

**AMENDMENT  
TO THE RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS  
FOR THREE HILLS  
(Water-Wise Landscaping – 2023)**

August 25<sup>th</sup>, 2023

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Pursuant to the Declaration of Covenants, Conditions and Restrictions for Three Hills recorded in the real property records of the Clerk and Recorder of Jefferson County, Colorado on December 16, 2021, at Reception No. 2021174353 (the “**Declaration**”), Three Hills Investment, LLC (the “**Declarant**”) has the authority to enact, issue, promulgate, modify, amend, repeal, and re-enact design guidelines. Pursuant to that authority the Declarant enacted the Residential Improvement Guidelines and Site Restrictions for Three Hills, dated October 19, 2022 (the “**Guidelines**”). In accordance with its authority in the Declaration, the Declarant hereby amends the Guidelines as follows:

1. Provision Repealed and Restated. Section 3.20 of the Guidelines is hereby repealed in its entirety and the following is substituted as Section 3.20 of the Guidelines:

**3.20 Gardens – Flower or Vegetable**

Due to the size and configuration of the Townhome Lots, flower and/or vegetable gardens are not permitted on such Lots. A limited number of potted plants or flowers may be placed on the front porch of the home on such Lots during the applicable growing season as long as the same are maintained in clean and slightly manner, and are removed at the end of the applicable growing season.

For Traditional SF Lots and Alley Loaded SF Lots, approval is not required for flower or vegetable gardens that do not exceed the lesser of 100 total square feet or 15% of the yard area in which the same is planted. All flower gardens must be weeded, cared for and maintained.

2. Provision Added. The following is hereby added to Section 3.24 of the Guidelines:

Using drought tolerant plantings and other water conservation methods of landscaping is encouraged; however, the design must be approved. Xeriscape uses much less water than typical suburban residential landscape, but it does not mean that large areas of river rock or mulch will be allowed in place of green, growing plant material. Up to 80% of the landscaped area of a Lot may consist of drought-tolerant plantings. Artificial turf may be installed in the rear yard only, with the prior approval of the ARC. The color must be similar to the turf grass in the geographical area, preferably a blended, multi-color monofilament fiber, with a blade height of at least 1½” (or ½” for a putting green). Installation must include a weed barrier and a properly prepared and leveled aggregate base for drainage. Proper infill, which is not toxic to humans or pets, for residential

application must be used. A weed suppressor must be used under seams, and the seams properly secured.

ADOPTED this 25<sup>th</sup> day of August, 2023.

**THREE HILLS INVESTMENT, LLC**, a  
Colorado limited liability company

By: 

Name: \_\_\_\_\_

Title: Managing Member