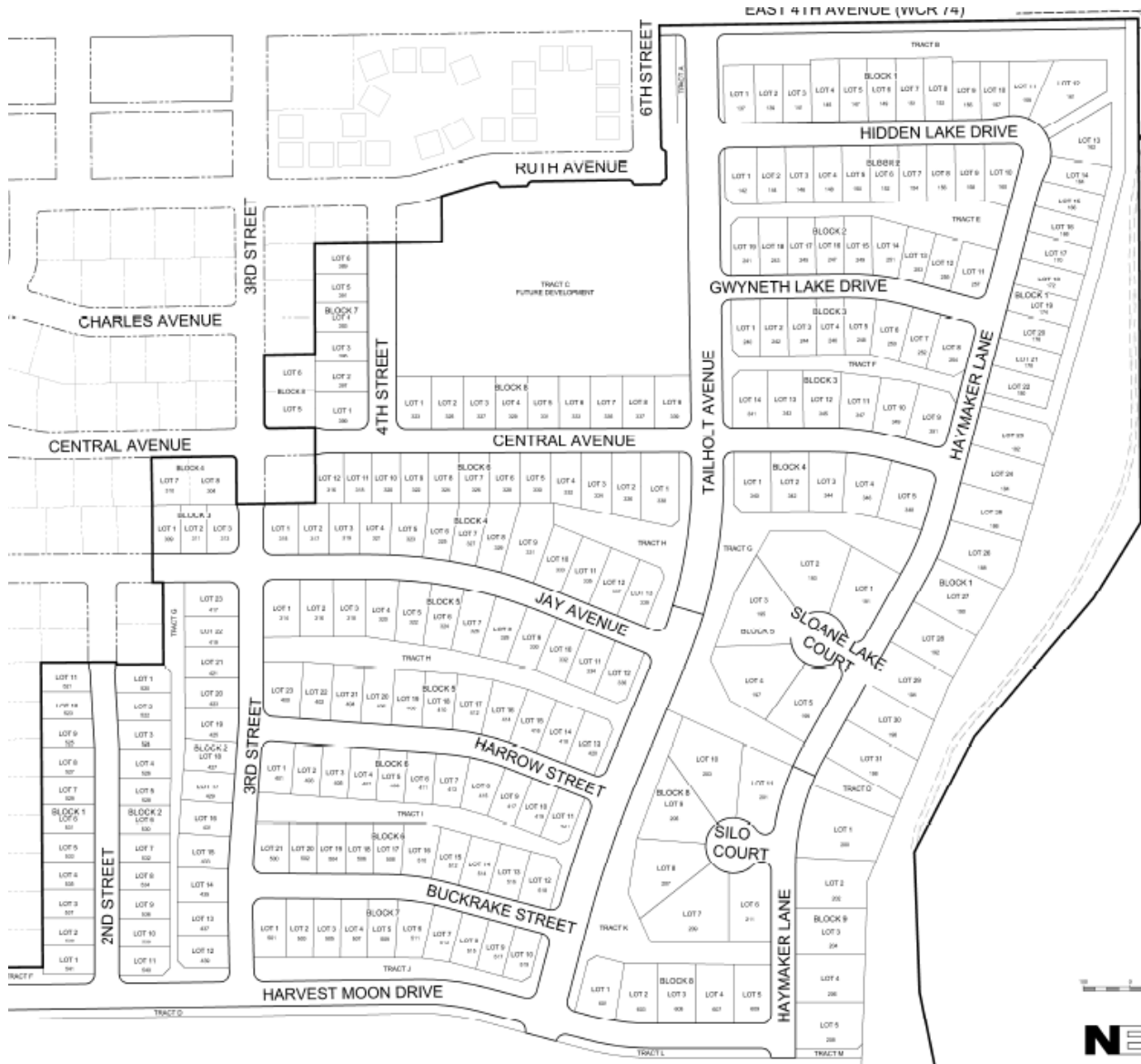


TAILHOLT METRO DISTRICTS

ARCHITECTURAL GUIDELINES

Architectural Guidelines in Filing 1 & 2, are subject to change and may vary in different Filings/Phases of the neighborhood.



**** Custom Builders/Individual lot owners also see Architectural review handbook with design guidelines for additional building information and fees, dated June of 2017. ****

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ARTICLE 1. INTRODUCTION

Section 1.1 Adoption of Guidelines: These design guidelines (“Guidelines”) have been taken from, and adopted pursuant to, the Declaration of Covenants, Conditions, Restrictions and Easements for **Tailholt Metro Districts** (the “Declaration”). These Guidelines have been promulgated and adopted by the governing board (“Governing Board”) of the **Tailholt Metropolitan District No 1. And No 3.** (the “Metropolitan Districts” or “The Districts”) pursuant to Sections 2 and 6 of the Declaration. These guidelines are for all the residential homes within the Tailholt Metro Districts No. 1 and No. 3 boundaries. Unless govern by an approved Sub-HOA, with District approved guidelines. Guidelines for all of THMD’s No. 1 or No. 3 pictured on cover page or not.

Section 1.2 Application: These Guidelines shall apply to Improvements constructed, erected, placed or altered within the Filings of the Tailholt Metro Districts. Certain provisions of these Guidelines may be different from design guidelines for other phases within the Development. In the event of any actual or apparent conflict between these Guidelines and the design guidelines for other phases within the Development, these Guidelines shall prevail as to Improvements within any Filing.

Section 1.3 Definitions: Unless the context clearly indicates otherwise, capitalized terms used in these Guidelines shall have the meaning given to such terms in the Declaration.

Section 1.4 Appointment of Members to ARC: The members of the Architectural Review Committee (“ARC”), as defined in the Declaration, are appointed by, and serve at the pleasure of, the Governing Board.

Section 1.5 Design Standards: The Declaration requires prior approval by the ARC or its designated representative before any Improvement is constructed, erected, placed, or altered. These Guidelines establish certain acceptable designs for diverse types of proposed Improvements. These Guidelines are intended to assist the Owners. Prior to installation or commencement of construction, all proposed Improvements (except those constructed by the Declarant) must be submitted to the ARC for review and approval.

Section 1.6 Contents of Guidelines: In addition to the introductory material, these Guidelines contain:

1.6.1 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.

1.6.2 A summary of procedures for obtaining approval from the ARC.

1.6.3 A summary of construction and builder regulations.

1.6.4 An addendum showing approved design for fences.

Section 1.7 Effect of Declaration: Each Owner shall receive and should become familiar with the Declaration. These Guidelines are supplementary to all the terms and provisions of the Declaration. Nothing in these Guidelines shall supersede or alter the provisions or requirements of the Declaration. In the event of any actual or apparent conflict between these Guidelines and the Declaration, the Declaration shall prevail.

Section 1.8 Interference with Utilities: In making proposed Improvements, Owners are responsible for locating all water, sewer, gas, electric, telephone, cable television, irrigation lines, and 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 811 or 1-800-922-1987 and/or go online www.uncc.2.org.

Section 1.9 Goals of Guidelines: Compliance with these Guidelines and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of the Property. It is important that the proposed Improvements be made in harmony with, and not detrimental to, the rest of the Property. A spirit of cooperation with the ARC and neighbors will go far in creating an optimum environment, which will benefit the Owners. By following these Guidelines and obtaining approvals for proposed Improvements from the ARC, Owners will be protecting their financial investment and will help to promote proposed Improvements that are compatible with the other Improvements within the Property.

Section 1.10 Interpretations of Guidelines: The ARC and the Governing Board shall interpret these Guidelines.

Section 1.11 Advising of Neighbors: It is suggested that Owners advise neighbors prior to submitting forms for proposed Improvements. The ARC may request adjacent neighbor input.

ARTICLE 2. SPECIFIC TYPES OF IMPROVEMENTS

Section 2.1 General: Following is a listing, in alphabetical order, of specific types of Improvements, which the Owners typically consider installing, with pertinent information as to each. Unless otherwise specifically stated, drawings and plans for proposed Improvements must be submitted to the ARC and the written approval of the ARC obtained before the Improvement is made. Any Improvement not specifically listed herein requires review and written approval of the ARC. 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 homes. The ARC may obtain input from the Governing Board on any request for approval.

Section 2.2 ADDITIONS AND EXPANSIONS: ARC approval is required. Additions or expansions to the residence 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 the required permits from the Town.

Section 2.3 ADDRESS NUMBERS: ARC approval is required to change or relocate the existing address numbers originally installed by the builder. Any additional address numbers must have approval from the ARC.

Section 2.4 ADVERTISING: See Signs. (No advertising signs of any character shall be erected)

Section 2.5 AIR CONDITIONING EQUIPMENT: No types of refrigerating, cooling or heating apparatus shall be permitted on a roof. Further, no such apparatus shall be permitted elsewhere except when appropriately screened from the view of adjacent property owners and approved by the ARC. Such apparatus should be installed in a way that any noise heard from adjacent properties is minimized. Without limiting the foregoing, conventional air conditioning units located on the ground of a Lot are permissible when approved by the ARC in accordance with the preceding sentence. No window mounted AC units.

Section 2.6 ANIMALS: The owner or his or her representative of each lot may keep a **reasonable number (3 or less)** of bona fide household pets including dogs, cats, some reptiles or other domestic animals sold in pet stores. Animals typically contained indoors (i.e., fish) shall not be

included in the number of Animals allowed. Livestock, fowl, poultry, some reptiles or insects of any kind shall not be raised, bred, kept or boarded in or on the Property (unless permitted by the Town); a bona fide pet does not include domesticated animals, livestock, such as chickens, turkeys, fowl, goats, cows, horses or any wild animals. No pets are to be kept for any commercial purpose and are not kept in such number or in such manner as to create a nuisance to any resident of nearby properties.

2.6.1 Animal Waste: The Owner or his or her representative shall be responsible for collecting and properly disposing of any animal waste and dispose of properly (use dog stations on site). The Town does have a code on this and if you see or have an issue call Town enforcement. No Owner or his or her representative of a dog may permit it to leave feces or upset garbage on public property or the private property of another. The Owner or his or her representative should be considerate of dogs urinating on private property.

2.6.2 Barking/Nuisance: The Owner or his or her representative shall be responsible for animal nuisance/barking. Animal nuisance/barking must be controlled. If you have these issues contact the Town animal control. It is unlawful for any person owning or keeping and to fail to prevent such animal from disturbing the peace of any other person by loud, persistent, and habitual barking, howling, yelping, mewing, or making any loud, persistent and habitual noise whether the animal is on or off the owner's premises.

2.6.3 Breeding/Ownership: The ARC has the right and authority to determine in its sole discretion that dogs, cats or other household pets are being kept for commercial purposes or are being kept in such number or in such manner as to be unreasonable or to create a nuisance. Or that an Owner or resident is in violation of the applicable jurisdiction or other applicable governmental laws, ordinances, or other provisions related to household pets; or that an Owner or resident is otherwise in violation of the provisions of this Section. In any such case, the ARC may take such action(s) as it may deem appropriate.

2.6.4 Livestock: No livestock, poultry, some reptiles or insects of any kind shall be raised, bred, kept or boarded in or on the Property (unless permitted by the Town); a bona fide pet does not include domesticated animals, livestock, such as chickens, turkeys, goats, cows, horses or any wild animals. No livestock or insects are to be kept in or on the lot.

2.6.5 Pets Leashed: All household pets shall be controlled by their Owner and shall not be allowed off the Owner's Lot except when properly leashed and accompanied by the Owner or his or her representative. Proper control of your dog means to simultaneously monitor, direct and restrict a dog's movement and activities in a humane manner. If you see loose animals or have issues with an animal you should call Town enforcement.

2.6.6 Registered Animals: All pets should be registered and licensed with the Town and or County. All Town and/or County ordinances should be followed, and any Town or County ordinance supersedes these guidelines.

2.6.7 Responsibility of Owners: An Owner's right to keep household pets shall be coupled with the responsibility to follow all Town, County and State codes and ordinances. To pay for any damage caused by such pets, as well as any costs incurred because of such pets.

Section 2.7 ANTENNAS: Except as may otherwise be permitted by the ARC, no exterior radio antenna, television antenna, or other antenna, or audio or visual reception device of any type shall be placed, erected or maintained, except inside a residence or otherwise concealed from view; provided, however, that any such devices may be erected or installed by the Declarant (or by any

builder with the express written consent of the Declarant) in connection with the sale or rental of Lots, or otherwise in connection with development of or construction on the Property; and provided further, however, that the requirements of this section shall be subject to the Telecommunications Act of 1996 and applicable regulations, as amended from time to time.

2.7. 1 SATELLITE DISH: One meter or less is allowed, not allowed on front of home. Mount on side of house, rear of the house or rear of lot. Please watch where dish is mounted to home, use care in placement.

Section 2.8 ARCHITECTURAL DESIGN APPLICATION ("ADA"):
The "ADA" is used for when you are building a new home, first time landscaping or doing modifications /up-grades to the exterior of your existing home. If you are placing a deck, concrete patio, covered patio, upgrading your landscaping, painting your home or any exterior projects you must submit the Architectural Design Application ("ADA") for approval. Review fees may apply, lot account or O and M fees must be current. ADA is on the District web site.

Section 2.9 ASTRO-TURF: ARC approval required.

Section 2.10 AWNINGS: See Overhangs. (CLOTH OR CANVAS ONLY) ARC approval is required.

Section 2.11 BALCONIES: See Decks. ARC approval is required.

Section 2.12 BASKETBALL BACKBOARDS: Unless otherwise approved by the ARC, no basketball hoops within the Property may be attached to a residence or garage. Subject to ARC approval, certain basketball hoops may be installed on a free-standing pole along the driveway between the sidewalk and the residence.

2.12. 1 BASKETBALL HOOP/ PORTABLE (Or any portable sports equipment): May be temporarily allowed on front driveways or placed in their yard. Portable sports equipment is not allowed on Town streets or walks. An Owner or resident is responsible for checking on and maintaining compliance with local Town codes.

Section 2.13 BIRD HOUSES AND FEEDERS: ARC approval is not required if limited to 2 feet by 2 feet and if not more than two in number are installed on any Lot. A birdhouse or birdfeeder may not be attached to the District fence. (Remember to clean Bird house, waste stains can be seen from street)

Section 2.14 BOATS: See Vehicles. (Not allowed to be stored on lot, driveway or the street, storage in garage only)

Section 2.15 BUG ZAPPERS: ARC approval not required, please only keep on when you are outside, do not leave bug zapper on all the time.

Section 2.16 BUILDING HEIGHT: The maximum overall height of all Improvements as measured from where the front driveway meets the curb (excluding chimneys) shall be 35 feet. ARC approval is required, plus Town permits. Ally load lots shall be measured from the lowest front corner of the lot.

Section 2.17 BUILDING LOCATIONS: See Setbacks. (No structures allowed in setbacks)

Section 2.18 CAMPERS: See Vehicles. (Not allowed to be stored on lot or the street, storage in garage only)

Section 2.19 CARPORT: Not permitted.

Section 2.20 CIRCULAR DRIVES: ARC approval is required. See Driveways. Height will also need approval.

Section 2.21 CLOTHESLINES AND HANGERS: No clotheslines or drying yards shall be so located as to be visible from any street. ARC approval is required.

Section 2.22 CLOTH OR CANVAS OVERHANGS: ARC approval is required. See Overhangs.

Section 2.23 COLOR: The color of all exterior materials used on a residence or other Improvements within the Property must be approved in advance by the ARC. Earth tones generally muted are recommended. (All painted exterior railing to match trim or siding color)

Section 2.24 CORNER VISIBILITY: Compliance with the Towns intersection sight distance criteria is required for any work on corners or street side of lot. This includes tree/shrub placement.

Section 2.25 DECKS or BALCONIES: ARC 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 ARC. Decks must be installed as an integral part of the residence and patio area. Construction of decks over easement, offset or setback areas are not permitted. Dimensions and location must be submitted on drawings. The ARC will review lot size as a factor in approval of decks. Homeowner or Contractor cannot take down District fencing for access to yard. Homeowner or Contractor cannot drive across District Landscape for access to yard. Town permit/approval may be required and is your responsibility to obtain. No contractor advertising allowed.

Section 2.26 DOG RUNS: ARC approval is required. No dog runs shall be located as to be visible from the street. Dog runs shall not be located within offsets and rear setbacks and shall be screened by approved materials so that the dog therein is not visible from the streets. No chain link dog run fence or metal fencing. "Invisible" electric fences shall generally be permitted along property lines. Dog run not to be located within five (5) feet of any property line. Fencing is approved District fencing only.

Section 2.27 DOORS: New or replacement exterior doors which do not match existing doors on the residence, including, but not limited to, doors to entryways, garage doors, security doors, and the like require ARC approval. The color should be similar or complimentary to the color of the Residence. Unpainted aluminum doors are not permitted. See also Garage Doors.

Section 2.28 DRAINAGE: Each Owner shall maintain the grading upon his/her Lot (including grading around the building foundation) at the slope and pitch fixed by the final grading established by the original builder thereof, including landscaping and maintenance of the slopes, so as to maintain the established drainage. Each Owner shall not in any way interfere with the established drainage pattern on or over the Lot. In the event that it is necessary or desirable to change the established drainage over any Lot, then the Owner thereof shall submit a plan to the ARC for its review and approval, in accordance with the provisions of the Guidelines and Article 6 of the Declaration and any such change shall also be made in accordance with all laws, regulations and resolutions of any applicable governmental entities. For purposes of this Section, "established drainage" is defined as the drainage that exists at the time final grading of a Lot by the Declarant, the Developer or the original builder is completed. Up-dated: Some filings have a 5-foot platted drainage easement that you cannot plant, build in or place a structure. That requires two variances, one for the setback requirement, the other for the encroachment of the platted easement and that would not be allowed.

Section 2.29 DRIVEWAYS: Modifications to the original driveway and circular drive additions require ARC approval and must be aesthetically pleasing and in conformance with the overall look of the Property. All driveways shall be concrete (No road base or breezeway material) unless approved by the ARC. Colored concrete must be approved for driveways. Driveways may not be painted. Asphalt extensions are not permitted. ARC and Town permit/approval required for any driveway additions, extensions or curb aprons. Driveway width for a house with a 2-car garage shall not exceed 20 feet where the driveway meets the curb, or Town code. Driveway width for a house with a 3-car garage shall not exceed 30 feet where the driveway meets the curb or Town code. Tandem 3 or 4-car garages shall meet the 2-car width standard. Also see Town code of percentage of driveway to size of lot code, most homes are already at maximum driveway width that is allowed. No parking on landscaped rock areas or any kind of gravel. Driveway cannot be in drainage easements; some homes have side lot platted drainage easements. (2.29 Up-dated)

Section 2.29.1 DRIVEWAY STORAGE: For appearance purposes, no storage allowed on driveway, no material, junk (landscape material, building material, furniture, etc.) can be on the driveway longer than 72 hours. Widening the driveway beyond the specifications listed above shall not be allowed for parking or storage. Special permit from “The Districts” can allow material to be stored longer, due to work on home. New home under construction or re-model storage is permitted.

Section 2.30 EVAPORATIVE COOLERS: Not permitted.

Section 2.31 EXTERIOR LIGHTING: See Lights and Lighting.

Section 2.32 EXTERIOR MATERIALS: The only acceptable exterior building materials are high-quality hardboard siding, brick, stone, cast stone, stucco or other harmonious materials utilized for accent or home details as approved by the ARC. All windows on all elevations shall be wrapped with 1X4 trim boards. All corners shall be made with vertical 1X6 trim boards. All Fascia's shall be a minimum of six (6) inches. Bird-box even corners are encouraged.

Section 2.33 FIRE PITS: Fire pits gas or wood burning are allowed with ARC approval. All fire pits must be fire rated and/or comply with Town codes and Fire Department requirements. Check with Town on permits.

Fire pit must be at least 15 feet from property line or current Town code. Resident must comply with no burn days and/or fire bans by the Town and/or County on wood burning fire pits.

2.33.1 FIREWOOD STORAGE: No wood piles or storage areas shall be so located as to be visible from a street.

Section 2.34 FENCES: Other than fences which may be constructed, installed or located by the Declarant (or by a builder with the express written approval of the Declarant) in its development or construction of Improvements on the Property, no fences shall be permitted except with the prior written approval of the ARC. No homeowner screening or fencing shall exceed five (5) feet in height. Homeowner must match existing fence height and design if adding on to fence. Chain link or metal fencing shall not be permitted. No front lot fencing. Fencing to be installed within 180 days of closing. Any fences constructed on a Lot shall be maintained by the Owners of such Lot. Fence materials, design, color, stain and other criteria and specifications must conform to the District Fence Design Plan or District approved fence specification on style, height, stain color and by this reference incorporated herein filing 1 & 2. It is important to remember that certain drainage patterns may exist along or under fence locations, be sure to provide for a space between the bottom of the fence and the ground elevation so as not to block drainage (allow at least 2 inches). All Owners shall maintain their fences and gates, keeping stain appearances on homeowner fence and interior of District fence. If a fence requires staining, it should be re-stained every 3 to 5 years. All fences must stay in place and all lots must have a rear/side lot fence. No gates are allowed in District fences. No attachments/signs of any kind, such as advertising, political, social, landscape items, trellis, etc.

Removal of any District fence is not allowed. **Contact District for Approved fence stain.** All other colors, clear stains or no stains are not allowed. Do not attach anything to District fence.

Section 2.35 **FLAG and or FLAG POLES:** ARC approval is required. Only one (1) flagpole per Lot will be permitted. Flags and or Flag pole attached to the home 5' (15 sq. feet or less does not need ARC approval, when attached to the home) Flags allowed; United States of America, Colorado State Flag and any United States of America Military Flag.

Holiday flags hung for up to 31 days. Seasonal or Sports Flags attached to the home or displayed in the yard are limited to 15 Sq. feet and can be displayed for up to 90 days

Section 2.36 **GARAGE DOORS:** ARC approval is required. Submittal shall include manufacturer's details and proposed paint color. Unless approved otherwise by the ARC, garage doors shall match the field color of the residence. Garage doors must relate to the residence's design elements. Architectural grade doors are a minimum requirement on all residences. Acceptable materials include manufactured or natural wood, sectional metal paneled doors finished, as appropriate (paint or stain), to match the residence. All garage doors must be recessed a minimum of eight (8) inches.

Section 2.37 **GARBAGE CONTAINERS:** See Trash Containers. Trash/Recyclables collect day is **determined by the District: Contact District about trash day.** Trash/Recyclable containers must be stored in garage or side lot, behind fence. Trash day is determined by the Board. This is to limit truck traffic in the community. Trash/Recyclable containers should be covered and lids secured to prevent littering or wildlife infiltration.

Section 2.38 **GARDENS – FLOWERS:** ARC approval is not required if the area was designated as a flower garden on the original approved landscape plan. All flower gardens shall be carefully maintained.

Section 2.39 **GARDENS – VEGETABLE:** ARC approval is not required if located in the rear or side yard (Behind Fence) and the area on the original approved landscape plan was designated as a vegetable garden. Vegetable gardens are not permitted in the front yard. All vegetable gardens shall be carefully maintained.

Section 2.40 **GAZEBOS:** ARC approval is required. A gazebo is a detached, open, six to eight-sided structure. The ADA must include a plot plan with location noted, and an elevation plan showing materials, height and dimensions. Some Lots may not be suitable for gazebos.

Section 2.41 **GRADING AND GRADE CHANGES:** See Drainage. **(Do Not Change Grade without engineered plans and ARC approval)**

Section 2.42 **GREENHOUSE WINDOWS:** ARC approval is required.

Section 2.43 **HOT TUBS:** ARC approval is required. Hot tubs must be an integral part of the deck or patio area and incorporated into the rear yard landscaping. Hot tubs must be in the rear yard. (Homeowner or Contractor cannot take down District fencing for access to yard. Homeowner or Contractor cannot drive across District Landscape for access to yard)

Section 2.44 **HOLIDAY/ SEASONAL/ LIGHTING/ DECORATIONS:** All seasonal decorations may not be installed more than forty (40) days prior to a holiday and must be removed within forty (40) days following that particular holiday or celebration (Weather conditions will be considered on removal). Consideration of neighbors should be exercised when decorating for any occasion and recommended for lights to be off by 10:00 pm. Holiday/Seasonal Flags see

FLAGS/FLAG POLE section. Front porch string lighting for accent or mood lighting must be attached to the top of the interior of the porch fascia as high as possible, with no wiring showing on the exterior of the front porch. Lights are not to be ran down columns or to be ran across the front of the home, only porch areas. (Up-dated)

Section 2.45 IRRIGATION SYSTEMS: ARC approval is required. All landscaping shall be irrigated with a fully automatic underground sprinkler system. Turf areas shall be irrigated with pop-up spray or pop-up rotary sprinklers. Planting bed areas shall be irrigated with low volume drip irrigation. Non-potable water is un-treated water and may have dis-color and or odors. **(Homeowner or Contractor cannot take down District fencing for access to yard. Homeowner or Contractor cannot drive across District Landscape for access to yard)**

Section 2.46 JUNK VEHICLES: See Vehicles. (Not allowed to be stored on lot or the street, storage in garage only)

Section 2.47 LANDSCAPE AND MAINTENANCE:

2.47.1 Landscaping Plans: Landscaping plans and other required documents shall be submitted to the ARC for review and approval prior to the installation of landscaping, except where installed by the Declarant, the Developer, or a builder with the express written approval of the Declarant. Landscaping plans may be submitted with the Construction Drawings but must be submitted, reviewed and approved **PRIOR TO COMMENCEMENT OF LANDSCAPING**. Plans must depict fences, decks, sod, seeded areas, retaining walls, rock, railroad ties, sprinkler system, bedding locations with bedding materials indicated, sizes and species of nursery materials, and include a drainage and grading plan that coincides with the original builder's grading plan, and shows any Improvements or alterations thereto. **FEES MAY APPLY FOR REVIEWS. (Homeowner or Contractor cannot take down District fencing for access to yard. Homeowner or Contractor cannot drive across District Landscape for access to yard). No contractor advertising signs to be placed on property.**

2.47.2 Planting Requirements: For single family Lots, (Not Custom Lots) a minimum of one (1) tree shall be required and three (3) shrubs in the front yard. Trees shall be no less than two (2) inch caliper when installed, and in the case of evergreens, each evergreen tree must be no less than six (6) feet (6' above ground, not including root ball) in height when installed. Shrubs should be two (2) gallon minimums. Corner lots minimum of two (2) trees shall be required in areas fronting the street in front of the residence. These two (2) trees must be canopy trees. Trees should be 5 feet from property lines, shrubs 3 feet from property lines. At least forty percent (40%) of the front yard's landscapable area must be comprised of turf. Xeriscape landscaping must be approved; tree and shrub count do not change with Xeriscape landscaping. All shrub beds shall be designed and installed so that they look fully planted. Large expanses of exposed mulch shall not be allowed. Exemptions would be some Cul-de-sac's lots due to radius, street light poles, utility pedestals, fire hydrants, Town site triangle and distance from driveway. **NOTE: For all irrigation heads keep flows at or below 10 GPM.** Non-potable water is un-treated water and may have dis-color and or odors.

2.47.3 Timing of Installation: Within the time frames as hereinafter provided, the Owner of each Lot shall install landscaping on all of the Lot which is not covered or enclosed by a building, fence or other structure, and shall thereafter maintain such landscaping in a neat and attractive condition, including periodic and horticulturally correct pruning, removal of weeds, and replacement of landscaping. The Owner of each Lot (other than Declarant, or a builder with the express written approval of the Declarant) shall install landscaping on such Lot **within one hundred eighty (180) days** after acquisition (Closing) of such Lot by such Owner. If said acquisition occurs between October 15 and April 15 (Winter months); installation of Landscaping can wait until after April 15th

to start and must be completed by August 15th of the same year. NOTE: Submit ADA and landscape plans for review during the winter months. Priority should be given to the installation of landscaping in front yards, and unless otherwise agreed in writing between a builder and the Declarant, builders will be required to install front yard landscaping in conjunction with the construction of the residence on a Lot. This includes fencing & stain if not installed by builder.

2.47.4 Landscape Maintenance: Lot owner is expected to maintain yard, keeping turf mowed less than **six (6) inches**, all trees and shrubs pruned and maintained. Any trees and or shrubs that are dead are expected to be removed and replaced with an equal size tree and or shrub. Trees shall be no less than two (2) inch caliper when installed, and in the case of evergreens, each evergreen tree must be no less than six (6) feet (6' above ground, not including root ball) in height when installed. Shrubs should be two (2) gallon or larger. To help appearances in the neighborhood and to help maintain property values yards should look nice and weed control, avoid any kind of storage in the front of the home and/or driveway. Trees and or shrubs that have been approved and die must be replaced.

2.47.5 Lawn Art: Statues (Gnomes, angles, frogs, deer, sculptors etc.), bird-baths, etc., should not be over 36 inches and limited to 4 items in the front yard. ARC approval is not required, unless you exceed limits and/or height in the front yard. Placement of back yard lawn art should not be visible from street and not to exceed fence height without ARC approval. You must submit ADA form and receive approval from the design review committee to exceed height limits in your yard. Lawn Art may be reviewed on inspections if art does not blend in with community or has offensive over tones, homeowner may be asked to remove lawn art. This is to be decided by Design Review Committee.

2.47.6 Enforcement as to Landscaping: If any Owner fails to comply with this Section, or with the requirements of the ARC in installation or maintenance of landscaping, notices will be sent, along with possible fines and or legal action. The Metropolitan District or the ARC may, at the direction of the Governing Board, enter upon such Lot and install or maintain landscaping for which the Owner shall be obligated to pay. The foregoing remedy is not exclusive of any other remedies that may be available at law or in equity.

2.47.7 LOT MAINTENANCE: Builder/owner of any vacant or empty lot should mow lot several times a year keeping the lot in a neat appearance. Lot should be mowed so ground cover is less than 6 inches, plus weed trim lot along property lines and fences. Lot should have erosion control where needed and kept up. Empty lots: Construction material and or trash bin can be stored on lot/lots approved for construction or in the general area. This is for short term usage as a staging area for material, equipment storage, wash out and or foundation dirt storage. Lot usage for construction purposes does not negate maintenance requirements of the Owner. Keep area clean and organized.

Section 2.48 LATTICEWORK: ARC approval is required. Extensive installation of lattice is discouraged.

Section 2.49 LIGHTS AND LIGHTING: ARC approval is not required for exterior lighting which is in accordance with the following regulations: Exterior lights must be of the same style and character as those installed by the builder on other homes or Lots and be as small in size as is reasonably practicable. Exterior lighting should be directed towards the residence and must be of low wattage to minimize glare sources to neighbors and other Owners. Walkway lighting shall be generally directed towards the ground. Lighting should not result in excessive glare towards the street or neighboring properties. Flood lights on the side of the home should be avoided due to

neighboring windows and any excess glare of flood light towards other homes. Any variance from these Guidelines or use of high wattage spotlights or floodlights should shine on lot towards the ground and requires ARC approval before install.

Section 2.50 MAILBOXES: Individual mailboxes are not permitted. Cluster boxes will be provided by the developer/builder at time of construction. Cluster box to meet USPS specifications. **No posting/advertising on mailboxes.**

Section 2.51 MASONRY ACCENTS: As used herein, “Masonry Accents” shall be restricted to stone, cast stone, brick or stucco, and shall be subject to the following requirements:

2.51.1 Masonry Accents shall be mandatory on the front of any residence constructed within the Property. A minimum of 25% of the front of the residence must be comprised of Masonry Accents. Unless fenced, corner lots shall also require masonry accents.

2.51.2 If masonry materials are used on the front of any residence within the Property, the masonry materials shall be extended a minimum of two (2) feet on all front elevation corners at the same height as masonry materials on the front of the residence. This corner wrap requirement may not apply to cantilevers, pop-outs or other front elevation features, at the sole discretion of the ARC.

Section 2.52 MINIMUM SQUARE FOOTAGE: The minimum living area, exclusive of garages, balconies, patios, porches, and the like, of any residence constructed on a Lot within the Property shall be **1400 square feet** for a ranch floor plan, and 1550 square feet for a multi-level floor plan. Other filings may be different.

Section 2.53 MOTOR HOME VEHICLES: See Vehicles.

(Not allowed to be stored on lot, driveway or the street, storage in garage is allowed)

Section 2.54 MOTORIZED VEHICLES: See Vehicles.

Section 2.55 NON-POTABLE WATER SYSTEM: Disclosure is hereby made that various irrigation systems servicing greenbelts, open spaces, lots and other areas within the community may utilize untreated, non-potable water which is not safe for human or pet consumption. Non-potable water is not part of your O and M fee. Lot owner will be invoiced separately per month when non-potable water system is on, along with O and M fee. **For all irrigation heads keep flows at or below 10 GPM.** Homeowners to follow watering schedule. All homes in the Districts must use non-potable water system and cannot hook up to any potable water. Franklin Lake is the non-potable water storage facility: Please keep out of lake area. No fishing allowed, stay out of water and off ice. Lake levels do fluctuate.

Section 2.56 OVERHANGS or Eaves: ARC approval is required and the overhang or eave on all roofs shall be a minimum of twelve (12) inches. The color must be the same as the exterior of the residence, unless otherwise approved by the ARC.

Metal or fiberglass awnings are not permitted.

Section 2.57 PAINTING/RE-PAINTING: ARC approval is not required if the color and color combinations are identical to the original color painted by the builder. Color and/or color combination changes require ARC approval. If you have a shed, you must paint to match new colors. You will make sure body color is not the same color as home next door or across the street.

2.57.1 All exterior colors must be reviewed for approval by the ARC, including changing the color of existing Improvements. The ARC will assess the overall color composition formed by the individual materials.

2.57.2 All roof vent caps, louvers, plumbing stacks, chimney flashing, valley flashing, etc., shall be painted a color not in contrast with the color of the roofing.

2.57.3 Whenever exterior painting is to be done, all changes must be approved by the ARC prior to commencement of such painting. Changes include any paint or color scheme other than the original brand paint, color number and scheme that is on file with the builder or the ARC. Paint can be different than original paint just has to be reviewed, prior to painting. If prior approval is not received, Owner may be required to re-paint with approved color scheme.

2.57.4 It is recommended that all residences be painted on a regular schedule to avoid chipping and peeling.

2.57.5 Paint schemes must be different from neighboring residences. The ARC will not approve submittals without a description or photograph of the paint colors on neighboring houses on both sides. Failure by the ARC to so inform the Owner requesting such approval shall not be deemed an approval under Article 2 and 6 of the Declaration.

2.57.6 Garage doors are to be the same color as the body of the residence, unless otherwise requested and approved by the ARC. Outlining the garage door panels in a contrasting color or in a checker board design is not permitted.

2.57.7 Most residences have multiple tone paint schemes (e.g., body (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 color

2.57.8 Color selections should be submitted to the ARC in the form of two sets of manufacturer's paint chips. Please indicate which color chips are for trim, body and accent (doors and shutters) color. **PLEASE PLAN TO SUBMIT REQUESTS IN ADVANCE OF THE FORTY-FIVE (45) DAY REVIEW TIME FRAME ALLOWED FOR IN THE DECLARATION AND THESE GUIDELINES. Painting a small 18" by 18" area on the house of all paint colors to be used may be required for a visual paint sample inspection by the ARC.**

2.57.9 All selections are reviewed by the ARC and, in some cases, by a professional consultant.

2.57.10 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) shall remain unpainted and unstained unless approved by the ARC.

2.57.11 Fence Staining: Owners must use District Approved fence stain. Paint Code subject to change. No other color or type of stain is permitted. All fences must be stained on both sides by the property owner whose side is facing the fence. **District fences will be stained by the District only on the street or greenbelt facing side. Homeowner stains inside of fence. No attachments to District fence. Keep structures 5 feet from fence.**

Section 2.58 PARKING: Also See Vehicles. Non-commercial vehicles may park in the streets/ROW if they have current registration/tag. This includes construction personnel. Private vehicles of Homeowners and guests are encouraged to park in their own driveway and or garage. (No Storage of Unlicensed/Registered Vehicles allowed on lot, driveway or street)

Section 2.59 PATIO COVERS: ARC approval is required. Plans must show the exterior elevation, height, designate materials and colors, means of attachment and include dimensions.

Section 2.60 PATIOS – ENCLOSED: ARC approval is required. See Additions and Expansions. Also see porch or front patio.

Section 2.61 PATIOS – OPEN: All Patios and/or courtyards need ARC approval. See Additions and Expansions.

Section 2.62 PAVING: ARC approval is required for front yard changes, regardless of whether for walks, driveways, patio areas or other purposes. Town permits are required.

Section 2.63 PETS: See Animals. (Use dog stations on site, pick up after your pets)

Section 2.64 PIPES: See Utility Equipment.

Section 2.65 PLAN REVIEW: Send new home/modification/construction plans and/or landscape plans to the District for review. Use ADA form with submittal, fees may apply. Make check payable to Tailholt Metro District, check with District on fee amount.

Section 2.66 PLAY AND SPORTS EQUIPMENT: Play structures, trampolines, swing sets, slides or other such devices require ARC approval. Approval for such equipment may be granted when it is proposed to be placed within the rear or side yard (**a minimum of 5 feet from any lot line is required**) and is constructed and finished with materials which are complimentary to the residence. Playhouse structure kits or homemade structures must be made from the same material as the residence, including siding, roofing and trim materials, and must be painted to match the residence. **Play structures are limited in height to ten foot 8 inches (up-dated) or less,** and the colors of which are in keeping with the intent of these Guidelines. Wood or dark colored, powder coated, steel structural components will be considered for approval; avoid plastic, especially brightly colored plastics.

Trampoline and play structures shall be maintained and secured to the ground. Keep netting and padding serviceable and in proper working condition, any weathered items should be replaced and/or re-painted. Netting and support bars should all be connected, serviceable and in proper working condition. Trampoline and play structures usage should be considerate of early morning and late evening hours.

Section 2.67 POLES: See Flagpoles, Utility Equipment, Basketball Backboard, etc.

Section 2.68 POOLS: ARC approval is required, along with Town permit. Privacy fencing may be required by Town code and or State code, for swimming pool and/or hot tub enclosures. See District approved fence styles and height.

Section 2.69 PORCH or FRONT PATIO: ARC approval is required to add rails, change color of concrete, stamped concrete, enclose or change any portion of front porch/patio.

Section 2.70 RADON SYSTEMS: ARC approval is needed. All exterior pipes and or any chase made will need to be painted to match the color of house. (Check with Town for permits)

Section 2.71 ROOFS:

2.71.1 Roofing Materials: Except as otherwise provided herein, roofing materials within the Property shall be restricted to, 30 year or greater dimensional asphalt composition shingles. Metal or other materials for roofing may be approved by the ARC, provided such materials are complimentary to the architectural style of the residence and are an approved color. Standard 3-tab or T-lock asphalt shingles are NOT acceptable within the Property.

2.71.2 Roof Pitch: The roof pitch on any residence must be between 5/12 and 12/12. Porches and shed elements may have roof pitches as low as 3/12. Any residential plan should be designed to look attractive from all four sides. Multiple roof pitches and plane changes are encouraged. Flat roofs are not permitted. Large unbroken gable ends or roof expanses lacking detail and/or variation will not be approved by the ARC.

2.71.3 Rooftop Equipment: All roof vents, plumbing vents, heating, ventilation, and air-conditioning vents shall try and be located behind the peak of the roof so as not to be visible from the street or painted to match the roof color if placed street side view. No types of refrigerating, cooling or heating apparatus shall be permitted on a roof. Also see Vanes.

Section 2.72 SATELLITE DISH: One meter or less is allowed. Satellite dishes or other transmission receiving dishes are not allowed on the front of the house. Mount on side or rear of house, or on a post no higher than four (4) feet above grade near the back or side of the house. Please watch where dish is mounted to home, use care in placement.

Section 2.73 SECURITY BARS: ARC approval is needed. Send in detailed plans.

Section 2.74 SETBACKS: Unless a greater distance is required by the Town, no residence or other structure shall be constructed or placed upon any Lot nearer to the front Lot line, side Lot line, or rear Lot line than as indicated by the following minimum setback requirements: Twenty (20) feet from the front Lot line; fifteen (15) feet from the rear Lot line; and Five (5) feet from a side Lot line (Go by Town codes if different). For purposes of this Section, building corners, steps, open porches (roofed or not roofed), or other components of a building shall be considered as part of the building. Cantilevers less than 20% of any wall may protrude one (1) foot into the setbacks. Overhanging eaves of twelve (12) inches may protrude into the setbacks. The ARC reserves the right to designate which streets are front streets and which property lines are front Lot lines, side Lot lines, and rear Lot lines. Any "reverse corner Lots" (i.e., those Lots having streets on two [2] sides of the Lot) shall be required to satisfy the 20 feet front Lot line setback requirements on the designated Front of the house with a setback of Fifteen (15) feet on the non-front side. The ARC may grant relief from the provisions of this Section for good cause shown. Notwithstanding the foregoing setback requirements, no building or other structure shall be constructed, installed, or permitted to remain within any easement. See Plat for further information about setbacks.

Section 2.75 SHEDS: ARC approval is required. Materials, including windows, doors, siding, roofing and trim materials, shall be the same materials as on the exterior of the residence. Sheds must be the same color as the exterior of the residence, unless otherwise approved by the ARC. Rubbermaid, vinyl, plastic or metal sheds are not permitted. Sheds shall be allowed only in rear yards and must be screened from view by a fence as much as possible. Sheds shall not be more than eight feet, six inches (8'6") in height at the peak, nor larger than 120 square feet (10'x 12'). The shed location shall be at least five (5') feet off property lines and not attached to any fences. The ARC, in reviewing the application for shed approval, shall consider lot grade, lot size, fence locations, landscape screenings, etc., in granting any approvals for a shed. Only one shed will be allowed per Lot.

Section 2.76 SHUTTERS - EXTERIOR: ARC approval is required. Exterior shutters must be the same materials and painted to match the color scheme of the exterior of the residence. If shutters are on the home and fall off due to weather or other reason they must be replaced or fill out ADA to remove all shutters.

Section 2.77 SIDING: ARC approval is required. Horizontal Lap Board siding up to sixteen feet in length with 5" to 8" factory grooving or exposure is required. All siding must have a texture embossed on the face; no smooth siding is allowed unless approved by the ARC. Siding material shall be composite wood, cement impregnated, or other material approved by the ARC. Vinyl or metal siding is not allowed. All fascia's shall be a minimum of six (6) inches and all soffits shall be a minimum of twelve (12) inches. Bird-box even corners are encouraged. Vertical, decorative or simulated shingle siding is encouraged as an accent or variation component, and will be required to break up large, expansive walls or gable ends. All outside corners shall have a minimum of six (6) inch corner trim boards and all windows shall have a minimum of four (4) inch trim boards on all sides of all windows. Trim is not required in areas of masonry.

Section 2.78 SIGNS: No advertising or signs of any character shall be erected, placed, permitted, or maintained other than a name plate of the occupant and a street number, and except for a "For Sale," "Open House," "For Rent," of not more than Six (6) square feet in the aggregate, and such other signs, for such length (s) of time, which have the prior written approval of the ARC or are expressly permitted by applicable law. Signs not to be posted higher than 4 feet. For sale signs will be allowed in the front yard of your home or in windows of home. No for sale/rent signs in rear of lot above fence line or on/attached to any District fence and or property. No "No Parking signs" for the public street/ROW signs are allowed, construction workers are allowed to park on the public streets. **No contractor advertising signs allowed.** No dispute signage is allowed. Dispute signage means you have an issue with your neighbor, Town, City, Contractor, Developer and or Builder. Security signs are acceptable but shall be less than 12 inches by 12 inches. Election signs follow State, County and Town regulations and will follow above noted guidelines, no election signs are allowed in rear yard. Notwithstanding the foregoing, signs, advertising, or billboards used by the Declarant (or by any builder with the express written consent of the Declarant) in connection with the sale or rental of lots/house, or otherwise in connection with development of or construction on the Property, shall be permissible. Signs cannot be attached to District fence, raised by pole or framing above District fence or placed on District property without written approval.

Section 2.79 SKYLIGHTS: ARC approval is required. Considerations will include, but may not be limited to, size, style, and location. The manufacturer's details (brochure) shall be included with submittal information.

Section 2.80 SNOW REMOVAL: Lot owner/resident is expected to remove snow within 24 hours of snow fall on front lot sidewalk and side lot sidewalks if living on a corner. Owner of lot should take necessary precautions for ice as needed. The Town ordinances on snow removal are the same and violations should be reported to the Town **Street snow removal is the Town's responsibility.**

Section 2.81 SNOW REMOVAL STREETS/ROW: See Town web site on snow policy.

Section 2.82 SOLAR ENERGY DEVICES: ARC approval is required. Passive and active solar applications integrated into building architecture are encouraged, but details; including design, size, and location shall be submitted prior to installation. Solar systems shall be designed to appear as if they are an integral part of the roof of the residence. No exterior plumbing shall be visible from the street or adjacent Lots. Non-reflective components must be used.

Section 2.83 SPRINKLER SYSTEMS: See Irrigation Systems.

Section 2.84 SQUARE FOOTAGE: The minimum living area, exclusive of garages, balconies, patios, porches, and the like, of any residence constructed on a Lot within the Property shall be **1400 square feet** for a ranch floor plan, and **1550 square feet for a multi-level floor plan**.

Section 2.85 STAIN: Contact District on Approved fence stain. Re-staining of fences should occur every 3 to 5 years, this includes the inside of your yard portion of the District fence. See Section 2.57.11: Fence Staining.

Section 2.86 STATUES/FOUNTAINS/WATER FEATURES: Statues/fountains/water features/ of any kind will not be permitted in yards without prior approval of the ARC. The ARC will consider limited statues/fountains/water features if the proposed improvement is consistent with the overall Lot landscape theme and is consistent with house colors (both body and trim). If the feature is in the front yard, it must be located on the porch steps or within a five (5) foot area from the of the house. The height of the feature shall not exceed Thirty-Six (36) inches. Limited to 4, statues/fountains/water features. The feature must be harmonious with other homes in the community and shall be turned off between 8pm and 7am to avoid noise from water.

Section 2.87 STORAGE FRONT/SIDE YARD OR STREET VIEW: No front/side yard Storage allowed. This includes but not limited to landscape/construction material, recyclable containers, firewood, old vehicles, RVs of any kind, trailers of any kind, portable basketball hoops during winter months (unless entirely screened from street view), toys, tires, camping gear and any unsightly items. No storage of any kind on street sides of corner lots. Trash cans may be stored behind fence in side yard.

Section 2.88 STORAGE SHEDS: See Sheds. (9' in height, 120 sq. feet (8' x 12')), match home material.

Section 2.89 STORM DOORS: See Doors.

Section 2.90 SUNSHADES: See Overhangs.

Section 2.91 SWAMP COOLERS: Not permitted.

Section 2.92 SWINGSETS: See Play and Sports Equipment.

Section 2.93 TEMPORARY STRUCTURES: Except as hereinafter provided, no structure of a temporary character, including, but not limited to, a tent, shack, storage shed, or outbuilding, shall be placed or erected; provided, however, that during the actual construction, alteration, repair or remodeling of a structure or other Improvements, necessary temporary structures for storage of materials may be erected and maintained by the Contractor doing such work. The work of constructing, altering or remodeling any structure or other Improvements shall be prosecuted diligently from the commencement thereof until the completion thereof. Further, no unsightly conditions, structures, facilities, equipment or objects shall be so located on the Property as to be visible from a street or any other portion of the Property. Notwithstanding any provisions herein contained to the contrary, it shall be expressly permissible for Declarant, its agents, employees, and contractors, or a builder with the express written approval of the Declarant, to maintain during the period of construction and sale of any Lots, upon such portion of the Property as Declarant may choose, such facilities as in its sole opinion may be reasonably required, convenient or incidental to the construction and sale or rental of Lots, including, without limitation, a business office, storage area, construction yard, signs, model homes, sales office, construction office, parking areas, and

lighting. This does not restrict temporary tents, inflatable toys or water slides for kid's weekend fun (Limit to 48 hours).

Section 2.94 TEMPORARY VEHICLES: See Vehicles.

Section 2.95 TENNIS COURTS: **Not permitted.**

Section 2.96 TRAILERS: See Vehicles. No Storage of Unlicensed or Registered trailers allowed on lot, driveway or street.

Section 2.97 Trampolines: See PLAY AND SPORTS EQUIPMENT.

Trampoline and play structures will be maintained. Keep netting and padding serviceable and in proper working condition, any weathered items should be replaced and/or re-painted. Netting and support bars should all be connected, serviceable and in proper working condition. Trampoline and play structures usage should be considerate of early morning and late evening hours.

Section 2.98 TRASH: Trash/recycling containers may be placed out after 7:00 p.m. on the evening before pick-up day. Trash/recycling containers must be taken in the day of pick-up and stored out of sight in garage or side lot behind fence. **Trash/recycling bin lids should be secured**, so as not to be scattered by the wind and/or animals. Trash/recycling containers shall be kept in a good, clean and sanitary condition. **The Governing Board has selected one designated trash day CONTACT THE DISTRICT ON TRASH DAY**, this is to reduce noise and wear on the streets and to enhance the safety and cleanliness of the neighborhood. Owners shall be directly responsible to the trash hauler for the cost of trash services. Trash/recyclable containers must be stored in garage or side lot, behind fence. Trash day may vary due to holidays and/or weather conditions.

Section 2.99 TREE HOUSES: Not permitted.

Section 2.100 UNDERDRAINS: Adding water from sump pumps, modifying or impeding the flow of drainage is prohibited.

Section 2.101 UTILITY EQUIPMENT: Installation of utilities or utility equipment requires ARC 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.

Section 2.102 VANES: ARC approval is required. The vane shall be made of metal and shall not be reflective. Submittal shall include location, size and color. Moving action parts (i.e., rotating duck wings, figures sawing or chopping wood, etc.) and fabric components are not permitted without ARC approval.

Section 2.103 VARIANCES: The ARC, in its sole discretion, may grant reasonable variances or adjustments from any conditions and restrictions imposed by these Guidelines and the Declaration, in order to overcome practical difficulties or prevent unnecessary hardships arising by reason of the application of any such conditions and restrictions. Such variances or adjustments shall be granted only in case the granting thereof shall not be materially detrimental or injurious to the other real estate and Improvements in the neighborhood and shall not militate against the general intent and purpose hereof. Any approval or denial of a variance or adjustment does not constitute a precedent for further requests for variances by other parties.

Section 2.104 VEHICLES:

2.104.1 Parking: Except as otherwise provided by Town traffic codes hereof, Owners and their guests shall strive to park vehicles in the garages and/or driveways serving the lots, except that any vehicle may be otherwise parked as a temporary expedient for loading, delivery, or emergency. RV's, trailers of any kind, ATV's, boats, snow machines, any recreation vehicles, etc. are not to be parked on lots, on driveways and/or streets. Owners of RV's, trailers of any kind, ATV's, boats, snow machines, any recreation vehicles, etc. can park for up to 72 hours for loading and unloading, cleaning and/or minor repairs. No unlicensed/registered vehicles and/or Commercial Vehicles that do not meet the guidelines are not allowed to be stored on driveway and/or parked in the street. Periodic movement of the vehicle/recreational vehicle for the sole purpose of circumventing this standard shall not qualify the vehicle/recreational vehicle for exception from this standard. Town codes regarding parking on public ROW will be strictly enforced.

2.104.2 Commercial Vehicles: Shall not be parked on lot, driveway and/or in the streets or any right of ways in the Districts, except for daily deliveries. See exceptions below. Commercial Vehicles description:

2.104.3 Commercial Vehicles Description: Commercial Vehicles are defined as 1 ton or larger, any vehicles that have mechanical devices (Crane, bucket/boom, dump, tow truck lifts, generators, etc.) attached to them, any vehicles that have fuel storage tanks on board or any hazardous material by DOT standards. You will be asked to remove commercial vehicle from the Districts.

2.104.4 Commuting Commercial Vehicles: Used by the homeowner for daily commuting with commercial writing (Logo's) on their exterior front doors/sides/tail gate and or in window glass area that is a one (1) ton truck size or smaller. These vehicles may have a small logo on each front door/sides/tail gate no larger than 24" by 24" measuring the sticker or magnetic sign from edge to edge. No parking for advertising allowed on cars, vans and or trucks. Racking systems (Ladder racks) on commercial vehicles are allowed in the District, with ladders side by side, no stacking of ladders, no exposed material storage.

Emergency vehicles (Police, Fire, (Government) or Volunteer are exempt from these requirements. Volunteer vehicles will need documentation. Commercial Trucks/cars that do not meet these guidelines will be asked to park outside of the District's boundaries.

2.104.4 Stored Vehicles: Except as otherwise required by law, 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, boat trailers, recreational vehicles, golf carts, junk cars, cars that are not capable of moving on their own power, and buses shall be parked only in enclosed garages (Not in driveway, street or anywhere on lot). This restriction, however, shall 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, nor shall such restriction prohibit vehicles that may be otherwise parked as a temporary expedient for loading, delivery or emergency. Stored vehicles and vehicles which are inoperable or do not have current operating licenses shall not be permitted in the Property except within enclosed garages. For purposes of this Section, a vehicle shall be considered "stored" if, for example, it is up on blocks or covered with a tarpaulin and remains on blocks or so covered for seventy-two (72) consecutive hours without the prior approval of the Governing Board. This provision is intended to be broadly interpreted to cover almost any type of vehicle or structure not intended for every-day use. However, trailers, campers, motor homes,

pickups, coaches, tents, or boats which can be and are stored completely within a garage, and are not used for living purposes will not be in violation of these restrictions. The fact that a vehicle of the above description may be licensed by the State of Colorado or any other state as a passenger vehicle shall in no way exempt it from this provision or the general intent of this provision.

2.104.5 Towing or Booting: In the event the Governing Board determines that a vehicle is parked or stored in violation of subsections A or B hereof, then a written notice describing said vehicle shall be personally delivered to the owner thereof (if such owner can be reasonably ascertained) or shall be conspicuously placed 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 Governing Board in its discretion from time to time, the Governing Board shall have the right to remove or boot the vehicle at the sole expense of the owner thereof. If a vehicle is parked in a fire lane, is blocking another vehicle or access to another Owner's or occupant's Lot or dwelling, is obstructing the flow of traffic, is parked on any grassy area, or otherwise creates a hazardous condition, no notice shall be required and the vehicle may be towed or booted immediately. If a vehicle is towed or booted in accordance with this Section, neither the Governing Board, nor any agent of the Metropolitan District shall be liable to any Person for towing and storage costs or for any claim of damage because of the towing or booting activity. The Governing Board's right to tow or boot is in addition to, and not in limitation of, all other rights of the Governing Board, including the right to assess fines. Notwithstanding anything to the contrary in this Section, the Governing Board may elect to impose fines or use other available sanctions, rather than exercise its authority to tow or boot. **IN MOST CASES THE POLICE WILL BE CALLED.**

2.104.6 Recreational Vehicles: Motor Home, RV, Boats, ATV's, Snow Mobiles any and all trailers, all recreational vehicles, must be parked in garage. Recreational vehicles can only be parked in street and or driveway for temporary reasons for up to 72 hours. This provision is intended to be broadly interpreted to cover almost any type of vehicle or structure not intended for every-day use. This is for loading, unloading, minor repairs, cleaning, etc. This requirement shall apply up to 6 times a month.

2.104.7 Repair: No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting, or servicing of any kind of vehicles, trailers, or boats, may be performed or conducted in the Property unless it is done within completely enclosed structure(s) which screen the sight and sound of the activity from the street and from adjoining real estate and Improvements. The foregoing restriction shall not be deemed to prevent washing and polishing of any motor vehicle, boat, trailer, motor-driven cycle, or other vehicle on a Lot, together with those activities normally incidental and necessary to such washing and polishing. Minor maintenance, repair is allowed. (Minor maintenance, repair limited to day light hours)

Section 2.105 VENTS: See Rooftop Equipment.

Section 2.106 VIEW: Views are not protected. Homeowners can place play sets, pergolas, decks, patio covers, plant trees, shrubs etc. as requested with ADA approval. This also applies to the District. The District can change and or add any landscaping or above ground improvements as needed.

Section 2.107 WALLS – RETAINING: Retaining walls require ARC approval and must be constructed to conform to local municipal code requirements. The Owner shall provide a detailed landscape plan, indicating the size and exposure of the retaining wall, at the time of plan review for approval. Owners are liable for their respective Lot drainage and shall not impair adjacent Lot

drainage patterns. Retaining walls shall be constructed of brick, treated wood, natural stone or similar materials, subject to approval by the ARC. Exposed concrete retaining walls are specifically forbidden.

Section 2.108 WELLS: Not permitted.

Section 2.109 WIND TURBINES: No wind turbines or generators shall be constructed, installed, erected or maintained within the Property unless approved by the ARC and the Town.

Section 2.110 WINDOWS: ARC 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 ARC shall include a description of the window frame material and color, and shall also include a catalog cut (or sketch) of each new unit. Mill finish on aluminum windows is specifically prohibited. Replacement windows shall be substantially the same as those initially installed. Windows in a single elevation, such as front, rear, and side, shall be consistent. Reflective or dark tinting is not permitted. Security window bars are not permitted. All windows shall have a minimum 1X4 exterior trim boards installed on all sides.

Section 2.111 WOOD STORAGE: No wood piles or storage areas shall be so located as to be visible from a street.

ARTICLE 3. PROCEDURES FOR ARC APPROVAL

Section 3.1 Submission of Plans: No Improvements shall be constructed, erected, placed, altered, planted, applied or installed upon any Lot unless said Improvements are in full compliance with the provisions of the Project Documents and unless at least two (2) sets of complete plans and specifications have been first submitted to and approved in writing by the ARC (said plans and specifications to show exterior design, height, materials, color, and location of the Improvements, plotted horizontally and vertically, location and size of driveways, location, size, and type of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required by the ARC).. FEES MAY APPLY.

Section 3.2 Expenses: In its review of such plans, specifications and other materials and information, the ARC may require as a condition to it considering an approval request that the applicant(s) pay or reimburse the ARC for the expenses incurred by the ARC in the review process.

Section 3.3 Governmental Approvals: In addition to the foregoing review and approvals, the construction, erection, addition, deletion, change or installation of any Improvements shall also require the applicant to obtain the approval of all governmental entities with jurisdiction thereover, and issuance of all required permits, licenses and approvals by all such entities. Without limiting the generality of the preceding sentence, issuance of building permit(s) by the applicable governmental entity, if required, shall be a precondition to commencement of any construction of, alteration of, addition to or change in any Improvement.

Section 3.4 Delegation: In addition to the foregoing Sections, the ARC shall likewise have the power to delegate the responsibility for reviewing any application submitted to the ARC to a professional architect, landscape architect, engineer, or other professional Person who is qualified to review the issues raised in the application. The ARC shall also have the power to require that the applicant pay the fees reasonably incurred by the ARC in retaining such professional to review the application submitted.

Section 3.5 Review: The ARC shall approve or disapprove all requests for approval within forty-five (45) days after the complete submission of all plans, specifications, and other materials and information which the ARC may require in conjunction therewith. A stamped or printed notation, initialed by a member of the ARC, affixed to any of the plans and specifications shall be deemed a sufficient writing. However, the ARC shall not be required to maintain records of plans, specifications or other documents or information that have been submitted to it for approval. Approval by the ARC shall be conclusive evidence of compliance with these Guidelines and Article 6 of the Declaration, provided that the Improvements are constructed in compliance with the plans and specifications as approved. Failure to approve within forty-five (45) days shall be deemed disapproval.

Section 3.6 Voting and Appeals: A majority vote of the ARC is required to approve a request for architectural approval or any other matter to be acted on by the ARC, unless the ARC has appointed a representative to act for it, in which case the decision of such representative shall control. In the event a representative acting on behalf of the ARC decides a request for architectural approval which is averse to the applicant, then the applicant shall have the right to an appeal of such decision to the full ARC, upon a written request therefor submitted to the ARC within ten (10) days after such decision by the ARC's representative. In the event the ARC decides a request for architectural approval which is averse to the applicant, then the applicant shall have the right to an appeal of such decision to the full Governing Board, upon a written request therefor submitted to the Governing Board within ten (10) days after such decision by the ARC. Notwithstanding anything to the contrary in these Guidelines and the Declaration, the Governing Board may intercede of its own volition in matters of architectural approval by the ARC, and the Governing Board may reverse, alter, amend, adjust, change, or otherwise modify any decisions of the ARC at any time, so long as any one or more Owners are not unduly prejudiced thereby.

Section 3.7 Prosecution of Work After Approval: After approval of any proposed Improvement, the proposed Improvement shall be accomplished 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 (1) year after the date of approval of the application or to complete the Improvement in complete conformance with the conditions and requirements of the approval, shall constitute noncompliance with the requirement that approval for Improvements be obtained from the ARC; provided, however, the ARC, in its discretion, may grant extensions of time for completion of any proposed Improvements.

Section 3.8 Notice of Completion: Upon the completion of any Improvement, the applicant for approval of the same shall give a written "Notice of Completion" to the ARC. Until the date of receipt of such Notice of Completion, the ARC shall not be deemed to have notice of completion of any Improvement on which approval has been sought and granted as provided in this Article. Neglecting to deliver a "Notice of Completion" to the ARC may result in a delay in the release of the Certificate of Occupancy by the Town. "Notice of Completion" is required only for the initial construction of a new home on any Lot, along with any required landscaping approved with the initial construction.

Section 3.9 Inspection of Work: The ARC or its duly authorized representative shall have the right to inspect any Improvement prior to or after completion in order to determine whether the proposed Improvement is being completed or has been completed in compliance with the approval granted pursuant to this Article; provided, however, that the right of inspection shall terminate sixty (60) days after the ARC shall have received a Notice of Completion from the applicant.

Section 3.10 Notice of Noncompliance: If, as a result of inspections or otherwise, the ARC finds that any Improvement, whether initial or subsequent, has been done without obtaining the approval of the ARC, or was not done in substantial compliance with the approval that was granted, or was not completed within one (1) year after the date of approval, subject to any extensions of time granted pursuant to Section 3.7 hereof, or the written “Notice of Completion has not been timely submitted pursuant to Section 3.8 herein, the ARC shall notify the applicant in writing of the noncompliance; which notice of noncompliance shall be given. The notice of noncompliance shall specify the particulars of the noncompliance.

Section 3.11 Correction of Noncompliance: If the ARC determines that a noncompliance exists, the Person responsible for such noncompliance shall remedy or remove the same (and return the subject real estate and/or Improvements or structure to its original condition) within a period of not more than forty-five (45) days from the date of receipt of the notice of noncompliance. If such Person does not comply with the ruling within such period, the ARC may, at its option, record a Notice of Noncompliance against the Lot on which the noncompliance exists, may remove the non-complying Improvement or may otherwise remedy the noncompliance, and the Person responsible for such noncompliance shall reimburse the ARC, upon demand, for all costs and expenses incurred with respect thereto.

Section 3.12 No Liability: The Metropolitan Districts, the Governing Board, the ARC, and the members thereof, as well as any representative of the Metropolitan Districts, the Governing Board and the ARC appointed to act on its behalf, shall not be liable in equity or damages to any Person submitting requests for approval or to any Person by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove, in regard to any matter within its jurisdiction hereunder. In reviewing any matter, the Metropolitan Districts, the Governing Board, and the ARC shall not be responsible for the safety, whether structural or otherwise, of the Improvements submitted for review, nor the conformance with applicable building codes or other governmental laws or regulations, nor compliance with any other standards or regulations, and any approval of an Improvement by the Metropolitan Districts, the Governing Board, or the ARC shall not be deemed an approval of any such matters. No Owner or other Person shall be a third-party beneficiary of any obligation imposed upon, rights accorded to, action taken by, or approval granted by the Metropolitan District, the Governing Board, or the ARC.

Section 3.13 Variance: The ARC, in its sole discretion, may grant reasonable variances or adjustments from any conditions and restrictions imposed by these Guidelines and the Declaration, in order to overcome practical difficulties or prevent unnecessary hardships arising by reason of the application of any such conditions and restrictions. Such variances or adjustments shall be granted only in case the granting thereof shall not be materially detrimental or injurious to the other real estate and Improvements in the neighborhood and shall not militate against the general intent and purpose hereof. Any approved Variance shall not constitute a precedent for further requests for variances.

Section 3.14 Waivers; No Precedent: The approval or consent of the ARC, or any representative thereof, to any application for approval shall not be deemed to constitute a waiver of any right to withhold or deny approval or consent by the ARC or any representative thereof, 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 as to any other matter.

ARTICLE 4. CONSTRUCTION & BUILDER REGULATIONS

Section 4.1 Introduction: To assure that the construction of any Improvements on a Lot will occur in a safe and timely manner without damaging the Property or disrupting residents or guests, these regulations will be enforced during the construction period. Construction will not begin until final plan approvals have been issued by the ARC, and the applicable building permit has been obtained from the Town.

Section 4.2 Access to Construction Areas: Access to the construction site for all vehicles will be limited to certain routes established by the ARC prior to the commencement of any construction activity.

Section 4.3 Vehicles and Parking Areas: Parking for construction personnel vehicles or machinery will occur only in specific areas designated by the ARC so as to minimize damage to adjacent properties. Construction crews will not be permitted to park on adjacent Lots without the prior written approval from the Lot Owner. Parking in streets ROW is allowed.

Section 4.4 Storage of Materials and Equipment: It is recommended that all construction materials, equipment and vehicles left on site be stored in a secure area. Equipment and machinery may be stored on site only while needed for activities specific to the lot or lots in the area and for the construction of Improvements thereon. This is for short term usage as a staging area or for material, equipment storage, wash out and or foundation dirt. All Town ordinances must be followed for storage. Keep area clean and organized.

Section 4.5 Repetitive Design/Diversity: Dwellings placed adjacent to or directly across the street from other dwellings shall have different front elevations. Front elevations shall be considered different from one another if at least four of the eight design conditions listed below are met as determined by the District. Follow Town code if different.

4.5.1 The locations of at Least 50 percent of the windows or doors vary by one foot or more.

4.5.2 The shapes of at least two window dormers or window bays differ by two feet or more.

4.5.3 The shapes of at least two gable or hip roof ends differ by two feet or more.

4.5.4 The shapes of the front porches or other projecting architectural elements differ by two feet or more.

4.5.5 The overall color schemes differ.

4.5.6 More than 50 percent of the front elevation cladding is of a different style or material.

4.5.7 The overall width of the front elevation differs by two feet or more.

4.5.8 The overall height of the front elevation differs by one foot or more.

Section 4.6 Construction Activity Times: The time of construction will be limited to the period from 7:00 a.m. until 7:00 p.m. Monday through Friday, and 8:00 a.m. until 4:00 p.m. on Saturdays and Sundays. Temporary living quarters for the Owner, builder, contractor or their employees will not be permitted. Follow Town codes if times are different.

Section 4.7 Sanitary Facilities. Sanitary facilities must be provided for construction personnel onsite. The facility must be maintained regularly.

Section 4.8 Debris and Trash Removal: The builder/contractor must clean up all trash and debris on the construction site at the end of each day. Heavy, wind proof construction project dumpsters with covers are recommended for each job site (See Town codes). Lightweight material,

packaging and other items must be covered or weighted down to prevent wind from blowing such materials off the construction site. The builder/contractor is prohibited from dumping, burying or burning trash anywhere on the Lot or elsewhere in the Development. During the construction period, each construction site must be kept neat and tidy to prevent it from becoming a public eyesore or affecting adjacent Lots. Dirt, mud or debris resulting from activity on each construction site must be promptly removed from roads, open spaces and driveways or other portions of the Development. Any cleanup costs incurred by the ARC or Declarant while enforcing these requirements will be billed to the Owner. A compliance deposit may be required which shall be held by the ARC and may be used by the ARC for cleanup caused by any builder or Owner. Compliance Deposits shall be returned, in part or fully, no later than 30 days after the receipt of the Notice of Completion as described in Section 3.8 herein.

Section 4.9 Excavation and Grading: During construction, erosion due to wind and/or heavy rains must be minimized through proper soil stabilization and water control. The builder/contractor is responsible for the implementation of all erosion control techniques as may be required by state or local agencies. All topsoil disturbed by grading operations must be stockpiled within the construction area and reused as part of the site restoration/landscaping plans.

Section 4.10 Damage, Repair and Restoration: Damage and scarring to other property, including open space, adjacent Lots, roads, driveways and/or other Improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the Lot on which construction is proceeding. Each Owner and builder/contractor will be responsible for cleaning up the construction site and the repair of all property which is damaged, including, but not limited to, restoring grades, planting shrubs and trees as approved or required by the ARC, and repair of streets, driveways, pathways, signs, lighting, fencing and the like. Any of the aforementioned property repair costs incurred by the ARC or Declarant will be billed to the Owner. A compliance deposit may be required, which shall be held by the ARC and may be used for repair and/or restoration of damage caused by builder or Owner. Compliance Deposits shall be returned, in part or fully, no later than 30 days after the receipt of the Notice of Completion as described in Section 3.8 herein.

Section 4.11 Inspections: The ARC or its duly authorized representative shall have the right to inspect any construction site and Improvements prior to or after completion in order to determine whether the construction of the proposed Improvement is being completed or has been completed in compliance with this Article.

Section 4.12 Pets: No pets belonging to construction personnel will be allowed within The District or Development.

Section 4.13 Security: Security precautions at the construction site may include temporary fencing approved by the ARC. Security lights (except those with motion detectors), audible alarms and guard animals will not be permitted.

Section 4.14 Noise: Builder/contractors will make every effort to keep noise to a minimum. Radio sound will be kept at a low level (cannot be heard off the subject Lot) to minimize disturbance to neighbors.

Section 4.15 Lot Maintenance: Empty lots should be mowed to keep grass and weeds below 6 inches. Lot perimeters should be trimmed along fence line and around all utility peds and any

water/sewer markers. If erosion control is in place, it should be maintained. This also includes snow removal when needed. Town policies, regulations and fines shall be employed if necessary.

ARTICLE 5. MODEL HOME EXEMPTION

Section 5.1 Introduction: The Declarant and various builders will likely construct and maintain Model Homes within the community to facilitate the marketing and sale of residences as permitted in the Declaration. As used herein, "Model Homes" shall mean and refer to residences constructed within the community which are not occupied as dwellings, but rather are utilized as marketing tools by the Declarant or other builders designated by Declarant who own more than one Lot within the community.

Section 5.2 Exemption: Pursuant to Section 4.1 of the Declaration, the Declarant and any builder designated in writing by Declarant are exempt from the Project Documents, including without limitation these Design Guidelines, the requirement to obtain design approval from the ARC, and any covenants or restrictions in the Declaration. By way of example, and not in limitation of the foregoing:

5.2.1 The Model Homes, when used as such, are not restricted to residential use.

5.2.2 The Declarant (or any builder with the express written consent of the Declarant) may maintain during the period of construction and sale of any Lots, upon such portion of the Property as Declarant may choose, such facilities as in its sole opinion may be reasonably required, convenient or incidental to the construction and sale or rental of Lots and Improvements, including, without limitation, business offices, management offices, construction offices, construction trailers, sales offices, storage areas, construction yards, signs, advertising material, Model Homes, parking areas, and lighting.

5.2.3 Signs, advertising, or billboards used by the Declarant (or by any builder with the express written consent of the Declarant) in connection with the sale or rental of Lots, or otherwise in connection with development of or construction on the Property, shall be permissible.

Must have landowner/District permission, plus there could be a cost for advertising space. Any and all Town ordinances must be followed.

5.2.4 The Declarant (or a builder with the express written approval of the Declarant) may designate certain parking areas for visitors or guests who are viewing the Model Homes.

5.2.5 The term "nuisance" as used in the Declaration shall include each violation of any of the Project Documents but shall not include any activities of the Declarant or a builder with the express written consent of the Declarant.

5.2.6 The Declarant (or a builder with the express written consent of the Declarant), and their employees, agents, and contractors shall have the right to perform, from time to time, and to maintain upon portions of the Lots, such activities and materials as Declarant or such builder deems necessary or incidental to the construction and sale of Lots and development and construction of Improvements.

Section 5.3 Regulation: The Declarant may, but is not obligated to, regulate the maintenance and use of Model Homes within the community as a matter of contract by and between the Declarant and the builders.

ARTICLE 6. ENFORCEMENT

Section 6.1 Remedies: Enforcement of these Guidelines may be by any proceeding at law or in equity against any Person(s) violating or attempting to violate any such provision. The Metropolitan Districts, the Governing Board, and the ARC shall have the right to institute, maintain and prosecute any such proceedings. No remedy shall be exclusive of other remedies that may be available. In any action instituted or maintained under these Guidelines, the prevailing party shall recover its costs and attorney fees incurred in asserting or defending the claim, as well as any and all other sums. Failure by the Metropolitan Districts, the Governing Board, or the ARC to enforce any covenant, restriction or other provision shall in no event be deemed a waiver of the right to do so thereafter.

Section 6.2 Fines: Fines for violations: Without limiting the generality of the foregoing, the Metropolitan District, the Governing Board, and/or the ARC shall have the right to send demand letters and notices, to levy and collect fines, to negotiate, settle and to take any and all other actions with respect to any violation(s) or alleged violation(s) of these Guidelines. See Fine Policy and Schedule on amounts.

Section 6.3 Discretion: The decision of the Metropolitan Districts, the Governing Board or the ARC to pursue enforcement action in any particular case shall be left to their discretion, subject to the duty to exercise judgment and be reasonable, and further restricted in that the Metropolitan Districts, the Governing Board or the ARC shall not be arbitrary or capricious in taking enforcement action. A decision of the Metropolitan Districts, the Governing Board or the ARC not to pursue enforcement action shall not be construed as a waiver of their right to enforce such provisions at a later time under other circumstances or preclude them from enforcing any other covenant, restriction or rule. Without limiting the generality of the foregoing, the Metropolitan Districts, the Governing Board or the ARC may determine that, under the circumstances of a particular case:

6.3.1 The Metropolitan District's, the Governing Board's or the ARC's legal position is not strong enough to justify taking any or further action.

6.3.2 The covenant, restriction or rule being enforced is, or is likely to be construed as, inconsistent with applicable law; or

6.3.3 that it is not in the Metropolitan District's, the Governing Board's or the ARC's best interest, based upon hardship, expense, limited effect on other Owners or other reasonable criteria, to pursue enforcement action.

ARTICLE 7. GENERAL PROVISIONS

Section 7.1 Severability: All provisions of these Guidelines are severable. Invalidation of any provision of these Guidelines by judgment, court order or otherwise, shall in no way affect or limit any other provisions which shall remain in full force and effect.

Section 7.2 Headings: The Article, Section and subsection headings in these Guidelines are inserted for convenience of reference only, do not constitute a part of these Guidelines, and in no way, define, describe or limit the scope or intent of these Guidelines or any of the provisions hereof.


Section 7.3 Amendment: These Guidelines may at any time, from time to time, be added to, deleted from, repealed, amended, modified, reenacted, or otherwise changed by the Governing Board in its discretion, and may be different from phase to phase within the Development.

THESE DESIGN GUIDELINES WERE INITIALLY ADOPTED BY THE GOVERNING

BOARD on **the 14th day of June 2017**. As provided in the Declaration and as provided in this document, these Guidelines are subject to amendment by the Governing Board.

TAILHOLT METROPOLITAN DISTRICTS

By: 
President/Chairman

by: 
Secretary/Treasurer: