

DESIGN GUIDELINES
OF
HOMESTEAD HILLS METROPOLITAN DISTRICT

Adopted by the Board of Directors on _____, 2024

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1 INTRODUCTION

1.1 Basis for Guidelines

These Design Guidelines of the Homestead Hills Metropolitan District (the “**Guidelines**”) are intended to assist Owners living in the Homestead Hills Metropolitan District community (the “**Community**”) in preparing plans for submittal to the Architectural Review Committee (the “**Committee**”). Pursuant to the Covenants and Restrictions for Homestead Hills Metropolitan District (the “**Covenants**”), recorded on February 22, 2019 at Reception No. 2019000013022 in the real property records of Adams County, Colorado as may be amended from time to time, the Committee is authorized to adopt architectural guidelines for the Community.

1.2 Definitions

All capitalized words and phrases used in these Guidelines shall have the meaning provided in the Covenants unless otherwise defined herein.

1.3 Contents of Guidelines

In addition to the introductory material, these Guidelines contain (A) a summary of procedures for obtaining approval from the Committee (see Section 2); and (B) a listing of specific types of Improvements that Owners might wish to make with specific information as to each of these types of Improvements (see Section 3).

1.4 Architectural Review Committee or Representative

The Committee consists of persons appointed to review requests for modification or installation of Improvements.

1.5 Committee Contact Information

The contact information of the Committee, persons, committee or representative authorized to administer the architectural review process is:

COMPANY NAME	OFFICE	FAX	E-MAIL
Centennial Consulting Group	(970) 484-0993	(970) 300-4682	homesteadhills@ccgcolorado.com

1.6 Effect of Covenants

The Covenants govern the Community. Each Owner should review and become familiar with the Covenants. Nothing in these Guidelines supersedes or alters the provisions or requirements of the Covenants and, if there is any conflict or inconsistency, the Covenants will control.

1.7 Effect of Governmental and Other Regulations

Use of property within the Community and any Improvements must comply with any applicable building codes and other governmental requirements and regulations. Owners are encouraged to contact Adams County (“**County**”) and the City of Thornton (“**City**”) for further information and requirements for Improvements they wish to make.

APPROVAL BY THE COMMITTEE DOES NOT CONSTITUTE ASSURANCE THAT IMPROVEMENTS COMPLY WITH APPLICABLE GOVERNMENTAL REQUIREMENTS OR REGULATIONS OR THAT A PERMIT OR APPROVALS ARE NOT ALSO REQUIRED FROM APPLICABLE GOVERNMENTAL BODIES. ALL IMPROVEMENTS MUST COMPLY WITH CITY, COUNTY, AND STATE REGULATIONS AND REQUIREMENTS.

1.8 Interference with Utilities

In making Improvements to property, Owners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Owners should not construct any Improvements over such easements without the consent of Homestead Hills Metropolitan District (the “**District**”) and the utility involved, and Owners will be responsible for any damage to any utility lines. All underground utility lines and easements can be located by contacting:

Colorado 811

Tele: 811

1.9 Goal of Guidelines

Compliance with these Guidelines and the provisions of the Covenants will help preserve the inherent architectural and aesthetic quality of the Community. It is the responsibility of the Committee to ensure that all proposed Improvements meet or exceed the requirements of these Guidelines and to promote the highest quality design for the neighborhood. It is important that Improvements to property be made in harmony with and not detrimental to the rest of the Community. A spirit of cooperation with the Committee and neighbors will go far in creating an optimum environment, which will benefit all Owners. By following these Guidelines and obtaining prior written approval for Improvements to property from the Committee, Owners will be protecting their financial investment and will help ensure that Improvements to property are compatible with standards established for the Community. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the Committee’s interpretation shall be final and binding.

All District residents are encouraged to bring any previously installed Improvements into conformance with these Guidelines, but Improvements installed prior to adoption of the Guidelines will not comprise a violation hereunder. However, any modification to Improvements installed before the adoption of these Guidelines may not be made unless such modification brings such Improvements into reasonable compliance with the Guidelines. (For example, fencing painted a non-conforming color must be repainted with a conforming color.)

2 PROCEDURES FOR COMMITTEE APPROVAL

2.1 General

The procedures set forth in this Section 2 are intended to clarify the terms, provisions and requirements of Section 2 of the Covenants. In the event of any conflict between these rules and the Covenants, the terms of Section 2 in the Covenants shall control. As indicated in Section 3 of these Guidelines, there are some cases in which advance written approval of the Committee is not required if the Guidelines with respect to that specific type of Improvement are followed. In a few cases, as indicated in Section 3, a specific type of Improvement is not permitted under any circumstances. In all other cases, including Improvements not included in Section 3, advance, or prior written approval by the Committee is required before an Improvement to property is commenced.

2.2 Drawings or Plans

Owners are required to submit to the Committee a completed Architectural Review Committee Improvement Request Form (“**ARC Request Form**”), which is available from the person or entity listed in Section 1.5, and complete plans and specifications, in duplicate, (said plans and specifications to show exterior design, height, materials, color, location of the structure or addition to the structure, plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required) prior to commencement of work on any Improvement to property. In most cases, the materials to be submitted will *not* have to be professionally prepared by an architect, a landscape architect, or draftsman, and a simple drawing with dimensions and description will be sufficient. In the case of major improvements, such as structural changes, detailed plans and specifications, prepared by a licensed architect, may be required. Whether done by the Owner, or professionally, the following guidelines should be followed in preparing drawings or plans:

- A.** The drawing or plan should be done to scale and shall depict the property lines of your Lot and the outside boundary lines of the residence as located on the Lot. If you have a copy of an improvement survey of your Lot obtained when you purchased it, this survey would be an excellent base from which to start.
- B.** Existing Improvements, in addition to your residence, should be shown on the drawing or plan and identified or labeled. Such existing Improvements include driveways, walks, decks, trees, shrubs, fences, etc. The proposed Improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed Improvement, including the materials to be used and the colors. For Example: Redwood deck, 10 feet by 12 feet with 2” x 4” decking and natural stain.
- C.** The plan or drawing and other materials should include the name of the Owner, the address of the residence, the lot, block and filing number of the Lot, and the e-mail address and telephone number where the Owner can be reached.

- D.** The proposed Improvements must take into consideration the easements, building location restrictions and sight distance limitations at intersections.
- E.** Owners should be aware that many Improvements require a permit from the County, the City or other governmental entity. The Committee reserves the right to require a copy of such permit as a condition of its approval.
- F.** In some instances, elevation drawings of the proposed Improvement will be required. The elevation drawings should indicate materials.
- G.** Photographs of existing conditions and of proposed materials and colors are encouraged to be included, and are helpful to convey the intended design, but should not be used solely to describe the proposed changes.

2.3 Submission of Drawings and Plans

One copy of the drawing or plans (minimum acceptable size 8.5” x 11”) must be submitted to the Committee along with a completed ARC Request Form. Color photographs, brochures, paint swatches, etc. will help expedite the approval process. Specific dimensions and locations are required. A copy of the plat plan must be submitted with proposed Improvements indicated as a part of the submission

Any costs incurred by the Committee for review of submittals shall be borne by the Owner and shall be payable prior to final approval. Any reasonable engineering consultant fees or other fees incurred by the Committee in reviewing any submission will be assessed to the Owner requesting approval of the submission.

2.4 Action by Committee

The Committee will meet as required to review plans submitted for approval. The Committee may require submission of additional information or material, and the request will be deemed denied until all required information and materials have been submitted. The Committee will act upon all requests in writing within 45 days after the complete submission of plans, specifications, and other materials and information as requested by the Committee. If the Committee fails to review and approve in writing (which may be with conditions and/or requirements) or disapprove, a request for architectural approval within 45 days after the complete submission of the plans, specifications, materials and other information with respect thereto, such request is deemed rejected by the Committee.

2.5 Revisions and Additions to Approved Plans

Any revisions and/or additions to approved plans made by the Owner or as required by any governmental agency, must be re-submitted for approval by the Committee. The revised plans must follow the requirements as outlined above.

2.6 Completion of Work

After approval (which may be with conditions and/or requirements) of any proposed Improvement by the Committee, the proposed Improvement shall be completed and constructed as promptly and diligently as possible, and in complete conformity with all conditions and requirements of the approval. Upon the completion of an Improvement, the applicant for approval of the same shall give a written “**Notice of Completion**” to the Committee. Until the date of receipt of such Notice of Completion, the Committee shall not be deemed to have notice of completion of any Improvement on which approval has been sought and granted. Failure to complete the proposed Improvement within one year from the date of the approval or such other date as may be set forth in the approval or as set forth in the Covenants (the “**Completion Deadline**”), shall constitute noncompliance; provided, however, that the Committee may grant extensions of time to individual Owners for completion of any proposed Improvements, either (a) at the time of initial approval of such Improvements, or (b) upon the request of any Owner, provided such request is delivered to the Committee in writing and the Owner is diligently prosecuting completion of the subject Improvements or other good cause exists at the time such request is made.

2.7 Inspection of Work

The Committee, or its duly authorized representative, has the right to inspect any Improvement at any time, including prior to or after completion, in order to determine whether or not the proposed Improvement is being completed or has been completed in compliance with the approval granted pursuant to this Section.

2.8 Notice of Non-Compliance

If, as a result of inspections or otherwise, the Committee determines that any Improvement has been done without obtaining all required approvals (which may be with conditions and/or requirements), or was not done in substantial compliance with the approval that was granted, or has not been completed by the Completion Deadline, subject to any extensions of time granted pursuant to Section 2.6 hereof, then the Committee shall notify the District, and the District shall then notify the applicant in writing of the non-compliance (the “**Notice of Non-Compliance**”). The Notice of Non-Compliance shall specify the particulars of the non-compliance.

2.9 Correction of Non-Compliance

If the Committee determines that non-compliance exists, the Person responsible for such non-compliance shall remedy or remove the same within not more than 45 days from the date of receipt of the Notice of Non-Compliance. If such Person does not comply with the ruling within such period, the Committee shall notify the District, and the District may, at its option and if allowed by applicable law, record a Notice of Non-Compliance against the Lot on which the non-compliance exists, may impose fines, penalties and interest, may remove the non-complying Improvement, or may otherwise remedy the non-compliance in accordance with the Covenants and applicable law. The Person responsible for such non-compliance shall reimburse the District, upon demand, for all costs and expenses, as well as anticipated costs and expenses, with respect thereto.

2.10 Amendment

These Guidelines may at any time, from time to time, be added to, deleted from, repealed, amended, and modified, reenacted, or otherwise changed by the Committee, with the approval of the District's Board of Directors, as changing conditions and/or priorities dictate.

2.11 Questions

If you have any questions about the foregoing procedures, feel free to call the Committee at the phone number and address listed in the Section 1.5 of these Guidelines.

3 SPECIFIC TYPES OF IMPROVEMENTS / SITE RESTRICTIONS

3.1 General

The following is a listing, in alphabetical order, of a wide variety of specific types of Improvements which Owners typically consider installing, with pertinent information as to each. Unless otherwise specifically stated, drawings or plans for a proposed Improvement must be submitted to the Committee and written approval of the Committee obtained before the Improvements are made. In some cases, where it is specifically so noted, an Owner may proceed with the Improvements without advance approval if the Owner follows the stated guideline. In some cases, where specifically stated, some types of Improvements are prohibited. Committee review and approval is required on any external items not listed below.

3.1.1 Variances

Approval of any proposed plans by the granting of a variance from compliance with any of the provisions of these Guidelines is at the sole discretion of the Committee when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require.

3.1.2 No Unsightliness

All unsightly conditions, structures, facilities, equipment, and objects, including, but not limited to, snow removal equipment, garden or maintenance equipment and exercise/sports equipment when not in actual use, must be enclosed within a structure.

3.1.3 Waivers; No Precedent

The approval or consent of the Committee to any application for approval shall not be deemed to constitute a waiver of any right to withhold or deny approval or consent 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 in any other matter.

3.1.4 Liability

The Committee and the members thereof shall not be liable for damages to any person submitting requests for approval or to any approval, or failure to approve or disapprove regarding any matter within its jurisdiction. The Committee shall not bear any responsibility for ensuring structural integrity or soundness of approved construction or modifications, or for ensuring compliance with building codes and other governmental requirements. The Committee will not make any investigation into title, ownership, easements, rights-of-way, or other rights appurtenant to property with respect to architectural requests and shall not be liable for any disputes relating to the same.

3.2 Accessory Buildings

Are prohibited.

3.3 Additions and Expansions

Are prohibited.

3.4 Address Numbers

Approval is required to replace, alter or relocate existing address numbers, unless the address numbers are replaced using the same style, color and type of number currently on the residence.

3.5 Air Conditioning Equipment

Only central air conditioning is permitted. Installation of air conditioning on the roof of a residence, in a window of a residence, or through the wall of a residence is prohibited.

Approval is not required for replacement of existing air conditioning equipment with similar equipment located in the same location as the equipment being replaced.

Air conditioning equipment must be installed in a manner to minimize visibility from the street and minimize any noise to adjacent property Owners.

3.6 Antennae/Satellite Dishes

3.6.1 Antennae. Antennae are prohibited.

3.6.2 Satellite Dishes. Satellite dishes are permitted as long as they do not exceed 3 feet in diameter and are screened from view from any angle with landscaping, privacy wall, or fence approved by the Committee. If a satellite dish is installed on the roof of a residence, it shall be placed on the rear elevation of the roof if signal can be reached from rear elevation.

3.7 Animals

Except as set forth herein, no animals of any kind shall be raised, bred or housed within a Unit without the prior written consent of the Committee and, if required, the Colorado Division of Wildlife, and in all events in conformity with the Guidelines.

An Owner shall be permitted to house in its Unit up to 3 domestic pets (which shall mean only domesticated dogs, cats or other usual and common household pets which are bona fide household pets) and such additional animals as may be expressly permitted by these Guidelines.

Properly licensed and registered service animals for disabled persons shall be permitted in each Unit.

3.8 Awnings

Approval is required and Owners must comply with all requirements of the County and the City. Awnings should be an integral part of the house or patio design. The color shall be complementary to the exterior of the residence. Aluminum and fiberglass awnings are prohibited.

See Section 3.410, Overhangs/Sunshades/Awnings – Cloth or Canvas.

3.9 Balconies

See Section 3.17, Decks

3.10 Barbecue/Gas Grills

Approval is not required. All barbecue grills, smokers, etc. must be stored in the side yard or within an enclosed structure.

3.11 Basketball Backboards

Approval is not required, subject to the following limitations. No basketball backboards shall be attached to the garage. Only portable basketball backboards shall be allowed if the following guidelines are met:

- A. Portable units cannot be placed in the public rights of way, streets, sidewalks or street lawns.
- B. Portable basketball backboards may be left out when not in use only if the backboard, hoop, and net are in good repair. Portable basketball backboards that are not in good repair, including the hoop and net, must be stored out of sight when not in use and may not be left out for more than 24 hours.
- C. Approval is required for the installation of any permanent garage or pole mounted basketball hoops.

3.12 Birdbaths, Birdhouses, and Bird Feeders

Approval is not required, subject to the following limitation: the birdhouse dimensions do not exceed one foot by two feet, no more than 3 of each (birdbath, birdhouse, or bird feeder) shall be installed on any Lot. Birdhouses or bird feeders may be mounted on a pole, provided the pole shall not exceed 5 feet in height. Birdbaths, birdhouses, and bird feeders must remain clean and in good repair at all times.

See Section 3.65, Statues or Fountains.

3.13 Carports

Are prohibited.

3.14 Clothes Lines and Hangers

Approval is not required, subject to the following limitations. Clotheslines may only be placed in the side yard and hung below 5 feet. Fixed clotheslines and hangers are not permitted. Temporary drying structures will be permitted so long as such structures are used solely in the side yard and are immediately removed from sight after each use. Retractable clotheslines with permanent fixtures require approval.

3.15 Cloth or Canvas Overhangs

See Section 3.40, Overhangs/Sunshades/Awnings – Cloth or Canvas.

3.16 Decks

Approval is required. Decks are only permitted in side yards. The deck must be harmonious (in configuration, detail, material and color) with the architecture of the house. Modifications or additions to Builder installed decks must incorporate the same materials, colors and detailing as the Builder's or approved existing deck. TREX or similar engineered composite wood type products are the preferred material for construction. Plastic, PVC or similar materials are prohibited.

The appropriate governmental permits are also required.

The deck should be located so as not to create an unreasonable level of noise for adjacent property Owners.

Changes in grade or drainage pattern must not adversely affect adjoining properties and shall comply with drainage change requirements of the Covenants.

Upper-level decks shall be attached directly to the house. Only ground level decks may be approved as freestanding decks. Decks shall not extend beyond the Lot boundaries into any common area. Depending on Lot location and orientation, decks should not project beyond the side walls of the house. The side walls of the house are defined as the major (structural) side walls and do not include bay windows, chimney enclosures, porches or other such projections.

In certain situations, stairs and some portions of the deck may extend up to 4' beyond the side walls.

A solid trim board shall be provided on any open side of the deck to conceal the joists and cut ends of the decking. Underdeck screening should be compatible with the architecture of the house and deck. Any lattice must be properly framed and recessed.

Railings and other features such as privacy screens for attached housing must match the approved Builder design.

3.17 Dog Houses

Approval is required. Dog houses are restricted to 10 square feet and must be located in the fenced side yard. Dog houses must be installed at ground level, and must not be visible above the fence. Dog houses must also match the colors and materials of the exterior of the residence. Limit of 1 dog house per Lot. Dog house must be screened from view if the residence backs up to the common areas.

3.18 Dog Runs

Are prohibited.

3.19 Doors

Approval is not required for an already existing main entrance door to a house if the material matches or is similar to existing doors on the house and if the color is generally accepted as a complimentary color to that of existing doors on the house. Complementary colors would be the body, trim or accent colors of the house or white (for storm/screen doors). No "burglar bars," steel or wrought iron bars or similar fixtures, whether designed for decorative, security or other purposes, shall be installed on the exterior of any windows or doors of any building.

- A.** Storm Doors. Approval is not required for storm doors as long as the door is complimentary with the color scheme of the residence. Owners wishing to utilize a different color must first obtain approval.
- B.** Security Doors and Windows. All security or security-type doors and windows must be approved prior to installation.

3.20 Drainage

The Covenants require that there be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern which exists at the time final grading of a Lot by the Declarant or a Builder is completed. When installing your landscaping, it is very important to ensure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against the house foundation, walkways, sidewalks, and driveways into the street. The Committee may require a report from a drainage engineer as part of landscaping or improvement plan approval.

Landscaping and all drainage from downspouts off the house should conform to the established drainage pattern. Sump pump drainage should be vented a reasonable distance from the property line, on the Owner's property, to allow for absorption. Adverse effects to adjacent properties, including District lands, sidewalks and streets, will not be tolerated.

3.21 Driveways

Approval is required for any changes or alterations to driveways. This includes construction of a pull-off area to the side of the driveway and/or concrete driveway extensions. Any replacement or expansions must match the existing style and color of concrete. Only clear sealant may be used on the driveway (no colors) and Owners will be required to maintain the driveways against oil spills, spalling/peeling/etc.

3.22 Evaporative Coolers

Are prohibited.

3.23 Exterior Lighting

See Section 3.38, Lights and Lighting.

3.24 Fences

Owners shall not construct, modify, replace, paint or obstruct any fence, fence pillars or walls except in accordance with the prior written approval of the Committee. Fences shall not exceed 6 feet. Wood fences shall be power washed prior to staining and stained a non-transparent / solid stain and color as provided in Exhibit A. For purposes of this section, hedges shall be the same as fences and subject to the same restrictions. The term "wall" as used in this section shall mean walls which are free-standing and intended to enclose the areas outside a structure. With prior written approval from the Committee and written consent from the adjacent Lot(s) Owner, Owners may install a privacy lattice up to 2 feet above the current fence. Privacy lattices, including both the front and back sides, must match the stain and material of the Owner's fence.

3.25 Fire Pits / Places

Propane/gas fire pits and fireplaces are permitted. Wood burning fire pits/fireplaces are prohibited.

3.26 Flags/Flagpoles

Flagpoles in the yards are not permitted. Approval is not required for one flagpole mounted to the front, side, or back of the house. Owners may display no more than one flag which shall be in good condition free from fading and fraying. Flags may be no larger than 3' x 5'.

3.27 Flowerbeds

Flower beds in predetermined planting beds per approved landscaping plans do not require approval. Side yard flower beds do not require approval. All flower beds must be maintained and free of weeds.

3.28 Gardens

Approval is required for any and all gardens. If approved, gardens may be placed in raised garden boxes, must be weeded, cared for, and maintained.

3.29 Gazebos

Approval is required. The gazebo must be harmonious (in configuration, detail, material and color) with the architecture of the house. If approved, gazebos must be designed and installed by qualified individuals.

3.30 Grading and Grade Changes

See Section 3.21, Drainage.

3.31 Greenhouses

Are prohibited.

3.32 Hanging of Clothes

See Section 3.15, Clothes Lines and Hangers.

3.33 Hot Tubs and Jacuzzis

Must be approved by the Committee and must include plans for drainage.

3.34 Irrigation

All common area landscaping shall use irrigation systems owned and operated by the District. All landscaping on the lot must be watered only by the irrigation at each Unit. In no event shall any landscape irrigation be allowed to result in flooding, saturation or other adverse effects of, on or to other property.

3.35 Kennels

Are prohibited. Breeding or maintaining animals for a commercial purpose is prohibited.

Also see Section 3.19, Dog Runs.

3.36 Landscaping

Replacement of all plants, unless for like replacements, located on homeowner property shall be approved by the committee. Approval is required for modification of landscaping in the side

yard. All Owners must comply with any applicable landscaping requirements of the County and the City. The plot plan of the residence and yard must be provided at a measurable scale. All organic materials (plants, shrubs, trees, etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail.

The Committee may adopt approved landscape requirements and standards, and all new landscape installations and improvements must meet said requirements. Owners are responsible for compliance with all applicable laws.

All landscaping shall be maintained in good condition in accordance with Section 3.15 of the Covenants. This includes front yards, back yards, and side yards of all lots. Artificial turf is allowed within the fenced side yards, with Committee approval.

Also see Section 3.28, Gardens.

3.37 Latticework

Approval is required.

3.38 Lights and Lighting

No light shall be emitted from any Lot which is unreasonably bright or causes unreasonable glare or shines directly onto an adjacent Lot. There shall be no exterior floodlights, searchlights, spotlights, sodium vapor lights or barnyard lights. Without limiting the generality of the foregoing, all exterior lighting on a Lot must be of a conventional style. Notwithstanding the foregoing, Edison lights are permitted in side yards without approval.

3.39 Ornaments/Art - Landscape/Yard

Up to 3 small (less than 12 inches in height) front yard ornaments may be installed in the front yard without approval, as long as the ornament is installed at ground level and the color and design integrate into the landscape.

Approval is not required for yard ornaments which are installed in the side yard and which are of a height less than 3 feet.

Approval is required for any other yard ornaments.

3.40 Overhangs/Sunshades/Awnings- Cloth or Canvas

Approval is required. An overhang should be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. A swatch of material to be used must be provided with the review submittal.

See Section 3.42, Patio Covers.

3.41 Painting

Approval is not required if color and/or color combinations are identical to the original manufacturer color established on the residence and/or accessory improvement. Any changes to the color scheme must be submitted for approval and must conform to the general scheme of the Community.

3.42 Patio Covers

Are prohibited.

3.43 Patios - Enclosed

See Section 3.3, Additions and Expansions.

3.44 Paving

Approval is required, regardless of whether for walks, driveways, patio areas or other purposes, and regardless of whether concrete, asphalt, brick, flagstones, steppingstones, pre-cast patterned, or exposed aggregate concrete pavers are used as the paving material. Paving shall not block any existing drainage patterns.

See Section 3.22, Driveways.

3.45 Pipes

Approval is required for all exterior pipes, conduits and equipment. Adequate screening may also be required.

3.46 Play Structures and Sports Equipment

Approval is required.

3.47 Playhouses

Permanent structures are prohibited.

See Section 3.2, Accessory Buildings.

3.48 Poles

See Section 3.27, Flags/Flagpoles.

3.49 Ponds and Water Features

Are prohibited.

3.50 Radio Antennae

See Section 3.6, Antennae/Satellite Dishes.

3.51 Radon Mitigation Systems

Approval is required. Equipment must be painted a color similar or generally accepted as complementary to the exterior of the house. All equipment shall be installed so as to minimize its visibility.

3.52 Roofing Materials

Approval is required for all roofing materials other than those originally used by the Builder.

Approval is not required for repairs to an existing roof with the same or greater quality and type of building material that exist on the building.

3.53 Rooftop Equipment

Approval is required. Equipment must be painted a color similar or generally accepted as complementary to the roofing material of the house. All rooftop equipment shall be installed to minimize its visibility.

See Section 3.63, Solar Energy Devices.

3.54 Satellite Dishes

See Section 3.6, Antennae/Satellite Dishes.

3.55 Saunas

See Section 3.2, Accessory Buildings.

3.56 Screen Doors

See Section 3.20, Doors.

3.57 Seasonal Decorations

Approval is not required if installed on a lot within 30 days of a holiday, provided that an Owner is keeping with the Community standards, and provided that the decorations are removed within 30 days of the holiday.

See Section 3.38, Lights and Lighting.

3.58 Security Devices

Approval is not required. Security devices, including cameras and alarms, must be selected, located and installed so as to be an integral part of the house and not distract from the house's architecture and appearance. Cameras and housing sirens, speaker boxes, conduits and related exterior elements should be unobtrusive and inconspicuous. Such devices should be located

where not readily visible and should be a color that blends with or matches the surface to which it is attached.

3.59 Sheds

See Section 3.2, Accessory Buildings.

3.60 Shutters - Exterior

Are prohibited, except those installed by the Builder on select home styles. Replacement shutters must match original style and color.

3.61 Siding

Approval is required for all siding materials other than those originally used by the Builder. Approval is not required for repairs to existing siding with the same or greater quality and type of building material that exist on the building.

3.62 Signs

Marketing signs are prohibited. Approval is required for all signs except temporary For Sale, Open House, or For Rent signs. Owners may display no more than two signs which shall be in good condition free from fading and fraying. Signs may be no larger than 3 feet by 2 feet in size. All signs must be in good condition and free from tears and fading. Lighted signs are prohibited.

3.63 Solar Energy Devices

Submittal of a committee request is required. Photovoltaic (PV) Solar panels must lay flat on the roof, meet all applicable safety, building codes and electrical requirements, including solar panels for thermal systems (solar water heaters). The Committee is allowed to request changes as long as they do not significantly increase the cost or decrease the efficiency of the proposed device and panels. Please also see § 38-30-168, C.R.S., which governs the review and the Owner's installation of such devices.

3.64 Spas

See Section 3.33, Hot Tubs and Jacuzzis.

3.65 Sport Pads.

Are prohibited.

3.66 Statues or Fountains

Approval is not required if statues or fountains are installed in the side yard and are not greater than 4 feet in height from the highest point, including any pedestal. Statues or fountains must be screened from view if the residence backs up to common area.

Approval is required if the statue or fountain is proposed for the front or back yard. Statue or fountain location in the front yard should be located close to the main entrance of the house.

See Section 3.13, Birdbaths, Birdhouses, and Bird Feeders and Section 3.39, Ornaments/Art – Landscape/Yard

3.67 Storage Sheds

See Section 3.59, Sheds and Section 3.2, Accessory Buildings.

3.68 Sunshades

See Section 3.40, Overhangs/Awnings – Cloth or Canvas and Section 3.42, Patio Covers.

3.69 Swamp Coolers

Are prohibited.

See Section 3.5, Air Conditioning Equipment, Section 3.23, Evaporative Coolers, and Section 3.53, Rooftop Equipment.

3.70 Swing Sets

Approval is required.

3.71 Television Antennae

See Section 3.6, Antennae/Satellite Dishes.

3.72 Tents

Unless otherwise approved by the Committee in writing, camping tents shall be permitted within the side yard of a residence, on the following conditions:

- A. Any such tent does not exceed 8 feet in height;
- B. No more than 3 such tents shall be assembled within any side yard at the same time;
- C. No tent shall be assembled on any side yard for more than 3 consecutive nights or more than 7 nights within any 30-day period.
- D. A tent intended to accommodate functions such as weddings, parties or similar events shall be permitted on any Lot, on the condition that no such tent is assembled on any Lot for more than 48 hours or assembled on such Lot for more than 72 hours during any 30-day period.

3.73 Trash and Recycling Containers

Trash and recycling containers, including trash bags used for overflow trash, cannot be placed at the curb until the day preceding the trash pick-up and must be removed by the end of the day following trash pickup.

3.74 Tree Houses

Are prohibited.

3.75 Trees

Only dead plant matter shall be removed without prior approval from the Committee. Any holes resulting from the removal of dead plant matter shall be covered with rock.

3.76 Vanes

See Section 3.80, Weather Vanes and Directionals.

3.77 Vehicles

Only those vehicles in good running condition, which are currently licensed and registered are permitted on the street or driveway of the property. Inoperable vehicles of any kind, as determined at the sole discretion of the Committee shall be towed immediately at the Owner's sole expense.

3.78 Vents

See Section 3.53, Rooftop Equipment.

3.79 Walls

See Section 3.25, Fences and Section 3.79, Walls, Retaining.

3.80 Walls, Retaining

Are prohibited.

3.81 Weather Vanes and Directionals

Are prohibited.

3.82 Wells

Are prohibited.

3.83 Windows Replacement

Approval is required, unless for like replacement. Considerations will include, but may not be limited to, size, color, existing and proposed window style and style of residence.

3.84 Xeriscape

Approval is required. 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.

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DRAFT

Exhibit A

Fence Solid Color Stain

Sherwin Williams WoodScapes Acrylic Solid Color Stain, selected color: SW7540 Artisan Tan.

WOODSCAPES®
Acrylic Solid Color Stain

Rich, beautiful and weather-resistant. WoodScapes® offers an attractive look that outlasts conventional oil-based stains—all with cleanup convenience from a water-based formula.

- For use on vertical wood surfaces
- Uniform color to highlight wood grain texture
- Minimizes spotty appearance caused by knots and tannin bleeding in woods like cedar and redwood
- Hundreds of color options
- 8-year Limited Warranty

Bring out the natural beauty of your wood siding and trim with WoodScapes.®

COVER COLOR SCHEME

BODY: Summerhouse Beige	SW 3004 (Solid Stain)
TRIM: Sand Castle	SW 3006 (Solid Stain)
ACCENT: Fireweed	SW 6328

Also available in Polyurethane Semi-Transparent Stain.

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