

**Stapleton Rowhome Association
DRC Assumptions to Date
Updated 3.10.06**

1. **Deck/Patio Railings** - For decks and patio railings - Use of 2" x 2" or 2" x 4" welded wire fabric attached to the inside of the front, back or side two rail are acceptable.
2. **Backyard Fences** - In Stapleton Filing 5 Rowhomes there are four fences that are jogged because of property lines. If a resident of the jogged fence wants to move to line it up with their gate, they would need to supply the DRC with a Shared Use/Agreement. The fences also are set-back because of grading and aesthetics of the alley.
3. **Arbor or Pergola:**
Backyard Rowhomes Only - The arbor needs to be constructed on the individual property at a max height of 8 ft for clearance and need constructed out of wood to match fencing type
4. **Patio** -Brick, stone or concrete patios is allowed as long as it is at or below the original grade.
5. **Walls** - No walls because of drainage
6. **Alley enclosure** -Request: Enclose air conditioned area with fence for more storage. Response: Due to the aesthetics of the neighborhood to allow for a jagged look in the alley vs. a wall, the DRC believes the fence enclosure will take away from the aesthetics of the neighborhood, so is denied.
7. **Landscaping - Both are in Use Restrictions but to be consistent should also reference in Design Guidelines**

Grading. No Owner may install improvements or alter grading to adversely affect drainage on any Lot. Each Owner shall maintain all gutters, downspouts and extensions within such Owner's Lot to insure 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. No Owner may alter, obstruct or obliterate any drainage swales, pans, easements, or channels located or installed on any Lot or Common Areas

Landscaping in the Foundation Back-Fill Zone

Per the Charter, avoiding proper drainage away from your home is essential to minimize potential swelling of expansive soils that may exist on the Property. Unless otherwise approved by the Board, the five foot area surrounding the foundation of any structure may not be landscaped with live plant material that requires watering, unless a drip line system is installed following the guidelines as followed:

1. A 10 milliliter (minimum thickness) EDPM membrane must be installed at a minimum of six to eight inches below top of grade and covers that portion of the Backfill Zone where plants are installed
2. The EDPM must be sealed to the foundation of the home structure and have negative slope away from the foundation; and
3. If a drip line system installed, all connections for the drip line must be made out of the Backfill Zone.

Each homeowner is responsible for maintaining the proper grading of the Backfill Zone on his or her home.