DESIGN AND LANDSCAPE GUIDELINES

OF

SKY RANCH

Adopted by the Board of Directors of the Sky Ranch Community Authority Board on _____

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1. INTRODUCTION

1.1. Basis for Design and Landscape Guidelines

These Design and Landscape Guidelines (the" Guidelines") are intended to assist Owners living in the Sky Ranch community (the "Community"). Pursuant to the Covenants, Conditions and Restrictions for Sky Ranch ("Declaration"), recorded on August 10, 2018 at Reception No. D8079588 in the Arapahoe County, Colorado real property records, as may be amended from time to time, the Sky Ranch Community Authority Board ("CAB") is authorized to adopt Design and Landscape Guidelines for the Community.

1.2. Definitions

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

1.3. Contents of Rules

In addition to the introductory material, these Guidelines contain (A) a summary of procedures for obtaining approval from the Architectural Review Committee ("ARC") (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 ARC consists of persons, representatives or a committee appointed by the CAB's Board of Directors to review requests for approval of architectural, landscaping improvements or site changes.

1.5. ARC Contact Information

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

COMPANY NAME	OFFICE	PHONE	E-MAIL
Sky Ranch Community Authority Board	141 Union Blvd., #150, Lakewood, CO 80228	303-987-0835	pripko@sdmsi.com

1.6. Effect of Declaration

The Declaration governs the Community. Each Owner should review and become familiar with the Declaration. Nothing in these Guidelines supersedes or alters the provisions or requirements of the Declaration and, if there is any conflict or inconsistency, the Declaration 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 Arapahoe County for further information and requirements for Improvements they wish to make.

APPROVAL BY THE ARC 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.

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 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:

Utility Notification Center of Colorado
1-800-922-1987 or 811

1.9. Goal of Guidelines

Compliance with these Guidelines and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of the Community. It is the responsibility of the ARC 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 ARC 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 ARC, Owners will be protecting their financial investment and will help insure 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 ARC's interpretation shall be final and binding.

2. PROCEDURES FOR ARC APPROVAL

2.1. General

The procedures set forth in this Article 2 are intended to clarify the terms, provisions and requirements of Article 2 of the Declaration. In the event of any conflict between these Guidelines and the Declaration, the terms of Article 2 in the Declaration shall control. As indicated in Section 3 of these Guidelines, there are some cases in which advance written approval of the ARC 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 ARC is required before an Improvement to property is commenced.

2.2. Drawings or Plans

Owners are required to submit to the ARC a completed Architectural Review Request Form ("ARR"), which forms are 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 room additions, structural changes or accessory building construction, 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 home 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 home, 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, ten (10) feet by twelve (12) feet with two inch by four inch (2"x4") decking and natural stain.

C. The plan or drawing and other materials should include the name of the Owner, the address of the home, 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 Arapahoe County or other governmental entity.

The ARC 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

Two copies of the drawing or plans (minimum acceptable size 8.5" x 11") must be submitted to the ARC along with a completed ARR. Color photographs, brochures, paint swatches, etc. will help expedite the approval process. Specific dimensions and locations are required.

Any costs incurred by the ARC 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 ARC in reviewing any submission will be assessed to the Owner requesting approval of the submission.

2.4. Action by ARC

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

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 ARC. 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 ARC , 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. 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 Declaration (the "Completion Deadline"), shall constitute noncompliance; provided, however, that the ARC 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 ARC 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. Requirements for Initial Installation of Backyard Landscaping

Backyard and/or sideyard landscaping not installed by the Builder shall be completed one hundred (180) days after acquisition of such Unit by the Owner, if said acquisition occurs between April 1 and July 31, or; by the following July 31 if such acquisition does not occur between such dates. Should an extension be foreseen due to time of year, written notice must be made to the ARC prior to the expiration of the applicable landscape completion period, at which time; the ARC will issue a new time requirement to the Owner, but in no case later than 12 months after conveyance.

Two copies of the drawing or plans (minimum acceptable size 8.5" x 11") must be submitted to the ARC along with a completed ARR prior to installation of backyard sideyard landscaping and fencing. The Owner should ensure submittal of these plans will allow for the review period of up-to forty five (45) days for approval in accordance with the deadline for installation. Though an ARR (Architectural Review Request) may have been submitted, if it has not been approved and the installation completed by the deadline, the property may be sited for non-compliance.

2.8. Inspection of Work

The ARC, or its duly authorized representative, shall have 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.

2.9. Notice of Non-Compliance

If, as a result of inspections or otherwise, the ARC 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 ARC shall notify the CAB, and the CAB 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.

2.10. Correction of Non-Compliance

If the ARC determines that non-compliance exists, the Person responsible for such non-compliance shall remedy or remove the same within not more than forty-five (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 ARC shall notify the CAB, and the CAB 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 Declaration and applicable law. The Person responsible for such non-compliance shall reimburse the CAB, upon demand, for all costs and expenses, as well as anticipated costs and expenses, with respect thereto.

2.11. 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 ARC, with the approval of the Person authorized to appoint the ARC, as changing conditions and/or priorities dictate.

2.12. Questions

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

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 ARC and written approval of the ARC 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. ARC review and approval is required on any external items not be

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 ARC when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require.

3.1.2. No Unsightliness

All unsightly equipment and objects, including snow removal equipment and garden or maintenance equipment, when not in actual use, must be kept within an enclosed structure.

3.1.3. Waivers; No Precedent

The approval or consent of the ARC 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 ARC and the members thereof shall not be liable in damages to any person submitting requests for approval or to any approval, or failure to approve or disapprove in regard to any matter within its jurisdiction. The ARC 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 ARC 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

Approval is required. Accessory buildings such as sheds, storage buildings, garden structures, greenhouses, detached garages, playhouses must be constructed of wood, masonry, glass, brick, stone, or other material as used in construction of the exterior of the home. The design must be the same or generally recognized as a complimentary architectural style and meet all design guidelines as may be applicable. Colors and roofing materials must be the same as that of the residence.

3.3. Additions and Expansions

Approval is required. Additions or expansions must be constructed of wood, masonite, glass, brick, stone, or other material as used in construction of the exterior of the home. The design must be the same or generally recognized as a complimentary architectural style and meet all design guidelines as may be applicable. Colors and roofing materials must be the same as that of the residence. Patios may not be more than twenty five percent (25%) of the entire rear yard of the Lot unless otherwise approved by the ARC.

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

Approval is required for all air conditioning equipment including evaporative coolers (swamp coolers) and attic ventilators installed after the initial construction.

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

No heating, air conditioning, air movement (e.g. swamp coolers) or refrigeration equipment shall be placed or installed on rooftops, or extended from windows. Ground mounted or exterior wall air conditioning equipment installed in the side yard must be installed in a manner so as to minimize visibility from the street and minimize any noise to adjacent property Owners.

3.6. Animals

No animals, livestock (pigs, cattle, horses, goats, lamas, etc.), birds, poultry, reptiles or insects of any kind may be raised, bred, kept or boarded in or on the Units except as permitted by, and in compliance with, the ordinances of the County, as applicable, and these Guidelines. An Owner's right to keep household pets is coupled with the responsibility for collecting and properly disposing of any animal waste and to pay for all damage caused by such pets.

3.7. Antennae/Satellite Dishes

3.7.1. General Provisions

"Permitted Antennas" are defined as (a) an antenna which is less than one meter in diameter and is used to receive direct broadcast satellite service, including direct-to-home satellite services, or is used to receive or transmit fixed wireless signals via satellite; (b) an antenna which is less than one meter in diameter and is used to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instruction television fixed services, and local multipoint distribution services or is used to receive or transmit fixed wireless signals other than via satellite; (c) an antenna which is designed to receive broadcast television broadcast signals; or (d) other antennas which are expressly permitted under applicable federal statutes or regulations. In the event a Permitted Antenna is no longer expressly permitted under applicable federal statutes or regulations, such antenna will no longer be a Permitted Antenna for purposes of this Section. Installation of Permitted Antennas shall not require the approval of the ARC.

A. All Permitted Antennas shall be installed with emphasis on being as unobtrusive as possible to the Community. To the extent that reception is not substantially degraded or costs unreasonably increased, placement shall be made in the following order of preference:

(1) Inside the structure of the house, not visible from the street
(2) Rear yard or side yard, behind and below the fence line
(3) Rear yard or side yard, mounted on the house, in the least visible

location below roofline

(4) Side yard in front of wing fence, screened by and integrated into landscaping

(5) Back rooftop

(6) Front yard screened by and integrated into landscaping

B. If more than one (1) location on the Lot allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above shall be used, and the least visible site shall be selected.

C. Permitted Antennas shall not encroach upon common areas or any other Owner's property.

3.7.2. Installation of Antennae/Satellite Dishes

A. All installations must comply with all applicable building codes and other governmental regulations, and must be secured so they do not jeopardize the safety of residents or cause damage to adjacent properties. Any installation must strictly comply with FCC guidelines.

B. Owners are responsible for all costs associated with the Permitted Antenna, including but not limited to costs to install, replace, repair, maintain, relocate, or remove the Permitted Antenna.

C. All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Permitted Antennas, masts and any visible wiring may be required to be painted to match the color of the structure to which they are attached. The Owner should check with the installer/vendor for the appropriate type of paint.

D. All other antennas, not addressed above, are prohibited.

3.8. Awnings

Approval is required and Owners must comply with all requirements of Arapahoe County. Awnings should be an integral part of the house or patio design. The color shall be complimentary to the exterior of the residence.

See Section 3.39, Overhangs/Sunshades/Awnings - Cloth or Canvas.

3.9. Backyard Sport Pads.

Approval is required. Backyard, concrete pads for "sport" type courts must be approved by the ARC. The ARC will consider backyard sport courts based on pad size, Lot size and proximity to other Lots. Sport equipment installed or stored on or around the pad must be maintained at all times in a neat and clean manner.

3.10. Balconies

See Section 3.17, Decks.

3.11. Barbecue/Gas Grills

Approval is not required. All barbecue grills, smokers, etc. must be stored in the rear yard or within an enclosed structure, not visible from the front of the home.

3.12. Basketball Backboards

Approval is not required, subject to the following limitations. 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.

3.13. Birdbaths

Approval is not required, subject to the following limitations. Placement in front or side yard is not allowed. Birdbaths are only permitted in the rear yard.

See Section 3.66, Statues or Fountains.

3.14. Birdhouses and Bird Feeders

Approval is not required, subject to the following limitations. If installed in the rear yard and the size is limited to one foot by two feet, no approval is required. No more than three of each of a 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 five (5) feet in height.

3.15. Carports

See Section 3.2, Accessory Buildings

3.16. Clothes Lines and Hangers

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

3.17. Cloth or Canvas Overhangs

See Section 3.39, Overhangs/Sunshades/Awnings - Cloth or Canvas.

3.18. Decks

Approval is required. 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 may also required.

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

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.

3.19. Dog Houses

Approval is required. Dog houses are restricted to ten (10) square feet and must be located in a fenced back yard or dog run. 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 home. Limit of one dog house per Lot.

3.20. Dog Runs

Approval is required. Dog runs must be located in the rear or side yard, abutting the home and substantially screened from view by planting fast-growing or mature trees or shrubs. Dog runs will be limited to two hundred (200) square feet, unless a variance is granted by the ARC. Dog run fences should be left natural in color and sealed to prevent weathering. The ARC may adopt approved heights, stains and configurations for fencing. Covers (ex: tarps, sheets, blankets, etc.) on dog runs are not allowed.

3.21. Doors

Approval is not required for an already existing main entrance door to a home or an accessory building 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).

A. Storm Doors. Approval is not required for storm doors as long as the door is complimentary with the color scheme of the home. 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.

3.22. Drainage

The Declaration requires 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 Developer or a Builder is completed. When installing your landscaping, it is very important to insure 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 ARC 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 CAB lands, sidewalks and streets, will not be tolerated.

3.23. 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. 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.

3.24. Evaporative Coolers

Approval is required. No rooftop or window mount installations are allowed. See Section 3.5, Air Conditioning Equipment.

3.25. Exterior Lighting

See Section 3.37, Lights and Lighting.

3.26. Fences

3.26.1. General Statement

Fences installed by the Sky Ranch Metropolitan District (District Fences) as indicated on Exhibit A are maintained (repaired, replaced if necessary and re-stained as necessary) by the District, except that an Owner of a lot that the District Fence adjoins is responsible for the repair of any damage caused by such Owner to the District Fence. Owners' shall maintain in good condition and repair and recondition all other fences located on their property at their own expense and as necessary and or required by the ARC.

3.26.2. [Reserved]

3.26.3. Fence Designs

All fences not installed by the Developer and/or Builder that are to be installed by an Owner require approval of the ARC and shall comply with County requirements, the fence specifications attached as Exhibit A or other design guidelines as may be adopted by the ARC. Double fencing of property lines shall not be permitted.

Fences on corner lots must be placed a minimum of 10' from back of walk along side of lot to allow for street trees.

3.26.4. Stain Color/Maintenance

All 3-rail wood Fences installed by Owners' are required to be stained in accordance with the following:

- Semi-Transparent Exterior Grain Stain in Natural Cedar – Manufactured by Diamond Vogel or equal. – Assumes wood fence.
- All sides of wood fences must be stained.

All fences constructed by Owners' on lots shall be maintained in good condition and repair by the Owner. Fences installed by Owners' on their lot will be owned and maintained by the Owner. Fences installed by the Builder that are located on Owners lots will be owned and maintained by the Owner of the lot that the fence is located on. Adjoining lot owners shall resolve all fence maintenance issues amongst themselves and neither the Sky Ranch Metropolitan District, the CAB nor the ARC will be involved in any maintenance decisions or disputes among adjoining lot Owner that arise in connection therewith.

3.26.5. [Reserved]

3.26.6. Prior Approved Fencing

Replacement of any existing fencing must comply with the attached Exhibit A or the then current guidelines or ARC adopted standards related to fencing.

3.26.7. Pet Fencing

Pet fencing may include any invisible fence on or within the perimeter boundary of an Owner's lot. Wire mesh may be added to the interior lot side of the open 3-rail fence (See Exhibit A) for pet containment.

See Section 3.18, Dog Houses and Section 3.19, Dog Runs.

3.27. Fire Pits

Approval is required for all permanent or built-in structures. Approval is not required for portable units.

3.28. Firewood Storage

All firewood must be located in the side or rear yard, must be neatly stacked, shall not be visible from any street or the ground level of any other Lot, and must not be located so as to block established drainage patterns.

3.29. Flags/Flagpoles

Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence. Flag size cannot exceed five (5) feet in length and three (3) feet in width.

American Flags: Owners shall be permitted to display an American flag in accordance with the Federal Flag Code and as follows:

A. The flag shall be no larger than three (3) feet by five (5) feet.

B. The flag may be displayed in a window or from a flagpole projecting horizontally from a location on the front of the dwelling.

C. Flags and/or flagpoles shall be replaced as necessary in order to prevent wear and tear.

D. Flags may not be illuminated without prior written approval of the ARC. Any request for lighting must detail the type and location of lighting. Lighting shall be placed so as not to disturb Owners of neighboring Lots.

An Owner or resident may display a service flag bearing a star denoting the Owner's or resident's or his family member's active or reserve U.S. military service during a time of war or armed conflict. The flag may be displayed on the inside of a window or door of the home on the Lot. The flag may not be larger the nine (9) inches by sixteen (16) inches.

3.30. Gardens - Flower or Vegetable

Approval is not required for flower or vegetable gardens that do not exceed two hundred fifty (250) total square feet. All gardens must be weeded, cared for and maintained. Vegetable gardens shall be located in the rear or side yard and should not be placed nor will be allowed within 5 feet of the foundation of the home.

3.31. Gazebos

Approval is required. A gazebo must be an integral part of the rear yard landscape plan and must be similar in material and design to the residence. The color must be generally accepted as a complementary color to the exterior of the residence.

3.32. Grading and Grade Changes

Owners are not permitted to alter the approved grading design of the lot so as to alter the drainage pattern of the lot. See Section 3.21, Drainage

3.33. Greenhouses

Approval is required. Generally, greenhouses are discouraged due to the extensive maintenance required. Approval will be based upon but not limited to general aesthetics, quality and permanence of materials used. Adequate screening will be required.

3.34. Hanging of Clothes

See Section 3.15, Clothes Lines and Hangers.

3.35. Hot Tubs and Jacuzzis

Approval is required. Hot tubs and Jacuzzis must be an integral part of the deck or patio area and of the rear yard landscaping, and be installed in such a way that it is not immediately visible to adjacent property Owners and that it does not create an unreasonable level of noise for adjacent property Owners. In some instances, additional plant material around the hot tub may be required for screening. Non-vegetative screening materials should match or complement the house or deck structure.

Prefabricated hot tub enclosures will be evaluated on a case-by-case basis, and may require additional plant material screening.

3.36. Kennels

Approval will not be granted. Breeding or maintaining animals for commercial purpose is prohibited.

Also see Section 3.19, Dog Runs.

3.37. Landscaping

Landscaping shall be completed within the time periods set forth in Section 2.7.

Approval is required. All Owners must comply with any applicable landscaping requirements of these Guidelines and if necessary the Arapahoe County Code. 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.

Front Yard:

- Front yard landscape shall consist of a combination of trees, sodded turf, and shrubs. Perennial and groundcover beds are not required but are encouraged. Annual plantings may also be a part of the overall design.

- A minimum of 1 Tree (deciduous 2.5" caliper or evergreen min 6' height) and 5 (5 gallon) shrubs are required to be installed in addition to the street trees (installed by builder). Additional trees, shrubs, perennials, and annuals are permitted and encouraged.

- Front yard evergreen trees to have maximum width of 15-20' at full growth.

- Front yard to have a minimum of 80% live coverage. Driveways are omitted from this calculation.

- Front yards shall have a drought tolerant species of sodded turf. No exclusively rock mulch yards or artificial turf yards will be permitted.

- Wood or rock mulch shall be used in front planting beds.

- Mulch with a commercial weed barrier fabric may be used in planting beds. Rock mulch of three-quarter (3/4") to one-half (1 ½") is preferred. Larger cobble type rock mulch (2-4" diameter) may be permitted for drainage/swale areas or landscape enhancement areas with ARC approval.

- Planting on corner lots must meet safety requirements for Sight Distance Triangles.

Side Yard Open to Street

- A minimum of 80% live coverage required for areas located outside of the 5' building buffer.

- A combination of sodded turf and planting beds with shrubs, perennials, and annuals encouraged – particularly if visible from the street. 4-6 shrubs or ornamental grasses (or combination) is encouraged.

Side Yard Not Visible from Street

- Plant material not required – wood or rock mulch required to help prevent erosion and stabilize soils.

Back Yard

- Back yard landscaping required to have at least 1 tree (deciduous 2.5" caliper or evergreen 6' height minimum) and a combination of sodded turf, planting beds and areas of wood or rock mulch.

- Back yards (exclusive of decks and patios) must be a minimum of 70% live coverage. Backyards will not be approved as hardscape or rock mulch only. Artificial turf allowed on a limited basis and with approval from the ARC.

- See sections 3.17 for deck regulations and section 3.43 for open patios. Patios must be integrated into the overall back yard landscape plan.

An automatic, underground irrigation system is required for all parts of the yard that require water.

The ARC may adopt approved landscape requirements and standards and suggested plant species lists, and all new landscape installations and improvements must meet said requirements. Owners are responsible for compliance with all applicable laws related to on lot landscaping of the Arapahoe County if required.

3.38. Leases

The term "lease," as used herein, includes any agreement for the leasing or rental of a Unit, or any portion thereof, and shall specifically include short-term rentals and subleases. Any Owner has the right to lease its Unit, or any portion thereof, as long as all leases provide that the terms of the lease and lessee's occupancy of the leased premises are subject in all respects to the Governing Documents and laws; and that any failure by the lessee to comply with any of the aforesaid documents, in any respect, constitutes a default under the lease.

3.39. Lights and Lighting

Approval is not required for replacing existing lighting with the same lighting style and color as originally installed.

Approval is required to modify builder installed lighting fixtures or to add exterior lighting.

Approval is required to install motion detector spotlights, spotlights, floodlights or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.).

A. Considerations will include, but may not be limited to, the visibility, style and location of the fixture.

B. Exterior lighting for security and/or other uses must be directed at the ground and house, whereby the light cone stays within the property boundaries and the light source does not cause glare to other properties (bullet type light fixtures are recommended).

C. Ground lighting along walks must be maintained in a working and sightly manner. Low-voltage or solar powered ground lighting fixtures which are typically affixed by stakes or similar posts are to be maintained in good aesthetic repair, be functional, not be a tripping or other physical hazard along pedestrian pathways, and remain generally vertical in their presentation.

D. Holiday lighting and decorations do not require approval. It is required that they not be installed more than thirty (30) days prior to the holiday. They shall be removed within thirty (30) days following the holiday.

3.40. Maintenance

Each Lot (including adjacent tree lawn areas) shall always be maintained, repaired and replaced in a good, clean and sightly condition by the Owners of such Lot.

3.41. No Annoying Lights, Sounds

No light shall be emitted which is unreasonably bright or causes unreasonable glare and no sound shall be emitted which is unreasonably loud or annoying.

3.42. No Hazardous Activities; No Hazardous Materials or Chemicals

No activities shall be conducted on any Lot which are unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any Lot, and no open fires shall be lighted or permitted on any Lot (except in a contained barbecue unit while attended and in use for cooking purposes or within an interior fireplace or outdoor fire pit powered by natural gas, propane or something similar). Further, no hazardous materials or chemicals shall at any time be located, kept or stored in, on or at any Lot, except such as may be contained in household products normally kept at homes for use of the residents thereof, and in such limited quantities so as not to constitute a hazard or danger to person or property.

3.43. Nuisances

No nuisance is permitted which is visible within or otherwise affects any portion of the Property, nor any use, activity or practice which interferes with the peaceful enjoyment or possession and proper use of any Unit, or any portion thereof, by its residents. As used herein, the term "nuisance" includes each violation of the Governing Documents.

3.44. Ornaments/Art - Landscape/Yard

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

Up to three (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 required for any other yard ornaments. See Section 3.66, Statues or Fountains.

3.45. 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 3.41, Patio Covers.

3.46. Painting

Approval is not required to repaint a house if the color and/or color combinations are substantially the same as the original color scheme established on the home and/or accessory improvement and installed by the Builder. Any changes to the original color scheme installed by the Builder must be submitted for approval and must conform to the general color scheme of the Community.

3.47. Patio Covers

Approval is required. Patio covers must be constructed of material consistent with the home and be similar or generally recognized as complementary in color to the colors on the house. Freestanding patio covers may be permitted as well as extensions of the roof.

3.48. Patios - Enclosed

See Section 3.3, Additions and Expansions.

3.49. Patios - Open

Approval is required. Open patios must be an integral part of the landscape plan. In some instances, additional plant material around the patio may be required for screening or integration into the landscape design. The patio and materials must be similar or generally accepted as a complementary color and design to the residence.

See Section 3.17, Decks.

3.50. Paving

Approval is required, regardless of whether for walks, driveways, patio areas or other purposes, and regardless of whether concrete, asphalt, brick, flagstones, stepping stones, pre-cast patterned, or exposed aggregate concrete pavers are used as the paving material.

See Section 3.11, Driveways.

3.51. Pipes

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

3.52. Play Structures and Sports Equipment

Approval is required. Consideration will be given to adjacent properties (a minimum five (5) foot setback from the property line, is required for trampolines, swing sets, fort structures, etc.) so as not to create an undue disturbance. In some instances, additional plant material around the equipment may be required for screening. Wood structures must be constructed of pressure treated or other weather resistant materials. All play equipment must be maintained in a good and sightly manner. The use of multi-colored permanent cloth/canvas tarps will be considered on a case by case basis and consideration will be given to the colors requested so as to not be unsightly to adjacent residences. Height of any play structure or sports equipment may not exceed twelve (12) feet.

3.53. Playhouses

Approval is not required if a structure is less than twenty-four (24) square feet and less than six (6) feet high, from highest point to the ground.

Approval is required for structures greater than twenty-four (24) square feet and/or greater than six (6) feet high, from the highest point to the ground.

See Section 3.2, Accessory Buildings.

3.54. Poles

See Section 3.28, Flags/Flagpoles.

3.55. Ponds and Water Features

Approval is required. Considerations by the ARC will include, but not be limited to, the following criteria:

A. Must be integrated into landscape scheme.

B. Setback shall be a minimum of five (5) feet from all property lines.

C. Must not affect existing drainage on the lot or off the property.

D. Must be maintained at all times.

3.56. Pools

Approval is required. Pools must be placed in the rear yard and be an integral part of the deck or patio area. They should be located in such a way that they are not immediately visible to adjacent property Owners (i.e. screened with plant material). Above ground pools and temporary pools are prohibited. One (1) wading pool, if less than eighteen (18) inches high and eight (8) feet in diameter, per Lot, is permitted on a temporary basis without prior approval, if placed in the rear yard.

See Section 3.34, Hot Tubs and Jacuzzis.

3.57. Radio Antennae

See Section 3.6, Antennae/Satellite Dishes.

3.58. Radon Mitigation Systems

Approval is not required. Any portion of the radon equipment located outside of the home shall be painted to match the colors on the home.

3.59. Residential Use; Profession or Home Occupation

Single-family homes may be used for residential use only, including uses which are customarily incident thereto, and may not be used at any time for business, commercial or professional purposes except that Owners may conduct business activities within their homes provided that they are in compliance with the ordinances of the County (as applicable) and all of the following conditions are satisfied, as determined by the Board:

A. The business conducted is clearly secondary to the residential use of the dwelling unit and is conducted entirely within the dwelling unit;

B. The existing or operation of the business is not detectable from the outside of the dwelling unit by sight, sound, smell or otherwise, or by the existence of signs;

C. The business does not result in an undue volume of traffic or parking that affects the Community;

D. The business conforms to all zoning provisions and is lawful in nature; and

E. The business conforms to all District rules and regulations and policies and procedures.

3.60. Restrictions on Trash and Materials

No refuse, garbage, trash, lumber, grass, shrubs or tree clippings, plant waste, metal, bulk materials, scrap or debris of any kind shall be kept, stored, placed, deposited or allowed to accumulate outside, except that trash and recycling containers may stored in a backyard and may be placed in a suitable location on a street solely for the purpose of trash or recycling pickup. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

3.61. Roofing Materials

Approval is required for all roofing materials other than those originally used by the Builder. All buildings constructed on a Lot should be roofed with the same or greater quality and type of roofing material as originally used by the Builder.

Approval is not required for repairs to an existing roof with the same building material and color that exist on the building.

3.62. Rooftop Equipment

Approval is required but generally will not be allowed. Equipment must be painted a color similar or generally accepted as complimentary to the roofing material of the house. All rooftop equipment shall be installed so as to minimize its visibility.

See Section 3.64, Solar Energy Devices.

3.63. Satellite Dishes

See Section 3.6, Antennae/Satellite Dishes.

3.64. Saunas

See Section 3.2, Accessory Buildings.

3.65. Screen Doors

See Section 3.20, Doors.

3.66. Seasonal Decorations

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

See Section 3.37, Lights and Lighting.

3.67. 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 home'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.

3.68. Sheds

See Section 3.2, Accessory Buildings.

3.69. Shutters - Exterior

Approval is required and generally will not be approved if the shutters are not of the same design, material and/or color as originally installed by the Builder. New proposed shutters should be appropriate for the architectural style of the home and be of the appropriate proportion to the windows they frame. Shutters should be the same color as the "accent" color of the home (typically the same as the front door or other accent details).

3.70. Siding

Approval is required.

3.71. Signs

Approval is not required for one "For Sale," or "For Rent," of not more than five (5) square feet and one "Open House," or security sign of not more than two (2) square feet, and one (1) yard/garage sale signs which is no larger than 36" x 48". Such signs may be installed in the front yard or on the back yard fence of the Lot.

Political signs (defined as signs that carry a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue) may be displayed within the boundaries of an Owner's or resident's Lot without approval, political signs shall not exceed 36" by 48" in size. Only one sign per candidate, recall or ballot issue may be placed on any Lot.

Approval is required for all other signs. No lighted sign will be permitted unless utilized by the Developer and/or a Builder.

3.72. Solar Energy Devices

Approval is required in order to review aesthetic conditions. Photovoltaic (PV) Solar panels must lay flat on the roof (provided that such requirement does not prevent the installation of a solar system), meet all applicable safety, building codes and electrical requirements, including solar panels for thermal systems (solar water heaters). The ARC is allowed to request changes as long as they don't significantly increase the cost or decrease the efficiency of the proposed device and panels.

3.73. Spas

See Section 3.34, Hot Tubs and Jacuzzis.

3.74. Statues or Fountains

Approval is not required if statues or fountains are installed in the rear yard and are not greater than four (4) feet in height from the highest point, including any pedestal.

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

See Section 3.12, Birdbaths and Section 3.38, Ornaments/Art - Landscape/Yard

3.75. Storage Sheds

See Section 3.60, Sheds and Section 3.2, Accessory Buildings.

3.76. Sunshades

See Section 3.39, Overhangs/Awnings-Cloth or Canvas and Section 3.41, Patio Covers.

3.77. Swamp Coolers

See Section 3.5, Air Conditioning Equipment, Section 3.23, Evaporative Coolers, and Section 3.54, Rooftop Equipment.

3.78. Swing Sets

See Section 3.46, Play Structures and Sports Equipment.

3.79. Television Antennae

See Section 3.6, Antennae/Satellite Dishes.

3.80. Trash Removal Services & Recycling

The Community has centralized trash removal and recycling services. When not out for the purposes of pick-up, trash and recycling receptacles will be screened from street view; behind wing fencing, or enclosed in the garage or an accessory building. All receptacles and storage enclosures shall be planned as a part of the total fencing and landscape design, and may be subject to ARC approval.

3.81. Tree Houses

Approval will not be granted. Tree houses are not permitted.

3.82. Vanes

See Section 3.77, Weather Vanes and Directionals.

3.83. Vehicular Parking, Storage and Repairs*

A. The garage area and driveway of each Lot should first be fully used for the parking of vehicles before any street parking is done. However, notwithstanding the foregoing, street parking is not restricted by this Section.

B. Commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, recreational vehicles, golf carts and boat trailers, may only be parked in enclosed garages, driveways or specific areas, if any, which may be designated by ARC. This restriction, however, does not restrict trucks or commercial vehicles which are necessary for construction or for the maintenance of any portion of the Property, or any Improvements located thereon, and such restriction does not prohibit vehicles that may be otherwise parked as a temporary expedient for loading, delivery or emergency, or emergency service vehicles. Stored vehicles and vehicles which are inoperable or do not have current operating licenses are not permitted on the Property except within enclosed garages or with the prior approval (which may be with conditions and/or requirements) of the ARC.

C. Any vehicle maintenance activity, including maintenance, repair, rebuilding, dismantling, repainting or servicing of any kind of vehicles, trailers or boats on the Property, shall be performed within completely enclosed structure(s) or screened to reduce the sight and sound of the activity from the street and from adjoining property. Any Owner or other Person undertaking any such activities will be solely

responsible for, and assumes all risks of, such activities, including adoption and utilization of all necessary safety measures, precautions and ventilation. However, the foregoing restrictions do not prevent washing and polishing of any motor vehicle, boat, trailer, motor-driven cycle, or other vehicle on a Lot, together with those activities normally incident and necessary to such washing and polishing.

D. In the event the ARC determines that a vehicle is parked or stored in violation of these Guidelines or the Declaration, then the ARC shall deliver a written notice describing said vehicle to the owner thereof (if such owner can be reasonably ascertained) or conspicuously place such notice upon the vehicle (if the owner thereof cannot be reasonably ascertained), and if the vehicle is not removed within a reasonable time thereafter, as determined by the ARC, then the ARC may have the vehicle removed at the sole expense of the owner thereof.

3.84. Vents

See Section 3.54, Rooftop Equipment.

3.85. Walls

See Section 3.25, Fences and Section 3.76, Walls, Retaining.

3.86. Walls, Retaining

Approval is required except that an Owner may replace a builder-installed wall with like material.

New or old creosote treated timber railroad ties are prohibited.

3.87. Weather Vanes and Directionals

Approval is required.

3.88. Wind Electric Generators

Approval is required. In addition to ARC approval, windmills and any other type of fixture, which fall under the criteria of a wind generator, or are used to generate power etc., must meet the requirement of the C.R.S. 40-2-124 and any applicable regulations of the Colorado Public Utilities Commission.

3.89. Windows Replacement

Approval is required. Considerations will include, but may not be limited to, size, color, existing and proposed window style and style of home.

3.90. Windows: Tinting, Security Bars, Well Covers, etc.

Approval is not required for window well covers that are manufactured with metal or plexiglass. All others will require ARC approval.

Approval is required for any visible window tinting. Highly reflective and/or dark tinting is

considered too commercial for residential applications and is not permitted.

Approval is required for security bars and generally will not be approved.

3.91. [Reserved]

3.92. 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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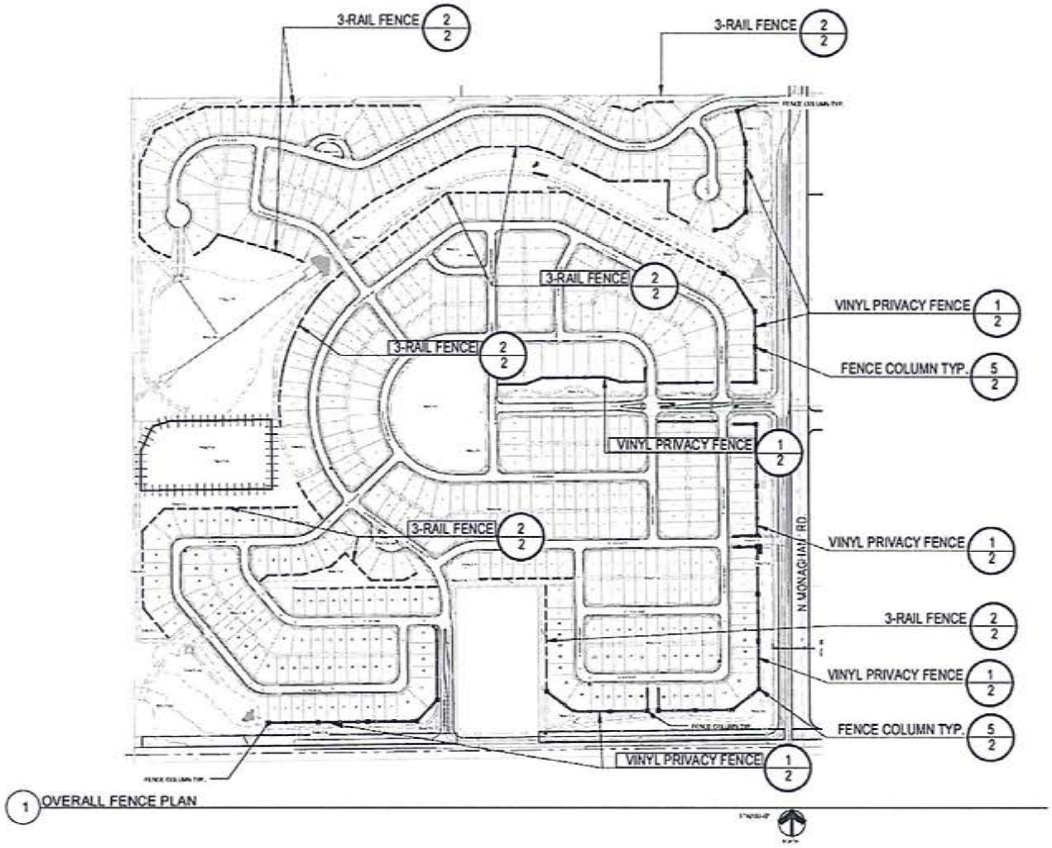
EXHIBIT A

(see attached Overall Fence Plan, and Fence Details)

EXHIBIT A - OVERALL FENCE PLAN



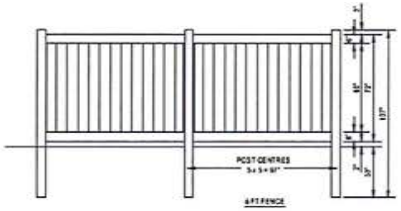
FENCE LEGEND

- 6' PRIVACY FENCE WITH COLUMNS / INSTALLED & MAINTAINED BY DISTRICT
- 6' PRIVACY FENCE / INSTALLED & MAINTAINED BY DISTRICT / WWTP
- 3-RAIL FENCE / INSTALLED & MAINTAINED BY BUILDER/HOMEOWNER

GENERAL FENCE NOTES:

1. ON LOT FENCING WILL BE ALLOWED AND INSTALLED BY BUILDER/HOMEOWNER
2. ALLOWABLE ON LOT FENCING INCLUDES 6' PRIVACY FENCE UNLESS OTHERWISE NOTED ON THIS OVERALL FENCE PLAN
3. WHEN POSSIBLE NO FENCE OR STRUCTURE SHOULD BE INSTALLED ACROSS A DRAINAGE EASEMENT
4. IN ANY SCENARIO THAT A FENCE OR STRUCTURE DOES CROSS A DRAINAGE EASEMENT SAID FENCE OR STRUCTURE SHALL NOT RESTRICT FLOWS IN ANY WAY
5. PRIVACY FENCE ADJACENT TO ARTERIAL ROADS REQUIRE A COLUMN EVERY 250 LF. SEE SHEET 2 OF 2 FOR COLUMN DETAIL

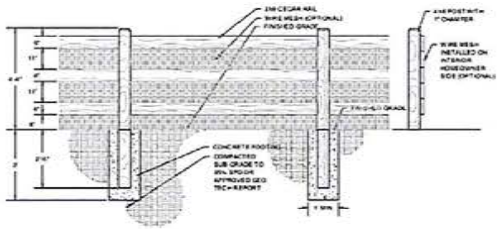
EXHIBIT A - FENCE DETAILS



1 PRIVACY FENCE - VINYL

NOTES:
1. WHERE FENCE FACES A PERIMETER ROADWAY SHA MASONRY COLUMN WILL BE NEEDED EVERY 250' LINEAR FEET
2. PRIVACY FENCE MAY BE USED BETWEEN INTERNAL LOT LINES, LOT LINES ADJACENT TO STREETS, LOT LINES ADJACENT TO OPEN SPACE AND BIKING FENCING
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
4. PRODUCT BUFFTECH CHOSTERFIELD WITH CORTADO MATTE TEXTURE 6' VINYL PRIVACY FENCE OR EQUAL
5. VINYL COLOR TBD AND APPROVED BY ARCHITECTURAL REVIEW COMMITTEE
6. INSTALLATION TO BE COMPLETED BY QUALIFIED CONTRACTOR
7. ABOVE DETAIL PROVIDED BY BUFFTECH

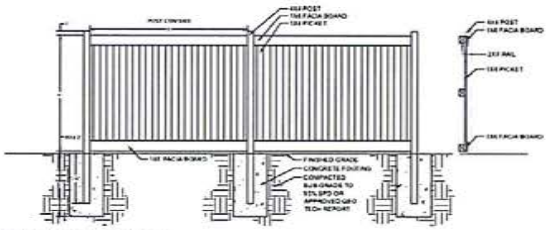
N.T.S.



2 3-RAIL FENCE - MESH OPTIONAL

NOTES:
1. ALL FENCE MATERIAL TO BE CEDAR
2. USE CORROSION RESISTANT FASTENERS
3. STAIN COLOR TBD AND APPROVED BY ARCHITECTURAL REVIEW COMMITTEE

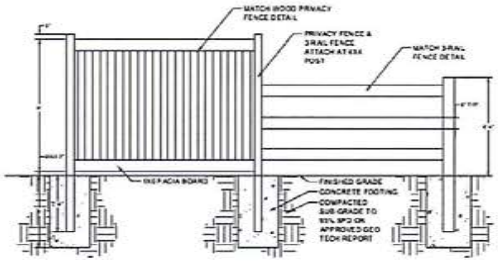
N.T.S.



3 PRIVACY FENCE - WOOD

NOTES:
1. PRIVACY FENCE SHALL BE USED BETWEEN INTERNAL LOT LINES, LOT LINES ADJACENT TO STREETS, LOT LINES ADJACENT TO OPEN SPACE, AND BIKING FENCING
2. ALL WOOD TO BE CEDAR
3. STAIN COLOR TBD AND APPROVED BY ARCHITECTURAL REVIEW COMMITTEE
4. INSTALLATION TO BE COMPLETED BY QUALIFIED CONTRACTOR
5. LOW CORROSION RESISTANT FASTENERS

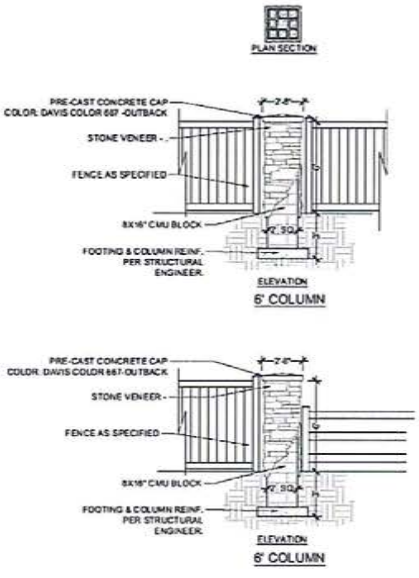
N.T.S.



4 PRIVACY FENCE (WOOD) - TRANSITION TO 3-RAIL FENCE (WOOD)

NOTES:
1. PRIVACY FENCE AND RAIL FENCE TO SHARE POST AT TRANSITION
2. ALL FENCE MATERIAL TO BE CEDAR
3. USE CORROSION RESISTANT FASTENERS

N.T.S.



NOTES:
1. MORTAR JOINTS SHALL NOT EXCEED 1/4" WIDTH, NATURAL COLOR. DEEP RAKE
2. STONE VENEER TO BE ENVIRONMENTAL STONEWORK'S SOUTHERN LEDGE - COLOR GEORGIA
3. REFER TO PLAN COLUMN LOCATIONS
4. CONCRETE FOOTING TO BE DESIGNED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

5 FENCE COLUMN

N.T.S.

APPENDIX A: ARCHITECTURAL REVIEW REQUEST FORM

ARCHITECTURAL REVIEW REQUEST FORM

CAB FOR OFFICE USE ONLY

Date Received: - - - - - -
Crucial Date: - - - - - -

Date Sent to Entity:_ _ _ _ _

Date Rcvd from Entity: _ _ _ _ _ _ _

HOMEOWNER NAME(S):

ADDRESS:

PHONE(S):

My request involves the following type(s) of improvement(s):

□ Landscaping	□ Deck/Patio Slab	□ Roofing
□ Drive/Walk Addition	□ Patio Cover	□ Room Addition
□ Basketball Backboard	□ Fencing	□ Other:

Include two copies of your plot plans, and describe improvements showing in detail what you intend to accomplish (see Article 2). Be sure to show existing conditions as well as your proposed improvements and any applicable required screening (see the Landscape and Design Guidelines for requirement details for your specific proposed Improvement).

I understand that I must receive approval from the ARC in order to proceed with installation of Improvements if Improvements vary from the Landscape and design Guidelines or, are not specifically exempt. I **understand that I may not alter the drainage on my lot.** I understand that the ARC is not responsible for the safety of Improvements, whether structural or otherwise, or conformance with building codes or other governmental laws or regulations, and that I may be required to obtain a building permit to complete the proposed Improvements. The ARC and the members thereof, as well as the District, the Board of Directors, or any representative of the ARC, shall not be liable for any loss, damage or injury arising out of or in any way connected with the performance of the ARC for any action, failure to act, approval, disapproval, or failure to approve or disapprove submittals, if such action was in good faith or without malice. All work authorized by the ARC shall be completed within the time limits established specified below, but if not specified, not later than one year after the approval was granted. I further understand that following the completion of my approved Improvement the ARC reserves to right to inspect the Improvement at any time in order to determine whether the proposed Improvement has been completed and/or has been completed in compliance with this Architectural Review Request.

Date:_ _ _ _ Homeowner's Signature:

ARC Action:

☐ Approved as submitted

D Approved subject to the following requirements:

☐ Disapproved for the following reasons:

All work to be completed no later than: _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

DRC/ARC Signature: Date: _ _ _ _

SUBMITTAL FEES

Submittal Fees shall be charged on the following schedule each submittal:

- Landscape Review - $50
- Fence Review - $25
- A Main Building Addition, Deck, Patio, Site Plan, Footprint (including Driveway) Review - $100
- Paint Color - $25
- All other items - $25