

**AMENDMENT TO  
LITTLETON VILLAGE  
ARCHITECTURAL GUIDELINES  
FOR EXISTING RESIDENTIAL STRUCTURES**

WHEREAS, Article 5, Section 5.1 of the Protective Covenants and Restrictions of Littleton Village (District No. 2), recorded in the real property records of the Clerk and Recorder of Arapahoe County, Colorado on December 22, 2014, at Reception Number D4119446 (the "Covenants") authorizes the Board of Directors of Littleton Village Metropolitan District No. 2 ("District No. 2") to adopt, enact, modify, amend, repeal and re-enact rules and regulations concerning and governing the portions of the Littleton Village community subject to the Covenants; and

WHEREAS, pursuant to that certain Assignment of Rights under the Protective Covenants and Restrictions of Littleton Village (District No. 2), recorded in the real property records of the Clerk and Recorder of Arapahoe County, Colorado on December 12, 2014 at Reception Number D4119519 (the "Assignment"), District No. 2 assigned its rights and obligations under the Covenants to Littleton Village Metropolitan District No. 1 ("District No. 1"); and

WHEREAS, pursuant to the authority assigned to by the Assignment, the Board of Directors (the "Board") of District No. 1 adopted the Littleton Village Architectural Guidelines for Existing Residential Structures, dated October 2015, as revised in November of 2016 (the "Guidelines"); and

WHEREAS, the Board of District No. 1 hereby desires to amend the Guidelines as set forth herein.

NOW THEREFORE, the Guidelines the Landscaping section of the Guidelines is repealed in its entirety and the following Landscaping section is substituted:

Landscaping

Portions of the landscaping on the lots in Neighborhood B, Neighborhood D and Neighborhood E has been installed by the Developer or a Builder and is maintained Littleton Village Metropolitan District No. 1. Except in specific circumstances as set forth herein, homeowners in these neighborhoods may not alter or interfere with any landscaping installed by the Developer or a Builder and maintained by Littleton Village Metropolitan District No. 1 without the prior written approval of the ACC, and provided that any replacement of existing plants in such areas must be with plants of the same number, and plants of identical species or plants of a species of similar size at maturity as the plants being replaced. The addition of additional numbers of plants will only be considered in select circumstances, taking into consideration ongoing maintenance obligations of Littleton Village Metropolitan District No. 1 in relation to the same. Any plants replaced or added by a homeowner with the approval of the ACC will be maintained by Littleton Village Metropolitan District No. 1 in a manner consistent with the maintenance of surrounding

landscape maintained by Littleton Village Metropolitan District No. 1. However, under no circumstances will Littleton Village Metropolitan District No. 1 be responsible or liable to the homeowner who purchased and installed such plants for any warranty or replacement of the same. Any homeowners who replaces or adds plants without the prior written approval of the ACC may be required to restore the plants to those originally installed or remove any additional plants at the homeowner's sole cost and expense.

Homeowners in Neighborhoods A and C shall install and maintain landscaping according to the guidelines set forth below.

#### *Minimum Front Yard*

- One (1) shade tree (evergreen or deciduous), 2" caliper or larger.
- Five (5) shrubs, 5-gallon size or larger.
- Automatic sprinkler system.

Note: The quantities above are in addition to the street trees located within the tree lawns.

#### *Rear Yard*

- One (1) shade tree (evergreen or deciduous), 2" caliper or larger.
- Automatic sprinkler system.

#### *Xeriscape*

Using drought tolerant plantings and other water conservation methods is encouraged. Xeriscaping means using native and adaptive plants that can grow and sustain themselves in dry conditions such as those in Colorado. The following guidelines apply in relation to xeriscaping:

- Ground Cover: Yard areas can contain organic materials such as wood chips and shredded bark, and inert organic materials such as decomposed granite, crushed rock, river rock, and cobble. Organic and inorganic mulches should be applied at a uniform depth of 3 inches minimum to prevent weed growth. Large areas may not be composed of a single material, i.e. bare mulch/rock is not allowed unless interspersed with plants. Concrete surfaces should be limited to driveways and sidewalks only. Additionally, loose rock placed in the tree lawn and if used in the front lawn must not wash out onto the public sidewalk or street. This may be prevented by ensuring rock level is lower than the curb.

- Plant Bed Borders: Planted areas must be bordered to define beds. The areas that are not in delineated, planted beds may be a drought tolerant ground cover such as some ivy varieties, a drought tolerant turf grass, or may be a flagstone or crushed stone courtyard. There must be borders in the yard that create visually appealing spatial relationships.
- Street/Tree Lawn: Owners may convert street/tree lawn from turf grasses to xeric materials and plants, since these areas are difficult to water without street runoff. The landscaping in the street/tree lawn should be compatible with the rest of the landscaping in the front yard area.

### *Materials*

A list of recommended plant species is shown in Exhibit C. Homeowners are encouraged to select from this list. See also the list contained in the Design Standards.

EXCEPT AS AMENDED HEREBY, the Guidelines shall be and remain in full force and effect without modification

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IN WITNESS WHEREOF, the undersigned officer of District No. 1 certifies that this Amendment to Littleton Village Rules and Regulations for Residential Properties was duly adopted by the Board of Directors of District No. 1 at meeting duly held on March 26, 2019

LITTLETON VILLAGE METROPOLITAN  
DISTRICT NO. 1,  
a quasi-municipal corporation and political  
subdivision of the State of Colorado

