

I am requesting approval and registration in the following practice(s):

Irrigation Design Irrigation Installation Maintenance
 Landscape Design Landscape Installation State of Colorado Licensed

I hereby certify that I am qualified to perform the work noted above in accordance with the Design Principles and Water Demand Management Initiatives of Sterling Ranch, and have attached all certifications or professional qualifications as required. I understand it is my responsibility to stay current on all policies and procedures in these documents.

Signature of Applicant

Date of Application

Print Name of Applicant

Landscape Contractors Code of Conduct

Mail or Delivery: Sterling Ranch DRC, 8390 E. Crescent Parkway, #300, Greenwood Village, CO 80111

Email: submit@sterlingranchdrc.com

Company Name _____ **Contact Phone #** _____
Please print clearly

Company Representative's Name _____
Please print clearly

The Company named above conscientiously commits to the following Code of Conduct to ensure the highest level of professionalism within the landscape industry while working at Sterling Ranch.

Commitments to the Community

1. Conduct business in a safe, professional manner.
2. Adhere to all rules and regulations (the “**Rules and Regulations**”) of the CAB. Comply with applicable local, state, and federal laws and regulations.
3. Commit to the continuing education of homeowners regarding the Rules and Regulations. Landscape designs should first and foremost prioritize water conservation.
4. Will not place Company marketing signs in any public right-of-way, park, or community open space (“**Public Land**”). One temporary sign may be placed on the private property containing the active jobsite (the “**Property**”) only while the work is in progress or for up to 3 months, whichever is less. Any such sign shall not exceed 4’ in height, nor 2’x3’ in size.

Commitments to Builders

1. Will not use builder dumpsters for the Company’s waste nor park vehicles so as to block access to, or use of, builder dumpsters.
2. Job materials will be (1) stored on the Property immediately, or (2) unloaded onto the street directly in front of the Property and moved onto the Property within 48 hours of unloading. The Company will be responsible for any fines issued by Douglas County to a builder for the Company’s materials on Public Land.
3. Will not access the property through another lot, open space, parks, or landscaped tracts. All landscaping materials will be transported onto the Property from the street side at the front of the home located on the Property.

Commitments to Fellow Professionals

1. Respect other landscape professionals and their endeavors.

By signing this Code of Conduct, the Company understands that this Code of Conduct remains in effect while working with residents in Sterling Ranch and failure to comply will result in removal of the Company from the Pre-Approved Landscape Contractor list and revocation of the Company’s permission to perform future work in Sterling Ranch. The Company may request in writing the opportunity to express objections, if any, at a public meeting of the CAB’s Board of Directors occurring at least 30 days after the CAB receives such a request.

Company Representative’s Signature _____

Date _____