

The Masters at Mariana Butte Architectural and Design Guidelines

Deer Meadow Metropolitan District Architecture and Design Guidelines comply with State and Local Government requirements for a residential community.

The following is intended as an outline of design and Architectural Development Standards (A.D.S.) that will apply to the construction of the Mariana Butte 14th Subdivision a.k.a. "The Masters". An Architectural Control Committee (ACC) has been formed by the Deer Meadows Metropolitan District (the governing body) to review all applications for compliance with these criteria prior to submittal to the City of Loveland for review.

The A.D.S. are not intended to supersede applicable Federal, Colorado, or Loveland codes, covenants or ordinances. In case of conflict or discrepancy or for subjects not addressed in the A.D. S. the more restrictive regulation shall take precedence. The A.D.S. shall provide specific design criteria, established to maintain a quality community appearance, to assure compatibility, to direct overall neighborhood character and form, and to enhance surrounding property values.

These are intended to cover site-specific, lot-specific or community-specific issues, and shall be utilized in designing and making improvements to individual homes and landscapes within The Masters.

The covenants for The Masters require that a Owner submit to the ACC plans and specifications for review and approval prior to construction on any Lot. A letter of approval from the ACC must be submitted with each building permit application to the City of Loveland. All building plans must be reviewed by the planning department, to determine compliance with the City's standards prior to the issuance of a building permit.

Community Concept and Character:

The Masters shall create a unique golf course community of custom home types linked by the existing golf course, open space, pedestrian walks, and natural areas with mature trees intended to maintain the riparian habitat, and incredible vistas.

Building Code:

All structures shall conform to all applicable building codes and ordinances. Approval by the ACC does not constitute or imply compliance with such codes and ordinances. It is the responsibility of the applicant to ensure compliance with all such codes and ordinances.

ARCHITECTURAL DESIGN STANDARDS**Purpose and Intent:**

The architectural character of the homes in The Masters is intended to reflect regional character with a variety of interesting and compatible relationships of form, texture and architectural styles. Additionally, economic factors, environmental concerns, and construction practices prevalent in the industry are important influences. The following A.D.S. are intended to promote a high level of design quality, assure compatibility between residential styles within the community, and guide character and form. The following architectural design objectives shall be incorporated into the community and shall be considered when designing the architectural building elevations.

Architectural Theme, Elements and Styles:

A complimentary design theme is exemplified primarily in the facades of the residences within The Masters community. Although unique in character, each of the custom homes shall maintain a quality community appearance. The homes shall have architectural detailing to ensure that all four sides of the structure are equally aesthetically appealing. A few examples of outside elevation styles acceptable to be constructed within The Masters community are:

- Tuscan
- French Country
- Craftsman
- Modified Mediterranean
- Prairie

Several examples of suitable exterior finish materials:

- Stone
- Stucco
- Copper and other metals
- Timber
- European/distressed brick
- Cedar

The above are intended as examples only and not a final or limited list of potential acceptable styles.

Building Heights:

Custom homes shall be either one, one and a half, or two-story structures. All buildings shall conform to the City of Loveland Municipal Code and ACC approvals.

Building Area:

The minimum floor plan for The Masters home shall be not less than 2,000, square feet for a ranch (single story) style home, or 2,600 square feet for a multilevel home of finished floor area devoted to living purposes (exclusive of roofed or unroofed porches, terraces, basements or garages). Deviations to these minimum floor plans may be approved by the ACC.

Architectural Details:

Architectural details such as hip roofs, and varying roof and façade plains shall be expressed in each custom home plan. Architectural elements such as shutters, vents, highly articulated windows and entries may be incorporated into each structure. Exposed concrete blocks, painted concrete, multicolored masonry, mirrored glass, prefabricated metal buildings, simulated brick, unnatural brick and stone colors, and silver finish aluminum doors and windows are not acceptable.

Rear Elevations (Golf Course adjacent homes):

The Rear Elevations of homes adjacent to the Golf Course shall reflect the same materials and architectural detailing found on the front elevation, including window patterns, building articulation, rooflines, trim, and ornamentation. A minimum of 30% of the sides and rear of the homes shall consist of masonry, natural/synthetic stone, or stucco.

Garages:

The Masters homes shall include a minimum of a two-car garage on the smaller lots, and a minimum of a three-car garage on the larger lots. The building architecture shall de-emphasize the garages as much as possible. Garage doors shall not comprise more than 40% of the street facing linear building frontage. Where a “garage forward” design occurs, the garage shall either: beside loaded, have a living space directly over the garage space, or have a front porch feature which extends beyond the front face of the garage by at least four feet. Porches shall measure no less than eight feet by six feet to meet this requirement. Garage facades shall be detailed with windows, soffits, fascias, accent siding, decorative garage door openings, and/or natural wood. Where a third car bay is present, that bay shall be set back from the main garage face by a minimum of 2’, or it shall be side loaded. No three car garages shall be allowed on lots measuring less than 65’ as measured at the building set setback.

Roofing:

Roofing materials throughout the development shall be at minimum, 25-year, heavy composition (“dimensional”) shingles as approved by the ACC and are to be consistent with the architectural design of the development and style of home. Roof pitch and overhang shall consist of a minimum roof pitch of 6:12. Twelve inch (12”) minimum overhang shall be incorporated around all primary roof structures.

Landscaping:

The home builder shall provide all required street trees as shown on the FDP for a particular Lot at the time of certificate of occupancy. The front yard street trees shall be in a “colonnade” style as shown on the landscape plan. Any additional street trees not required by the City, but required to create the desired colonnade aesthetic, shall be required as shown on the landscape plan and shall be installed by the homebuilder. Exact locations of street trees may vary from what is shown on the landscape plan due to driveways, street lights electric vaults etc. Unless approved otherwise by the planning department, the number of trees shown per lot frontage shall be required and installed by the homebuilder. No existing trees shall be removed by any Owner or homebuilder unless approved in writing by the ACC prior to removal. Any existing trees shall be protected during the construction of the home. Complete front, rear and side yard landscape installation shall occur within 9 months of the issuance of a certificate of occupancy. Within any tree-lawn area, easement or street center medians, trees shall not be planted within 10’ of water, sanitary sewer or storm main lines. Within same, shrubs shall not be planted within 5’ of water, sanitary sewer or storm main lines. Berms (generally described as being higher than 2’ and having sided slopes steeper than 4:1) shall not be installed over the top of existing and/or proposed water, sanitary sewer or storm main lines. All lots adjacent to the golf course, natural areas, and open spaces shall incorporate landscaping in such a way as to blend into the adjacent golf course and natural area.

Fencing:

All fencing must be approved by the ACC prior to installation. Any fencing approved will only be of the ranch rail cedar or Black Metal variety detailed in Page 10 of this document.

Site Drainage:

No structures or landscape elements shall be placed on the property in a manner that may disturb the finished engineered topography. Finish grading shall not create ponding or washing of water off the site on to adjacent property. The builder, Owner or District shall not modify engineered drainage swales and drainage structures.

Drainage shall be directed away from all residential structures. Newly graded areas shall be protected against soil erosion. Owners are encouraged to utilize soil engineers and landscape professionals to help ensure proper drainage is maintained.

Plant Materials:

Plant materials used on private residential lots shall be native or naturalized to the area. Plant material selection should be made from locally available nursery or garden center stock. The Colorado Nurserymen’s Association Rocky Mountain Plant Guide lists acceptable plant materials for this region.

Lawn:

Xeriscape, hardscape and non-vegetative turf grass (artificial turf) are permitted upon approval by the ACC. All vegetative turf areas shall be seeded or sod and shall be kept at least four (4) feet away from the foundation of the home or as recommended by a professional soil engineer or landscape professional, to ensure proper drainage is maintained.

Landscape Lighting:

No exterior lighting other than that provided by the home builder shall be allowed on any residential lot except with the written approval of the ACC. The ACC may allow subdued exterior landscape lighting, whose light source is not visible from adjoining dwellings, for such purpose as illuminating entrances, decks, driveways, landscaping and parking areas. All lighting shall be shielded to eliminate “spill over” light. No use of up lighting shall be permitted. Seasonal decoration and lighting may be allowed by the ACC.

Driveways:

All driveway materials must be approved by the ARC. Driveways shall not be expanded without the specific prior approval of the ARC. All drives shall allow vehicles to park in the driveway. Residents are allowed to park along the street without blocking access to other driveways. Where 3-car garages are present, driveways shall taper to 18’ wide at the roadway where site design allows vehicles to park in the driveway.

DESIGN GUIDELINES FOR THE ARCHITECTURAL REVIEW (ACC)

The Declaration requires prior approval by the ACC or its designated representative before any proposed Improvement is constructed, erected, placed, or altered. These Design Guidelines establish certain acceptable designs for different types of proposed Improvements. These Design Guidelines apply to residential property in the Community and are intended to assist the Owners. Prior to installation or commencement of construction, all proposed Improvements must be submitted to the ACC for review and approval. *See* Section 3C for submission process.

GOAL OF DESIGN GUIDELINES

Compliance with these Design Guidelines and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of the Community. It is important that the proposed Improvements be made in harmony with, and not detrimental to, the rest of the Community. A spirit of cooperation with the ACC and neighbors will go far in creating an optimum environment, which will benefit the Owners. By following these Design Guidelines and obtaining approvals of proposed Improvements from the ACC, Owners will be protecting their financial investment and will help to promote proposed Improvements that are compatible with the other Residences and property within the Community.

CONTENT OF DESIGN GUIDELINES

In addition to the introductory material, these Design Guidelines contain a list of specific types of proposed Improvements which Owners might wish to make, with specific information as to each of these types of Proposed Improvements as well as a summary of procedures for obtaining approval from the ACC.

PROCEDURES FOR SUBMISSION OF PLANS TO THE ARCHITRUAL CONTROL COMMITTEE

In accordance with the recorded CC & R's, all improvements to a residential lot must be approved by the ACC prior to beginning construction on the Improvement. This requirement applies to permanent structures only, such as fences, decks, house and garage additions, storage sheds over twenty-five square feet, play structures and equipment, retaining walls and spas. This requirement also applies to the initial landscaping on a residential lot, as well as subsequent material changes to landscaping.

It is suggested that plans for an Improvement be submitted at least 45 days prior to the commencement of the work on the Improvement, to allow time for the ACC to review the plans. In the event submitted plans and specifications are not acted upon by the ACC (i.e. written approval, disapproval or request for additional information or materials) within forty-five (45) days of acknowledgement of receipt, the plan shall be considered approved. Plans should be as complete and concise as possible in order to reduce the time required to review and approve them.

ADVISING OF NEIGHBORS – It is suggested that Owners advise neighbors prior to submitting forms for proposed Improvements. In certain cases, the ACC may request adjacent neighbor input.

EFFECT OF GOVERNMENTAL AND OTHER REGULATIONS — Use of any Property in the Community and any Existing Improvements must comply with applicable building codes and other governmental requirements and regulations. Approval by the ACC will not constitute assurance that existing Improvements or proposed Improvements comply with applicable governmental requirements and regulations or that a permit or approvals are not also required from applicable governmental bodies. For information about Larimer County and the City of Loveland requirements, Owners should contact the City of Loveland or Larimer County Building Department.

INTERFERENCE WITH UTILITIES

In making proposed Improvements, Owners are responsible for locating all existing water, sewer, gas, electric, telephone, cable television, irrigation lines, or other utility lines and easements. Owners should not make any proposed Improvements over such easements without the consent of the utility involved, and owners will be responsible for any damage to utility lines. Underground utility lines and easements can usually be located by contacting the Utility Notification Center of Colorado at 1-800-922-1987.

SPECIFIC TYPES OF IMPROVEMENTS – DESIGN GUIDELINES

The following alphabetical list covers a wide variety of specific types of proposed Improvements which Owners and builders typically consider installing. Pertinent information is given as to each. Unless otherwise specifically stated, drawings or plans for Proposed Improvements shall be submitted to the ACC, and the written approval of the ACC shall be obtained before the Proposed Improvement is made.

Drawings or plans shall include dimensions, setbacks, roof slopes, types of materials and both elevation and plan views of all proposed expansions or additions. Applications for paint change must be accompanied by samples or chips of the colors to be approved, along with a written description of color schemes of adjacent Residences. Drawings plans and other color samples will be retained in District files for future reference. If desired by the ACC, the ACC may submit the request to the Board for its separate review and response. In some cases, where specifically stated, a type of proposed Improvement is prohibited. Proposed Improvements that are not listed will require ACC approval.

The architectural style of a proposed Residence shall be consistent with the style and character of the other Residences built in the same general area of the Community. The ACC, in its sole discretion, shall determine such consistency.

ADDITIONS AND EXPANSIONS — ACC approval is required.

Owners must use the "Design Review Request Form" when submitting a request for an addition or expansion. Additions or expansions to the Residences will require submission of detailed plans and specifications, including description of materials to be used, and plan and elevation drawings showing dimensions, setbacks, roof slopes, etc. Additions and expansions must be of the same architectural style and color as that of the Residence. All work is subject to obtaining required permits, approvals and licenses from all governmental entities with jurisdiction over said additions and expansions inclusive of the City of Loveland and/or Larimer County.

ADDRESS NUMBERS — ACC approval is required to relocate the address numbers to a position different from that originally installed by the builder,

ADVERTISING — *See Signs*

AIR CONDITIONING EQUIPMENT — ACC approval is required. Air conditioning equipment, including swamp coolers, must be ground-mounted and installed in the rear or side yards; equipment should not be visible from the street right of way. Equipment should be installed in such a way that any noise to adjacent Residences is minimized. Installation of air conditioning equipment, including swamp coolers, on the roof of the Residence or in a window of the Residence will not be permitted.

ANTENNAS — Pursuant to the Declaration, no exterior radio antennas, television antennas or other antennas may be erected unless approved in writing by the ACC. Any facility for the transmission or reception of audio or visual signals shall be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure. Notwithstanding the foregoing, antennas (which may include some satellite dishes and other devices) that are specifically covered by the Telecommunications Act of 1996, as amended from time to time will be permitted subject to reasonable, non-discriminatory restrictions relating to appearance, safety, location and maintenance as determined by the ACC. No radio antenna, TV antenna or satellite dish may be erected within or on any District Facilities.

ARTIFICIAL TURF — Non-vegetative turf is permitted upon approval by the ACC. Artificial grass products or other floor coverings to be used on a front porch or balcony must be approved by the ACC prior to installation.-

AWNINGS — *See Overhangs*

BALCONIES — *See Decks*

BASKETBALL BACKBOARDS — ACC approval is required. If garage or pole-mounted, the backboard and support structure should be clear or painted the same color as the house, unless otherwise approved by the ACC. Garage mounted backboards in the front yard may not project more than two feet (2') from the front of the garage. Pole-mounted basketball backboards must have a black or galvanized removable steel pole and must be installed midway between the front of the house and the sidewalk. Rims and nets on all types of basketball units must be maintained in neat and clean appearance. Backyard concrete pads for basketball courts may not exceed seventeen feet (17') in any direction. Temporary basketball backboards also are acceptable but must be placed in such a manner that they do not block sidewalks and pedestrian walkways and are not placed in streets.

BOATS — *See District's Rules and Regulations*

BUILDING HEIGHT — Required to comply with applicable building codes and zoning regulations established by the City of Loveland and/or Larimer County.

CABLE TV ANTENNAS - *See Antennas*

CARPORT — Not Permitted

CIRCULAR DRIVES — *See Driveways*

CLOTHESLINES AND HANGERS — Requires ACC approval. All clotheslines and hangers must be placed in backyard, match color scheme of the Residence and screened from street view.

CLOTH OR CANVAS OVERHANGS — *See Overhangs*

COLOR — *See Painting*

DECKS — ACC approval is required. Decks must be constructed of wood or other material matching the material of the Residence and, if painted, must match the color scheme of the Residence, unless otherwise approved by the ACC. Decks must be installed as an integral part of the Residence and patio areas. Construction of decks over easement areas is not permitted and applicable building permits are required. Dimensions and location must be submitted on drawings.

DOG RUNS — Not Permitted

DOORS — ACC approval is required for the addition or replacement of storm or other type doors to a Residence. The material should match existing colors of the home unless otherwise approved by the ACC. Security doors or security window bars require ACC approval. The approval existing colors will be white, black and colors of the approved Residence colors.

DRAINAGE — See Article 9, Paragraph 18 of the Declaration. Owners may not construct any structure or device or install any mechanism which alters the established drainage and/or permits direct drainage of any kind into any portion of the District Facilities or adjacent properties.

DRIVEWAYS — All driveways leading from the street to an Owner's Residence or Lot are to be constructed of permanent, properly-formed, hard-surfaced paving (i.e., concrete with a four inch (4") minimum thickness. Modifications to the original driveway require ACC approval. Extensions to existing driveways may not be more than three feet (3') in width on either side and must match the existing driveway. Asphalt extensions are not acceptable. Where 3-car garages are present, driveways shall taper to 18' wide at the roadway.

EVAPORATIVE COOLERS — See Air Conditioning

EXTERIOR LIGHTING — See Lights and Lighting

EXTERIOR MATERIALS — The only acceptable exterior building materials are high- quality hardboard siding, European or distressed brick, stone, stucco, copper and other metals, timber or other harmonious materials utilized for accent of Residence details as approved by the ACC.

FENCES

Any proposed fencing plan requires approval by ACC in writing prior to installation.

- Approved side yard fencing shall not extend beyond the front of the home.
- No architectural screen fencing shall be allowed along lot lines. Any other request for the use of screen fencing must be approved in writing by the ACC.
- Approved fencing shall consist of post and rail or "ranch rail", 3-rail style rough sawn cedar material or black metal style metal fencing only. All fencing shall be maintained by the Owner.
- Wood fencing shall be stained with a natural color stain. Posts must be 8' +/- on center, and must be 6" x 6" nominal lumber with beveled tops. Top, middle and bottom rails must be 2" x 6" nominal lumber. Fences must be a minimum of 3' 6" high to the beveled post top and not to exceed 4'.
- Wrought iron style fencing shall be black in color. Fencing shall be a 3-rail style with a flush top rail with no extending pickets. A flush top reduces the possibility of harm to wildlife or catching debris. Pickets shall have a 4" air gap spacing. Posts must be 8' +/- on center, and must be 2" to 2 1/2" square with simple rounded tops. Ornate or pointed finials or adornments are not allowed. Fences must be a minimum of 3' 6" high to the post top and not to exceed 4'.
- Only one fence per side yard lot line is allowed (no double fencing) Neighboring properties are allowed to tie into existing adjoining fencing provided the existing adjoining fencing is on the adjoining property line.
- Owners may install 2" x 4" welded wire pet guard on the home side of the fence. Poultry wire fence is not allowed.

- Approved fencing installed by the Owner or builder shall be permitted as side yard lot line fences but may not extend into the rear 15' landscape easements of Blocks 3,5,7, and Block 2 Lots 17-18.
- Approved fencing installed by the Owner or builder shall be permitted along the rear lot lines with the following exception: No fencing shall be installed on the rear property line or within the rear 15' landscape easement for Blocks 3,5,7 and Block 2 lots 17-18.
- Owner or builder is responsible for all utility locates prior to construction at the Owner or builders' expense. Any damage caused by the Owner or builder to any underground facilities shall be the sole responsibility of the Owner or builder to repair and restore said damage. *See Attachments - Approved Fence Illustrations*
- Fences shall not be constructed within right-of-way areas and, therefore, must be set back from the sidewalk the distances established in Larimer County or City of Loveland requirements.
- Maintenance Responsibility — Deteriorated materials must be replaced by the Owner with materials identical to the original in quality, quantity and design.

FLAGPOLES — ACC approval is required.

GOLF BALL SAFETY SYSTEMS: --- Each Owner is responsible for keeping their properties safe from flying objects, District will require any/all structural solutions to be submitted for ACC approval. Each Residence's location and needs may be different based on placement on golf course, so each case will be reviewed individually and treated as such. It is the intent of the District to be fair allowing for safety while maintaining a consistent aesthetic. In all cases, the District encourages the solutions to be "natural" in character, with trees, bushes and other organic solutions when possible. Pergola type structures may be another feasible alternative. The District will likely reject proposed solutions consisting of large polls with netting.

GRADING AND GRADE CHANGES — *See Drainage.*

GREENHOUSE WINDOWS — ACC approval is required.

HOT TUBS — ACC approval is required. Hot tubs be ground-mounted and an integral part of the deck or patio area, and of the rear yard landscaping. Hot tubs must be located in the rear yard. All work is subject to obtaining required permits, approvals and licenses from entities with jurisdiction over said installations inclusive of City of Loveland and/or Larimer County.

HOLIDAY DECORATIONS — All seasonal decorations must be removed within thirty days following, weather permitting, a particular holiday or celebration. Consideration of neighbors should be exercised when decorating for any occasion.

HOME NUMBERS — *See Address Numbers.*

IRRIGATION SYSTEMS — Underground manual or automatic irrigation systems do

not require approval of the ACC. Such systems must meet Larimer County's and/or The City of Loveland's building codes, if applicable.

IACUZZI — See Hot Tubs.

JUNK VEHICLES — See District Rules and Regulations

LANDSCAPE AND MAINTENANCE — ACC approval required. Landscaping, which includes sod, seeded grass or non-vegetative turf, must be installed within nine (9) months after the date of original closing with builder. Any changes, additions or subtractions to the approved landscaping plan within the nine (9) month deadline must be submitted for ACC approval. The modification in no way voids the nine (9) month deadline. After the above nine (9) month deadline period, changes, additions or subtractions must be submitted, along with completion dates, to the ACC for approval.

1. In addition, landscaping shall follow all requirements of Larimer County and/or City of Loveland.
2. Gravel, rock and/or soil piles left in front or on visible side yards of Lots, in the street, or on the driveway shall be left no longer than a period of thirty days. Leaving gravel, rock and/or soil piles in the street is not suggested. Contact Larimer County and/or City of Loveland for more specific information.
3. Delivery and placement of landscape materials shall not damage District Facilities including entry/median areas. Delivery trucks are not allowed to cross these areas (to avoid sprinkler and landscape damage). If this guideline is violated and damage to the District Facilities results, the Owner will be held financially responsible for repairing the damage caused by the Owner or the Owner's agent, guests, licensees or invitees.
4. The District Facilities and/or adjacent properties, whether Owner or builder owned, are not to be used in any fashion or manner in any landscaping or project by an Owner. This includes, but is not restricted to, staging, material storage, dumping or access. Landscaping projects are restricted to the property of the Owner undertaking this work.
5. The District Facilities and/or adjacent properties are not to be used for dumping any kind of yard refuse or other trash, including, but not restricted to, grass clippings, tree branches, plant waste, household items, mechanical devices, toys, etc.
6. When not in direct use, yard maintenance equipment and paraphernalia, including horticulture items and fertilizers, shall be properly stored, screened from view.

LIGHTS AND LIGHTING — ACC approval is not required for exterior lighting which complies with the following guidelines: Exterior lights must be of the same style and character as those installed by builder on other Residences or Lots and be as small in size as is reasonably practicable. Exterior lighting should be directed toward the Residence and must be of low wattage to minimize glare sources to neighbors and other Owners. Any variance from these Design Guidelines or use of high wattage spotlights or floodlights requires ACC approval.

OVERHANGS (CLOTH OR CANVAS) — ACC approval is required. The color must be the same as the exterior of the Residence, unless otherwise approved by the ACC. Metal or fiberglass awnings are not permitted.

PAINTING — ACC approval is not required if color and color combinations are identical to the original color painted by builder. Color and/or color combination changes require ACC approval.

1. All exterior colors must be reviewed for approval by the ACC, including repainting Existing Improvements in new color combinations. The ACC will assess the overall color composition formed by the individual materials.
2. All roof vent caps, louvers, plumbing stacks, chimney flashing, valley flashing, etc., are to be painted in a color that does not contrast with the color of the roofing.
3. Whenever exterior painting is to be done, all changes must be approved by the ACC prior to commencement of such painting. Changes include any paint or color scheme other than the original brand paint, color number and scheme which is on file with the builder or the ACC.
4. It is recommended that all Residences be painted on a regular schedule to avoid chipping and peeling.
5. Paint schemes must be different from neighboring homes. Submittals without a description of neighbors' paint colors will not be approved by the ACC. Failure by the ACC to inform an Owner of this requirement shall not be deemed an approval under these Guidelines or the Declaration.
6. Garage doors are to be the same color as the siding or trim of the Residence, unless otherwise requested and approved by the ACC. Outlining the garage door panels in a contrasting color or in a checkerboard design is not permitted.
7. Most Residences have multiple tone paint schemes (e.g., siding color, trim color and accent color for shutters and doors). New colors submitted should, but are not required to, preserve this multiple tone scheme. For example, if the trim was a different color than the doors and shutters originally, it should also be different in the submitted colors.

8. Color selections should be submitted to the ACC in the form of four sets of manufacturer's paint chips. Please indicate which color chips are for trim, siding and accent (doors and shutters) color. **PLEASE PLAN TO SUBMIT REQUESTS IN ADVANCE OF THE THIRTY (30) DAY REVIEW TIME FRAME ALLOWED UNDER THE DECLARATION AND THESE DESIGN GUIDELINES.**
9. All selections are reviewed by the ACC and, in some cases, by a professional consultant.
10. In general, after approval, only those areas that are painted may be repainted; only those areas stained may be re-stained; unpainted surfaces and unstained areas (such as brick or stone) shall remain unpainted and unstained.

PATIO COVERS — ACC approval is required. Plans must show the exterior elevation, designate materials and colors, and include dimensions. Applicable building permits must be obtained from Larimer County and/or The City of Loveland.

PATIOS (ENCLOSED) — *See Additions and Expansions.*

PATIOS (OPEN) — ACC approval is required.

PAVING — ACC approval is required for installation or changes, regardless of whether for walks, driveways, patio areas or other purposes.

PLAY AND SPORTS EQUIPMENT - *See also* Basketball Backboards. ACC approval is required. Equipment shall be located in the rear or side yard generally screened from view. Size of play yards will be considered on a case-by-case basis depending on Lot size and proximity to neighbors. Broken or non-functioning play and sports equipment is not allowed to be stored or accumulated on any Owner's property so as to be visible from the street. The maximum height of the equipment should not exceed ten (10) feet. In some cases, written consent from adjacent neighbors may be required.

ROOFS — ACC approval is required. Submit colors and type of materials to be used. Uniformity with existing Residences in the Community is required. All work is subject to obtaining required permits, approvals and licenses from all governmental entities with jurisdiction, inclusive of the City of Loveland and/or Larimer County.

SHEDS (Accessory Structure) — ACC approval is required. Materials shall be the same materials as on the

exterior of the Residence. Sheds shall be allowed only in rear yards. Sheds must be the same color as the exterior of the Residence, unless otherwise approved by the ACC. Sheds shall not be more than eight feet six inches (8' 6") high at the peak; nor larger than 120 square feet. Siding, roofing, and trim material must match those on the Residence. The ACC, in reviewing the application for a shed, may consider Lot grading, Fence locations, landscape screening, etc., in determining whether to grant approval for a shed. All work is subject to obtaining required permits, approvals and licenses from all governmental entities with jurisdiction, inclusive of the City of Loveland and/or Larimer County.

SHUTTERS (EXTERIOR) — ACC approval is required. Exterior shutters must be the same materials and painted to match the color scheme of the exterior of the Residence.

SIDING — ACC approval is required. Siding must be essentially the same as the siding installed by the builder on other Residences in the Community and must be painted according to standards established in the Design Guidelines. *See also* Painting. Aluminum or steel siding will not be permitted.

SKYLIGHTS — ACC approval is required.

SOLAR DEVICES — ACC approval is required prior to installation.

SPRINKLER SYSTEMS — *See* Irrigation Systems

STORM DOORS — *See* Doors

SUNSHADES — *See* Overhangs

TREE HOUSES — Not Permitted

UNDERDRAINS — Modification or impeding the flow of drainage is prohibited.

UTILITY EQUIPMENT — Installation of utilities or utility equipment requires ACC approval unless located underground or within an enclosed structure. Pipes, wires, poles, utility meters and other utility facilities must be kept and maintained to the extent reasonably possible, underground or within an enclosed structure.

VANES — ACC approval is required.

VENTS — *See* Rooftop Equipment

WALLS — RETAINING — ACC approval is required.

WELLS — Not Permitted.

WIND TURBINES — ACC approval is required.

WINDOWS — ACC approval is required for all windows not of the same make or design as originally installed by the builder. Submission of plans and specifications to the ACC shall include a description of the window frame materials and color. Mill finish on aluminum windows is specifically prohibited. Replacement windows shall be substantially the same as those initially installed.

Xeriscaping—Water-saving xeriscaping is permitted. Landscape plans require review and approval by the ACC.

THESE DESIGN GUIDELINES WERE INTIALLY ADOPTED BY THE BOARD, on the 4th day of November, 2019.

Document Revisions:

Compliance to State and Local law, page 1. The Fencing Section, Lawn, Artificial Turf, Solar Devices (pages 4, 8, 10, 11, 12, 15, 16) of this document was revised on March 6, 2023