

Landscaping and Fencing Design Review Request

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FOR OFFICE USE ONLY

Date Received MS _____
Crucial Date _____
Date Sent To Committee _____
Date Rcvd From Committee _____
CM _____
Request# _____

Homeowner Name: _____

Address: _____

City/State/Zip: _____

Lot # _____

Association: Beebe Draw Farms

Home Phone: _____

Work Phone: _____

Email: _____

Please select from the following:

- Initial Landscaping Landscaping Change/Improvement Tree Addition/Removal
- Patio / Deck (<3 ft elevation, uncovered) Other
- Fencing: _____ (Please include type of fencing. i.e. privacy, rail, horse pen, dog run, etc.)

Description of Improvement or Change:

Planned Completion Date: _____

The following checklist of items must be reviewed by the property owner, must either be initialed or marked N/A, and all required items included in the submission of this request.

If items are left blank or not included in the submission this request will be rejected.

The Association's Covenants and Design Guidelines may be downloaded from the Association's website or by contacting the Community Manager at Cornerstone Property Resources, LLC for assistance.

____ Landscape plan shown on plot map

____ Sprinkler Irrigated Areas are limited to 5% of the total Lot acreage. **(Square footage(s) and lot percentage must be labeled on the landscape plan/plot map)**

____ The area on all four sides adjacent to the residence shall be landscaped a minimum of four (4) feet from the structure.

____ Within seven (7) months after receiving the Certificate of Occupancy for the residence, a Lot Owner shall plant a minimum of fifteen (15) trees, ten (10) of which must be evergreens and five (5) of which shall be deciduous trees. Of the ten evergreens, at least five (5) shall be a minimum height of five (5) feet and of the five deciduous trees, at least two (2) shall be a minimum height of ten (10) feet.

____ Tree heights and types shall be identified on the landscape plan/plot map

____ Any soil not reclaimed prior to winter must be straw crimped or another means must be used to minimize erosion until the next planting season.

- ___ Fencing to be a maximum of 10% of the total lot acreage including paddock and other allowed fencing adjacent to the residence. **(Calculations of the square footage(s) must be labeled on the landscape plan/plot map)**
- ___ All fence, wall and gate dimensions, materials and colors must be integrated and harmonious with the design of the house and landscaping.
- ___ Pictures of wall materials and pictures or drawings of fencing materials and design included.
- ___ Fencing – No perimeter fencing will be permitted on any Lot.
- ___ Fencing – No chain link fencing.
- ___ Fencing – A 25-foot setback minimum from all exterior Lot lines.
- ___ Fencing – For rail fences the maximum spacing between posts is eight (8) feet for two (2) or more 2"x6" horizontal members on edge and five (5) feet maximum between posts for two (2) or more 2"x4" horizontal members on edge.
- ___ Fencing – If wire mesh is applied it must be on the interior side of the fence.
- ___ Fencing – If privacy fencing is constructed the pickets must be on the exterior side of the fence, no horizontal supports visible from the exterior.
- ___ Note: No rock, plant material, top soil, or similar landscaping materials shall be removed from any other Lot, District Facility, or common area. These same materials also may not be stored on any other Lot, District Facility, or common area and should be used as soon as possible to complete the landscaping so as not to leave material piled up on the Lot.

I understand that I must receive approval of the Association in order to proceed. I understand that Association approval does not constitute approval of the local building department and that I may be required to obtain the applicable City/County permit(s). I understand that my improvements must be completed per specifications or approval is withdrawn. I understand that I must maintain proper slope and drainage patterns regardless of overall changes made. I agree to complete improvements promptly after receiving approval.

Date: _____ **Homeowner's Signature:** _____

Committee Action:

- Approved as submitted
- Approved subject to the following requirements:

- Disapproved for the following reasons:

Completion required by: _____
 Committee Member Signature: _____ Date: _____