

**Sally A. Boyce
The Bluffs at University Park
Architectural Committee**

14190 Gleneagle Dr.
Colorado Springs, CO 80921
719-640-1660
sb6669@msn.com

Dear Homeowner:

You have chosen to live in one of Colorado Springs' most desirable neighborhoods. Welcome! I know you will enjoy living in the The Bluffs at University Park.

The Bluffs at University Park is part of the University Park Homeowners Association. When you closed on your home you received a copy of the University Park Covenants, as well as a copy of the Design Guidelines, for your new community. The University Park Covenants and Design Guidelines have been created to help homeowners better understand and work through the approval process for all outside changes relating to their homes, such as landscaping.

UP18 LLC is the developer for The Bluffs at University Park. We review and approve all new construction and initial landscape plans in The Bluffs at University Park. You can contact us at:

Sally Boyce, 14190 Gleneagle Drive, Colorado Springs, CO 80921
Tel: 719-640-1660 Email: sb6669@msn.com

The Homeowners Association is managed by Z & R Property Management. The management company reviews and approves all other matters pertaining to exterior requests/changes to your home. You can contact them at:

Z & R Property Management, 6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918
Tel: 719-594-0506 Email: Derek@ZandRMgmt.com

The University Bluffs Covenants require your home to be landscaped within 6 months of purchasing it. I have attached details for landscaped plan submittals. Please allow 30 days for the review and approval process of your plan.

When your builder completed your residence, your lot was final graded in a manner providing positive drainage away from the structure's foundation and ensures lot-to-lot drainage. You should have received a "Drainage Certificate" which describes directional drainage patterns that **MUST BE PERMANETELY MAINTAINED**. The landscaping installed on your property must adhere to drainage patterns depicted in the Drainage Certificate. The master drainage plan for University Park has been engineered and approved by the City of Colorado Springs. Generally, water is designed to flow alongside yard lot lines and into the street where it flows into detention ponds for floodways designed for this purpose. Deviations from the Drainage Certificate are not permitted.

University Park is located within, and must comply with, the requirements of the City of Colorado Springs Hillside Area Overlay and Wildland Interface Ordinances. The main objectives of these ordinances are: to conserve the unique natural features and aesthetic qualities of the hillside areas, including the preservation of scrub oak, coniferous trees and other natural features such as rock outcroppings; to minimize water run-off and soil erosion problems incurred in adjustment of the terrain; and to minimize the risks of wildfire. Please refer to the following websites to assist you when planning your landscape.

<https://coloradosprings.gov/fire-department/page/wildfire-risk-reduction-requirements-within-wildland>
Ignition Resistant Construction Design Manual for the Wildland Urban Interface -

<https://coloradosprings.gov/sites/default/files/planning/dab/hillside.pdf>
Hillside Development Guidelines Manual

Again, congratulations on your choice of The Bluffs at University Park! If you have any questions, please contact me at the above email.

Sincerely,

Sally A. Boyce
The Bluffs at University Park
Architectural Committee

The Bluffs at University Park New Home Landscape Approval Request

Date _____ Homeowner _____

Address _____

Telephone _____ E-mail _____

Please submit documents to:

Sally Boyce LLC, 14190 Gleneagle Drive, Colorado Springs, CO 80921
Telephone: 719-640-1660 Email: sb6669@msn.com

A proposed Landscape Plan is required at 1" = 10' or 1" = 20' scale. This plan must show all of the applicable existing and proposed items from the checklist below for the portion of the lot where landscaping work is to take place.

Landscape Plan Checklist:

- Lot lines, setbacks, easements, no build areas.
- Indicate building location, driveway, walks, patios, decks, stairs etc.
- Drainage: specify plans for turf or native area drainage plans for underground piping, downspout extensions, rock "dry" streambed features, and/or plans to control silt runoff from the lot, etc.
- Existing trees to be saved or removed.
- Lawn or turf (type and location)
- Proposed trees (types, sizes and locations). All front yard areas must have a minimum of two (2) trees, either two Deciduous or Evergreen or one of each. Deciduous trees must be a minimum of 2.5" caliper in size and Evergreen trees must be a minimum of 6' tall after planting.
- Shrubbery types, quantity and locations. All plants must be a minimum of 5-gallon in size.
- Groundcover, low growing perennials, flowers, etc. (types, sizes, quantities and locations). All groundcover and perennials must be a minimum of 1 – gallon in size.
- Vegetable garden location (types, sizes, quantity any irrigation, screening, etc.).
- Mulch/Rock: indicate area on Site Plan to include (type, size, color, weed barrier). Materials may not be dropped off/stored on the street; they must be kept in the lot.
- Retaining or decorative rock/boulder walls: indicate location on Site Plan (height, material type, colors, method of construction "mortar, dry stack, etc.", wall height not to exceed forty-eights inches.).
- Raised berms, planting beds, drainage control or any other grade alterations (size or area, heights above finished grade, etc.).
- Other – additional information can be found in the University Park Homeowners Association website:

[https://universityparkpoints.com/Architectural Control/Updated Design Guidelines 11-2018.pdf](https://universityparkpoints.com/Architectural%20Control/Updated%20Design%20Guidelines%2011-2018.pdf)
Design Guidelines