

**The Charterwood at Lakewood Estates ("The Charterwood Association")**

**POLICY/RULE**

**WATER CONSERVATION AND DROUGHT MITIGATION**

The Charterwood at Lakewood Estates ("The Charterwood Association") encourages the use of drought-tolerant vegetative landscaping. The standards and guidelines for utilizing and maintaining drought-tolerant elements to landscape, and to implement xeriscaping on lots within the community are set forth in the Pioneer Ridge Residential Improvement Guidelines and Site Restrictions.

"Xeriscape" means the combined application of the seven principles of landscape planning and design, soil analysis and improvement, hydro zoning of plants, use of practical turf areas, uses of mulches, irrigation efficiency, and appropriate maintenance under C.R.S. § 38-35.7-107(1)(a)(III)(A).

"Turf" means a covering of mowed vegetation, usually turf grass, growing intimately with an upper soil stratum of intermingled roots and stems.

"Turf grass" means continuous plant coverage consisting of nonnative grasses or grasses that have not been hybridized for arid conditions which, when regularly mowed, form a dense growth of leaf blades and roots.

The Association Executive Board may not impose any procedural steps or financial burdens upon the unit owner seeking approval of a landscaping plan change. The prohibited procedural steps or financial burdens include the requirement of an architect's stamp, pre-approval by board retained architect, water usage history/analysis, or landscape change fees.

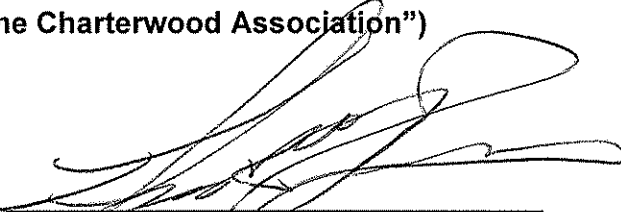
The Association Executive Board may take enforcement action against a unit owner if the unit owner allows existing landscaping to die unless there has been a period of water use restrictions. Enforcement shall be under the above Rule on Enforcement. During water use restrictions, all enforcement action shall be suspended and unit owners shall comply with any watering restrictions declared by the water supplying authority.

Once the drought emergency ends and watering restrictions are lifted, the unit owner shall be given a reasonable and practical opportunity considering the local growing seasons to reseed and revive turf grass before being required to replace it with new sod.

Nothing in this policy supersedes any county or city subdivision regulation.

This Rule on Water Conservation and Drought Mitigation was passed by a majority of a quorum of the Board at its meeting on November 14, 2013.

Effective December 1, 2013  
The Charterwood at Lakewood Estates  
("The Charterwood Association")

By:  \_\_\_\_\_

Its President \_\_\_\_\_