



# BLOOM

## ■ DESIGN GUIDELINES

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SPRING 2024

MULBERRY METROPOLITAN DISTRICT

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## 1.0 INTRODUCTION:

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### 1.1 PURPOSE

These Design Guidelines are established to ensure the overall development quality is maintained during the final planning and design of Bloom, and maintained after design and construction. They are intended to promote design excellence by encouraging builders to explore and expand their range of architectural styles and methods when building residential products. These guidelines are intended to promote creativity and incorporate the flexibility necessary to achieve the diverse, yet cohesive community planned for Bloom. Creativity and excellence in design will be the primary criteria for receiving approvals during the architectural review process. The aim of these guidelines is not to provide prescriptive “standards” or “requirements” that will only impair the architect/builder from being able to achieve the high level of design desired for this community. Rather, these guidelines are meant to encourage excellence in design and are not intended to be interpreted as strict requirements.

### 1.2 COMMUNITY VISION

Bloom is a new master-planned community incorporating a range of uses including but not limited to residential and commercial properties, trails, and a variety of parks and open spaces. One of the foundational ideas behind the Bloom plan is a diverse mix of residential housing within dynamic, walkable neighborhoods. Characterized by front porches, a variety of pocket parks and gathering spaces, the design of Bloom is intended to allow for serendipitous encounters that will foster individual relationships and a closer community.

To help make the community vision a reality, land use standards are in place to create a compact, walkable community with a diversity of housing types that are viable given current and anticipated housing trends. This generally means more compact lots with less private yard space to maintain, while simultaneously providing enhanced public open space for recreation. The Modified roadway standards in Bloom serve to efficiently accommodate the integration of a range of residential lot types, sidewalks, trees lawns, vehicles, pedestrians, and bicyclists.

Multiple types of residential development are anticipated at Bloom including, but not limited to, front-loaded single-family lots, alley-loaded single-family lots, cottage homes, townhomes, alley-loaded paired homes, multi-family, condos, and accessory dwelling units. All alley-loaded products either front on streets or greenways.





## 1.3 RELATIONSHIP TO OTHER PLANS AND CRITERIA

These Design Guidelines serve as the basis for guiding each builder's proposal for architectural design of the structures and other lot improvements, and ensuring conformance with the overall intent of the Bloom master planned community.

These guidelines do not modify other applicable Federal, State, and local codes and ordinances, but should be used in conjunction with these regulations. Use of property and improvements to property must comply with applicable building codes and other governmental requirements and regulations.

Refer to the approved Mulberry and Greenfields PUD Master Plan for site-specific design standards.

The Metro District and/or sub-associations may develop additional standards, as applicable (e.g. condos). Standards for Accessory Dwelling Units (ADUs) will also be developed by the Metro District and will be modified from time to time.

## 1.4 ARCHITECTURAL REVIEW COMMITTEE

All new development within Bloom is subject to review by the Architectural Review Committee (ARC) for conformance with these Design Guidelines as well as those set forth in the Master Declaration of Covenants, Conditions, and Restrictions (CC&R's) for the Bloom Metropolitan District. Homeowners and Developers are strongly encouraged to meet with the ARC early in the design process to ensure conformance with the Bloom theming.

The review process will consist of the following:

1. Submit plans
2. Committee Review
3. Comments
4. Plan Adjustments
5. Approval/Denial

For a more detailed look at the Architectural Design Committee design review process refer to Article 2 of the Mulberry Metropolitan District CC&R's.



## 2.0 LAND USE:

### 2.1 LAND USE PLAN



Note: Image is conceptual and shown for illustrative purposes only. Land Use Plan is subject to change.

The Land Use Plan shows the conceptual design for Bloom, including the general arrangement of various housing types. Bloom includes traditional single family detached front-loaded homes, single family detached alley-loaded homes, paired rear-load homes, townhomes, multi-family apartments, and cottages. The neighborhood plan will include several parks, to be designed, built, and maintained by the District.





# APPROVED PUD PLAN



Note: Refer to approved Mulberry and Greenfields PUD Master Plan for District Standards.



## 3.0 ARCHITECTURAL CHARACTER:

### 3.1 GENERAL CHARACTER & PRODUCT TYPES

Architectural styles shall be Colorado vernacular, possibly including but not limited to Craftsman, Prairie, Farmhouse, and Contemporary Transition (this includes contemporary versions of the previous styles). Present day interpretations of traditional styles are encouraged. Homes should be different than, but compatible with, the neighboring homes. Duplicate floor plans, elevations, or color schemes shall not be allowed on adjacent lots or on lots across the street from each other. Building mass should provide interest and depth.

*\*The photos shown below are for illustrative purposes only and do not necessarily reflect the final design of the homes at Bloom.*

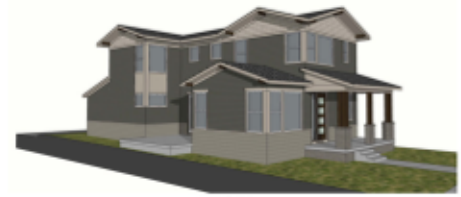
#### 3.1.1 TRADITIONAL SINGLE FAMILY

1. A variety of architectural styles are permitted, including craftsman, farmhouse, prairie, or contemporary transition.
2. Primary body colors will be subtle earth tones, including, but not limited to, blues, grays, browns, taupes, and greens.
3. Color transitions/changes will be used to highlight changes in massing, form, and materials.
4. Bold, vibrant colors will be used in limited and select accent areas (e.g., front doors)
5. No adjacent buildings or lots directly across from each other will utilize similar color schemes.



#### 3.1.2 ALLEY-LOADED SINGLE FAMILY (WITH OR WITHOUT) SIDE YARD USE EASEMENTS

1. A variety of architectural styles are permitted, including craftsman, farmhouse, prairie, or contemporary transition.
2. Primary body colors will be subtle earth tones, including, but not limited to, blues, grays, browns, taupes, and greens.
3. Color transitions/changes will be used to highlight changes in massing, form, and materials.
4. Bold, vibrant colors will be used in limited and select accent areas (e.g., front doors).
5. No adjacent buildings or lots directly across from each other will utilize similar color schemes.



### 3.1.3 PAIRED HOMES

1. A variety of architectural styles are permitted, possibility including craftsman, farmhouse, prairie, or contemporary transition.
2. Primary body colors will be subtle earth tones, including, but not limited to, blues, grays, browns, taupes, and greens.
3. Color transitions/changes will be used to highlight changes in massing, form, and materials.
4. Bold, vibrant colors will be used in limited and select accent areas (e.g., front doors).
5. No adjacent buildings or lots directly across from each other will utilize similar color schemes.



### 3.1.4 TOWNHOMES

1. A variety of architectural styles are permitted, possibility including craftsman, farmhouse, prairie, or contemporary transition.
2. Primary body colors will be subtle earth tones, including but not limited to, blues, grays, browns, taupes, and greens.
3. Color transitions/changes will be used to highlight changes in massing, form, and materials.
4. Bold, vibrant colors will be used in limited and select accent areas (e.g., front doors).
5. No adjacent buildings or lots directly across from each other will utilize similar color schemes.



### 3.1.5 APARTMENTS/SENIOR HOUSING/MULTI-FAMILY/CONDO

1. Apartments are permitted within Bloom in the locations indicated in the Mulberry & Greenfields PUD Master Plan.
2. Any condominiums or apartments will be designed with a character that is complementary to the overall character of Bloom.



### 3.1.6 COTTAGES

3. A variety of architectural styles are permitted, including craftsman, farmhouse, prairie, or contemporary transition.
4. Primary body colors will be subtle earth tones, including, but not limited to, blues, grays, browns, taupes, and greens.
5. Color transitions/changes will be used to highlight changes in massing, form, and materials.
6. Bold, vibrant colors will be used in limited and select accent areas (e.g., front doors).
7. No adjacent buildings or lots directly across from each other will utilize similar color schemes.





## 3.2 TYPICAL IMPROVEMENTS

**Certain portions of the community may have additional rules and regulations which are applicable to specific housing product types.**

The following list contains a wide variety of typical types of improvements which homeowners frequently consider installing. Unless otherwise specifically stated, drawings and/or plans for a proposed improvement must be submitted to the ARC and written approval of the ARC obtained PRIOR TO commencement of construction of the improvement. If a proposed improvement is not specifically listed below, the homeowner, architect, builder, or landscape designer must make a request to the ARC for review and approval. Please ensure the most current revision of the guidelines are being used, as they can change from time to time as allowed by Mulberry Conditions, Covenants, and Restrictions (CC&R's). Submittal fees may be adjusted from time to time by the ARC. ARC approval is required for, but is not limited to, the following typical improvements: The most recent set of Design Guidelines is available through the Metropolitan District website. The most recent PUDs and/or other governing entitlement documents are available through the local jurisdiction.

### ACCESSORY DWELLING UNITS (ADU'S)

Accessory dwelling units must be the same material and color as the exterior of the home, unless otherwise approved by the ARC. ADUs are permitted on lots identified within approved City of Fort Collins development plan sets. ADUs on other lots must follow City's review and permitting procedures, per the Mulberry and Greenfields PUD Master Plans. ADUs are allowed on lots identified within the final FDP or BDR plan set on file with the City. ADUs on other lots must follow the City's review and permitting procedures, per the PUD.

### ADDITIONS AND EXPANSIONS

An addition or expansion of the home is an increase in the size of a building brought about by constructing additional usable building space to the side/s or top of an existing structure. Examples include room additions, pop-tops, 3 or 4 season enclosed patios, balconies, porch covers, or attached garages. All additions and expansions must be approved by the ARC and meet the following guidelines:

- > Shall match or closely compliment the materials and colors used on the home.
- > Must be constructed entirely within allowable building setbacks as established by the City.

### ANTENNA/SATELLITE DISHES

Satellite Dishes or Antennas that do not require ARC approval:

- A. an antenna designed to receive direct broadcast satellite services, including direct-to-home satellite services, that are one meter (39 inches) or less in diameter.
- B. an antenna designed to receive video programming services via multi-point distribution services, including multi-channel multi-point distribution services, instructional television fixed services, and local multi-point distribution services, that is one meter (39 inches) or less in diameter or diagonal measurement; or
- C. an antenna that is designed to receive television broadcast signals not taller than 35 feet.





The District does ask that owners try to keep such dish or antenna and related cables contained within the structure or otherwise screened from public view to the extent feasible, so long as such placement does not substantially degrade the reception of the signal. If the dish or antenna or the cables cannot be screened from public view to get reception, the cables in public view need to be painted the same color as the home. Satellite dishes larger than one meter (39 inches) in diameter or antennas taller than 35 feet are not permitted in the Community.

#### **ARBOR / PERGOLA** (not permitted for condos or multi-family products)

An arbor is a free-standing arch and a pergola is a feature with an open lattice that may or may not be attached to the building, which both provide shade and/or aesthetic feature with or without climbing plants. Occasionally, a temporary seasonal fabric cover is incorporated in the pergola – see guidelines for TEMPORARY SHADE COVER. An arbor or pergola can be permitted if approved by the ARC which meets these guidelines:

- > Constructed on the individual property at a max height of ten (10) feet.
- > Complements the house color and materials, is treated to prevent weathering, and arbor/pergola are encouraged to be stained.
- > Permitted in rear yard only

#### **ARTIFICIAL TURF**

See Landscape Requirements and Guidelines.

#### **AWNINGS OR EXTERIOR SHADES**

An awning is a roof like shelter extending above a window, door, deck, or patio and is commonly made of canvas or a similar durable material. Exterior shades look and feel like interior shades but are used on patios or decks to shade in peak sun times of day. Awnings or exterior shades are permitted on homes for environmental purposes. ARC approval is required PRIOR TO installation and the awning or exterior shade needs to adhere to the following guidelines:

- > Professionally installed
- > Color that compliments the home
- > Height shall not exceed 10 feet over patio or deck
- > Retractable or removable

#### **BARBECUE/GAS GRILLS**

Barbecue grills, smokers, etc. shall be maintained screened from view. Any applicable governmental fire/smoke bans shall be adhered to. Refer to condo association or other governing entity regulations for applicability within condo and/or multi-family housing.

#### **BASKETBALL HOOPS/OTHER PORTABLE PLAY EQUIPMENT**

Permanent basketball hoops and other permanent play equipment may be permitted but shall be approved by the ARC. All play equipment shall abide by municipal code. Basketball hoops and other portable play equipment to include but not limited to tether ball and soccer nets are prohibited on streets, sidewalks, and alleys due to safety issues.

**PORTABLE HOOPS:**

Approval is not required provided the following guidelines are met: Hoops must be mechanically sound, clean, and well maintained. For safety and access reasons, hoops may only be used in the owner's backyard or on the owner's driveway and placed so that play does not extend onto neighbors' properties, or community sidewalks and streets. The base must be fully filled when the portable hoop is in use. Portable hoops and other temporary play equipment should be stored out of sight of the street, and during extreme weather events. Only one portable basketball hoop is permitted per lot.

- A. No items that are not part of the basketball hoop may be used to keep the hoop upright (sandbags, blocks, etc.), except for Hoop Secure or similar. Please check with the ARC for further clarifications on exceptions.
- B. The owner is responsible to ensure the basketball hoop is always aesthetically pleasing. Should the hoop be in disrepair, knocked over, broken, or have any unsightly condition the District may require immediate removal.
- C. The basketball post must either be black in color or match the color scheme of the home.
- D. Backboard must be clear in color.

**BACKYARD OR IN-GROUND HOOPS** (not permitted for condos or multi-family products)

ARC Approval is required prior to installation. All requests will be evaluated on placement and circumstances of each backyard, as well as court area surface, visual screening, and proximity to neighbors.

- A. The owner is responsible to ensure the basketball hoop is always aesthetically pleasing. Should the hoop be in disrepair, knocked over, broken, or have any unsightly condition the District may require immediate removal.
- B. The basketball post must either be black in color or match the color scheme of the home.
- C. Backboard must be clear in color.

All other play equipment (ie. play structures trampolines, etc.) must be submitted to the ARC for approval.

**BLOCKAGE OF EXISTING SOLAR PANELS**

No homeowner can erect an object or construct an improvement that will obstruct access to sunlight for existing solar panels within the community without the written permission from the owner of the property with the solar panels. A copy of this written permission from the owner of the property with the solar panels must accompany the Architectural Review Submittal for approval.

**CARPORTS**

Carports are not permitted in the community.

**CHIMINEAS/FIRE PITS/OUTDOOR FIREPLACES** (not permitted for condos or multi-family products)

ARC Approval is required for all permanent installations. Gas-fired pits are recommended, and applicable governmental permits must be obtained prior to installation. In all cases these items shall not create an unreasonable amount of smoke. All applicable governmental fire/smoke bans shall be adhered to.



### CLOTHES LINES

Retractable clotheslines are permitted. They shall be located on the rear of the home and shall remain retracted unless in use. Retractable clotheslines may not be mounted or attached to lot fencing or balcony.

### COMPOST

Compost containers must not be immediately visible to adjacent properties and odor must be controlled. Underground composting is not permitted.

### COOLING OR HEATING APPARATUS

Per Declaration, Article 3.5.3, no types of refrigerating, cooling, or heating apparatus shall be permitted on a roof or hung on exterior walls or outside of windows, except for residential solar systems. Window units are not permitted in the community. Conventional air conditioning units located on the ground of a Lot are permissible when approved by the ARC.

### DECK/BALCONY/PORCH

ARC approval is necessary on all deck, balcony or porch additions and enclosures or permanent overhangs on an existing deck/balcony/porch. Deck, balcony, or porches must be constructed entirely within allowable building envelopes as established by the City and complement the colors and materials of the home. Decks cannot be higher than ten (10) feet above grade, and the support posts for elevated decks on walkout lots must have a minimum size of 6x6 and be integrated with the architecture and structure of the home.

### DECK/BALCONY/PATIO - RAILINGS

To prevent access through the railings on your deck, balcony, or patio, you may install a 2" x 2" or 2" x 4" welded wire mesh attached to the inside of the front, back or side railings without prior ARC approval. All other materials must be approved by the ARC.

### DOG RUN/DOGHOUSE

Per the Declaration, Article 3.5.2, Dog runs must be made of the same material as the approved fencing and must be approved by the ARC. No dog runs shall be visible from a street or from the ground level of any lot. One pet enclosure is allowed for each lot and cannot exceed 100 square feet. All dog runs must be located in the rear or side yard. Dog runs shall not be located within five (5) feet from any property line and shall be screened by approved materials and landscaping so that the dog run/doghouse therein is screened from neighboring lots and/or common areas. Dog houses must be painted to match the exterior of the house body and trim colors. Dog runs/dog houses therein shall be screened from neighboring lots and/or common areas. Dog Runs/Dog Houses must always be maintained to include timely cleanup/removal of dog waste and elimination of odors.

### DOORS

Replacement of an existing door with the same previously approved door does not require ARC approval. Replacement of an existing door with a new type of door or color requires ARC approval. No prior ARC approval is needed for an all season, storm door or security door, if it matches the trim of the individual home.



## DRIVEWAYS

Approval is required for any changes or alterations to the existing driveway. Any proposed driveway expansions shall not be permitted to promote the parking or storage of any vehicle in the front or side yard area. Must not violate municipal code/building code.

## ENERGY DEVICES

- A. Solar Panels - Please see guidelines for SOLAR PV SYSTEMS. Non-glare or non-reflective finishes are preferred. The owner shall be responsible for deterring animals from nesting in, around or under roof mounted panels.
- B. Electric Automobile Charges - Must be located within the house or garage, except for those owned and maintained by the Metro District or a sub-association.
- C. Generators - Approval is required for all types of stand-by power generators. Screening may be required. Generators may not emit noise greater than 80 dB to be permitted.
- D. Wind Generators are not permitted, per the Declaration, Article 3.6.3. Wind generators are allowed and shall be subject to reasonable restrictions in accordance with State Statute.

## EXTERIOR LIGHTS

Per the Declaration, Article 3.10, any exterior lighting installed or maintained on the lots shall either be indirect or of such controlled focus and intensity so as not to disturb the residents of adjacent or nearby property. No light shall be emitted from any lot that is unreasonably bright or causes unreasonable glare.

Change in exterior light fixtures does not require ARC approval if fixtures meet the rules and regulations above. An addition of a light post or change in previously approved light post in the front yard or in public view does require approval of the ARC. Universal decorative lighting, such as permanent LED holiday lighting, must be approved by the ARC. Reasonable restrictions may be placed by the ARC on the hours in use, brightness and color themes.

## EXTERIOR OF THE HOME

The exterior of the home is to include but is not limited to the roofs, siding, brick, stucco, color, windows and window frames, doors, light fixtures are architectural components of the neighborhood that create a unifying element. Accordingly, no homeowner may alter or change the originally installed materials, location, or color without the written consent of the ARC. No prior approval is necessary to repaint the exterior of existing home using the most recently approved color scheme or to rebuild or restore any damaged structures in a manner consistent with the plans and specifications most recently approved for such structures. Generally, no approval is required for work done to the interior of a home; however, modifications to the interior of porches, patios, and any other portions of a structure visible from outside of the structure do require prior written approval from the ARC.

## FACADE EXTERIOR (STONE, BRICK, STUCCO SIDING, ETC.)

Replacement of an existing facade with the same previously approved material does not require ARC approval. Replacement of an existing facade with a new facade material requires ARC approval.

## FENCES

Type and location require ARC approval. See Fence Standards (page 48) for specific fence requirements.

## GATES

All gates must be approved by the ARC and match the architectural and materials outlined in fence



standards with a maximum opening of thirty-nine inches (39"), the gate width shall be thirty-six inches (36") and may use 4 x 6 cedar posts with black, self-closing hardware.

#### **GAZEBOS** (not permitted for townhomes, condos, or multi-family products)

A gazebo is a detached, permanently mounted, decorative structure that is used as a seasonal gathering place. Gazebos must be approved by the ARC and need to adhere to the following guidelines:

- > Shall match the colors and materials used on the home.
- > Must be constructed entirely within allowable building setbacks as established by the City.
- > Cannot expand beyond 2% of the total square footage of the lot.
- > Cannot exceed ten (10) feet in height

#### **GREENHOUSES** (not permitted for condo or multi-family products)

Installation of a greenhouse requires ARC approval.

#### **HOT TUBS** (not permitted for condos or multi-family products)

No hot tub shall be erected on any property without prior approval from the ARC. Hot tubs must be an integral part of the deck or patio area and are only permitted in the back yard of a home. Hot tubs must be setback at least 5-feet from all the property lines.

They must be screened from public view and the location shall not create an unreasonable level of noise for the adjacent property owners. In some instances, additional plant materials shall be required around the hot tub area for screening purposes.

#### **PAINTING (EXTERIOR)**

No homeowner may alter or change the original color or most recently approved color scheme without the written consent of the ARC. No prior approval is necessary to repaint the exterior of existing homes using the most recently approved color scheme. The ARC will apply the monotony rule of no home within two homes on either side or across the street can have the same color scheme. Exterior paint color schemes shall conform to the overall character of the neighborhood.

#### **PATIOS**

A patio is an exterior, at grade surface for gathering. Typical materials include concrete, gravel, paver stones or bricks. Enclosed patios are considered an addition/expansion and are covered in another section. All patios need to be approved by the ARC and located on the owner's lot. Patios that are located within 5-feet of the property lines shall be screened with plant materials for privacy purposes.

#### **PAVING/PATHS/WALKWAYS**

ARC approval is required for all walks, pathways, or other purposes and for all materials used, including concrete, brick, flagstone, steppingstones, or pavers. All paving, paths and walkways shall stay within the homeowner's property lines.

#### **PET DOORS**

Pet doors are only permitted to be installed at a ground level, and in an area that opens to an enclosed fenced area in the back yard. Pet Doors are prohibited in the front of the individual home or above ground level.

#### **PLAYGROUND STRUCTURES/SPORT COURTS**

No playground structure or equipment shall be erected on any property without prior approval from



the ARC. When proposing the play equipment location, consideration shall be given to adjacent properties so as not to create an undue disturbance. Play structures, swing sets and trampolines shall be placed a minimum of 5-feet (5') from all of the property lines in the rear yard. The play equipment height shall not exceed 12-feet and play structures/equipment maybe required to be screened with plant materials.

Sport courts may only be located in the rear yard. Sport court surfacing materials shall be Industry Standard Material. No bright or intense court colors are permitted. Sport courts shall be located and used in accordance to not create an unreasonable level of noise. All sport courts must be setback at least 5-feet from all the property lines. Owners may be required to install additional plant materials to screen sport courts from adjacent Lots. Temporary netting shall be reviewed on a case-by-case basis but if approved, it must be stored seasonally and kept well maintained.

#### **PLAYHOUSES** (not permitted for condo or multi-family products)

Committee approval is required. Equipment shall be located in the rear or side yard. Size of playhouses will be considered on a case-by-case basis depending on parcel size and proximity to neighbors. The maximum height of the equipment should not exceed ten (10) feet. In some cases, written consent from adjacent neighbors may be required.

#### **POOLS**

Permanent pools are permitted in the back yard of the home and must be approved by the ARC and the City prior to installation. Temporary and above ground pools, beside kiddie pools, are permitted during Spring and Summer seasons and shall be stored through Fall and Winter seasons.

#### **RAIN BARRELS** (not permitted for condo or multi-family products)

Rain barrels shall be located in the rear yard. The barrel material shall compliment the exterior of the house. The rain barrel shall not hinder the established drainage pattern and water flow of the lot.

#### **ROOFING MATERIAL**

Roofing materials refer to the shingles or tile material installed on a building rooftop. Replacement of an existing roof with the same previously approved material does not require ARC approval. Replacement of an existing roof with new roofing material or roof pattern or roof color requires ARC approval. All replacement roof shall coordinate with the exterior color and materials on the house.

#### **SHEDS AND OUTBUILDINGS**

ARC approval is required. Sheds and outbuildings shall be allowed only in rear yards. Sheds and outbuildings must be the same material and color as the exterior of the home, unless otherwise approved by the ARC. Sheds and outbuildings shall not be more than ten (10) feet high at the peak, nor larger than 120 square feet. Siding, roofing, and trim material must match those on the home. The ARC, in reviewing the application for shed and outbuilding approval, shall consider parcel grading, fence locations, landscape screenings, etc. in granting any approvals for a shed.

#### **SKYLIGHTS** (not permitted for condos or multi-family products)

Approval is required. Small solar tube skylights are permitted but large bubble-type skylights are not allowed.





## SOLAR PV SYSTEMS

Solar Photovoltaic (PV) Systems are used to absorb sunlight for electricity, or heat, as a component of a building's or home's overall energy system and a method of conserving energy. Homeowners are encouraged to incorporate energy conservation into their building/home systems, but any Solar PV System must be specifically approved by the ARC prior to installation and meet the guidelines below.

- > All Solar PV Systems must be designed and installed by a professional licensed contractor. The Architectural Review Submittal needs to be accompanied by a plan that is "to scale" from the licensed contractor who will be installing the system with material and/or manufacture's description of system, photos/pictures of system and color of system.
- > Mounting: A Solar PV System array can either be "flush mounted" or "tilt mounted". However, in order to integrate the Solar PV System into the architecture of the home, the Solar PV Systems array must be flush mounted, that is, to match the existing plane of the roof (parallel to roof line), unless on a flat roof. If installed on a flat roof, the array may be tilted to allow proper exposure to the sun provided that a letter is provided to the Architectural Review Committee from the solar professional involved explaining the need for a tilt mounted array.
- > Colors: Any component of the Solar PV System must integrate into the architecture of the home. The color of the Solar PV System components should generally conform to the color of the roof shingles to the extent practical (for instance, black frames on dark colored shingles, silver frames on light colored shingles). Solar "shingles" which mimic the look of a composite shingle are acceptable but must match the color of the current roof shingles without prior ARC approval.
- > Balance of Systems: Inverters and DC safety disconnects are typically mounted in the basement, garage, or near the electrical meter on the outside of a home. The safety disconnects are usually required by the local utility to be mounted next to the electrical meter. The Owner is required to obtain any City permits and electrical inspections required in connection with the Solar PV System. Conduit should be installed near a drainpipe or other existing runs from the roof to hide the conduit as much as possible. In the event that compliance to these guidelines causes financial burden, then the homeowner seeking approval for a variance due to financial burden shall provide a minimum of two bids depicting the cost of installation of the solar systems in compliance with this policy and one depicting the desired alternative method. Variances may be granted if compliance with these guidelines would significantly increase the purchase price or operating cost of the Solar PV System or significantly decrease its performance or efficiency.

## TRASH BIN ENCLOSURES

Trash bin enclosures require approval and will be reviewed on a case-by-case basis. Trash bins must abut the side of the home, be located behind the wing fence or 10' from the front facade of the home and be screened from view. The enclosures can be no taller than 6 inches higher than the trash receptacles and must be made of 3 sides including a gate which prohibits visibility of the containers and include with a cover with matching roof material. The structure must be maintained or, if not maintained, removed. The trash bins shall not be visible from the front yard or street.

## VEGETABLE GARDENS

Vegetable gardens do not require approval if they are located in the rear or side yard. All gardens (in ground and raised boxes) shall be setback at least 5-feet from all property lines. All gardens must be kept weed free and well maintained. Landscape timbers, bricks or decorative concrete blocks are encouraged materials for raised garden beds. Small vegetable gardens in pots or other reasonably sized containers are permitted on balconies or porches in condos and multi-family products, but are subject to any subsequent rules and regulations adopted by the condo or multifamily association.

## WALLS (STONE, BRICK, STUCCO, WOOD, RETAINING, ETC.)

Walls that were not part of the original vision and plan of the community can negatively affect the original grading and drainage and the overall aesthetic within the community. Accordingly, no owner shall alter, add, or change the walls throughout the community or in their individual yards without prior ARC approval. All proposed retaining walls shall be constructed with materials that coordinate with the exterior of the house and shall not alter the established drainage pattern of the lot.

## WATER FEATURE (PONDS, FOUNTAINS, ETC.)

It is important that all water features do not negatively affect the physical aesthetics, improvement or adversely affect grading or drainage. Water features are permitted but must adhere to the following guidelines and be approved by the ARC:

- > Water features must use recycled water.
- > Height – Cannot be higher than 4-feet including any spouting water.
- > Width – water features cannot expand beyond 15% of the total square footage of the front or rear yard area.
- > Should drought or water restrictions be enforced by the City the Owner will need to follow all such restrictions regarding the running of their water feature.
- > Underground water features will not exceed five (5) feet in depth.
- > All water features need to follow the established landscape Design guidelines, including all grading and drainage requirements.
- > All water features must be located at a minimum of 5-feet from the foundation of the existing residence and five (5) feet from property lines.

## WINDOWS

Replacement of a window or window frame with the same previously approved material does not require ARC approval. Replacement of a window with a new window, window frame or location requires ARC approval.

## YARD DECORATIONS, ORNAMENTS, SCULPTURES ETC.

All yard decorations, ornaments, sculptures, bird house and baths must be approved by the ARC. Yard ornaments that do not exceed five (5) feet in height and are not more than two (2) feet in width like bird houses or garden decorative stakes that are placed in the back yard may be acceptable. Excessive yard decoration may be reviewable by the ARC.



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### 3.3 ARCHITECTURAL REVIEW COMMITTEE PROCEDURES

- i. Per the Declaration, the Board of Directors may establish in its discretion from time to time an ARC for the District. In the absence of appointment of an ARC the Board will act as the ARC. The ARC shall consist of three (3) persons appointed by the Board of Directors and if the Board elects not to appoint an ARC then the Board will act as the ARC until at which time an ARC is appointed by the Board, which persons may be directors; provided, however, that until all of the Lots That May Be Included have been conveyed to the first Owner thereof (other than Declarant or a Builder), Declarant may appoint the ARC in which case the ARC shall consist of at least one but not more than three persons as determined by the Declarant. The power to "appoint," as provided herein, shall include without limitation the power to: constitute the initial membership of the ARC; appoint member(s) to the ARC on the occurrence of any vacancy therein, for whatever reason; and remove any member of the ARC, with or without cause, at any time, and appoint the successor thereof. Each such appointment may be made for such term(s) of office, subject to the aforesaid power of removal, as may be set from time to time in the discretion of the appointer.
- ii. The ARC will serve a term of two (2) years each, except the initial ARC which will serve the terms of one (1) member year and two (2) member years.
- iii. The ARC shall appoint a chairperson.
- iv. The Board shall appoint one Board Member to join the ARC. The ARC may coordinate via email, in-person meetings or other practical means of communication to determine the approval, denial or conditions associated with approval/denial. A majority vote of the ARC will constitute an approval or denial and include any associated conditions thereon.
- v. The ARC where practical should maintain emails or other written communication involving approval, denial or associated conditions when practical. The homeowner shall receive in writing or by electronic means communication outlining the ARC's approval, denial that includes any and all conditions associated therewith.
- vi. Per the Declaration, a majority vote of the ARC is required to approve a request for approval, unless the ARC has appointed a representative to act for it, in which case the decision of such representative shall control. If a representative acting on behalf of the ARC approves or denies a request for Architectural approval, any Owner shall have the right to an appeal of such decision to the full ARC, upon a request therefore submitted to the ARC within thirty (30) days after such approval or denial by the ARC's representative. Unless the Board of Directors is acting as the ARC, if the ARC approves or denies a request for Architectural approval (whether by original decision or an appeal) then, any Owner shall have the right to an appeal of such decision to the Board of Directors, upon a written request therefore submitted to the Board of Directors within thirty (30) days after such decision by the ARC.



- vii. The ARC shall have the right to disapprove any application which is not suitable or desired for aesthetic or other reasons.
- viii. Records: Per the Declaration, ARC shall maintain written records of all applications submitted to it and all actions taken by it thereon and such records shall be available for inspection in accordance with the District's governance policies.
- ix. Liability: Per the Declaration, neither the Board of Directors, nor the ARC, nor any members thereof, nor any representative of the ARC appointed to act on its behalf, shall be liable in damages to any Person, or to any Owner, by reason of any action, failure to act, approval, disapproval or failure to approve or disapprove in regard to any matter within its jurisdiction hereunder.
- x. Variance: Per the Declaration, the ARC may grant reasonable variances or adjustments from any conditions and restrictions imposed by the Declaration, Rules and Regulations or Guidelines in order to overcome practical difficulties or prevent unnecessary hardships arising by reason of the application of any such conditions and restrictions. Such variances or adjustments shall be granted only in case the granting thereof shall not be materially detrimental or injurious to the other property or Improvements in the Community and shall not militate against the general intent and purpose hereof.
- xi. Waivers; No Precedent: Per the Declaration, the approval or consent of the ARC or any representative thereof, to any application for Architectural approval shall not be deemed to constitute a waiver of any right to withhold or deny approval or consent by the ARC or any representative thereof as to any application or other matters whatsoever as to which approval or consent may subsequently or additionally be required. Nor shall any such approval or consent be deemed to constitute a precedent as to any other matter.
- xii. Inspections: The ARC may make periodic inspections of the Homes to ensure compliance with these Design guidelines and any existing ARC approvals. If entry upon private property is required for any reason the ARC shall provide 72-hour notice.
- xiii. Amendments: The Guidelines may be amended by the Board of Directors or the ARC with Board approval. Amendments to the Guidelines shall apply prospectively only. They shall not require modifications to or removal of any structures previously approved once the approved construction or modification has begun. However, any new work on such structures must comply with the Guidelines as amended. There shall be no limitation on the scope of amendments to the Guidelines, and such amendments may increase requirements previously imposed or make the Guidelines less restrictive.

## 4.0 LANDSCAPE STANDARDS:

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### 4.1 PUBLIC / OPEN SPACE LANDSCAPE

The Mulberry Metro District will be in charge of all public open spaces, sidewalks, and community trails. The District will maintain irrigation lines for common areas, be responsible for snow removal on trails in the defined common area, pool and maintenance thereof, common trash receptacle removal, insurance for the aforementioned items (unless City-maintained), maintenance of the fences constructed in the common area, as well as maintenance of monumentation signage. Where applicable, sub associations (eg. condo) or HOA's may be created to manage issues specific to smaller subareas of the community. The City of Fort Collins will own and maintain the regional trail parallel to the railroad. The City will also own and maintain the landscape in the Greenfields and SH 14 frontage road roundabout and the associated islands around the roundabout.

The public and open space landscaping at Bloom will be comprised of six distinct zones. Zones are generally described as follows:

1. Greenfields Gateway - The intersection of Greensfields Drive and Mulberry Street is the southern gateway to Bloom and a highly visible entrance into Fort Collins.
2. Community Green - The Community Green is located in Bloom's mixed-use commercial zone and is the southern anchor of the Aria corridor.
3. Lower Aria - The southern section of Aria Parkway is where Bloom's urban core starts to transition into the more suburban portions of the neighborhood.
4. Upper Aria - The upper section of Aria Parkway transports people to Bloom Park to the north while acting as a transition to the urban core to the south.
5. Bloom Park - As the northern anchor to the Aria corridor, the neighborhood park and pool will be the center of activity for recreation and leisure.
6. Cooper Connection - Running west to east, this connector transports people and pollinators from the neighborhood park to the Cooper Slough trail system.





# ZONE MAP



Full Site Plan



Zone 1



Zone 2



Zone 3



Zone 4



Zone 5



Zone 6

Note: Image is conceptual and shown for illustrative purposes only. Land Use Plan is subject to change

Zone 1 - Greensfields Gateway

Zone 2 - Community Green

Zone 3 - Lower Aria

Zone 4 - Upper Aria

Zone 5 - Bloom Park

Zone 6 - Cooper Connection.

## 4.2 PRIVATE LANDSCAPES

1. The location of trees and shrubs must be carefully planned so that mature sizes do not interfere with fences, landscaping, or structures on adjacent lots.
2. Front yard landscaping should create a cohesive “flowing” relationship between adjacent lots.
3. Front yard and side yard landscaping along all streets shall extend to the back of curb at street, including within the street Right of Way behind curb line.
4. Trees, shrubs, and planting beds should blend together between adjacent lots for a pleasing streetscape.
5. Planting beds between adjacent lots should appear unified by using the same type of rock or wood mulch.
6. Avoid designs with formal plantings, hard edges, mow curbs, or other materials that delineate lot lines.
7. Landscaping adjacent to native open spaces should blend and harmonize with the natural landscape.
8. Retaining walls should be low, visually attractive, and made of natural materials to complement the architectural style of the home. They should generally blend with the masonry used on the home and should appear to be a “natural outcropping”.
9. Garages, parking areas, driveways, utility boxes, trash enclosures, pet enclosures, play equipment, gardens, pools, tennis courts, hot tubs, etc., shall be screened from adjoining residences and streets.
10. Final tree placement is subject to required setbacks from utilities, light poles, and signs. Refer to Final Plat Landscape Plan for homebuilder approximate tree lawn tree placement location.

### 4.2.1 FRONT YARD LANDSCAPE REQUIREMENTS

1. All front yard landscaping shall be completely landscaped with planting beds and drought tolerant bluegrass turf or approved equal. Water conservation is encouraged by utilizing grasses that require significantly less water or considering a xeriscape design. Xeriscape meaning installing a smaller turf area, native grasses in lieu of turf and/or alternatives (e.g. clover) with ARC approval, utilizing low-water plants, using soil amendments and mulches, and irrigating efficiently. In approved situations, zero-scaping practices may also be implemented on a case-by-case basis, and as reviewed by the ARC. Zero-scaping meaning installing only non-living materials in the landscape.
2. Landscape plans are encouraged to be designed by a professional landscape designer/architect.
3. All front yard landscaping (as applicable) must be completed within 180 days of the date of closing if the closing occurs during the growing season (April 1-September 1 of the same year) or during the next growing season if the closing occurs outside of this cycle. The tree lawn must be installed within 180 days of closing.
4. Buried sprinkler systems must be installed in front, side, and backyards. All plant material shall be irrigated.
5. Trees shall be minimum 2” caliper and shrubs shall be minimum 5 gallon.
6. Turf shall be a high quality drought tolerant bluegrass or an approved drought tolerant fescue.
7. Additional lot configurations and home types are permitted in the Mulberry and Greenfields PUD Master Plan beyond those whose landscape standards are shown below. Should additional housing product be proposed that is not addressed by the below standards, landscape standards will be determined by the ARC and shall have a character consistent with the standards within this document.





## 4.2.2 REAR/SIDE YARD LANDSCAPE GUIDELINES

### COMPLETION DATES

All rear and side yard landscaping (as applicable) must be completed within 180 days of the date of closing if the closing occurs during the growing season (April 1-September 1 in the same year) or during the next growing season if the closing occurs outside of this cycle. The tree lawn must be installed within 180 days of closing.

### DRAINAGE/GRADING

Per the Declaration, Article 3.14, each Owner shall maintain the grading upon the Owner's Lot, at the slope and pitch fixed by the final grading thereof, including landscaping and maintenance of the slopes. The District is entitled to take necessary actions to ensure proper drainage from the Lots and Common Elements. Each Owner and the District agree, for themselves and their successors and assigns, that they will not in any way interfere with the established drainage pattern over any real property which they have a duty to maintain, from adjoining or other real property. In the event that it is necessary or desirable to change the established drainage over any Lot or Common Elements which an Owner or the District has a duty to maintain, then the party responsible for the maintenance of such real property shall submit a plan to the Board for their review and approval. For purposes of this Section, "established drainage" is defined as the drainage that exists at the time final grading of a Lot is completed.

No Owner may install improvements or alter grading to adversely affect drainage on any Lot. No Owner may alter, obstruct, or obliterate any drainage swales, pans, easements, or channels located or installed on any Lot or Common Areas. Each Single Family owner shall maintain all gutters, downspouts and extensions within such Owner's Lot to ensure that the gutters and downspouts remain in the down position and are free and clear of all obstructions and debris and that the water flow from such gutters and downspouts is directed away from the foundation and/or slabs on any improvement.

### LANDSCAPE MAINTENANCE

To maintain the environmental ethic of the Community, the following performance standards shall be followed by Owners with respect to maintenance of their residential landscaping:

1. Over-spray or excess runoff of irrigation water shall be avoided.
2. Watering Hours- The District may adopt water schedules and/or drought mitigation restrictions.
3. All landscapes shall be maintained to eliminate noxious weeds and hazards. Turf grass should generally be mowed to maintain a uniform appearance.

### LOCAL STREET RIGHT-OF-WAY (AREA BETWEEN STREET AND SIDEWALK)

The local street right-of-way (area between the street and sidewalk) landscaping, including irrigation, tree lawns and street trees, shall be installed by the Homebuilder or Developer and maintained by the individual adjacent owner, Builder, or Metro District. Cottage tree lawns will be maintained by the District. The owner shall be responsible for ensuring that all tree lawns are installed in accordance with the approved Bloom master development plans. The tree lawn shall be installed with bluegrass or approved equal. Tree lawns may be xeriscaped subject to local municipal code and regulations - ARC approval is required. The landscaping within the tree lawn shall be completed within six (6) months of the issuance of the certificate of occupancy for the home abutting the tree lawn.

### LANDSCAPING - FRONT YARD

The minimum planting standards for a front yard is one (1) tree (2" Caliper) and 5-10 shrubs depending on lot size (see below lot typicals for specific requirements). Cottage lots may have 3-5 shrubs. All shrubs shall be located in defined planting beds.

\*Ornamental grasses and perennials may be substituted for shrubs at a rate of 3 grasses/perennials per one 5-gallon shrub. Required parkway trees are considered front yard trees.

### LANDSCAPING - REAR YARD

The minimum planting standards for a rear yard is 5-10 shrubs and cottage lots may have 3-5 shrubs\* depending on lot size. All shrubs shall be located in mulched planting beds.

\*Ornamental grasses and perennials may be substituted for shrubs at a rate of 3 grasses/perennials per one 5-gallon shrub.

### LANDSCAPING - TURF

Irrigated bluegrass, or approved equal, turf (lawn areas) shall cover no more than 50% of the front or 50% of the rear yard landscape area. Approval is required prior to the installation of artificial turf. No artificial turf is allowed in front or street facing side yards. Artificial turf may not exceed 50% of the rear yard and will require screening so as not to be visible from the street or any common area tracts.

### LANDSCAPING- ARTIFICIAL TURF

Artificial turf may be considered inside rear yards but not areas visible from public streets. Total artificial turf of any height may not exceed 50% of the total area of the lot that is able to be landscaped on non-cottage lots. Cottage lots may be higher and will be reviewed on a case-by-case basis unless installed by the home builder.

The design intent is for artificial turf to emulate natural grass. Please state the intended use of the turf on the application. If selecting one of the pre-approved artificial turf brands listed below, please submit the manufacturer cut sheet or informational sheet with the application. If a pre-approved artificial turf is not being proposed, the application must include a physical sample of the proposed material showing the color and pile height along with a manufacturer cut sheet or informational sheet.

If artificial turf is utilized for on-lot landscaping, pet odors must be mitigated through appropriate means including but not limited to routine spray/wash down.

### ALLOWABLE PRODUCTS

The color must be similar to the geographical area, preferably a blended, multi-color monofilament fiber. There are certain products that have been pre-approved by the ARC as meeting the requirements of these Guidelines. The pre-approved brands are listed below. The homebuilder may install other artificial turf products at the time of home construction following approval by the ARC.

- > Easy Turf – Ultimate Natural Artificial Turf 2" height.
- > Easy Turf – Pedigree 1 1/2" height.
- > Next 2 Natural – Natural Envy 2" height.
- > Next 2 Natural – Sense 2" height.
- > Mile High Synthetic Turf – Colorado Blend Pro 2" height.
- > Mile High Synthetic Turf – Colorado Blend King 2 3/8" height.
- > Purchase Green – Arizona Platinum Olive 2" height.
- > Purchase Green – Arizona Platinum Spring 2" height.





#### INSTALLATION CONSIDERATIONS:

- > Professional installation is required and must include a weed barrier and a porous, aggregate road base for drainage.
- > Proper infill for residential application, such as a silica sand or “Envirofill” for kid and pet areas must be used. If only for a pet use area, a product with less secondary thatch may be used. Infill must not be toxic to humans or pets and must blend into the turf and not be visually distracting.
- > The established drainage pattern may not be blocked or altered by the installation of artificial turf.
- > A weed suppressor must be used under seams and the seams must be properly secured.
- > If an artificial turf area will meet an area where native landscaping has been established, it must be separated by a barrier of at least four (4) inches of hardscape or planting area.

#### MAINTENANCE CONSIDERATIONS

Artificial turf must be cleaned as necessary and periodically groomed to maintain its appearance. The District reserves the right to inspect and require replacement after the life expectancy has been reached, typically 15 to 20 years, or if the turf is not maintained in good condition.

### 4.2.3 SYNTHETIC / ARTIFICIAL TURF REQUIREMENTS

Synthetic/Artificial Turf is permitted in back yards and side yards behind wing fences and privacy fences. Concrete or stone edging is required at all locations where the artificial turf is terminated. Synthetic/ Artificial Turf is not permitted in front yards or yards adjacent to Open Space. Design Review approval is required.

1. The artificial grass product must be made of Polyethylene and have a minimum face weight of 50oz. with a permanent backing.
2. The color must be similar to the geographical area, preferably a blended, multi-color monofilament fiber with that and a minimum pile height of 1.5 inches.
3. Professional installation is required and must include a weed barrier and a properly prepared aggregate base for drainage. An infill system is required.
4. Artificial grass must be cleaned as necessary and periodically groomed to maintain its appearance.
5. Artificial grass products to ensure the aesthetic properties are maintained. The Board of Directors reserves the right to require replacement after the expectancy has been reached, typically 20 years.

### **The following must be submitted with the Application for Architectural Improvement**

1. A sample of the product including model name and style
2. Complete product specification sheet from the manufacturer
3. The manufacturer's warranty on the product being submitted
4. Photo(s) of the area to be covered by the artificial grass
5. Photo(s) of proximity areas as well as description of the method of installation.

#### LANDSCAPING - XERIC

All xeric landscape plans must incorporate the installation of an automatic underground irrigation system to help maintain the plantings. Xeric landscape plans, for front or rear yards, that do not propose irrigated turf grass as a ground cover will be required to have living plants

(shrubs, ornamental grasses or perennials) cover 50% of the front or rear yard landscape area upon the plants installation and 75% coverage of the landscape area after three years growth. The use of a variety of mulch types and evergreen plants are required to add year-round interest and color.

## NOXIOUS PLANTS

The following is a list of plants considered to be invasive species and not to be planted in Bloom.

### Perennials

- > Bouncing bet, soapwort Cypress spurge
- > Dalmatian toadflax, butter & eggs Dame's rocket
- > Mediterranean sage
- > Myrtle spurge, Mercer's spurge Ox-eye daisy
- > Perennial sweet pea, perennial pea vine Purple loosestrife
- > Scentless chamomile Sulfur cinquefoil
- > Sweet clover, white & yellow

### Grasses

- > Crested wheatgrass, Orchard grass, Smooth brome
- > Hungarian brome grass, Timothy

### Shrubs

- > Buckhorn
- > Scotch Broom

## ROCK

Areas of gravel or river rock shall be restricted to the brown, gray, or Colorado sandstone color tones. Rock color ranges with natural looking stone that fits within the overall character of the community are permitted and encouraged.

## 4.2.4 XERISCAPE REQUIREMENTS

**All Xeriscape design elements must follow the Seven Principles of Xeriscape required by The City of Fort Collins ([fcgov.com/xeriscape](http://fcgov.com/xeriscape)).**

### 1. Plan Ahead:

- > Create a scaled drawing of the lot, including buildings and walks. Identify sunny and shady areas, slopes and views.
- > Evaluate the needs of people using the landscape. Do kids and pets need a big open area? Is a large deck for entertaining important?
- > Group plants with similar water needs to make watering easier.
- > Phase in the landscape plan as money and time allow.





## 2. Improve the Soil:

- > Good soil absorbs and retains water better than poor soil.
- > Send a soil sample to a soil lab to determine nutrient content.
- > Most Colorado soils benefit from adding two to three cubic yards of organic matter, such as commercial compost or aged manure, for every 1,000 square feet of landscape area.

## 3. Irrigate Efficiently

- > Grass: use low-volume, low-angle sprinklers.
- > Trees, shrubs, flowers and ground covers: use drip, spray or bubbler emitters.
- > Adjust your watering times monthly to meet seasonal needs.
- > Install a rain shutoff device.
- > Efficient hose-end sprinklers throw large drops of water, not a mist, close to the ground.
- > Water deeply and infrequently to develop deep roots.
- > Water between 9 p.m. and 8 a.m. to reduce water loss due to evaporation.

## 4. Limit Turf Areas

- > Confine the lawn to high traffic areas and areas where it will be used.
- > Kentucky bluegrass requires 24-26 inches of supplemental irrigation in a normal precipitation year, compared to Fine Fescue which requires 18-20 inches and Buffalograss which requires 8-10 inches.
- > Wildflowers and native grasses are excellent lawn substitutes.
- > Shrubs, perennials and ground covers use less water and provide a cool, green appearance.
- > Place mulch around driveways or as paths.
- > Expand outdoor-living areas by installing decks, patios and walkways.

## 5. Select Appropriate Plants

- > Zone together plants with similar water and sunlight needs.
- > Nurseries carry trees, shrubs, perennials and groundcovers that are low water-using.
- > Install a variety of plants with different heights, colors and textures.
- > Choose plants for their seasonal interest, including fall color and/or interesting berries, bark or seed heads.

## 6. Use Mulch

- > Cover planting areas with 2-4 inches of mulch to conserve soil moisture, control weeds and add interest to the landscape.
- > Bark chips, shredded wood chips or pole peelings decompose and improve soil texture but need to be restored from time to time.
- > Rock and gravel mulches are practical in windy spots and unplanted areas.
- > Apply mulch directly to the soil surface or over a landscape fabric.
- > Do not use black plastic; it prevents air and water from reaching plant roots.

7. Maintain It

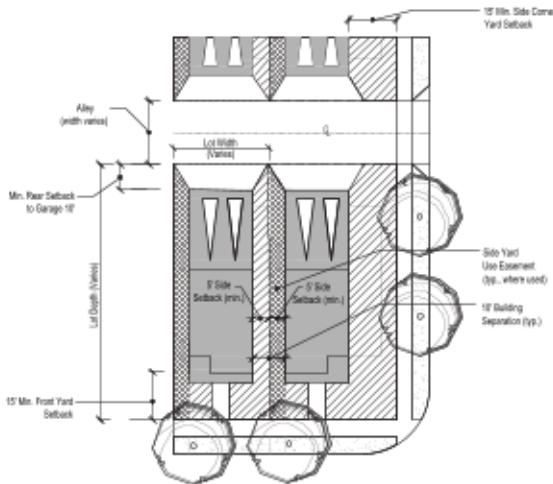
- > Check trees and shrubs for pruning needs once a year.
- > Frequently prune flowering perennials to stimulate blooming.
- > Mow grass when it is about 1/3 higher than the desired height.
- > Leave clippings to recycle nutrients into the soil.



### 4.3 SIDE YARD USE EASEMENTS

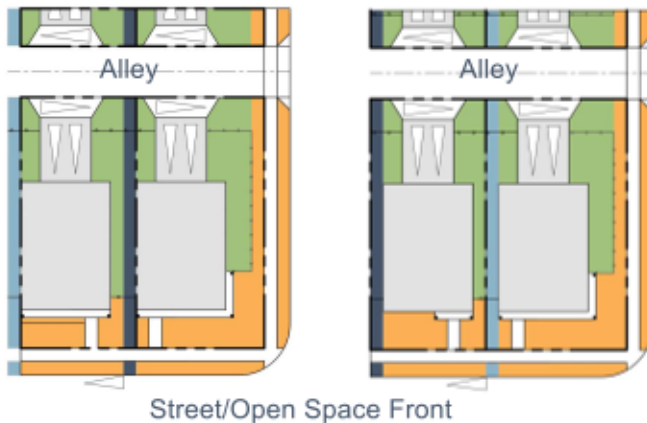
Side yard use easements may occur from front property line to rear property line on the single family detached ally-loaded lots. Refer to the approved Mulberry and Greenfields PUD Master Plan for specific information.

In general, Side Yard Use Easements function as shown below:



Single Family Detached Rear Load w/ Side Yard Use Easement

### INSTALLATION AND MAINTENANCE REQUIREMENTS



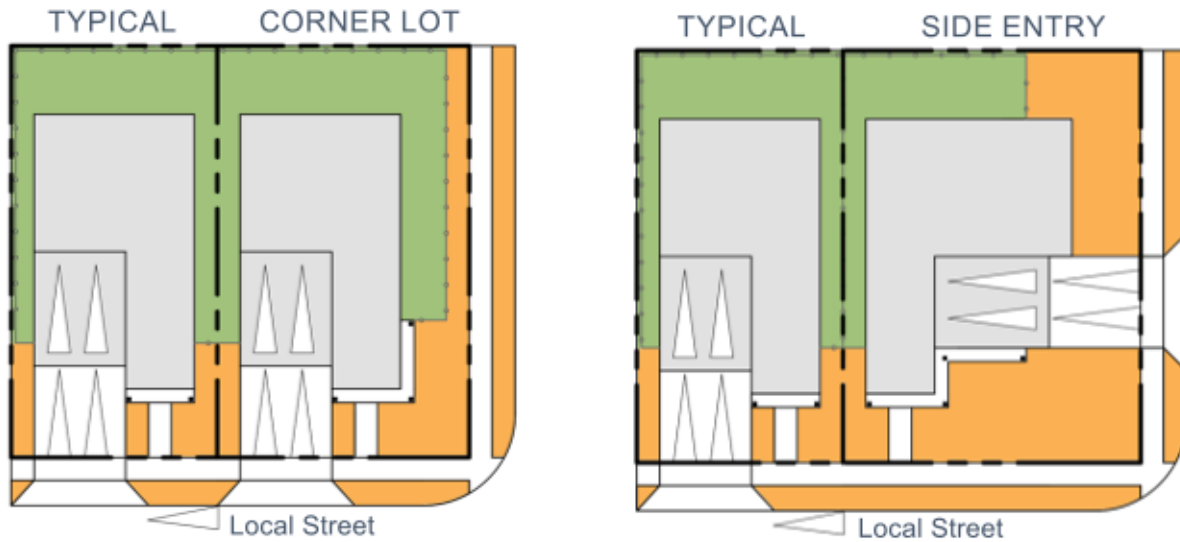
- Property Line
- 3-Rail Fencing
- Landscaping installed by Builder and maintained by homeowner or sub-association
- Landscaping installed by homeowner or builder and maintained by homeowner
- Side Yard Use Easement: Grantee
- Side Yard Use Easement: Grantor



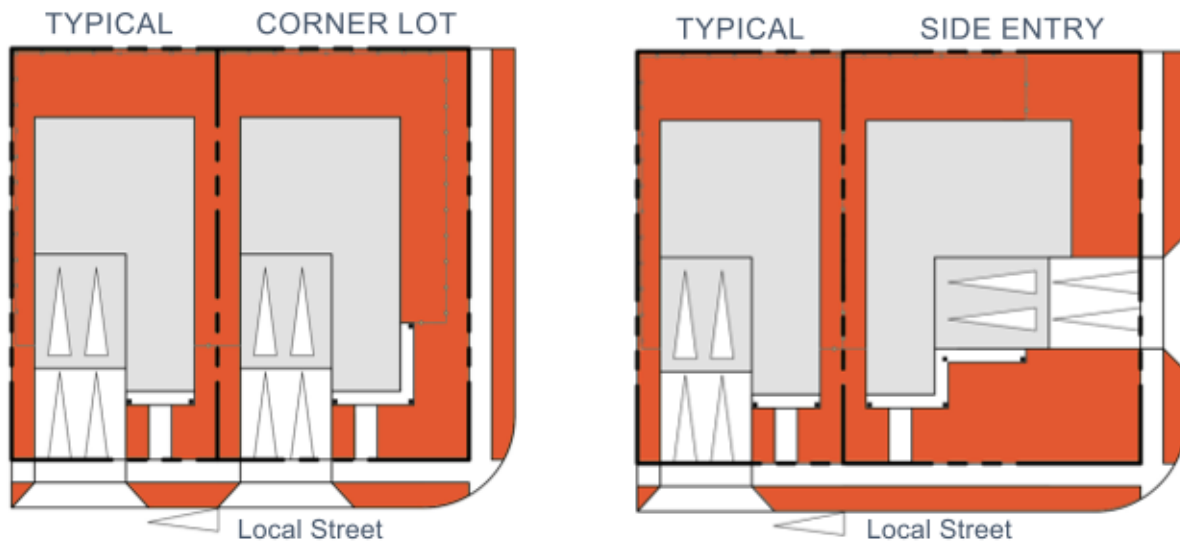
## 4.4 LANDSCAPE LOT TYPICALS, MAINTENANCE, AND REQUIRED PLANTINGS

### 4.4.1 SINGLE FAMILY DETACHED FRONT & SIDE LOAD

#### INSTALLATION AND MAINTENANCE REQUIREMENTS



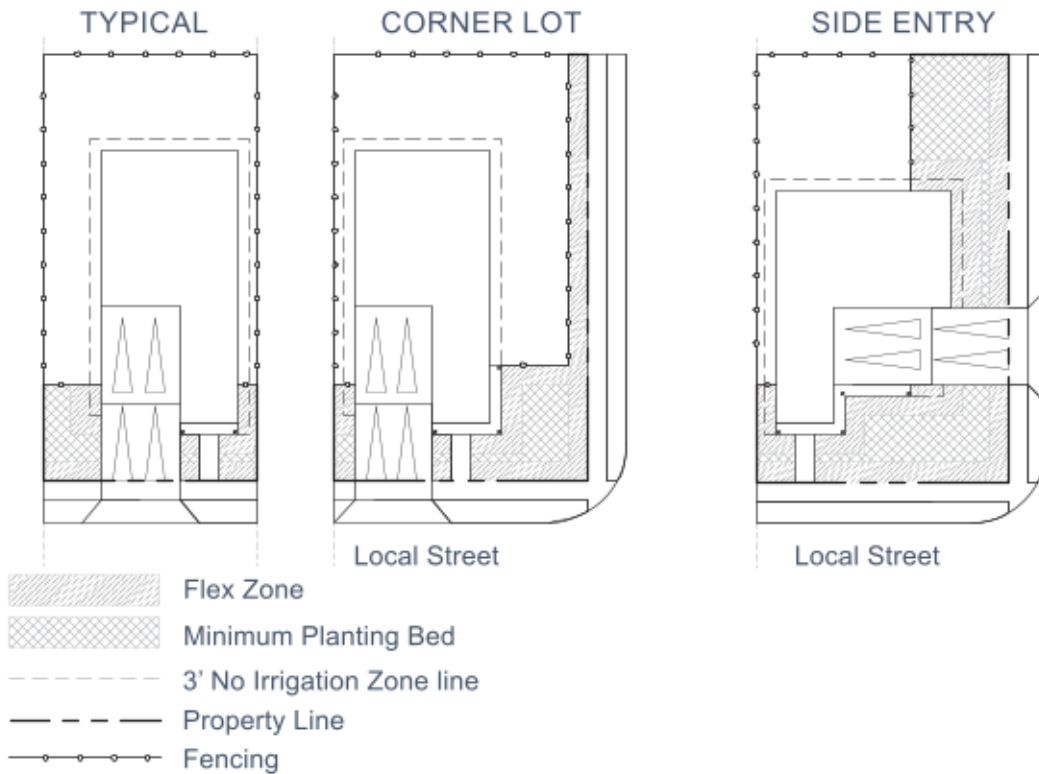
- FOR SALE
- Property Line
  - 3-Rail Fencing
  - Landscaping installed by Builder and maintained by homeowner or sub-association
  - Landscaping installed by homeowner or builder and maintained by homeowner



- FOR RENT
- Property Line
  - 3-Rail Fencing
  - Landscaping installed by District or Builder and maintained by District or sub-association
- \*Note: SFD for-rent may have other site plan layouts other than units facing a street and may be organized around green court



REQUIRED PLANTING AND TYPICAL LOT PLANTING DESIGN



Material	Minimum Required Quantities By Lot Type and Location				
	Typical Lot	Corner Lot		Side Entry	
	Front Yard	Front Yard	Side Yard	Front Yard	Side Yard
Ornamental Tree or Sm. Evergreen Tree	Parkway Trees	Parkway Trees	Parkway Trees	Parkway Trees	Parkway Trees
Evergreen Shrubs	1	1	3	1	3
Deciduous Shrubs/ Ornamental Grasses/ Perennials	5	5	5	5	5

\*The Street Tree required by the City of Fort Collins meets the requirement for the Front Yard Tree. Refer to approved plans for required minimum tree sizes.

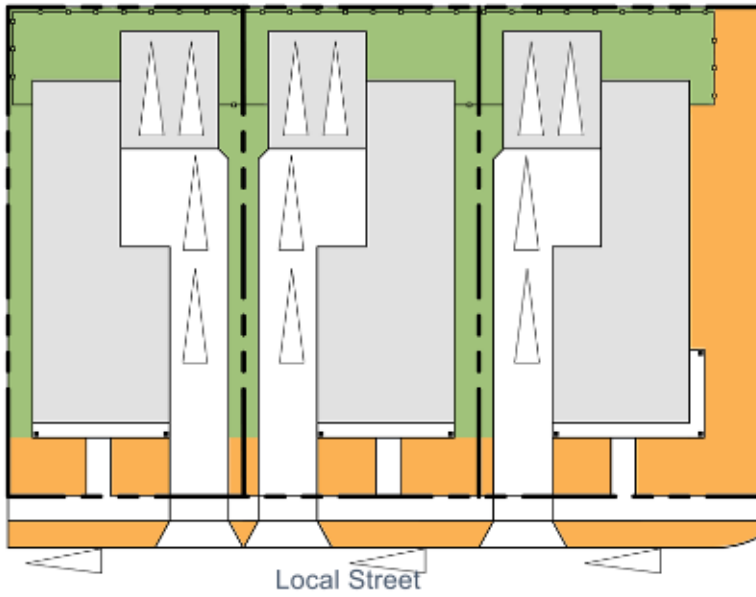
NOTES:




1. Turf may have undulating form, but should not be narrower than 5' in any area. Turf and bed line should meet adjacent home turf and bed lines when possible.
2. Maintain three (3) foot no irrigation zone around principal structure per geotechnical recommendations. Required five (5) foot planting bed does not include 3-foot no irrigation zone.
3. Flex zone allows homeowner to choose to expand either turf or planting bed areas.
4. Side yard incorporates area adjacent to side fencing and must meet a minimum of 80% coverage of live landscape material at least three (3) feet in height.
5. A diversity of plant types must be incorporated in all planting beds. No more than 25% of the same species of live shrubs, ornamental grasses, or perennials, shall be planted.
6. Variations from required planting may be approved by the Architectural Review Committee on an individual basis.

## 4.4.2 SINGLE FAMILY DETACHED FRONT LOAD / PASS-BY

### INSTALLATION AND MAINTENANCE REQUIREMENTS

PASS-BY: TYPICAL LOTS CORNER LOT

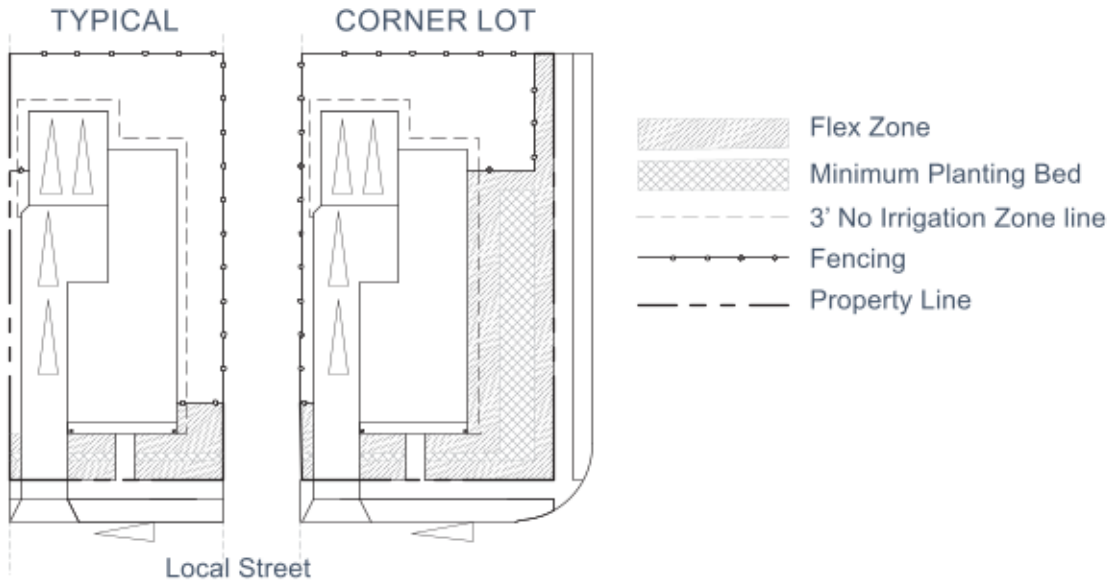


-  Property Line
-  3-Rail Fencing
-  Landscaping installed by Builder and maintained by homeowner or sub-association
-  Landscaping installed by homeowner or builder and maintained by homeowner





REQUIRED PLANTING AND TYPICAL LOT PLANTING DESIGN



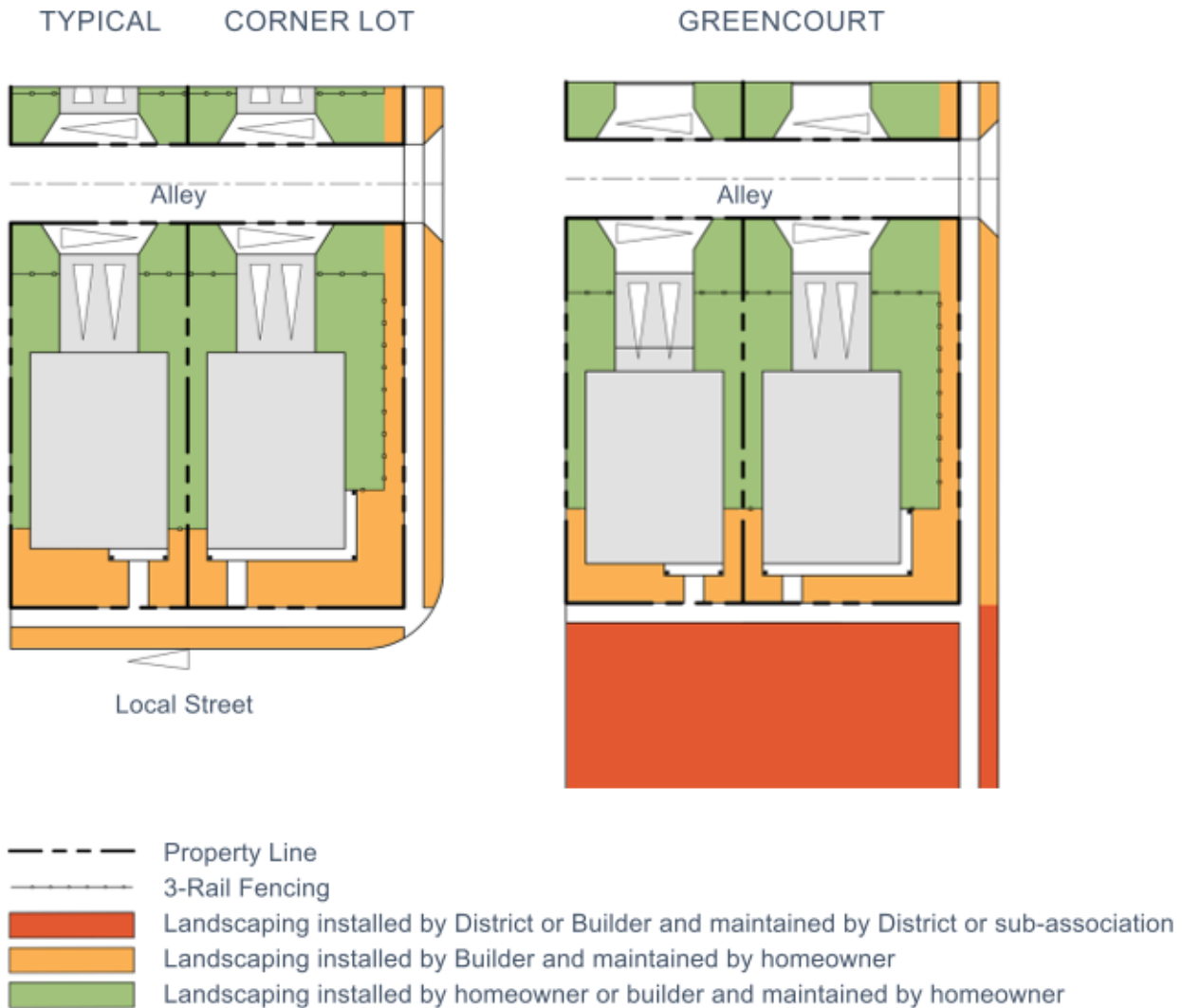
Minimum Required Quantities By Lot Type and Location			
Material	Typical Lot	Corner Lot	
	Front Yard	Front Yard	Side Yard
Ornamental Tree or Sm. Evergreen Tree	Parkway Trees	Parkway Trees	Parkway Trees
Evergreen Shrubs	1	1	3
Deciduous Shrubs/ Ornamental Grasses/ Perennials	5	5	5

\*The Street Tree required by the City of Fort Collins meets the requirement for the Front Yard Tree. Refer to approved plans for required minimum tree sizes.

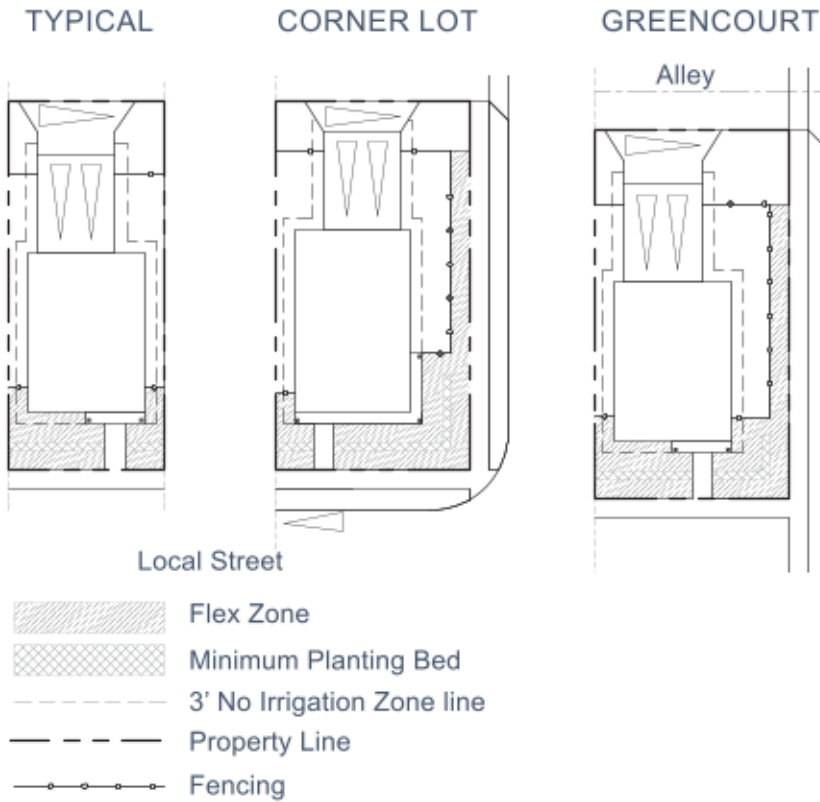
**NOTES:**

1. Turf may have undulating form, but should not be narrower than 5' in any area. Turf and bed line should meet adjacent home turf and bed lines when possible.
2. Maintain three (3) foot no irrigation zone around principal structure per geotechnical recommendations. Required five (5) foot planting bed does not include 3-foot no irrigation zone.
3. Flex zone allows homeowner to choose to expand either turf or planting bed areas.
4. Side yard incorporates areas adjacent to side fencing and must meet a minimum of 80% coverage of live landscape material at least three (3) feet in height.
5. A diversity of plant types must be incorporated in all planting beds. No more than 25% of the same species of live shrubs, ornamental grasses, or perennials, shall be planted.
6. Variations from required planting may be approved by the Architectural Review Committee on an individual basis.

### 4.4.3 SINGLE FAMILY DETACHED REAR LOAD INSTALLATION AND MAINTENANCE REQUIREMENTS



REQUIRED PLANTING AND TYPICAL LOT PLANTING DESIGN



Material	Minimum Required Quantities By Lot Type and Location				
	Typical Lot	Corner Lot		Lot Adjacent to Greencourt	
	Front Yard	Front Yard	Side Yard	Front Yard	Side Yard
Parkway Trees	0*	0*	0	1	0
Evergreen Shrubs	1	1	3	3	3
Deciduous Shrubs/ Ornamental Grasses/ Perennials	3	5	5	5	3

\*The Street Tree required by the City of Fort Collins meets the requirement for the Front Yard Tree. Refer to approved plans for required minimum tree sizes.

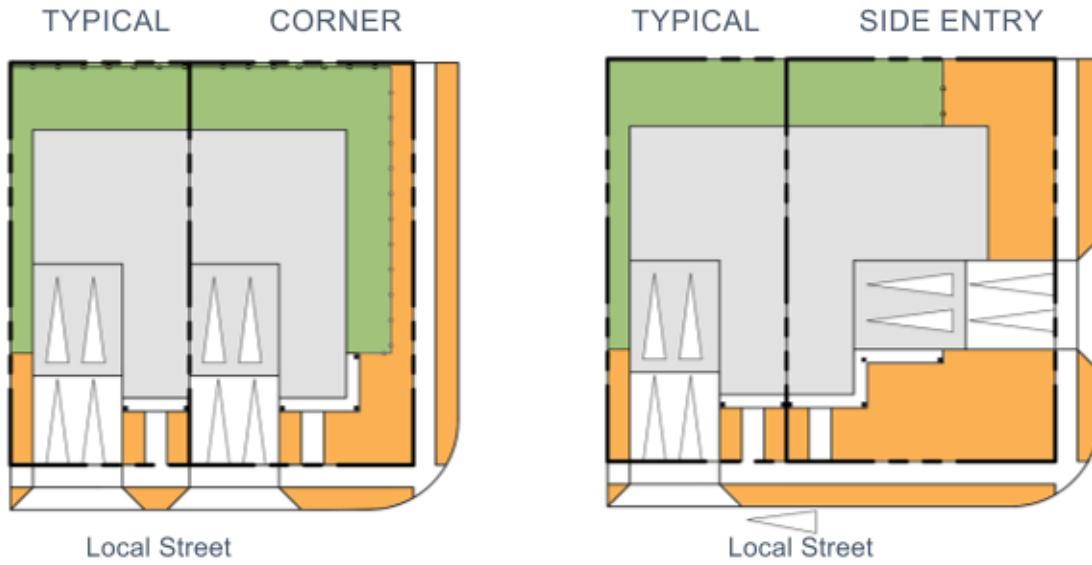
**NOTES:**





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6. Variations from required planting may be approved by the Architectural Review Committee on an individual basis.



### 4.4.4 FRONT AND SIDE LOAD PAIRED HOMES

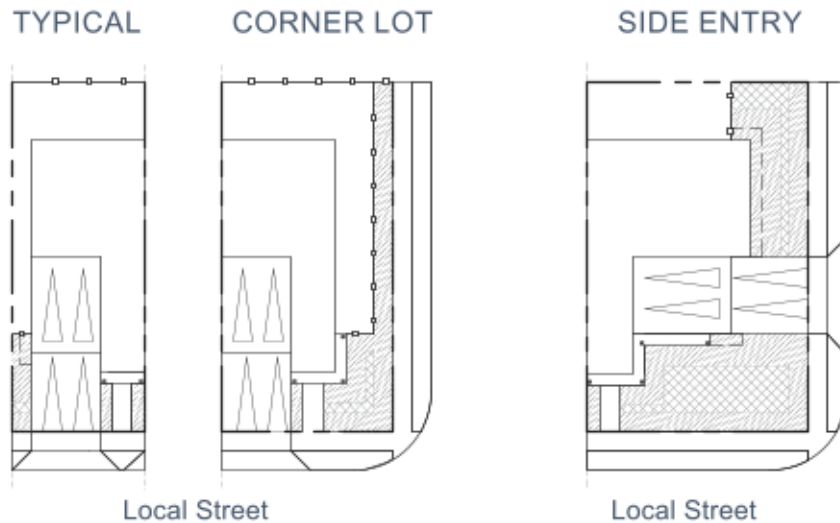
#### INSTALLATION AND MAINTENANCE REQUIREMENTS



-  Property Line
-  3-Rail Fencing
-  Landscaping installed by Builder and maintained by homeowner or sub-association
-  Landscaping installed by homeowner or builder and maintained by homeowner



REQUIRED PLANTING AND TYPICAL LOT PLANTING DESIGN



- Flex Zone
- Minimum Planting Bed
- 3' No Irrigation Zone line
- Fencing
- Property Line

Minimum Required Quantities By Lot Type and Location						
Material	Typical Lot		Corner Lot		Side Entry	
	Front Yard	Side Yard	Front Yard	Side Yard	Front Yard	Side Yard
Parkway Trees	0	0	0	0	1	0
Evergreen Shrubs	1	3	1	3	1	3
Deciduous Shrubs/ Ornamental Grasses/ Perennials	5	5	3	5	5	5

\*The Street Tree required by the City of Fort Collins meets the requirement for the Front Yard Tree  
Refer to approved plans for required minimum tree sizes.

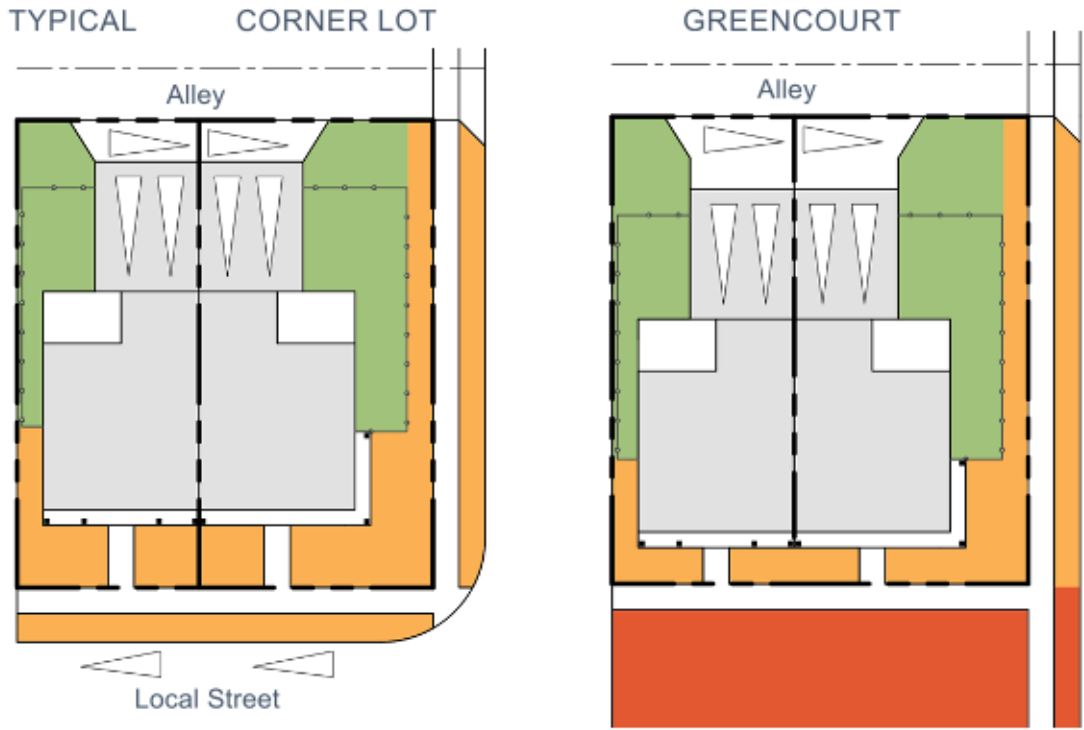
**NOTES:**






1. Turf may have undulating form, but should not be narrower than 5' in any area. Turf and bed line should meet adjacent home turf and bed lines when possible.
2. Maintain three (3) foot no irrigation zone around principal structure per geotechnical recommendations. Required five (5) foot planting bed does not include 3-foot no irrigation zone.
3. Flex zone allows homeowner to choose to expand either turf or planting bed areas.
4. Side yard incorporates area adjacent to side fencing and must meet a minimum of 80% coverage of live landscape material at least three (3) feet in height.
5. A diversity of plant types must be incorporated in all planting beds. No more than 25% of the same species of live shrubs, ornamental grasses, or perennials, shall be planted.
6. Variations from required planting may be approved by the Architectural Review Committee on an individual basis.

### 4.4.5 ALLEY LOADED PAIRED HOMES

#### INSTALLATION AND MAINTENANCE REQUIREMENTS

#### REQUIRED PLANTING AND TYPICAL LOT PLANTING DESIGN

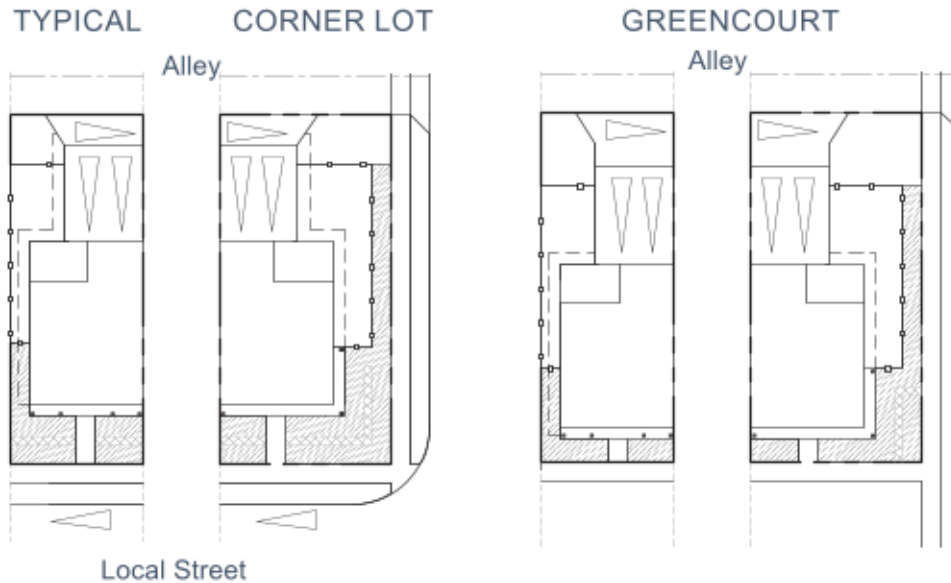


-  Property Line
-  3-Rail Fencing
-  Landscaping installed by District or Builder and maintained by District or sub-association
-  Landscaping installed by Builder and maintained by homeowner
-  Landscaping installed by homeowner or builder and maintained by homeowner





REQUIRED PLANTING AND TYPICAL LOT PLANTING DESIGN



- Flex Zone
- Minimum Planting Bed
- Property Line
- Fencing
- 3' No Irrigation Zone Line

Material	Minimum Required Quantities By Lot Type and Location				
	Typical Lot	Corner Lot		Lot Adjacent to Greencourt	
	Front Yard	Front Yard	Side Yard	Front Yard	Side Yard
Ornamental Tree or Sm. Evergreen Tree	0	0	0	1	0
Evergreen Shrubs	1	1	4	4	3
Deciduous Shrubs/ Ornamental Grasses/ Perennials	5	4	4	5	5

\*The Street Tree required by the City of Fort Collins meets the requirement for the Front Yard Tree  
Refer to approved plans for required minimum tree sizes.

**NOTES:**

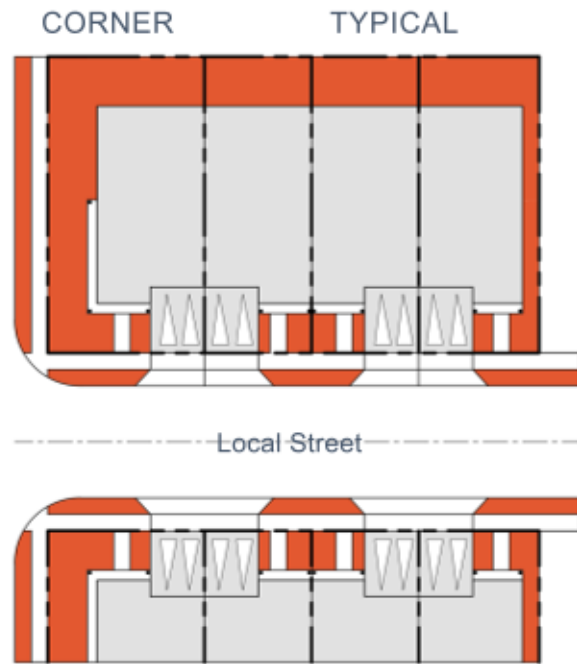
1. Turf may have undulating form, but should not be narrower than 5' in any area. Turf and bed line should meet adjacent home turf and bed lines when possible.
2. Maintain three (3) foot no irrigation zone around principal structure per geotechnical recommendations. Required five (5) foot planting bed does not include 3-foot no irrigation zone.
3. Flex zone allows homeowner to choose to expand either turf or planting bed areas.
4. Side yard incorporates areas adjacent to side fencing and must meet a minimum of 80% coverage of live landscape material at least three (3) feet in height.
5. A diversity of plant types must be incorporated in all planting beds. No more than 25% of the same species of live shrubs, ornamental grasses, or perennials, shall be planted.
6. Variations from required planting may be approved by the Architectural Review Committee on an individual basis.

### 4.4.6 TOWNHOMES

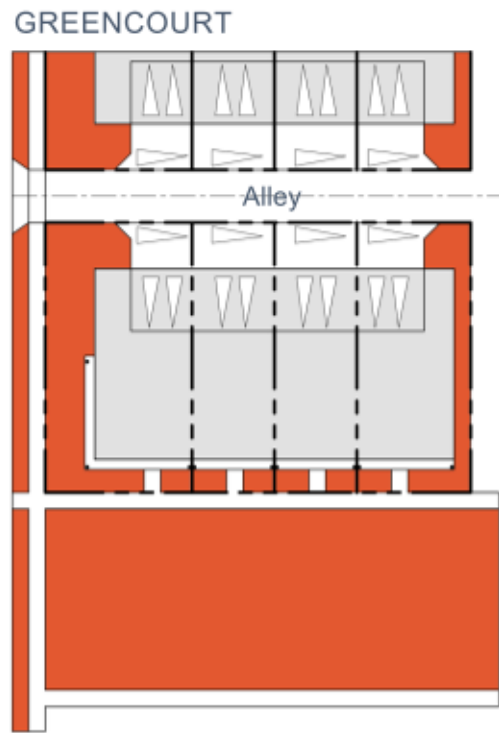
#### INSTALLATION AND MAINTENANCE REQUIREMENTS

#### REQUIRED PLANTING AND TYPICAL LOT PLANTING DESIGN

FRONT LOAD:



REAR LOAD:



- Property Line
- █ Landscape installed by District or Builder and maintained by District or sub-association

**NOTE:**

1. At time of subdivision, a home-owner installed and maintained section of a townhome lot may be designated.



REQUIRED PLANTING AND TYPICAL LOT PLANTING DESIGN

REAR LOAD:

GREENCOURT

CORNER

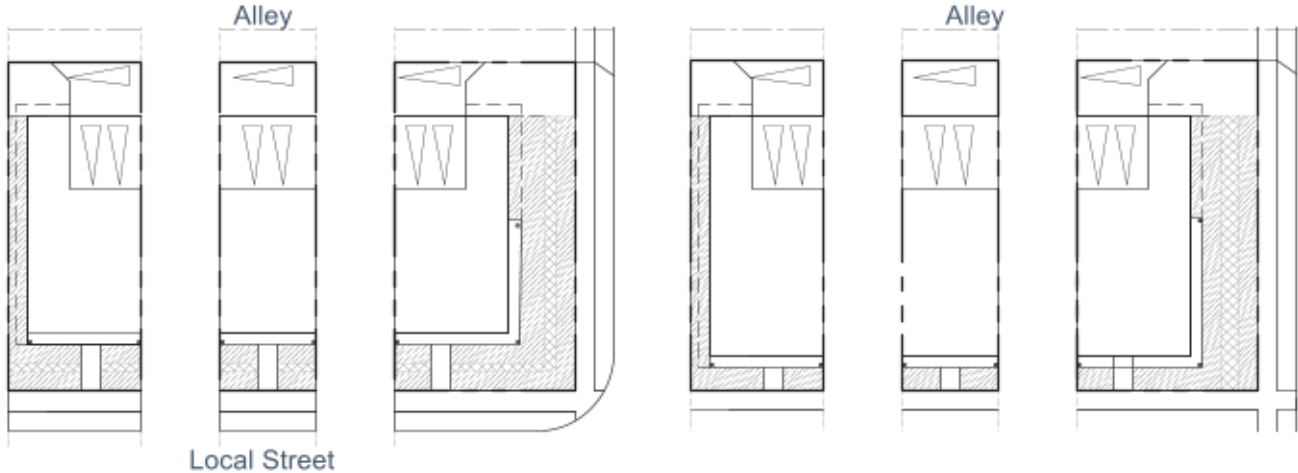
TYPICAL

CORNER

CORNER

TYPICAL

CORNER



Minimum Required Quantities By Lot Type and Location					
Material	Corner Lot		Typical Lot	Lot Adjacent to Greencourt	
	Front Yard	Side Yard	Front Yard	Front Yard	Side Yard
Ornamental Tree or Sm. Evergreen Tree	0	0	0	1	0
Evergreen Shrubs	1	1	1	6	3
Deciduous Shrubs/ Ornamental Grasses/ Perennials	3	3	5	5	5

\*The Street Tree required by the City of Fort Collins meets the requirement for the Front Yard Tree. Refer to approved plans for required minimum tree sizes.

**NOTES:**

1. Turf may have undulating form, but should not be narrower than 5' in any area. Turf and bed line should meet adjacent home turf and bed lines when possible.
2. Maintain three (3) foot no irrigation zone around principal structure per geotechnical recommendations. Required five (5) foot planting bed does not include 3-foot no irrigation zone.
3. Flex zone allows homeowner to choose to expand either turf or planting bed areas.
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5. A diversity of plant types must be incorporated in all planting beds. No more than 25% of the same species of live shrubs, ornamental grasses, or perennials, shall be planted.
6. Variations from required planting may be approved by the Architectural Review Committee on an individual basis.








### 4.4.7 COTTAGES

#### INSTALLATION AND MAINTENANCE REQUIREMENTS

#### REQUIRED PLANTING AND TYPICAL LOT PLANTING DESIGN



-  Property Line
-  3-Rail Fencing
-  Landscaping installed by District or Builder and maintained by District or sub-association
-  Landscaping installed by Builder and maintained by homeowner
-  Landscaping installed by homeowner or builder and maintained by homeowner

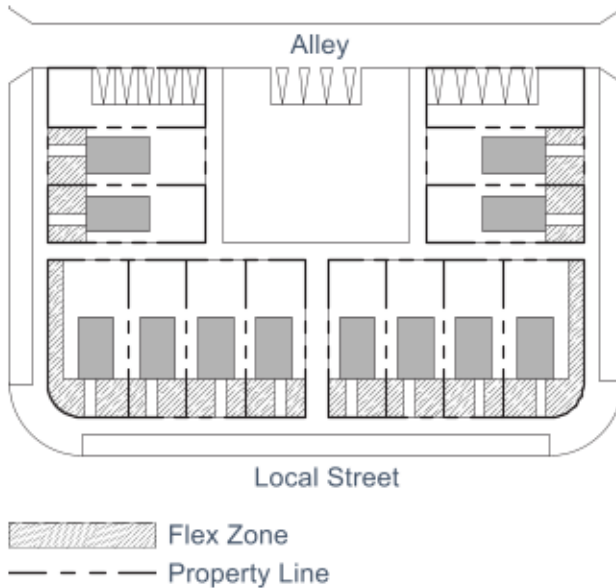
**NOTE:**

1. SFD for-rent may have other site plan layouts with units that do not face the street and may instead be organized around green courts or other site elements and may have landscaping that is fully owned and maintained by a sub-association.



REQUIRED PLANTING AND TYPICAL LOT PLANTING DESIGN

TYPICAL:



Material	Minimum Required Quantities By Lot Type and Location		
	Corner Lot		Typical Lot
	Front Yard	Side Yard	Front Yard
Ornamental Tree or Sm. Evergreen Tree	Parkway Trees	Parkway Trees	Parkway Trees
Evergreen Shrubs	1	1	1
Deciduous Shrubs/ Ornamental Grasses/ Perennials	3	3	5

\*The Street Tree required by the City of Fort Collins meets the requirement for the Front Yard Tree  
Refer to approved plans for required minimum tree sizes.

NOTES:

1. Turf may have undulating form, but should not be narrower than 5' in any area. Turf and bed line should meet adjacent home turf and bed lines when possible.
2. Maintain three (3) foot no irrigation zone around principal structure per geotechnical recommendations. Required five (5) foot planting bed does not include 3-foot no irrigation zone.
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5. A diversity of plant types must be incorporated in all planting beds. No more than 25% of the same species of live shrubs, ornamental grasses, or perennials, shall be planted.
6. Variations from required planting may be approved by the Architectural Review Committee on an individual basis.

## 4.5 BLOOM SIGNATURE PLANT LIST

A minimum of 50% of the species selected by the homeowner shall be made up of Bloom Signature Plants

For proper plant growth, Colorado soils shall be amended with organic material. A minimum of three cubic yards of organic material shall be added to topsoil per 1000 square feet of planting area. Organic material shall be aged compost; wood humus from soft, non-toxic trees. Proper amendments as specified will improve drainage and, as a result, conserve water. Plants will flourish and live longer, healthier lives. A soil analysis should be performed prior to planting for proper micro nutrient recommendations.

\*Aspen tree varieties are not recommended due to their limited hardiness in this zone. Check with local nurseries for additional tree options that are well-suited for this region.

Some lot sizes within Bloom may not accommodate larger canopy or diameter trees or shrubs. Ensure that plants are being selected that will fit within available space as to not create any conflicts with fencing or surrounding buildings. Upright growth trees and shrubs that might work well in smaller spaces.

In order to support larger pollinator master plan goals within Bloom, a variety of plant species in each landscape area are encouraged, to include deciduous, evergreen, perennials and ornamental grasses. Pollinator supporting species are noted with an asterisk \*. Detailed information on Bloom's Pollinator Master Plan and goals for pollinator habitat can be found in the Appendix of this document.

Common Name	Latin Name	HT / WD
<b>Deciduous Trees</b>		
Bigtooth Maple	<i>Acer Grandidentatum</i>	25-35'/15-25'
Green Mountain Sugar Maple*	<i>Acer saccharum</i> 'Green Mountain' TM	40-50'/25-35'
Redmond American Linden*	<i>Tilia americana</i> 'Redmond'	40-50'/25-35'
Texas Red Oak	<i>Quercus buckleyi</i>	25-35'/15-25'
Western Hackberry*	<i>Celtis occidentalis</i>	40-50'/25-35'
<b>Ornamental Trees</b>		
Flame Amur Maple*	<i>Acer ginnala</i> 'Flame'	15-25'/15-20'
American Plum*	<i>Prunus americana</i>	10-20'/15-20'
Native Chokecherry*	<i>Prunus virginiana</i>	10-20'/10-15'
Gambel Oak*	<i>Quercus gambelii</i>	15-40'/15-25'
<b>Evergreen Trees</b>		
Black Hills Spruce*	<i>Picea glauca</i> 'Densata'	25-40'/15-25'
Ponderosa Pine	<i>Pinus ponderosa</i>	>65' /25-40'
Bakeri Spruce	<i>Picea pungens</i> 'Bakeri'	30-40'/15-20'
Northstar White Spruce	<i>Picea glauca</i> 'North Star'	10-15'/3-6'
Colorado Blue Spruce Baby Blue Eyes*	<i>Picea pungens</i> 'Baby Blue Eyes'	20-30'/10-15'
Tannenbaum Mugo Pine*	<i>Pinus mugo</i> 'Tannenbaum'	10-15'/5-10'
Spartan Juniper*	<i>Juniperus chinensis</i> 'Spartan'	10-15'/3-6'
<b>Evergreen Shrubs</b>		
Bar Harbor Creeping Juniper	<i>Juniperus horizontalis</i> 'Bar Harbor'	6-18"/5-8'
Cranberry Cotoneaster	<i>Cotoneaster apiculatus</i>	12-24"/3-6'
Dwarf Pinon Pine	<i>Pinus edulis</i>	20-30'/10-20'
Humpy Mugo Pine	<i>Pinus mugo</i> 'Humpy'	2-3'/3-5'
Panchito Manzanita*	<i>Arctostaphylos</i> 'Panchito'	18-36"/3-5'





Common Name	Latin Name	HT / WD
<b>Large Deciduous Shrubs</b>		
Arctic Fire Dogwood*	Cornus sericea 'Arctic Fire'	4-6'/4-6'
Black Chokeberry*	Aronia melanocarpa	5-7'/4-6'
Cheyenne Mockorange*	Philadelphus lewisii Cheyenne®	6-9'/5-8'
Northern Gold Forsythia*	Forsythia 'Northern Gold'	5-8'/5-7'
Peking Cotoneaster*	Cotoneaster acutifolius	6-8'/4-6'
Double Flowering Plum*	Prunus triloba	10-12'/8-10'
Saskatoon Serviceberry*	Amelanchier alnifolia	4-15'/6-8'
<b>Medium Deciduous Shrubs</b>		
Apache Plume*	Fallugia paradoxa	4-8'/4-6'
Black Chokeberry*	Aronia melanocarpa	5-7'/4-6'
Compact Burning Bush	Euonymus alatus 'Compactus'	4-8'/4-8'
Dwarf Flowering Almond*	Prunus glandulosa 'Alba' 'Rosea Plena'	4-6'/4-6'
Golden Currant*	Ribes aureum	4-6'/4-6'
Japanese Barberry	Berberis thunbergii	4-6'/4-7'
Vanhoutte Spirea 'Renaissance'*	Spirea x vanhouttei	5-6'/6-7'
Western Sand Cherry*	Prunus besseyi	4-6'/4-7'
<b>Small Deciduous Shrubs</b>		
Baby Spice Viburnum*	Viburnum carlesii	4-6'/1-2'
Golden Rocket Barberry*	Berberis thunbergii 'Golden Rocket'	3-5'/2-3'
Kelseyi Dogwood*	Cornus sericea 'Kelseyi'	2-3'/2-3'
Little Princess Japanese Spirea*	Spirea japonica 'Little Princess'	2-3'/2-3'
Autumn Sunblaze Miniature Rose*	Rosa 'Autumn Sunblaze'	1-2'/1-2'
Gold Finger Potentilla*	Potentilla fruticosa 'Gold Finger'	3-4'/3-4'
MiniMan Dwarf Manchurian Viburnum*	Viburnum burejaeticum 'P017S'	4-6'/4-6'
Sunburst St Johns Wort*	Hypericum frondosum 'Sunburst'	3-4'/3-4'
<b>Ornamental Grasses</b>		
Blue Avena Grass	Helictotrichon sempervirens	2-3'/2-3'
Blonde Ambition Grama Grass*	Bouteloua gracilis 'Blonde Ambition'	2-3'/2-3'
Feather Reed Grass	Calamagrostis x acutiflora 'Karl Forester'	3-5'/3-5'
Indian Rice Grass*	Achnatherum hymenoides	1-3'/1-2'
Northern Sea Oats	Chasmanthium latifolium	2-5'/1-2'
Prairie Drop Seed*	Sporobolus heterolepis	1-3'/2-3'
Switch Grass*	Panicum virgatum	1-3'/2-3'
Tufted Hair Grass*	Deschampsia cespitosa	3-5'/1-2'
Undaunted Muhly Grass*	Muhlenbergia reverchoni 'Undaunted'	1-3'/1-2'
<b>Perennials</b>		
Autumn Joy Sedum*	Sedum 'Autumn Joy'	18-24"/18-24"
Blanket Flower*	Gaillardia aristata	24-30"/12-18"
Crystal River Veronica*	Veronica 'Reavis Crystal River'	2-3"/20-30"
Coral Bell Varieties*	Heuchera spp.	6-18"/12-36"
Dalmatian Daisy	Tanacetum cinerariifolium	16-20"/18-24"
Double Bubble Mint Hyssop	Agastache cana 'Double Bubble Mint'	24-36"/12-24"
Dianthus Varieties*	Dianthus spp.	6-18"/4-24"
Husker Red Penstemon*	Penstemon digitalis 'Husker Red'	24-36"/18-24"
Magnus Coneflower*	Echinacea purpurea 'Magnus'	30-36"/18-24"
Moonshine Yarrow*	Achillea 'Moonshine'	24-30"/18-24"
Perfect Storm Hibiscus*	Hibiscus 'Perfect Storm'	24-36"/48-60"
Prairie Coneflower*	Ratibida columnifera	24-36"/24-36"
Sonoran Sunset® Hyssop*	Agastache cana 'Sinning'	12-18"/12-18"
Iris Varieties*	Iris spp.	6-24"/6-24"
Hosta Varieties*	Hosta spp.	6-48"/18-60"

## 5.0 FENCING:

### 5.1 PERMITTED FENCING

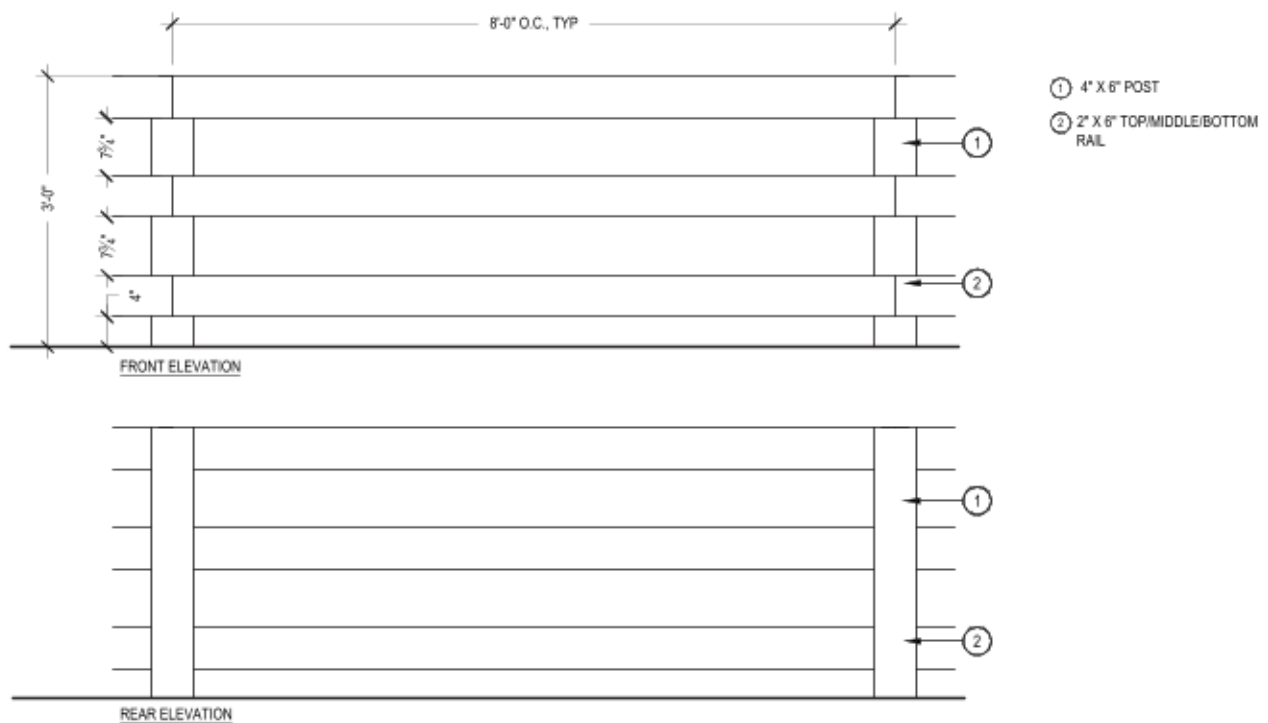
Fencing at Bloom is permitted along side and rear lot lines. Fencing is also permitted generally parallel to the front property line, set back from the front plane of the home. Front yard fencing is not permitted. All fencing at Bloom shall be the fences included in this document, unless otherwise approved by the ARC. The fencing shown below is to be installed by the Builder or Homeowner and is maintained by the Homeowner, and fencing built by the District will be maintained by the District. The ARC may approve fencing designs similar in material and size to those included in this document.



### 5.1.1 3-RAIL FENCE

The details below and on the following pages depict the fencing types approved for general use on properties adjacent to open space and on Single Family Detached Front-Loaded homes. Should different materials need to be utilized due to material availability constraints or other issues, alternate designs must be submitted to the ARC for review and cannot be installed without written approval.

#### FENCE TYPE 1: 3-RAIL FENCE (FOR ALL ON-LOT APPLICATIONS)



ON-LOT 3-RAIL FENCING



## 5.2 FENCING SETBACKS

1. Fences shall be set back from the front plane of the principal structure a minimum of two (2) feet.
2. Where feasible, fencing in side yards parallel to the front property line on adjacent lots should generally align in order to provide a consistent and uniform appearance.
3. Fences shall be set back five (5) feet from public sidewalks

## 5.3 FENCING STANDARDS

1. All fencing materials shall be cedar or pressure treated lumber #1 Grade.
2. No front yard fencing is permitted.
3. Wing fences shall be set back a minimum two (2) feet from the front facade of house or garage.
4. All fencing must be stained Sherwin Williams Super Deck SW2209 Tycoon Brown Solid Color Stain (also known as "Bloom Fence Stain"). No transparent stain is permitted.
5. All fence posts shall be 4"x 6".
6. Homeowners may choose to install welded wire mesh on on-lot fencing. If this is done, welded wire mesh must be 4"H x 2"W mesh pattern and wire mesh must be installed on the house-facing side of the fence sandwiched between the posts and rails. Exposed edges/ends of welded wire mesh are not allowed.

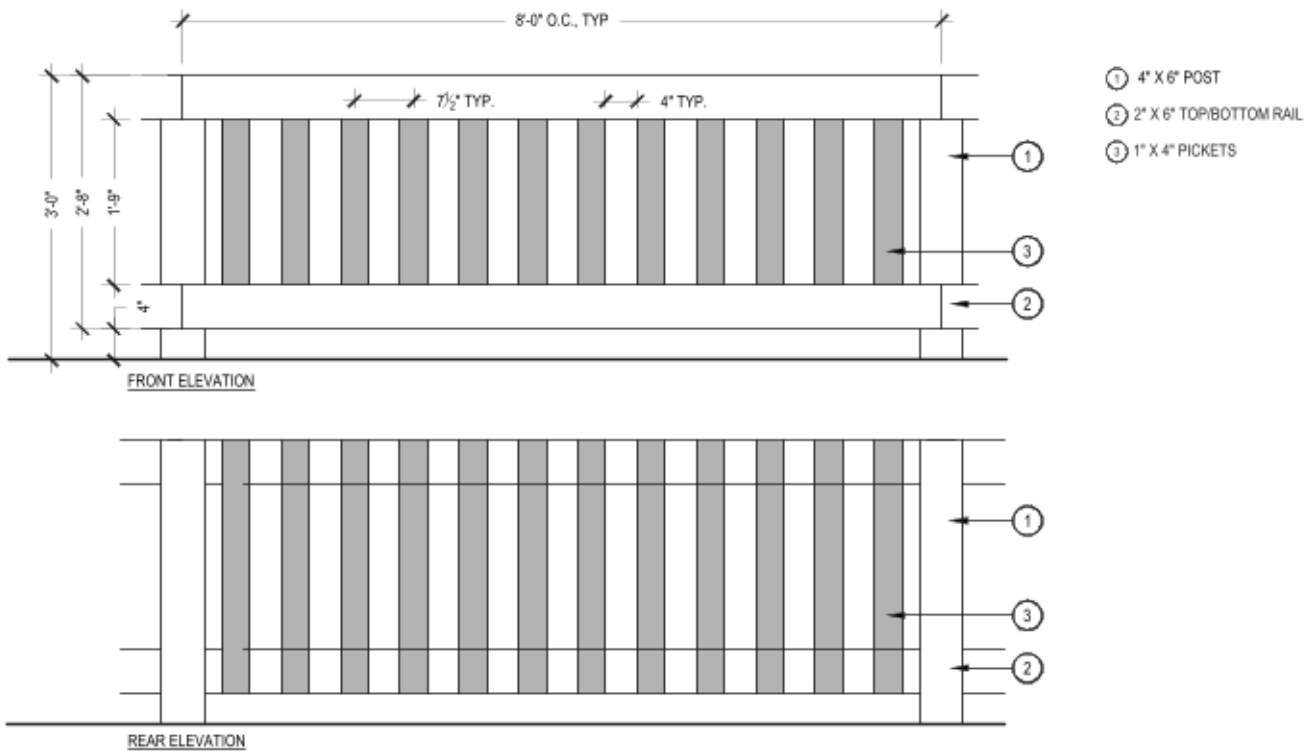
## 5.4 PET AREAS

1. Where approved by the ARC, small fenced pet areas may be permitted in the single family attached and/or multi-family portions of the site. See Dog Run/ Doghouses pg.13

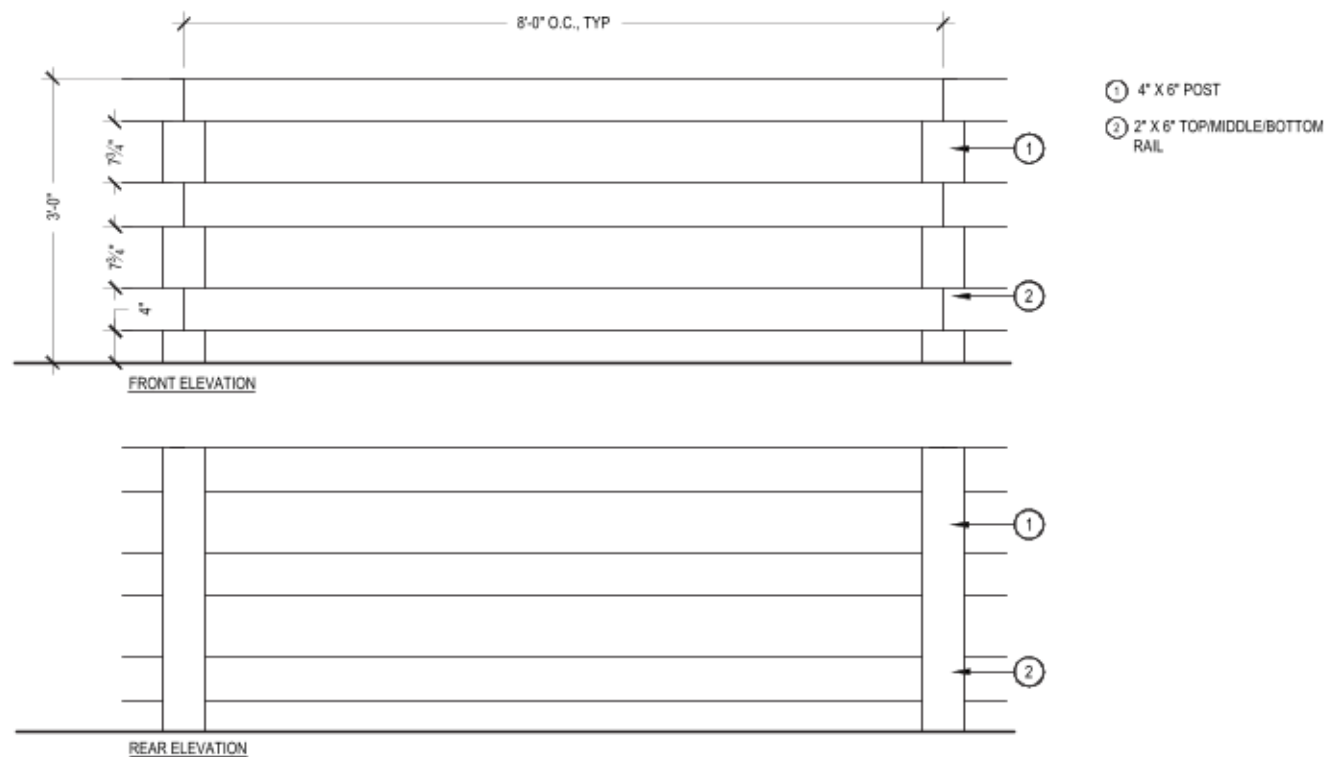
## 5.5 RAILROAD FENCE TYPES

The details provided on the following pages are for use in District owned and maintained areas only and cannot be used for on-lot applications.

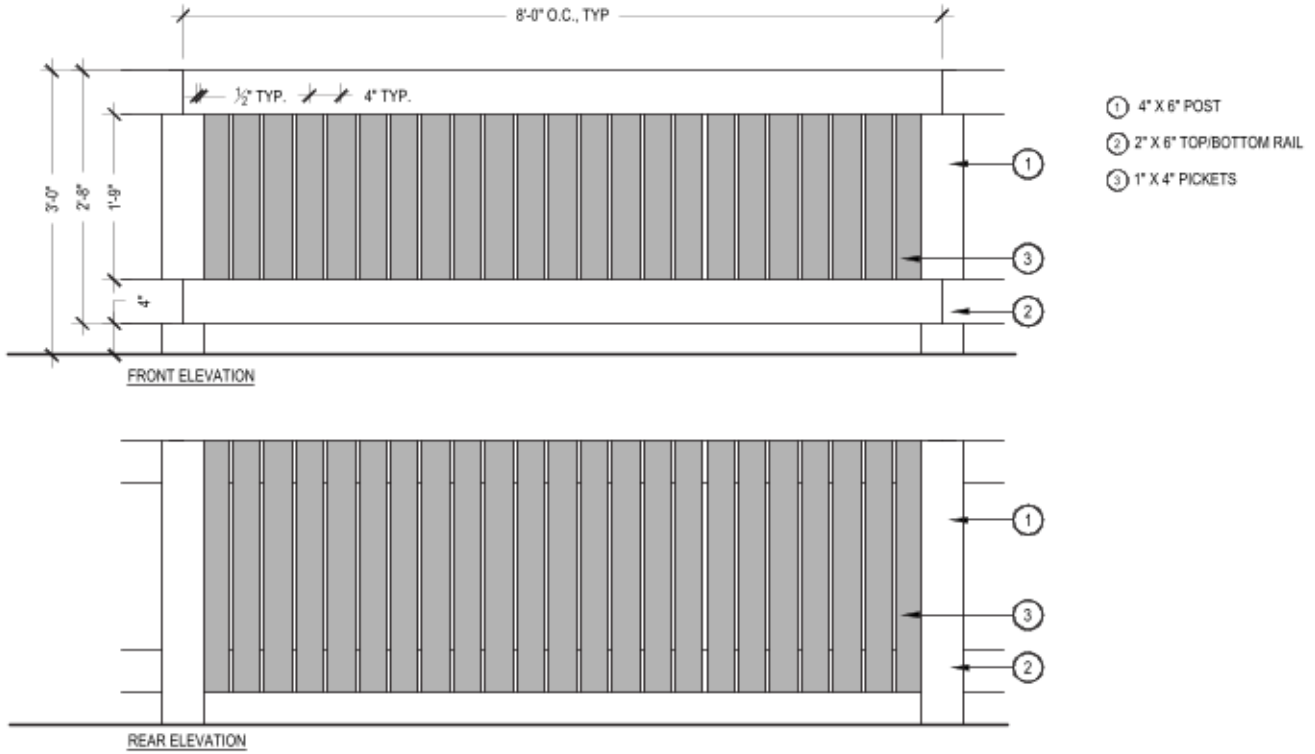




### RAILROAD FENCING TYPE A



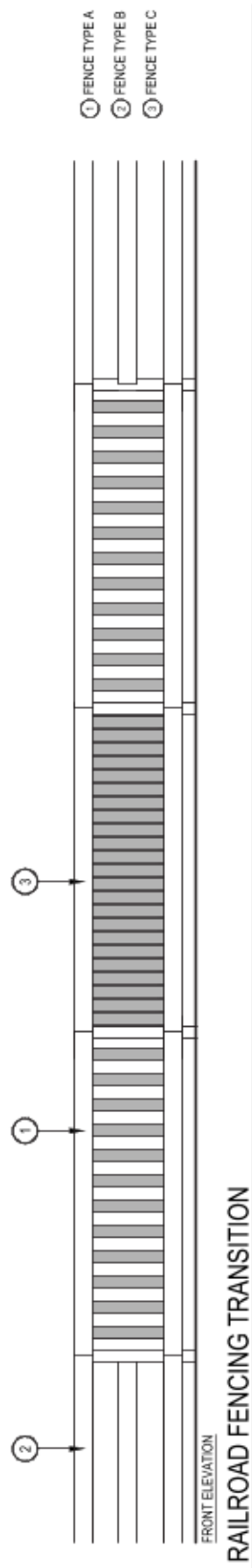
### RAILROAD FENCING TYPE B



RAILROAD FENCING TYPE C







## 6.0 DEVELOPMENT AND BUILDER SIGNAGE:

### 6.1 SIGN LOCATIONS

No sign shall be erected in such a manner or location as to obstruct motorist, cyclist, or pedestrian vision, or obstruct the view of any traffic sign, signal or control device. All sign locations should be verified against approved plans to verify no utility conflicts. Should conflicts arise with any public utilities, utility locations will supersede sign locations and sign location or proportion will adjust accordingly. Verification of utility plans and field locates are required.

### 6.2 BUILDER SIGNAGE

Builder signs are temporary installations identifying individual home builders operating sales within the community. The list below identifies the types of signs that Builders may install. Builder signs shall conform to sign envelopes. Individual builders may include their corporate brand, font and logos on the Builder signs. Builder Signs will be located on Builder lots and sales areas. Developer reserves the right to determine if signage is inconsistent with the standards below. Developer must grant approval for any signs installed off Builder lots (within common areas). Once off-lot signs are authorized by Developer, Builder assumes all responsibility for damage to common area including irrigation lines in area where builder signage is granted approval to be installed per the Developer. Builder Signs must be maintained in upright position and remain professionally displayed. Worn or leaning signs will be removed at Developer's discretion.

#### ALLOWED BUILDER SIGNAGE

##### 1. SALES OFFICE SIGN

Builders are allowed one sales office sign per sales office location. This sign is intended to contain information such as builder name/logo, collection information, contact info, pricing info, etc. The sign may be designed to conform with the builder brand look & feel. Sign may not exceed 48 square feet per side. It is the responsibility of the builder to secure proper permits.

##### 2. MODEL ID SIGN

Builders are allowed one model ID sign per model home location. This sign may conform with the builder brand look & feel.

##### 3. A-FRAME SIGN

Builders are allowed up to two A-frame signs at their sales office location. A-frame signs may conform with the builder brand look & feel.

##### 4. BOOTLEG/T-STAKE/WEEKENDER SIGNAGE

Smaller, temporary signage such as bootlegs/t-stake/weekenders) are not allowed within the community. The exception to this rule is if temporary signs are directing visitors to a special event (ie. Parade of Homes, special event, etc.). If that is the case, temporary signs may only be posted during the duration of the event.



## 5. FEATURE/SELLING POINTS SIGNAGE

Exterior signage declaring unique product selling points must be approved by Bloom's Development Company, Hartford Homes. This includes messaging such as energy efficiency, sustainability, safety and security call-outs.

## 6. FLAG POLES

One flag pole is allowed per Sales Office to fly an American flag and a builder logo flag. Flag pole height may not exceed 50 feet. It is the responsibility of the builder to secure proper permits.

## 7. LOT/BLOCK, AVAILABLE, SOLD AND PRIVATE RESIDENCE SIGNS

Lot/Block, Available, Sold and Private Residence signs sign may conform with the builder brand look & feel.

## 8. CONSTRUCTION/JOB SITE SIGNAGE

Construction/Job Site Signs include information pertaining to builder job site guidelines/ requirements. Signs may not exceed 32 square feet.

## 9. PROMOTIONAL SIGNAGE

Promotional signage is considered to be temporary additions to a builder's sales office/model area to draw attention to a special promotion or event, ie. flutter flags, balloons, banners, etc.

Promotional items are permitted following these guidelines:

- A. Flutter flags, balloons and banners cannot be excessive.
- B. Flutter flags, balloons, banners and other indication signal materials can only be used during timely events, and must be taken down within two days after event completion. For example, if you're hosting an event all day Saturday, these materials must be removed by close of business on Monday.
- C. Temporary banners promoting special pricing or other incentives may be fastened to trap fencing. Banners may be up for a maximum of 30 days.

## 10. CLOUD BUSTER BALLOONS

A maximum of two cloud buster balloons are permitted per sales office location.

## 11. OFF SITE SIGNAGE

Any signage that is placed on property not owned by the Builder will need to be approved by Hartford Homes. Builders may pursue offsite signage with private landowners as desired or as allowed by the applicable municipality

## 7.0 POLLINATOR RECOMMENDATIONS

The Bloom community fully supports the establishment of landscape designs and maintenance practices that support pollinator species and habitat. The information provided in these design guidelines is for reference only and implementation of pollinator-friendly elements on private lots is highly encouraged but not required. Information and resources are provided below and in the Appendix to assist residents in creating effective and lasting pollinator habitat.

### 7.1 CONCEPT NARRATIVE AND SIGNIFICANCE

1. The Bloom community was approved by the City of Fort Collins with a Pollinator Master Plan that supports and promotes pollinator habitat throughout the community. Pollinator plantings will be an integral part of the Bloom landscape character and contribute to the overall aesthetic and quality of life within Bloom.
2. The approved overall pollinator concept within Bloom is to establish a framework for a well-connected pollinator network throughout the community. The approved Pollinator Master Plan is included for reference in the Appendix of this document.
3. The pollinator network will support the city's larger goal of utilizing the Cooper Slough as a north-south pollinator corridor within northeast Fort Collins. A series of internal corridors will run both north-south and east-west within bloom to connect pollinators throughout bloom and to the Cooper Slough. A flexible system of pollinator nodes will be integrated throughout developed urbanized areas and open space. Pedestrians will be able to learn about and experience pollinators as they use bloom's internal trail system and sidewalks. Pollinator nodes will also support an enhanced landscape aesthetic throughout bloom, providing seasonal color and interest while providing pollinator habitat. The average foraging distance for native pollinators ranges from approximately 50 feet to ½ mile. The optimal foraging distance for nonnative pollinators, such as the European honey bee, is approximately one mile or less from the colony. The proposed concept plan and node locations support a diverse variety of pollinators.
4. Beyond areas identified on the Pollinator Master Plan, private landscapes have the ability to support the pollinator goals within Bloom. The recommended Bloom plant list included in section 4.5 of this document denotes specific species within the Bloom signature landscape palette that provide pollinator habitat.

#### PRIMARY POLLINATOR CORRIDOR:

Nodes of at least 100 square feet each shall be provided at intervals of 100 linear feet maximum.

#### SECONDARY POLLINATOR CORRIDOR:

Nodes of at least 50 square feet each shall be provided at intervals of 400 linear feet maximum.

#### PRIMARY POLLINATOR NODE:

Nodes shall include at least 2 species that bloom throughout the growing season or at least one species each blooming in spring, summer and fall.





**SECONDARY POLLINATOR NODE:**

Nodes shall include at least 1 species that blooms throughout the growing season or at least two species blooming in different seasons

- 5. Beyond areas identified on the Pollinator Master Plan, private landscapes have the ability to support the pollinator goals within Bloom. The recommended Bloom plant list included in section 4.5 of this document denotes specific species within the Bloom signature landscape palette that provide pollinator habitat.

**7.2 INSTALLATION**

**GENERAL POLLINATOR INSTALLATION BEST PRACTICES INCLUDE THE FOLLOWING.**

- > Plant in mild weather, avoid long periods of heat or frost.
- > Stage the plants in the planting area while they are still in their pots. This can help when creating a balance in plant. This can also be helpful to avoiding over planting by anticipating the plant's mature size.
- > After transplanting it's important to adequately water the plants until they are fully established.
- > Mulching around the plantings can help reduce evaporation and promote insulation.

**7.3 MAINTENANCE**

**7.3.1 GENERAL**

Pollinator maintenance practices shall be conducted to successfully establish plantings, create year-round habitat and promote diversity. Providing nesting and overwintering habitat is a critical component to establishing successful populations of pollinators. A successfully managed pollinator program can also benefit songbirds and a balanced urban ecosystem.

**RECOMMENDED POLLINATOR MAINTENANCE PRACTICES:**

1. Do not use chemical fertilizers, herbicides or insecticides.
2. Do not use weed-barrier fabric in areas approved by owner.
3. Do not trim perennials or grasses earlier than mid-April.
4. Trim stems of perennials to a height of 6-8" and leave in place until the next growing season.
5. Leave small bunches of cut stems within pollinator beds after trimming. Stems to be placed toward the back of the planting bed or dispersed in between plantings.
6. Leave any fallen leaves within pollinator beds through the next growing season. Collected leaves can also be placed in small piles in designated bloom open space areas to provide additional overwintering habitat.

**7.3.2 RECOMMENDATIONS FOR PRIVATE LANDSCAPES**

- > Do not use chemical fertilizers, herbicides or insecticides. Employ alternative non-lethal methods including but not limited to; Weeding, Neem Oil, Lime Sulfur, Horticulture Vinegar, Boric Acid, Pyrethrum, Copper, etc.

- > The use of weed-barrier fabric in areas approved by owner is not recommended.
- > It is not recommended to trim perennials or grasses earlier than mid-April.
- > It is recommended to trim stems of perennials to a height of 6-8" above the base and leave in place until the next growing season.
- > It is recommended to leave small bunches of cut stems within pollinator beds after trimming. Stems can be placed toward the back of the planting bed or dispersed in between plantings.
- > It is recommended to leave any fallen leaves within pollinator beds through the next growing season.

### 7.3.3 PARKS, OPEN SPACE AND TRAIL CORRIDORS

- > Do not use chemical fertilizers, herbicides or insecticides.
- > Do not trim grasses and perennials prior to mid April.
- > Do not use weed barrier fabric in these areas
- > Trim stems of perennials to a height of 6-8" and leave in place until the next growing season.
- > Leave small bunches of cut stems within pollinator beds after trimming. Stems to be placed toward the back of the planting bed or dispersed in between plantings.
- > Leave any fallen leaves within pollinator beds through the next growing season. Collected leaves can also be placed in small piles in designated Bloom areas to provide additional over-wintering habitat.
- > Planting beds within park areas may be subject to higher maintenance, debris from these plantings may be moved elsewhere.

### 7.3.4 PUBLIC RIGHTS-OF-WAY

- > Plantings within the public ROW shall be maintained per City of Fort Collins standards. Perennials, Shrubs and Grasses shall not exceed 3' height within sight triangles.
- > Do not use chemical fertilizers, herbicides or insecticides.
- > Avoid trimming grasses and perennials prior to mid April.
- > Avoid the use of weed barrier fabric
- > Trimming debris shall be removed from view. It may be placed outside of view within the planting bed or into small concentrated piles off the path of the trail system.

### 7.3.5 ARIA CORRIDOR

The Aria Corridor is an important spine that runs North-South within Bloom. For this reason the Aria Corridor will be maintained following more traditional practices.

- > Do not use chemical fertilizers, herbicides or insecticides.
- > Avoid trimming grasses and perennials prior to mid April.
- > Trimming debris shall be removed from the corridor. It may be placed into small concentrated piles off the path of the trail system.
- > Weed Barrier Fabric is permitted in this area.
- > It is recommended to trim stems of perennials to a height of 6-8" and leave in place until the next growing season.



## 7.4 ADDITIONAL RESOURCES

There are a variety of resources providing useful information on the establishment of pollinator habitat and corridors. Please refer to the District's website for resources demonstrating best practices to maximize the value of pollinator plantings.