



Red Hawk Homeowners Association, Inc.

Architectural Advisory Committee
Guidelines

Updated November 2017

These Guidelines were prepared by the Architectural Advisory Committee and adopted by the Board of Directors of the Red Hawk Homeowners Association. The Architectural Advisory Committee reserves the right to add to or modify these Guidelines at its discretion. Please check with the Architectural Advisory Committee to be certain that you have the latest edition.



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MANAGEMENT COMPANY CONTACT INFORMATION

Company Name	Office	Facsimile
Peak to Peak Property Management, L.L.C.	303-884-4912	866-401-7986
P.O. Box 1808		
Castle Rock, Colorado 80104		



I. INTRODUCTION

- 1.01 Basis for Guidelines. These Design Guidelines are intended to assist homeowners living in the U.S. Homes built Red Hawk Subdivision, Filings 1 and 2, in implementing landscaping and other home improvements to their property. The Amended and Restated Declaration of Covenants, Conditions and Restrictions of Red Hawk Homeowners Association, Inc. as recorded in the records of Douglas County on September 30, 2014 (Declaration) requires prior approval from the Architectural Advisory Committee (Committee) before the construction, installation, erection, or alteration of any structure, attachment to any structure, or landscaping of any lot in Red Hawk shall be made. For instance, any change to existing landscaping, new landscaping, or change to the final grade of property; the construction or installation of any accessory building, patio, deck, pool or hot tub; the demolition or removal of any building or other improvement; and any change of exterior appearance of a building or other improvement including paint colors must be submitted for prior approval. In order to assist homeowners, the Architectural Advisory Committee intends to establish certain pre-approved designs for several types of improvements and to exempt certain improvements from the requirement for approval. This booklet contains the guidelines established by the Architectural Advisory Committee and approved by the Board of Directors (Board) with respect to residential property.
- 1.02 Contents of Guidelines. In addition to the introductory material, these Guidelines contain (A) a listing of specific types of improvements which homeowners might wish to make with specific information as to each of these types of improvements; (B) a summary of procedures for obtaining approval from the Architectural Advisory Committee; and (C) Some helpful landscaping ideas and information.
- 1.03 Architectural Advisory Committee. The Architectural Advisory Committee (Committee) consists of at least three (3) members, all of whom are appointed by the Board of Directors of the Association.
- 1.04 Committee Address and Phone. The address of the Committee will be the same as the address of the Management Company. The present Management Company is: Peak to Peak Property Management, L.L.C., P.O. Box 1808, Castle Rock, Colorado 80104.
- 1.05 Effect of Community and Supplemental Declarations. The Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Red Hawk Homeowners Association, Inc., is a document governing property within Red Hawk Filings 1 and 2. Particular areas or groups of lots become part of the Community Association by annexation pursuant to a document entitled Annexation of Additional Land. Copies of the Declaration including amendments are delivered to new home buyers when they purchase their homes and are available at any time from the Management Company. Each homeowner should review and become familiar with the Declaration including amendments. Nothing in these Guidelines can supersede or alter the provisions or



requirements of the Declaration and, if there is any conflict or inconsistency, the Declaration as amended will control.

1.06 Effect of Governmental and Other Regulations. Use of property and any improvements must comply with applicable building codes and other governmental requirements and regulations. Approval by the Committee will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies. For general information about the Town of Castle Rock requirements, homeowners may write or call the Town of Castle Rock Building Department at: 310 Third Street, Castle Rock, Colorado 80104, 303.660.1066.

1.07 Interference with Utilities. In making improvements to property, homeowners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved and homeowners will be responsible for any damage to any utility lines. All underground utility lines and easements can be located by contacting:

Utility Notification Center of Colorado
1-800-922-1987

1.08 Goal of Guidelines. Compliance with these Guidelines and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of Red Hawk. It is important that the improvements to property be made in harmony with, and not detrimental to the rest of the community. A spirit of cooperation with the Architectural Advisory Committee and neighbors will go far in creating an optimum environment which will benefit all homeowners. By following these Guidelines and obtaining prior written approval for improvements to property from the Architectural Advisory Committee, homeowners will be protecting their financial investment and will help insure that improvements to property are compatible with standards established for Red Hawk. If a question ever arises as to the correct interpretation of any terms, phrases, or language contained in these Guidelines, the Architectural Advisory Committee's interpretation thereof shall be final and binding.



II. SPECIFIC TYPES OF IMPROVEMENTS-GUIDELINES

- 2.01 General. The following is a listing, in alphabetical order, of a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each. Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted in duplicate to the Committee and written approval of the Committee obtained before the improvements are made. In some cases, where it is specifically so noted, a homeowner may proceed with the improvements without advance approval by the Committee if the homeowner follows the stated guideline. If you have in mind an improvement not listed below, Committee approval is required.
- 2.02 Accessory Buildings. Committee approval is required. Detailed plans must accompany the Architectural Review Request Form (see section 3.02). Approval will be based upon, but not limited to, the following criteria:
- 2.02.1 Must be of the same or generally recognized as complimentary architectural style and color as that of the residence.
 - 2.02.2 Maximum sizes will be 8'x10'x8 ½" in height including skids, foundation or concrete slab. Requests for approval will be reviewed on a case-by-case basis, taking into consideration the lot size, square footage of the home and proposed location of shed or accessory building.
 - 2.02.3 Any utilities to accessory building shall be underground.
 - 2.02.4 To be located in the rear or side yard.
 - 2.02.5 Roof pitch and material must be complementary to the existing roof on residence unless otherwise approved by Committee.
 - 2.02.6 Should not unreasonably obstruct adjacent neighbors' views of mountains or open areas.
 - 2.02.7 Materials and appearance must match existing residence unless otherwise approved by Committee.
 - 2.02.8 Plastic, tin, or other metal sheds will not be permitted.
 - 2.02.9 Limited to one (1) per lot.
Note: A playhouse shall not be considered an accessory building if it is less than twenty-four (24) square feet and is less than six (6) feet in height from highest peak to ground. See Playhouses (section 2.55).
- 2.03 Additions and Expansions. Committee approval is required. Detailed plans must accompany the Architectural Review Request Form (see section 3.02). Additions or expansions must be constructed of wood framing according to Castle Rock building codes, and finished with brick, stone, siding, glass, or other material resembling the material used in construction of the exterior of the home. The design must be the same or generally recognized as a complementary architectural style. Colors must be the same as that of the residence. Roofing materials must also match existing roof on residence.



- 2.04 Advertising. All trade signs, which include, but are not limited to: landscaping, painting and roofing, may be displayed while work is in progress and must be removed within seven (7) days upon completion of the job. Realty signs, etc., see Signs (section 2.68).
- 2.05 Air Conditioning Equipment. Committee approval is required for all air conditioning equipment including evaporative coolers (swamp coolers). No heating, air conditioning, air movement (e.g. swamp coolers) or refrigeration equipment shall be placed or installed on rooftops, exterior walls, or extended from windows. Ground mounted air conditioning equipment installed in the side yard must be installed in a manner so that it minimizes any noise to adjacent property owners.
- 2.06 Antennae. Satellite television with a dish that does not exceed one (1) meter in diameter is permitted. Only one satellite dish per residence is permitted without prior approval from the Architectural Advisory Committee.
- 2.07 Awnings. See Overhangs/Awnings – Cloth or Canvas (section 2.48).
- 2.08 Balconies. See Decks (section 2.20).
- 2.09 Basketball Backboards. Committee approval is not required if garage mounted or pole mounted next to the driveway with backboard and support structure painted to match or is generally recognized as a complement to existing color scheme of the residence or if backboard is painted a standard white. Garage mounted backboard in front yard may not project more than two feet from the front of the garage. Portable basketball hoops may be left out, unscreened from view, provided they are not placed on any public sidewalk or street. The location of basketball hoops must be a minimum of ten (10) feet from the street, sidewalks, or right of way.
- 2.10 Bay Windows, Grid Styles and Patterns of Windows. See section 2.92 Windows.
- 2.11 Birdbaths. Committee approval is not required if the height not greater than three (3) feet including any pedestal. See Statues (section 2.73).
- 2.12 Birdhouses and Bird Feeders. Committee approval is not required if the size is limited to 1'x2'. No more than three (3) in number shall be installed on any lot. A birdhouse or bird feeder which is mounted on a pole may not exceed six (6) feet in height.
- 2.13 Boats. See Vehicles (section 2.86).
- 2.14 Campers. See Vehicles (section 2.86).
- 2.15 Carports. Are not permitted.



- 2.16 Circular Drives. See Driveways (section 2.25).
- 2.17 Clothes Lines and Hangars. Are not permitted.
- 2.18 Cloth or Canvas Overhangs. See Overhangs/Awnings – Cloth or Canvas (section 2.48).
- 2.19 Compost. Committee approval is required.
- 2.20 Decks. Committee approval is required and all required Town of Castle Rock permits must be received prior to work beginning. The deck must be constructed of wood or composite or other material similar to the material of the residence and painted or stained a similar or complementary color to the exterior of the residence. **Please note that “white” is not an acceptable deck stain color because it is not in keeping with the earth tone environment in Red Hawk.** The deck must be located so as not to obstruct or greatly diminish the view or create an unreasonable level of noise for adjacent property owners. Construction of decks over a slope area is discouraged and is generally not permitted. Construction shall not occur over easements and must be set back a minimum of five (5) feet from the property line. For patio covers/ awnings/ overhangs, see Overhangs/Awnings – Cloth or Canvas (section 2.48).
- 2.21 Dog Houses. Dog houses are restricted to sixteen (16) square feet and must be located in a fenced back yard or in a dog run. Dog houses must be installed at ground level, and must not be visible above the fence.
- 2.22 Dog Runs. Committee approval is required. Consideration will include, but not be limited to, location in rear or side yard and abutting the home, proximity to neighbor’s residence, screened from view, type of cover if utilized, limited to 250 square feet, and a fence no higher than forty-two (42) inches. Dog runs may NOT include any fence adjacent to the property line. Chain link or wire mesh fencing with wood or metal posts is recommended. If a cover is used, the type and materials used must be specified in the request for approval. Generally, tarpaulins are not acceptable and dog kennels are not allowed. See Dog Houses (section 2.21).
- 2.23 Doors. Approval by the Committee is only required IF the replacement door is of a different dimension or is a change from the existing door.
- 2.23.1 Wooden entrance doors may be installed upon approval. These may be single or double doors with or without glass inserts.
- 2.23.2 Storm/screen doors MUST be compatible with the STYLE and COLOR of the home. They should have a glass panel(s) from top to bottom. Raw or clear anodized aluminum doors are not permitted. Doors where the top half is glass and the bottom half is metal are not permitted.
- 2.23.3 Security doors may be installed upon approval and MUST be compatible with the STYLE and COLOR of the home.



- 2.24 Drainage. The Declaration requires that there be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern as engineered and constructed by the homebuilder prior to, or in some cases immediately following, conveyance of a title from the homebuilder to the individual homeowner. When installing your landscaping, it is very important to insure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against the house foundation, walkways, sidewalks, and driveways into the street. The Committee may require a report from a drainage engineer as part of landscaping or improvement plan approval. Landscaping should conform to the established drainage pattern. Sump pump drainage should be vented a reasonable distance from the property line to allow for absorption. See Landscaping (section 2.42).
- 2.25 Driveways. Replacement or repair of an existing driveway or sidewalk with identical materials and design will not require Committee approval. Extension, expansion, or redesign of driveways will require Committee approval prior to work beginning. Approval on requests for width extensions on driveways will be based upon, but not limited to the following criteria:
- 2.25.1 Minimum distance between the new extension and any other driveway, sidewalk or public right-of-way shall not be less than ten (10) feet.
- 2.25.2 Extensions shall be constructed of identical materials and design to that of the existing driveway.
- 2.25.3 Extensions shall not encroach upon neighboring property boundaries or change the existing drainage pattern or grade.
- 2.25.4 Any approved driveway expansion shall not be intended to promote access to parking or storage of any vehicle off the driveway on a side yard. Circular driveways are prohibited. See Paving (section 2.53) and Vehicles (section 2.86).
- 2.26 Evaporative Coolers. Committee approval is required. No rooftop installations are allowed. See Air Conditioning Equipment (section 2.05).
- 2.27 Exterior Lighting. See Lights and Lighting Section 2.44.
- 2.28 Fences. Homeowners are not required to install fencing. All new fence construction requires Committee approval. Any replacement with new material requires Committee approval. Any improvement or replacement with “used” material requires Committee approval. Fences and/or walls constructed by the Association along or abutting property lines, arterial streets, collector streets and local streets may not be removed, replaced, painted a different color or altered, including adding a gate without approval of the Committee. If such fences and/or walls constructed by the Association which are located adjacent to a homeowner’s property are damaged or destroyed, the homeowner shall pay the cost to repair and recondition the same as such expense is incurred by the Association; however, the general maintenance of fences adjacent to common areas is the responsibility of the Association.



- 2.28.1 Arterial Fencing (along major roadways): Arterial fencing is the property of Red Hawk Homeowners Association and no change in this fencing is permitted.
- 2.28.2 Non-Arterial Fencing:
- 2.28.2.1 Open Space or Golf Course fencing. Open fence that is adjacent to or abuts open space or the golf course shall not be altered. Welded wire (2" x 4") is optional and may be installed with Committee approval, but the height is not to exceed the top rail and it must be secured on the installer's side of the fence.
- 2.28.2.2 Property Line Fencing. Fences (not previously installed by a Builder or Developer) that will be located in the "rear" or "side" yard along property lines, must be "Open". Note: There is a **mandatory 8' setback** requirement in the Declaration from the leading edge of the house or garage for all homeowner-installed fences. An "Open" fence must be constructed in accordance with Attachment 2 (Two-Rail Open Fences) (see page 20). **No split-rail or other variations of fences are allowed.** Double fencing of property lines is NOT permitted. Latticework is not permitted to be attached to any fence or gate for any reason.
- 2.28.3 Fence Appearance and Construction. Fence sections which front or abut any public or private street, another front yard, common walkway, or non-urban area must be constructed so that the side of the fence, which is generally accepted as being the most "finished" side fronts or abuts public or private streets, common walkways, etc. No chain link, split rail, plastic, chicken wire, hog wire, barbed wire, or strand wire fences will be allowed. It is important to remember that certain drainage patterns may exist along, or under, proposed fence locations. When constructing a fence, be sure to provide for adequate space between the fence and the ground to accommodate these drainage patterns.
- 2.28.4 Architectural Review Request. When preparing an Architectural Review Request submittal for fencing, include a plot plan with the location of the fence clearly marked, and verify the style and height of the fence.
- 2.28.5 Maintenance. Regular physical and aesthetic maintenance of fencing is required. Maintenance/repairs include, but are not limited to, broken and unattached boards/posts, deterioration (i.e., discoloration, flaking, peeling, etc.) or anything impacting the overall appearance or stability of the fence. Homeowners making any repairs or replacement of 25% or more of an existing fence require Committee approval.
- 2.28.6 Approved Colors/Stain. Open fencing is not required to be stained. Clear sealers may be used to retain natural wood color. **Please note that "white" is not an acceptable fence color because it is not in keeping with the earth tone environment in Red Hawk.** Red Hawk Homeowners Association fences are natural in appearance and may NOT be painted or stained under any circumstances. Staining or painting the Association fence is considered "damage" and will be repaired by the Association. The homeowner shall pay the cost to repair and recondition the same as such expense is incurred by the Association.
- 2.28.7 Materials. See Notes on Attachment 2 regarding materials and construction details. To provide for a uniform appearance, all fences and gates must be constructed of



No. 1 select, rough sawn cedar (not redwood) as detailed in these notes. Hardware must be hot dipped galvanized to guard against rust.

- 2.29 Firewood Storage. Must be stored out of sight.
- 2.30 Flagpoles. Committee approval is required for any free standing flagpoles. Committee approval is not required for flagpoles mounted to the front of the residence that are no more than four (4) feet high. Flags displayed must be of reasonable size for the flagpole.
- 2.31 Garbage Containers and Storage Areas. See Trash Containers, Enclosures, and Pick Up (section 2.82).
- 2.32 Gardens – Flower or Vegetable. Committee approval is not required for flower or vegetable gardens. All flower gardens must be weeded, cared for and maintained. Vegetable gardens should be located in the rear or side yard.
- 2.33 Gazebos. Committee approval is required. A gazebo must be an integral part of the landscape plan and must not obstruct the adjacent property owner's view. A gazebo must be similar in material and design to the residence and the color must be generally accepted as a complementary color to the exterior of the residence.
- 2.34 Grading and Grade Changes. See Drainage (section 2.24).
- 2.35 Greenhouses. Committee approval is required. Generally, greenhouses will be discouraged due to the extensive maintenance required. Approval will be based upon but not limited to general aesthetics, quality, and permanence of materials used. Adequate screening will be required.
- 2.36 Hanging of Clothes. See Clotheslines and Hangers (section 2.17).
- 2.37 Hot Tubs and Jacuzzis. Committee approval is required. Must be an integral part of the deck or patio area and of the rear yard landscaping. Must be in the rear yard. See Gazebos (section 2.33).
- 2.38 Irrigation Systems. See Landscaping (section 2.42).
- 2.39 Jacuzzis. See Hot Tubs and Jacuzzis (section 2.37).
- 2.40 Junk/Inoperable Vehicles. See Vehicles (section 2.86).
- 2.41 Kennels. Breeding or maintaining animals for a commercial purpose is prohibited. See Dog Runs (section 2.22).



- 2.42 Landscaping. Committee approval of landscape plans is required for all landscaping, including xeriscaping techniques (see Section 2.94), retaining walls, fountains or pools, or other unusual techniques or materials.
- 2.42.1 All deciduous trees must be a minimum of at least 2½” caliper at the time of installation. All conifer trees must be at least 6’ in height. All shrubs must be at least a 5-gallon size. Due to their relatively short life span and their invasive characteristics, Aspen trees and/or Cottonwood trees may NOT be installed or replaced in the front or side yards of any unit.
- 2.42.2 Ground cover may include turf, high quality artificial turf, mulch, decomposed granite, decorative rock, or other natural material over fabric to provide a neat, dust-free, weed-free appearance.
- 2.42.3 Landscaping is to be designed as an integral part of the overall site design. Enhancing the building design, public views, providing for transitions and screening are all part of the overall design. Detailed top-down landscape plans must be submitted with plants drawn to their mature sizes. Landscape plans must provide the location, species, and size of all trees and shrubs. The plan must also indicate the location of all ground cover including the color of rock materials. All berms or retaining walls must be included in the plan and information provided indicating height and location.
- 2.42.4 Front yard specifications:
- a. The front yard must have a minimum of 50% irrigated turf or alternative turf area. Sprinkler controllers must be set to water grass areas in compliance with the Town of Castle Rock Water Use Management program.
 - b. The front yard must have a maximum of 25% tastefully organized inorganic coverings such as rock, stone, or gravel (or some combination thereof).
 - c. The remaining area should be plants, shrubs, trees, and organic mulched area.
- 2.42.5 Side yard specifications:
- a. In any location where the side yard of a corner lot is exposed to a street, the side yard landscaping shall be integrated with the front yard landscaping to the rear of the lot and subject to the same specifications.
 - b. In any location where the side yard of a corner lot is exposed to a street in front of a fence, the side yard landscaping shall be integrated with the front yard landscaping to the fence and subject to the same specifications.
- 2.42.6 Once installed, the landscaping must be maintained in a neat, attractive, slightly, and well-kept manner. Remove/replace dead trees and shrubs promptly. Keep mulched and hard-scape areas free of weeds.
- 2.42.7 Turf must be irrigated and not permitted to go dormant or die. Irrigation to the maximum extent permitted by the Town of Castle Rock is required.
- 2.42.8 Common Areas. Care should be taken to ensure that no damage is done to any tree, shrub, plant, ground cover, or landscape element in the Common areas. Homeowners and/or their agents may NOT transit across or through the Common areas with any equipment that may cause damage to the Common Elements. See



Section 2.94 Work Involving Common Areas for further information. Committee approval is required.

- 2.43 Latticework. Committee approval is required for any type of trellis or latticework. Fences must remain open and may not be covered with latticework of any kind. See Fences (section 2.28)
- 2.44 Lights and Lighting. Committee approval is not required for exterior lighting if it is installed in accordance with the following guidelines:
- 2.44.1 Exterior lights must be conservative in design and be as small in size as is reasonably practical. Exterior lighting should be directed toward the ground and house and be of low wattage to minimize glare to neighbors and other homeowners. Lighting fixtures should be dark colored so as to be less obtrusive.
 - 2.44.2 The use of motion detector spotlights, high-wattage spotlights, or floodlights, ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) require Committee approval.
 - 2.44.3 Temporary holiday lighting need not receive prior approval if one is keeping with community standards. Holiday lighting **may be installed 30 days prior to the holiday** and must be removed no later than 30 days after the holiday.
- 2.45 Microwave Dishes. See Antennae (section 2.06).
- 2.46 Motor Homes. See Vehicles (section 2.86).
- 2.47 Motor Vehicles/Recreational Vehicles. See Vehicles (section 2.86).
- 2.48 Overhangs/Awnings – Cloth or Canvas. Committee approval is required. An overhang should be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. See also, Patio Covers (section 2.50).
- 2.49 Painting. All paint projects now require an Architectural Request Form be submitted for approval PRIOR to the start of the project. When a unit needs to be repainted that is not in compliance with the current guidelines, it must be repainted to conform to the current guidelines. Any paint scheme prior to October 2014 that is no longer a currently approved HOA paint scheme may not be repainted in any way. To repaint, a homeowner must choose one of the 26 approved paint schemes and repaint the entire house (unit) including any accessory buildings that have been added.
- Completed Architectural Review Request Forms must include color scheme identifier, as well as the specific names and numbers for the body, trim, and accent.
- Homeowners may receive a letter in the mail from Peak to Peak Property Management indicating that it is time to paint. Paint conditions are evaluated based on, but not limited to, peeling and chipping; fading; oil spotting; thinning and bleed through; warping or buckling of trim boards or siding; and discoloration.



Reference Attachment 3 for specific detailed guidelines regarding paint projects.

Reference Attachment 4 for the exact color names and Sherwin-Williams reference numbers that are approved for use. Upon approval, display the “pink” Window Notice in your front window indicating that the project has been approved.

- 2.50 Patio Covers. Committee approval is required. Patio covers must be constructed of wood or material generally recognized as complementary to the home and be similar or generally recognized as complementary in color to the colors on the house. Free standing patio covers may be permitted as well as extensions of the roof.
- 2.51 Patios – Enclosed. See Additions and Expansions (section 2.03).
- 2.52 Patios – Open. Committee approval is required. Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. They must be similar or generally accepted as a complementary color and design to the residence. In general, all patios should be located in the rear yard. No patios are permitted in the front yard.
- 2.53 Paving. Committee approval is required for all walks, patio areas or other purposes and for all materials used, including concrete, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers. See Driveways (section 2.25).
- 2.54 Play Structures and Sports Equipment. Committee approval is required if equipment is more than eight (8) feet in height. Consideration will be given to adjacent properties (i.e., reasonable setback from property lines where applicable, e.g. trampoline, swing, fort, etc.) so as not to create an undue disturbance. The entire structure area shall not exceed 50% of the total rear yard. Wood structures should be constructed of pressure treated or other weather resistant materials. All play and sports equipment must be maintained in a good and slightly manner. See Basketball Backboards (section 2.09).
- 2.55 Playhouses. Committee approval is required. If structure is more than twenty-four (24) square feet or over six (6) feet high, it shall be considered an accessory building. See Accessory Buildings (section 2.02).
- 2.56 Poles. See Flagpoles (section 2.30) and Basketball Backboards (section 2.09).
- 2.57 Pools. Committee approval is required. Above ground pools will be discouraged. See Hot Tubs and Jacuzzis (section 2.37).
- 2.58 Radio Antennae. See Declaration Article IX, Section 6d for details.
- 2.59 Rooftop Equipment. Committee approval is required. This includes solar energy collectors and devices.



2.60 Roof Replacement. Committee approval is required. Unless approved by Committee, roofs must remain the same color and composition as originally installed. All buildings constructed on the properties should be roofed with dimensional 4-tab asphalt shingles of the same or greater quality and color than those originally installed.

The color of the roofing should be complementary to the exterior of the home. Earth tone colors should be given preference. Red, white, blue, green, and pastel colors are NOT permitted.

Other materials require prior Committee approval. Repairs to an existing roof with the same building materials that exist on the home, do not require prior Committee approval.

Tile, metal, and wood shake roofs are NOT permitted.

2.61 Satellite Dishes. See Antennae (section 2.06).

2.62 Saunas. See Accessory Buildings (section 2.02).

2.63 Screen Doors. See Doors (section 2.23).

2.64 Sewage Disposal System. Committee approval is required. Cesspools, septic tanks or other non-central systems, other than recycling systems, will not be approved.

2.65 Sheds. Committee approval is required. See Accessory Buildings (section 2.02).

2.66 Shutters (Exterior). Committee approval is required. Shutters should be of a similar material and of a color and design generally accepted as complementary to the exterior of the house.

2.67 Siding. Committee approval is required.

2.68 Signs. Committee approval is **not** required for signs that follow the following guidance. All other signage requires Committee approval. .

2.68.1 Temporary signs advertising property for sale or lease which are no more than five (5) feet in height and no more than two (2) feet by three (3) feet in dimension, and which are conservative in color and style may be installed on the lot without Committee approval provided there is no more than one per lot.

2.68.2 Political signs in support of parties, candidates, ballot issues, etc. may be displayed 45 days prior to the election and must be removed within 7 days after the election. Each homeowner may place only one (1) sign on their property for each candidate and only one (1) sign for each ballot measure. No signs may be placed on any common elements of the Association at any time. Signs must be the lesser of 36 x 48 inches or the maximum size allowed by the Town of Castle Rock on residential property. Homeowners must remove signs that are not in conformance with these restrictions within 24 hours of notification by the Association.



- 2.68.3 Commercial signs advertising a company doing work on a property may be displayed during the period that the work is being performed and for a period not to exceed seven (7) days after completion of the work. See Advertising (section 2.04).
- 2.68.4 No signs of **any type or style** are permitted facing the golf course **or placed on the HOA Common elements at any time** with two (2) exceptions. A Realtor's sign indicating an Open House may be displayed for a period of not more than 12 hours on HOA Common elements. Signs indicating a Garage Sale may be displayed on HOA Common elements one (1) hour prior to the garage sale and must be removed no later than one (1) hour after the conclusion of the sale. Neither of these two exceptions may face the golf course.
- 2.68.5 Signs announcing No Soliciting, Security Warning, and Cameras in Use are permitted provided they are no more than nine (9) inches by nine (9) inches in dimension, and which are conservative in color and style may be installed on the lot without Committee approval provided there is no more than one of each per lot.
- 2.68.6 The Town of Castle Rock's Water Wiser sign may be displayed in the front window during the period of water restrictions and is to be removed immediately thereafter.
- 2.69 Skylights. Committee approval is not required if three (3) feet by five (5) feet or smaller.
- 2.70 Solar Energy Devices. Committee approval is required. See Rooftop Equipment (section 2.59).
- 2.71 Spas. See Hot Tubs and Jacuzzis (section 2.37).
- 2.72 Sprinkler Systems. Must be kept in good operating condition. Water efficiently. See Landscaping (section 2.42) and Xeriscaping (section 2.94).
- 2.73 Statues. Committee approval is not required if they are installed in **rear yard** and of a height not greater than five (5) feet, including any pedestal. All others require approval.
- 2.74 Storage Sheds. See Accessory Buildings (section 2.02).
- 2.75 Sunshades. See Overhangs/Awnings – Cloth or Canvas and Patio Covers (section 2.48).
- 2.76 Swamp Coolers. Committee approval is required. Window mounted units will not be approved. See also Air Conditioning Equipment (section 2.05) and Rooftop Equipment (section 2.59).
- 2.77 Swing Sets. See Play and Sport Equipment (section 2.54).
- 2.78 Television Antennae. See Antennae (section 2.06).
- 2.79 Temporary Structures. Committee approval is required. The Declaration prohibits tents, shacks, temporary structures or temporary buildings without the prior consent of



the Committee and except in unusual circumstances, such consent will not be given. Camping tents to occasional overnight sleeping by children will not require Committee approval if left up for no longer than seventy-two (72) hours. For permanent sheds, see Accessory Buildings (section 2.02).

2.80 Temporary Vehicles. See Vehicles (section 2.86).

2.81 Trailers. See Vehicles (section 2.86).

2.82 Trash Containers, Enclosures and Pick-Up. Committee approval is required for any trash or garbage enclosure. Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored, or allowed to accumulate on any lot except in sanitary containers or approved enclosures. **No garbage or trash cans or receptacles shall be maintained in an exposed (including on the side or behind the garage) or in an unsightly manner** (except that a container for such materials may be placed outside at such times as may be necessary to permit garbage or trash pick-up). Trash may be placed on the street for pick-up the evening prior to pick-up. Trash containers must be properly stored the evening of pick-up. See Compost (section 2.19).

2.83 Tree Houses. Will not be permitted.

2.84 Underground Installations. Committee approval is required.

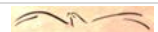
2.85 Vanes. See Weather Vanes (section 2.90).

2.86 Vehicles. Not permitted to be located or parked in residential lots. Existing County ordinances provide no oversized recreation vehicles, campers, campers not on a truck, boats, motor homes, horse trailers, or other “unattended” tractors, or trucks (other than pickup trucks) may be stored or parked in such a manner as to be visible from any other property for longer than 72 hours in the same place or general area except as may be otherwise approved in writing by the HOA. Such vehicles may be kept only within garages; inoperable vehicles cannot be repaired, constructed, or allowed to remain on any property so as to be visible from any other property.

2.86.1 No commercial type vehicles and no trucks shall be stored or parked on any portion of the properties except while engaged in transport to or from a portion of the properties. Any vehicle with a commercial license plate will be considered “commercial”. A ¾ ton or smaller vehicle, commonly known as a pickup truck shall not be deemed to be a commercial vehicle or truck.

2.86.2 The Committee reserves the right to notify the Town of Castle Rock Police Department regarding any vehicle which does not meet town, county, or state ordinances, regulations or laws.

2.87 Vents. See Rooftop Equipment and Air Conditioning Equipment (section 2.59).



- 2.88 Walls – Retaining. Committee approval is required.
- 2.89 Water Features. Committee approval is required. Water features must be maintained to include: keeping the water free from debris; ensuring the pump functions correctly; cleaning the filter; and adding water to keep the water level full. Water features must have seasonal care and the homeowners must tend to algae control. Mosquitoes are a concern because they carry the West Nile disease. Water features must be maintained with mosquito control treatments such as mosquito dunks and mosquito bits.
- 2.90 Weather Vanes. Committee approval is required. This includes decorative windmills.
- 2.91 Wells. Not permitted. The Declaration prohibits use of the property for the purpose of mining, quarrying, drilling or boring or exploring for or removing water, oil, gas or other hydrocarbons, minerals, rocks, stones, gravel or earth.
- 2.92 Windows. Replacement windows must be the same color and style as the original windows. The grid styles and patterns of the windows must be retained in the replacement windows. Committee approval is required.
- 2.93 Wood Storage. Committee approval is not required. It must be located in the side or backyard, adjacent to the house, must be neatly stacked and must not be located so as to block any existing drainage pattern on the lot.
- 2.94 Work Involving Common Areas. Generally, driving vehicles including wheelbarrows across Common Area is not permitted. However, when circumstances warrant, the Committee will consider requests provided that prior approval is obtained and the homeowner advances funds as may be reasonably required by the Committee to repair any damage. The actual restoration of the Common Area will be done by the Association.
- 2.95 Xeriscape Landscaping. Properly executed Xeriscape techniques can produce beautiful, water efficient landscapes that contribute to the value of the neighborhood. Committee approval is required and must be submitted with detailed top-down landscape plans with plants drawn to their mature sizes. Xeriscape plans must adhere to Attachment 5.
- 2.96 Zero-scaping. Zero-scaping is not permitted anywhere on the property. Zeriscape is encouraged by the Town of Castle Rock and is permitted after Committee approval. See section 2.95 and Attachment 5 for specific guidance.



III. PROCEDURES FOR COMMITTEE APPROVAL

- 3.01 General. As indicated in the listing of specific types of improvements, there are some cases in which advance written approval of the Committee is not required if the guidelines with respect to the specific type of improvement are followed. In a few cases, as indicated in the listing, a specific type of improvement is not permitted under any circumstances. **In all other cases, including improvements not included in the listing, advance or prior written approval by the Committee is required before an “Improvement to Property” is commenced.** This section of the Guidelines explains how such an approval can be obtained.
- 3.02 Drawings or Plans. Homeowners are required to submit to the Committee, prior to commencement of any work on any improvement “...complete plans and specifications therefore, (said plans and specification to show exterior design, height, materials, color, location of the structure or addition to the structure, plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks, and grading plan, as well as such other materials and information as may be required by the Committee)...”. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect or draftsman. However, a comprehensive drawing and description is required. In the case of major improvements, such as room additions, structural changes or accessory building construction, detailed plans and specifications, prepared by a licensed architect, may be required. Whether done by you or professionally, the following guidelines should be followed in preparing drawings or plans.
- 3.02.1 The drawing or plan should be done to scale and should depict the property lines of your lot and the outside boundary lines of the home as located on the lot. If you have a copy of an improvement location certificate (survey) of your lot obtained when you purchased it, this survey would be an excellent base from which to draw.
- 3.02.2 Existing improvements, in addition to your home, should be so shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, walks, decks, trees, bushes, etc.
- 3.02.3 The proposed improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed improvement, including the materials to be used and the colors. (Example: Redwood deck, 10 feet by 12 feet with 2 inch by 4 inch decking. Natural stain).
- 3.02.4 The plan or drawing and other materials should show the name of the homeowner, the address of the home and a telephone number where the homeowner can be reached.
- 3.02.5 The proposed improvements must take into consideration the easements, building location restrictions and sight distance at intersections.
- 3.02.6 Homeowners should be aware that many improvements require a permit from the Town of Castle Rock Building Department. The Architectural Advisory Committee reserves the right to require a copy of such permit as a condition of its approval.



- 3.03 Submission of Drawings and Plans. A completed Architectural Request Form along with one copy of the drawing or plan should be submitted to the Committee at the address stated in the introductory part of these Guidelines. The Committee reserves the right to request additional detail at their discretion. The homeowners will retain all drawings and plans. Allow thirty (30) days for review.
- 3.04 No Review Fee. The Declaration authorizes the Committee to collect a fee for review of plans of proposed improvements, no fee is presently being charged. However, the Committee reserves the right to charge a fee to cover the cost of any engineering consulting or other fees reasonably incurred by the Association in reviewing any proposed improvement. The owner will be notified in advance if any review fee will be imposed.
- 3.05 Action by Committee. The Committee or its designated representative will regularly review all plans submitted for approval. The Committee may require submission of additional material and the Committee may postpone action until all required materials have been submitted. The Committee will contact you by phone or email, if possible, if the Committee feels additional materials are necessary or if it needs additional information or has any suggestions for change.
- 3.06 Prosecution of Work. A proposed improvement to property should be accomplished as promptly and diligently as possible in accordance with the approved plans and description. The work must be completed in a timely manner. **The Committee reserves the right to inspect the work and the right to file a notice of noncompliance where warranted.**
- 3.07 Rights of Appeal. A homeowner may appeal to the Board of Directors of Red Hawk Homeowners Association, Inc. in the event of adverse action by the Committee, provided such appeals are submitted in accordance with the current version of the Policies and Procedures for Covenant and Rule Enforcement.
- 3.08 Questions. If you have any questions about the Committee's procedures, feel free to call its representative at the phone number and address listed in the introductory part of these guidelines.
- 3.09 Notice of Completion. Upon completion of an approved improvement, the applicant shall give written notice of Completion to the Committee. The completion notice may be sent to the address stated in the introductory part of these Guidelines.



IV. ATTACHMENTS TO RESIDENTIAL GUIDELINES



ATTACHMENT 1

Architectural Review Request Form





RED HAWK HOA ARCHITECTURAL REVIEW REQUEST

c/o Peak to Peak Property Management, LLC
David W. Littler, Community Manager
P.O. Box 1808
Castle Rock, CO 80104

Phone: 303-884-4912
Fax: 866-401-7986
Email: dlittler@peaktopeakmgt.com

Name: _____ Email: _____

Address: _____ Home Phone: _____

Proposed Home Improvement: _____

Proposed Starting Date: _____ Proposed Completion Date: _____

Plans, illustrations or other clarifications (i.e., material samples, photographs, manufacturer brochures, etc.) as applicable and contractor insurance certificate must accompany this submittal.

I understand that I must comply with the Red Hawk Homeowners Association Covenants and the Design Guidelines which may be downloaded at www.redhawkhoa.com. Furthermore, I understand that HOA approval does not constitute approval from the local building department and that I may be required to obtain applicable City and/or County permit(s). I understand that improvement must be completed per specifications or approval is withdrawn. I understand that I must maintain proper slope and drainage patterns. I understand and will comply with the above conditions.

Homeowners Signature _____ Date _____

DO NOT START YOUR WORK PRIOR TO RECEIVING FULL APPROVAL OF ALL SUBMITTED IMPROVEMENTS. No exterior work may commence prior to 7am. Allow sufficient time for the Board to review your application. You will receive a written response to your submittal.

RED HAWK HOA ACTION TAKEN:

Approved _____ Disapproved _____ Conditionally Approved _____

Subject to the following:

Authorizing Board Signature: _____ Date: _____

Committee Member Signature: _____ Date: _____

OFFICE USE: Date Received Peak to Peak _____ Date to AAC: _____

Inspection Completed as Submitted: _____ Date: _____

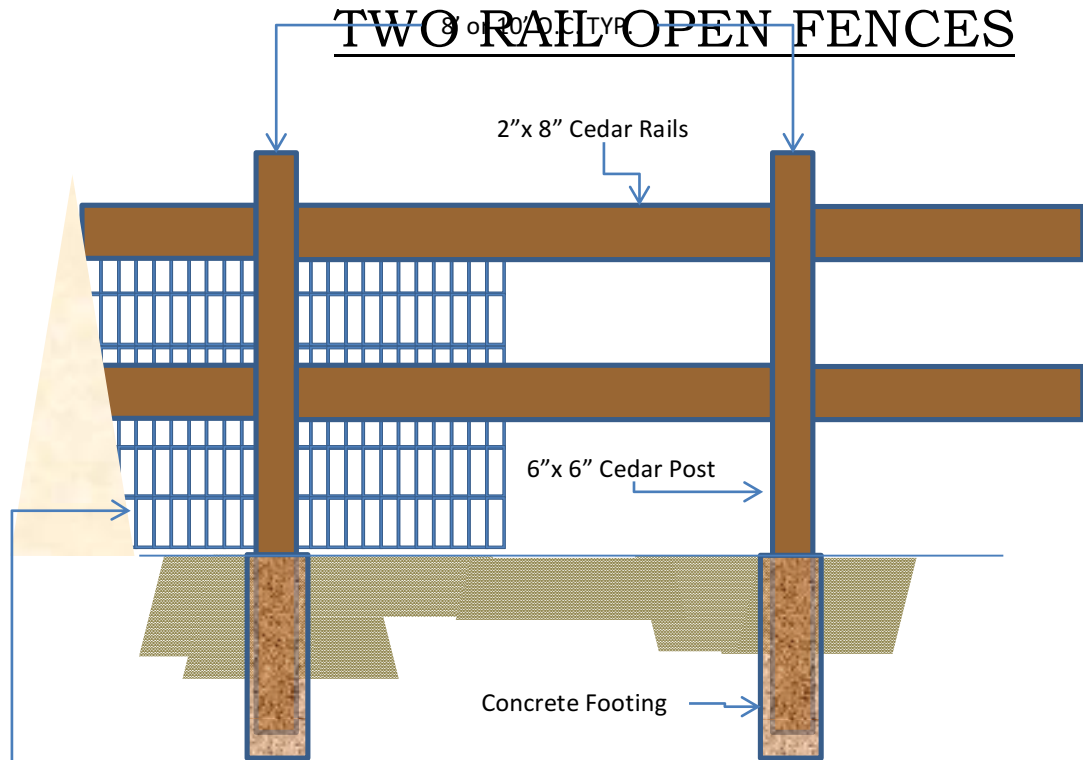
Per the Red Hawk Covenants (Article V), this ARR carries a conditional one-year approval and must be resubmitted/reapproved if work is not completed by the end of that timeframe.

Paint ARRs: Your scheme is part of the Red Hawk HOA approved palette. However, you should be aware that the majority of homes in Red Hawk Filing 2 lie in the minor and moderate Skyline protection areas and are subject to the Town of Castle Rock Municipal Code Chapter 17.14, *Skyline/Ridgeline Protection Regulations* and specifically paragraph 17.14.080 C1.



ATTACHMENT 2

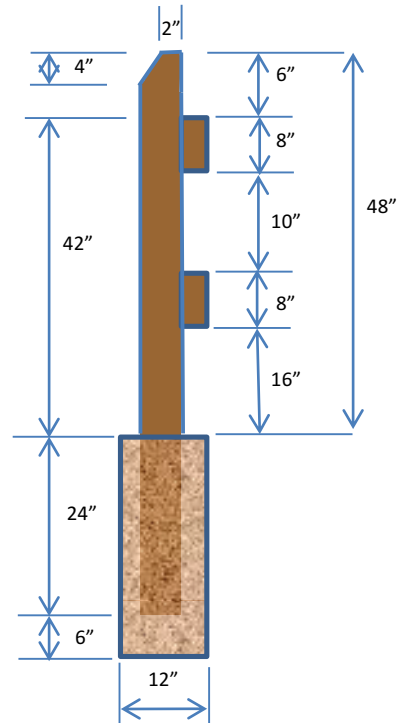
TWO RAIL OPEN FENCES



14 gauge welded wire mesh with 2"x 4" opening stapled to posts on back-side of fence. Top of mesh shall be level with top rail (Optional).

NOTES

1. All lumber shall be No. 1 select, rough sawn cedar, and shall be solid, straight, free from knots, splits, shakes, and discoloration. All chamfered edges and routed areas shall be uniform and free from saw marks.
2. Deck screws are the preferred fastener. If used, all nails, fasteners, and other hardware shall be hot dipped galvanized. Nails shall be shank.
3. Posts shall be securely braced in their final position a minimum 24 hours before boards are attached.
4. There is a mandatory minimum 8' setback requirement from the leading edge of the house or garage.
5. 45-degree chamfer cuts shall be on opposite side of rails.



ATTACHMENT 3

Red Hawk Paint Guidelines

1. The color palette for Red Hawk Phases (Filings 1 and 2) is light to medium earth tones for all 433 homes in our subdivision. Note: The Filing 3 homes, built by Lennar Homes, are not part of our HOA.
2. Each home must be painted on the exterior with three different colors: Body, Trim, and Accent/Door.
3. The color choices for our HOA are available for your review at Sherwin-Williams, 175 Plum Creek Parkway, Castle Rock, Colorado 80104, phone (303) 814-9763. This HOMEScapes Signature Collection of color schemes was designed by *The Finishing Touch* specifically for Red Hawk and updated by a Sherwin-Williams design specialist. The new color schemes were approved in July 2014 by the Board of Directors. Ask a Sherwin-Williams employee for the Red Hawk 1&2 HOA book.
 - a. In addition, the Architectural Advisory Committee has a copy of the color book that may be checked out for your convenience. DO NOT write, fold, mutilate, or remove any of the pages from this book or you will be charged for their replacement.
4. The book of color choices at Sherwin-Williams includes 26 color combinations from which to choose. Each of the custom designed color schemes includes a Body color, a Trim color, and an Accent/Door color.
 - a. When you select a color scheme from the book, such as 13-1 for example, you must use the Body color and the Trim color illustrated on that page. You may NOT choose a Body color from one page and a Trim color from another page.
 - b. You may not switch the Body and Trim colors. The Trim color may only be used on the Trim and only ONE Trim color may be used on the house. The Trim color may NOT be used on the large garage doors. The Body color may be used on the accent diamonds on the trim.
 - c. The house may NOT be painted a single color. The Trim color MUST be used. The sole exception is a home that was originally painted white by US Homes.
 - d. The Accent color from the selected color scheme is preferred, however you may substitute an Accent color from another color scheme if desired.
 - e. The Accent color MUST be used on the front door. It may be used on the garage side exit door and/or behind the house numbers. The Accent color may not be used on the trim or on the accent diamonds on the trim.



- f. The recommended sheen for the Body and Trim colors is Satin although Semi-Gloss may be used for the Accent color. Hi-Gloss is not approved for any of the exterior paint colors.
 - g. The Red Hawk HOA approved palette has 26 paint schemes available to homeowners. However, homeowners in Red Hawk Filing 2 should be aware that the majority of these homes lie in the minor and moderate Skyline protection areas and are subject to the Town of Castle Rock Municipal Code Chapter 17.14, *Skyline/Ridgeline Protection Regulations* and specifically paragraph 17.14.060 C1. Homeowners should reference the Castle Rock Municipal Code at www.crgov.com/DocumentCenter/Home/View/1246 and the map located at gis.crgov.com/maps/DevelopmentConstraints.html for specific restrictions regarding their specific unit prior to painting and make an informed decision based on this information.
5. It is not necessary to use Sherwin-Williams paint, but you are required to select your exterior paint colors from this book. If you use paint other than Sherwin-Williams, the color MUST be an *exact* PANTONE color match. Most reliable paint stores can color match any sample, but this task is impossible by sight alone. If the colors do not match, you will be required to repaint immediately at your own expense.
 6. Be sure that the color scheme you select is not the same as your neighbors' on either side of you or the home directly across the street. Our goal is to encourage a variety of color-coordinated homes in each part of the neighborhood.
 7. Once you are confident your paint choices meet the guidelines, print an Architectural Review Request Form online at www.redhawkhoa.com, complete the form, and mail, fax, or email it to our Property Manager at the address on the form. All paint projects require an Architectural Review Request Form be submitted and approved, PRIOR to the start of the project.
 8. Paint schemes prior to October 2014 are no longer approved for use and may not be repainted in any way by homeowners. To repaint, the homeowner must choose one of the 26 approved paint color schemes and repaint the entire structure.
 9. After review by the Architectural Committee, your request will be submitted to the Board of Directors for final approval or denial. You will promptly receive a letter confirming either approval or denial of your request.
 10. When you receive the final approval letter, you will also receive a Window Notice to post, indicating that the HOA has approved the color schemes, and you may begin painting. Please do not initiate work on your project nor purchase materials without first receiving final approval from the Board of Directors. This will help us avoid potential problems associated with a misunderstanding



of the Guidelines and the unnecessary expense of having to re-do your project. If this requirement is disregarded, fines and subsequent litigation may ensue.

We truly appreciate each homeowner's efforts to maintain and upgrade your property. As we work together to beautify our homes, we will ultimately contribute to the enhancement of our property values and the quality of community life in Red Hawk. If you have any questions about these Guidelines, or any other concerns, please do not hesitate to contact our Property Manager for immediate assistance.

The Red Hawk HOA Board of Directors
Approved: 20 November 2014



ATTACHMENT 4

Approved Color Schemes

These updated color schemes were approved by the Red Hawk Homeowners Association Board of Directors on 24 July 2014. It is the mission of the HOA Board to increase home values in Red Hawk by improving visual continuity and creating a sense of neighborhood identity. These colors were professionally chosen to create a cohesive, contemporary, and sophisticated appearance.

Scheme	Body Color			Trim Color			Accent/Door Color			
13-1	Link Gray	SW	6200	Urban Putty	SW	7532	Sommelier	SW	7595	1
13-2	Zeus	SW	7744	Stucco	SW	7569	Sundried Tomato	SW	7585	2
13-3	Zeus	SW	7744	Homestead Brown	SW	7515	Sundried Tomato	SW	7585	3
13-4	Portico	SW	7548	Cocoon	SW	6173	French Roast	SW	6069	4
13-5	Camelback	SW	6122	Portabello	SW	6102	Wheat Penny	SW	7705	5
13-6	Taupe Tone	SW	7633	Web Gray	SW	7075	Sommelier	SW	7595	6
13-7	Foggy Day	SW	6235	Bungalow Beige	SW	7511	Turkish Coffee	SW	6076	7
13-8	Foggy Day	SW	6235	Garret Gray	SW	6075	Turkish Coffee	SW	6076	8
13-9	Fawn Brindle	SW	7640	Loggia	SW	7506	Still Water	SW	6223	9
13-10	Dovetail	SW	7018	Windfresh White	SW	7628	Seaworthy	SW	7620	10
13-11	Divine White	SW	6105	Bittersweet Stem	SW	7536	Tempe Star	SW	6229	11
13-12	Garret Gray	SW	6075	Versatile Gray	SW	6072	Expressive Plum	SW	6271	12
13-13	Stone Lion	SW	7507	Windfresh White	SW	7628	Rustic Red	SW	7593	13
13-14	Utterly Beige	SW	6080	Homestead Brown	SW	7515	Naval	SW	6244	14
13-15	Dry Dock	SW	7502	Beach House	SW	7518	Naval	SW	6244	15
13-16	Canoe	SW	7724	Bittersweet Stem	SW	7536	Tricorn Black	SW	6258	16
13-17	Canoe	SW	7724	Tree Branch	SW	7525	Olympic Range	SW	7750	17
13-18	Tavern Taupe	SW	7508	Bungalow Beige	SW	7511	Cordovan	SW	6027	18
13-19	Nomadic Desert	SW	6107	Tree Branch	SW	7525	Forestwood	SW	7730	19
13-20	Tree Branch	SW	7525	Chop Sticks	SW	7575	Rustic Red	SW	7593	20
13-21	Tree Branch	SW	7525	Dormer Brown	SW	7521	Rustic Red	SW	7593	21
13-22	Homestead Brown	SW	7515	Nantucket Dune	SW	7527	Salute	SW	7582	22
13-23	Moroccan Brown	SW	6060	Bona Fide Beige	SW	6065	French Roast	SW	6069	23
13-24	Nomadic Desert	SW	6107	Divine White	SW	6105	Wheat Penny	SW	7705	24
13-25	Requisite Gray	SW	7023	Eider White	SW	7014	Carriage Door	SW	7594	25
13-26	Eider White	SW	7014	Requisite Gray	SW	7023	Expressive Plum	SW	6271	26



ATTACHMENT 5

Xeriscape Guidelines

