

DESIGN GUIDE

JANUARY, 1996

PLAYERS CROSSING

ARTICLE I
GRANTING CLAUSE

Under the terms of the Declaration of Covenants, Conditions, and Restrictions for Players Crossing at Plum Creek Villages recorded in Book 1179 at Page 0767 in the office of the Clerk and Recorder of Douglas County, Colorado ("Declaration"), the Architectural Control Committee for Players Crossing ("Committee") does hereby establish this Design Guide for Players Crossing ("Guide") to meet its obligations under Paragraph of the declaration. Copies of the most recent Guide may be obtained at the management company for the Association. The Declaration will control if there are any discrepancies between the Guide and the Declaration.

ARTICLE II
GENERAL PURPOSES

This Guide is promulgated by the Committee for the purpose of maintaining standards in the use and development of the Players Crossing Property as hereinafter defined. The Purposes also include guarding against fires and unnecessary and unreasonable interference with the views, natural beauty, and ecological integrity of Players Crossing. This Guide is subject to amendment by the Committee, to the zoning and planning regulations of Castle Rock, Colorado, and to applicable federal, state, and county statutes, rules, and ordinances.

Although final approval or disapproval of any submission must remain discretionary with the Committee, the Committee will be guided in its decisions by standards and procedures contained in this Guide. To the extent that these standards and procedures are more restrictive than applicable federal, state, and county statutes, rule, and ordinances, these standards and procedures shall guide the decisions of the Committee. These standards and procedures may be changed from time to time by the Committee.

ARTICLE III
DEFINITIONS

"Clubhouse" shall mean the tournament clubhouse to be constructed as part of the Golf Course.

"Declarant" shall mean Holmby Leisure Country Club, Ltd. and its respective successors and assigns.

"Property" shall mean the real property more particularly described in Exhibit A attached hereto and incorporated herein by reference and all other real property placed subject to the Declaration by Declarant.

"Golf Course" shall mean the Golf Course, Clubhouse, parking area, and other property comprising the Plum Creek Golf and Country Club.

"Golf Tournament" shall mean a PGA TOUR sponsored or cosponsored Golf Tournament or other special golf event.

"Improvements" shall mean any building, house, barn, corral, outbuilding, shed, treehouse, pen, doghouse, rabbit hutch, tennis court, basketball backboard, porch, patio, gazebo, excavation, landscaping, pit, cave, tunnel, bridge, hitching post, fence, wall, or any other structure of any kind, and any exterior addition to, or change or alteration of such a structure.

"Lot" shall mean any numbered lot shown on any recorded subdivision map of the Players Crossing at Plum Creek Villages Subdivision, Filing No. 1, but shall not include the open space areas.

"Owner" shall mean the record owner, whether one or more persons or entities, of a fee simply title to any lot.

"Plum Creek" shall mean the Plum Creek Village Property and that area which may be annexed to the Plum Creek Villages Master Declaration Creating Covenants, Conditions, Restrictions, and Easements for Plum Creek recorded in Book 1179 at Page 0705 in the office of the Clerk and Recorder of Douglas County, Colorado pursuant to Article V Section I thereof.

"Utilities" shall mean all water and sewer pipelines which lie beneath the surface of the ground, all electrical, telephone, cable television, gas, and other wirelines, with poles and other necessary appurtenances which run above or below the surface of the ground

ARTICLE IV **BACKGROUND AND STATEMENT OF INTENT**

Adjacent to the Golf Course and in the surrounding trees and scrub oaks are a limited number of Lots. These Lots, of varying sizes and shapes, are designed to blend with the immediate physical surroundings, the neighboring areas, and the Golf Course.

Each Lot suggests a different design solution. Each presents unique opportunities to integrate the Improvements into the Plum Creek environment.

It is the intent of the Committee that the Improvements not compete with each other or assert themselves at the expense of the neighboring Improvements. The Committee intends, rather, that the Improvements compliment each other and form a harmonious community. To that end, the Committee will base its decisions in part upon the

degree to which proposed Improvements complement existing Improvements in the vicinity of the Owner's Lot.

The standards and procedures that follow define the means by which Improvements can be built on the Players Crossing Property to be compatible with each other and the very unique setting. The standards and procedures will be the criteria for approval or disapproval by the Committee and form the basis of control imposed by the Committee. Compliance with the spirit of these standards is crucial to the enhancement and protection of the qualities of the Players Crossing Property and to Declarant's commitment to the preservation of the ruggedly handsome area.

ARTICLE V
DESIGN REVIEW COMMITTEE

- A. Right of Waiver
The committee maintains the right to waive or vary procedures or standards and criteria when conditions such as topography, location of the property lines, location of trees and bushes, and other physical limitations so require.
- B. Non-liability of the Board and Declarant
Neither the Committee nor the Declarant nor their respective successors or assigns shall be liable in damages to anyone submitting plans to them for approval, or to an Owner, by reason or mistake in judgement, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans or specifications, and each Owner shall agree that he will not bring any action or suit against the Committee or Declarant to recover damages. Approval by the Committee shall not be deemed to constitute compliance with the requirements of any local building codes, and it shall be the responsibility of the Owner or other person submitting plans to the Committee to comply therewith.
- C. Grading, Dimensions, Elevations, and Other Information Submitted by an Owner
Any Owner submitting plans for preliminary or construction document approval to the Committee shall be responsible for the verification and accuracy of all Lot dimensions, grade, elevations, and the location of the key features of the natural terrain. All plans and other documents submitted by an Owner shall be signed and stamped by a licensed engineer or architect.
- D. Re-submittal of Plans and Appeal
In the event of any disapproval by the Committee of either a preliminary or construction document submission, the resubmission of plans will follow the same procedure as outlined in Article VI hereof. Any exterior additions or changes to the Lot or Improvements, at any time, that are not a part of the original contract document approval, shall be

submitted to the Committee for review and approval. Other than re-submittal, there shall be no procedure for appeal from any decision of the Committee.

E. Owner Representation

All representatives of the Owner, including but not limited to his architect, engineer, contractor, subcontractor, and their employees, shall be made aware of and abide by the standards and procedures outlined in the Declaration and the Guide.

F. A submittal fee has been established by the Plum Creek Villages Master HOA. Payment is required at the time of initial submittal. Applicants should contact the management company regarding the fee amount.

G. Meeting dates and times have been established by the ACC. Contact the management company for the Plum Creek Master HOA to schedule an application to the Committee.

ARTICLE VI
REVIEW AND APPROVAL PROCEDURE

The review and approval procedures which follow provide the framework by which the Committee can review, process, and approve construction of Improvements on the Players Crossing Property. Prior to the commencement of the review and approval procedure, all Owners are encouraged to discuss the architectural standards with the Committee.

All Owners shall comply with the following procedures to gain the necessary approvals.

A. Orientation Meeting: - Optional

Purpose: To discuss with the Owner the architectural standards and procedures.

Composition of Meeting The meeting will be held at Plum Creek Administrative offices, 331 Players Club Dr., Castle Rock, Colorado, or on site by appointment only. The Owner and his architect will review the architectural standards and site constraints with representatives of the Committee and the sales representatives.

Time: Allow two hours, including a review of the Lot.

Address Submittal to: Architectural Control Committee for Players Crossing, c/o Plum Creek Villages, 331 Players Club Dr., Castle Rock, Co. 80104.

B. Preliminary Design Review:

Purpose: To communicate to the Committee, through drawings and related material, the Owner's residential design.

Form of the Submittal: The submittal will include two copies of the following items:

- 1.) Two copies of a written or graphic explanation to include the design approach, siting philosophy, and materials to be used. A meeting at the Lot shall be required unless the Committee decides that it is not necessary.
- 2.) Site plan scale 1:20 or greater to include but not limited to building location, driveway, parking, grading, tree locations, existing and proposed contour lines at 2' intervals, decks, utilities, and accessory site development of any kind.
- 3.) Floor plans and roof plan (1/4"=1'0").
- 4.) Exterior Elevations (1/4"=1'0") to include existing and proposed grade levels, material, and color indications.
- 5.) Building section
- 6.) Perspective drawings, sketches, or model photos as necessary to explain the character and form of the building three dimensionally (optional).

Address Submittal to: Architectural Control Committee for Players Crossing, c/o Plum Creek Villages, 331 Players Club Dr., Castle Rock, Co. 80104.

Time: The Committee shall respond within 15 days of receipt of the submittal.

C. Construction Document (Working Drawing) Review

Purpose: To insure the construction document's conformity with approved preliminary design. Any changes from the preliminary design should be brought to the Committee's attention.

Form of Submittal: The submittal shall include five copies of the following items:

1. Site plan at 1:20 or greater.
 - a. Site plan and roof plan at 1" - 20'.
2. Floor plans at 1/4" = 1'0".
3. Roof plan.
4. Exterior elevations and details.

5. Building sections.
6. One color board (18"x 24") depicting exterior materials, colors, and texture. Color samples should be large enough to be representative of the actual color and on the same surface to be used such as cedar board, stucco textured board.
7. Specifications and finish schedules to include the construction periods regulations attached hereto as Exhibit B and incorporated herein by this reference.
8. The submittal shall include an actual "site staking" of the building corners, driveways, and other improvements as follows.
 - a.) The improvements shall be defined with four foot wood stakes, and shall be identified as NE, N.W., S.E., and S.W. corners. Side and Front Lot lines may also be required to be marked in a similar manner. The main floor elevation of the structure shall be clearly marked on the stakes. Use of construction offset stakes may be substituted.
 - b.) All property corners shall be clearly marked by the Owner.
 - c.) All trees proposed for removal shall be tagged orange colored plastic tape.
 - d.) No trees, shrubs, or ground cover shall be removed before the Committee's stakeout inspection.
 - e.) All Improvements shall be staked at this time.
 - f.) Stakes and string shall be used to define the proposed fencing, if any.
 - g.) Driveway locations will be staked at each side of the drive at 20' intervals.

The Committee shall inspect the site staking, by appointment, within 10 days of having been notified by the Owner of completion of the staking.

9. Construction schedule, to include starting and completion dates of the dwelling as well as the landscape work. All construction shall be completed within 12 months beginning with the site clearing or excavation.
10. A complete landscape plan and schedule. Landscaping shall be completed according to the following schedule:

Closing Date	Landscape Completed By:
January	June 1
February	June 1
March	June 1
April	July 1

May	August 1
June	September 1
July	October 1
August	November 1
September	May 1
October	May 1
November	May 1
December	June 1

Address Submittal to: Architectural Control Committee for Players Crossing, c/o Plum Creek Villages, 331 Players Club Dr., Castle Rock, Co. 80104.

Time: The Committee shall respond within 15 days of receipt of the submittal.

Contract documents must be approved in writing by the Committee prior to submission of the document to the Castle Rock Building Department for a building permit.

E. Construction Period Review

Purpose: To monitor the progress of construction and compliance by the Owner's contractor with the construction documents as approved by the Committee and the construction period regulations.

Time: The Committee shall visit and monitor the construction for the entire period of construction.

F. Project Completion Review

Purpose: To insure the final form of the Improvements is consistent and in accordance with the contract document approval.

Form of the Submittal: The Owner shall inform the Committee in writing 10 days prior to the occupancy permit inspection by the Castle Rock Building Department.

Time: The Committee will respond in writing within one week of receipt of notice as to conformance or non - conformance of the final building form.

ARTICLE VII
ARCHITECTURAL STANDARDS

All requirements noted within this article which are pertinent to the development of an Owner's Lot shall be incorporated into the contract document review submittal in the form of general notes, details, or drawings.

A. Professional Design Assistance

It is suggested that all Owners use the assistance of a registered and accredited architect in designing Improvements. It is required that an architect or the designer of the plans for the Improvements personally visit the Lot prior to the schematic design letter of intent.

B. Design and Configuration

It is intended that the design of Improvements be as compatible with the Players Club Estates Property and the mountain region as possible. This implies the incorporation into the Improvements of nature and natural materials, simple forms, sensitive siting, and generally, an unassuming character. It is intended that the Improvements not compete with each other or call attention to themselves at the expense of the neighboring Improvements and the natural setting.

Siting: Special consideration will be given to the siting of the Improvements with emphasis on the relationship to existing grades, preservation of natural Lot features, trees, plants, and relationship to the neighboring Lots and Vistas.

Massing: The Improvements will have exterior elevations, roofs, and details that will be coordinated and consistent in their architectural treatment. Care should be given to proportion, scale, and massing qualities.

Theme: a.) Roof forms shall utilize the gable configuration with sheds and dormers as complimentary form devices. Mansard, Gambrel, and A - Frame roof forms are not acceptable. Flat roofs may be used for linking purposes and as a minor design element.

b.) "Street - oriented" facade design or "theme" design transplanted from another time or area, such as chalet, colonial, or Tudor, will not be acceptable. If an architectural theme is proposed, then all elevations should reflect this theme. The architect or designer should be careful not to blend elements of differing themes or styles.

c.) "Earth - homes" will not be acceptable.

C. Building Height

Building height limits have been established for the Players Crossing Property to promote Improvements in harmony with and subservient to the surrounding natural features with consideration given to views from neighboring Lots and the Golf Course.

Building heights will be measured vertically from the average

finish grade surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, skylights, and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height.

D. Exterior Walls

1. Materials allowed for exterior walls are:

- a.) Shakes and shingles.
- b.) Natural wood siding.
- c.) Native stone or simulated stone where integrated with the design.
- d.) Board and batten.
- e.) Exposed architectural concrete will be considered at the discretion of the Committee when stained, sandblasted, or textured.
- f.) Stucco and brick materials with adequate detailing may be used at the sole discretion of the Committee.
- g.) Logs and log siding if used only to accent other materials.

2. Exterior materials not acceptable:

- a.) Plywood siding.
- b.) Metal siding.
- c.) Synthetic siding.
- d.) Ferro cement siding.
- e.) Concrete block.
- f.) Unit masonry.
- g.) Adobe.
- h.) All exteriors associated with homes known as "earth homes".
- i.) TV or radio antennas.
- j.) Satellite dish installations must be submitted to and approved by the ACC on the basis of size, (generally 24" or less in diameter), location, screening, color and landscape requirements.
- k.) Hardboard siding

3. Foundations:

Exposed concrete may be used for foundation walls; however, exposed concrete wall over 12 inches in height may be required to be faced with wood, sand blasted, or stained at the discretion of the Committee.

4. Finishes:

- a.) Transparent finishes which enhance the natural materials are preferred.
- b.) Semi-transparent stains which relate to surrounding natural coloring are acceptable.

- c.) White or bright contrasting finishes will not be acceptable.
 - d.) All exposed metals, sheet metals, or primed woods shall be painted to natural muted, non-contrasting colors.
 - e.) Paint - Color samples must be submitted for review in the contract document review.
5. Decks: Underpinning for decks more than three feet above grade must be designed without visible cross-bracing.

E. Roofs

- 1. Design: As noted in section B.4 of this article, roof forms shall be simple and shall utilize the gable configuration and complementary forms. With the exception of flat connecting roofs, roof slopes shall be a minimum of 6 in 12, to a maximum of 12 in 12. No roofs shall be built over property lines.
- 2. Exterior materials allowed:
 - a.) Wood shingles, or shakes.
 - b.) Anodized or baked enamel finished metal roofs of approved design and color.
 - c.) Built-up roofing or approved finish will be allowed on small, flat connecting roofs only.
 - d.) Tile roofs which the Committee determines in its discretion to be compatible with the design of the Improvements, both on the Lot and neighboring Lots.
 - e.) Use of composition shingles is subject to the Committee's discretion after considering visibility and appropriateness, and if allowed, must be of sufficient thickness to have the appearance of shake construction. Thin asphalt type composites are not acceptable.
- 3. Exterior materials not allowed:
 - a.) Concrete roof panels.

F. Windows

- 1. Insulated glass windows shall be required.
- 2. Wood windows are recommended. All finishes must be either natural or painted natural colors. Other materials such as anodized metal, baked enamel, or plastics of natural colors will be approved at the discretion of the Committee.
- 3. Reflecting glass is not acceptable.

G. Doors

1. Solid core wood, plank or hollow metal doors are acceptable for exterior doors.
2. Any painted material must be of an approved color which is compatible with the surrounding natural colors.
3. Simple designs are preferred. Excessively ornate, gaudy, or period designs are not acceptable.

H. Solar Design

Subject to applicable Colorado Law:

1. Energy saving features and considerations are encouraged.
2. Passive solar design considerations are encouraged wherever possible.
3. Active solar applications are encouraged as an integral part of the architectural design. Special consideration should be given to finishes and reflective aspects of solar panels as they may affect neighboring Lots or activities on the Golf Course.
4. Panels should be incorporated as an integral part of the design of any roof and should not be added as a separate structure.

I. Skylights

1. Only flat glass will be approved on sloped roofs.
2. Bubble or gable skylights will be considered on a case-by-case basis for flat roof applications.

J. Trash containers - Utility enclosures

See Article VIII

K. Fences

See Article VIII

L. Exposed Metal, Chimneys, Vents

1. All exposed metals, such as fascias, flashing, wall vents, roof vents, metal enclosures, and chimneys, shall be painted an approved color.
2. Reflective or contrasting finishes will not be acceptable.

3. Spark screens are mandatory on all chimneys. Care should be given to chimney location and existing trees for fire prevention.
 4. Vents shall be grouped wherever possible.
- M. Minimum square footage: The overall square footage should be of such minimum square footage so as to look balanced on the larger estate lots and complement the adjacent homes. Even on the smaller lots, the structure should contain a minimum finished floor area, inclusive of stairways and closets but exclusive of garages, basements, and covered porches or patios, of not less than 2000 square feet for a one story residence and 3000 square feet for a two story residence with a minimum of 1600 square feet on the main level, and will have a minimum of a three car attached covered garage.
- N. Changes
- No significant changes in plans or materials approved may be undertaken without prior written approval of the Committee.
- No work shall be undertaken, other than routine maintenance and repair which will result in changes in the exterior appearance without prior written approval of the Committee.

ARTICLE VIII SITE DEVELOPMENT STANDARDS

The following standards, together with the architectural standards, form the basis for maintaining the natural setting and integrating residential development into it. The following standards will be in effect on the Lots:

A. Setbacks and Side Yards

For all Lots which border upon the Golf Course, no Improvement shall be placed within 30 feet of the Golf Course boundary except for fences as approved by the ACC. All other setbacks shall be as specified on the Players Crossing at Plum Creek Final P.D. Site Plan and amended Site Plans as approved by the Town of Castle Rock and recorded by Douglas County.

B. Fences, Walls, and Barrier Devices

Fences, walls and barrier devices may be used for privacy and screening purposes, but must be incorporated into the total design, appropriateness, size, and construction in relation to the proposed Improvements and neighboring Lots and will judge accordingly. These features used solely as property line delineation are not acceptable.

Acceptable Fence Materials:

For lots which border golf course - Metal (aluminum or wrought iron) in styles as described in Exhibit "C" of this document.

For all other lots - Natural or stained cedar in style as described in Exhibit "C" of this document.

C. Garages, Carports and Parking Spaces

Garages and carports must be integrated with the design of other Improvements. A minimum of three permanent covered parking spaces must be provided on the Lot.

D. Retaining Walls

If the Lot requires any isolated retaining walls, they should be made of native stone, stained or sandblasted concrete, or other materials that are complementary to the natural surroundings, and require the approval of the ACC as part of the overall landscape plan.

E. Garbage Areas

These and other related utilitarian features will be screened, buried, or enclosed from view and planned as a part of the total design.

F. Re-vegetation and Landscaping

It is the Committee's philosophy to encourage the natural condition except where there is an extension of the living area. This natural condition is defined as a combination of indigenous plant material, trees, topsoil, rock formations, and natural terrain and features that existed before construction on and around the Lot. No Owner shall be permitted to sod or seed with grass, other than natural or native grass, a portion of his site greater than 4,000 square feet. The Owner is required to submit a complete landscape plan and schedule at the contract document submittal review. Installation and maintenance of the plant material and other landscape Improvements on the Lot are the responsibility of the Owner. Landscaping shall be completed per schedule outlined in Article VI, pp D, Item 11 of this document.

G. Driveway

Driveways shall be a minimum of 12 feet wide and extend from the approved access road to property. Driveways will be constructed of asphalt or concrete. Driveways will be staked for approval at the contract document review. The only approved access during the construction of a home will be over the approved driveway for the Lot.

Concrete driveways may be stamped or colored in muted earth

tones of a permanent color that matches the style and color scheme of the house. This will be approved on a case by case basis by the ACC.

H. Decks, Greenhouses and Swimming Pools

- 1.) Decks should be designed to minimize unsightly supporting structures and to compliment the total design.
- 2.) Greenhouses and swimming pools are permitted but must meet design review standards applicable to all Improvements.
- 3.) Temporary shelters, tents, metal storage units are not acceptable.

I. Signs

The following signage is permissible on Plum Creek homesites:

- 1.) House number or Owner name signs. These signs shall be approved by the Committee.
- 2.) Real estate signs--five square feet maximum face freestanding.
- 3.) No signs shall be permitted, for Lots which boarder the Golf Course, on the Golf Course side of the Lots other than emergency and warning signs.

J. Natural Drainage

No Owner or contractor shall interfere with or direct the natural course of any drainage and runoff nor construct any Improvement, place any landscaping or suffer the existence of any condition whatsoever which shall alter the drainage pattern or runoff from its natural flow into or across the land of another except to the extent such alteration in drainage pattern or runoff is approved in writing by the Committee and any other public authorities having jurisdiction. As part of the preliminary design review, each Owner must submit a drainage plan.

K. Trenches

Insofar as possible, trenches shall be located in such a way that no tree roots will be damaged. In situations where this requirement cannot be adhered to, the contractor shall exercise great care to minimize the damage to roots. Where there are major roots, he shall hand dig the trench under the roots. When roots, in particular the fine feeder roots, are exposed to air and sun, they will dry out and loose their function of taking up moisture.

For this reason, it is essential that the contractor keep such

areas moist until such time as he backfill the trench. Where roots have been damaged or exposed, trenches shall be backfilled with loose soil suitable for plant life in order to stimulate new feeder growth. Backfill shall be kept moist.

L. Trees

Improvements shall be located on the Lot where they least alter the natural terrain and tree cover. Wherever possible, new Improvements should be separated from existing ones by vegetation. Trees shall not be cut nor shall tree roots be disturbed for trenching without specific approval of the Committee. Trees or groups of trees adjacent to the construction area shall be fenced and protected during the construction period. Such fencing shall remain in place until such time as the major part of the outside work is completed. The Committee considers trees between Improvements and those between the Improvements and streets to be most important to preserve. It is mandatory that the specifications and the contract agreement between the Owner and contractor clearly define the intent of preserving the plant life. The Owner or contractor who damages trees, shrubs, or ground cover shall be required to replace such plants or trees by appropriate replanting. All trees removed for construction shall be promptly removed or treated to prevent bark beetle infestation. Any fallen, dead, beetle-infected or mistletoe-infected trees shall be removed from the Lot. Nailing to trees will not be allowed.

M. Outdoor Lighting

All outdoor lighting comes under the jurisdiction of the Committee. Lighting of parking areas or walkways to houses may be necessary. It is the intent of the Committee to have lights which are functional and which enhance the overall appearance but which will not be disturbing to neighbors, pedestrians, or motorists. In general, floodlights will not be allowed unless required in a particular circumstance.

N. Fuel Tanks

No fuel tanks of any kind shall be allowed on any Lot in the Pines.

O. Mailboxes

No freestanding mailboxes shall be permitted. The Post Office will provide cluster mailboxes for mail delivery at general locations in the Players Crossing Property.

P. Playground Equipment

Installation of any outdoor playground equipment including, but not limited to, swing sets, tree houses and basketball

hoops must be reviewed and approved by the ACC on the basis of size, location, screening, color, and materials. Homeowners are encouraged to choose natural colors on all equipment and covers.

A. Professional Design Assistance

It is suggested that all Owners use the assistance of a registered and accredited architect in designing Improvements. It is required that an architect or the designer of the plans for the Improvements personally visit the Lot prior to the schematic design letter of intent.

B. Design and Configuration

It is intended that the design of Improvements be as compatible with the Players Club Estates Property and the mountain region as possible. This implies the incorporation into the Improvements of nature and natural materials, simple forms, sensitive siting, and generally, an unassuming character. It is intended that the Improvements not compete with each other or call attention to themselves at the expense of the neighboring Improvements and the natural setting.

Siting: Special consideration will be given to the siting of the Improvements with emphasis on the relationship to existing grades, preservation of natural Lot features, trees, plants, and relationship to the neighboring Lots and Vistas.

Massing: The Improvements will have exterior elevations, roofs, and details that will be coordinated and consistent in their architectural treatment. Care should be given to proportion, scale, and massing qualities.

Theme: a.) Roof forms shall utilize the gable configuration with sheds and dormers as complimentary form devices. Mansard, Gambrel, and A - Frame roof forms are not acceptable. Flat roofs may be used for linking purposes and as a minor design element.

b.) "Street - oriented" facade design or "theme" design transplanted from another time or area, such as chalet, colonial, or Tudor, will not be acceptable. If an architectural theme is proposed, then all elevations should reflect this theme. The architect or designer should be careful not to blend elements of differing themes or styles.

c.) "Earth - homes" will not be acceptable.

C. Building Height

Building height limits have been established for the Players Crossing Property to promote Improvements in harmony with and subservient to the surrounding natural features with consideration given to views from neighboring Lots and the Golf Course.

Building heights will be measured vertically from the average

finish grade surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, skylights, and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height.

D. Exterior Walls

1. Materials allowed for exterior walls are:

- a.) Shakes and shingles.
- b.) Natural wood siding.
- c.) Native stone or simulated stone where integrated with the design.
- d.) Board and batten.
- e.) Exposed architectural concrete will be considered at the discretion of the Committee when stained, sandblasted, or textured.
- f.) Stucco and brick materials with adequate detailing may be used at the sole discretion of the Committee.
- g.) Logs and log siding if used only to accent other materials.

2. Exterior materials not acceptable:

- a.) Plywood siding.
- b.) Metal siding.
- c.) Synthetic siding.
- d.) Ferro cement siding.
- e.) Concrete block.
- f.) Unit masonry.
- g.) Adobe.
- h.) All exteriors associated with homes known as "earth homes".
- i.) TV or radio antennas.
- j.) Satellite dish installations must be submitted to and approved by the ACC on the basis of size, (generally 24" or less in diameter), location, screening, color and landscape requirements.
- k.) Hardboard siding

3. Foundations:

Exposed concrete may be used for foundation walls; however, exposed concrete wall over 12 inches in height may be required to be faced with wood, sand blasted, or stained at the discretion of the Committee.

4. Finishes:

- a.) Transparent finishes which enhance the natural materials are preferred.
- b.) Semi-transparent stains which relate to surrounding natural coloring are acceptable.

- c.) White or bright contrasting finishes will not be acceptable.
 - d.) All exposed metals, sheet metals, or primed woods shall be painted to natural muted, non-contrasting colors.
 - e.) Paint - Color samples must be submitted for review in the contract document review.
5. Decks: Underpinning for decks more than three feet above grade must be designed without visible cross-bracing.

E. Roofs

- 1. Design: As noted in section B.4 of this article, roof forms shall be simple and shall utilize the gable configuration and complementary forms. With the exception of flat connecting roofs, roof slopes shall be a minimum of 6 in 12, to a maximum of 12 in 12. No roofs shall be built over property lines.
- 2. Exterior materials allowed:
 - a.) Wood shingles, or shakes.
 - b.) Anodized or baked enamel finished metal roofs of approved design and color.
 - c.) Built-up roofing or approved finish will be allowed on small, flat connecting roofs only.
 - d.) Tile roofs which the Committee determines in its discretion to be compatible with the design of the Improvements, both on the Lot and neighboring Lots.
 - e.) Use of composition shingles is subject to the Committee's discretion after considering visibility and appropriateness, and if allowed, must be of sufficient thickness to have the appearance of shake construction. Thin asphalt type composites are not acceptable.
- 3. Exterior materials not allowed:
 - a.) Concrete roof panels.

F. Windows

- 1. Insulated glass windows shall be required.
- 2. Wood windows are recommended. All finishes must be either natural or painted natural colors. Other materials such as anodized metal, baked enamel, or plastics of natural colors will be approved at the discretion of the Committee.
- 3. Reflecting glass is not acceptable.

G. Doors

1. Solid core wood, plank or hollow metal doors are acceptable for exterior doors.
2. Any painted material must be of an approved color which is compatible with the surrounding natural colors.
3. Simple designs are preferred. Excessively ornate, gaudy, or period designs are not acceptable.

H. Solar Design

Subject to applicable Colorado Law:

1. Energy saving features and considerations are encouraged.
2. Passive solar design considerations are encouraged wherever possible.
3. Active solar applications are encouraged as an integral part of the architectural design. Special consideration should be given to finishes and reflective aspects of solar panels as they may affect neighboring Lots or activities on the Golf Course.
4. Panels should be incorporated as an integral part of the design of any roof and should not be added as a separate structure.

I. Skylights

1. Only flat glass will be approved on sloped roofs.
2. Bubble or gable skylights will be considered on a case-by-case basis for flat roof applications.

J. Trash containers - Utility enclosures

See Article VIII

K. Fences

See Article VIII

L. Exposed Metal, Chimneys, Vents

1. All exposed metals, such as fascias, flashing, wall vents, roof vents, metal enclosures, and chimneys, shall be painted an approved color.
2. Reflective or contrasting finishes will not be acceptable.

3. Spark screens are mandatory on all chimneys. Care should be given to chimney location and existing trees for fire prevention.
 4. Vents shall be grouped wherever possible.
- M. Minimum square footage: The overall square footage should be of such minimum square footage so as to look balanced on the larger estate lots and complement the adjacent homes. Even on the smaller lots, the structure should contain a minimum finished floor area, inclusive of stairways and closets but exclusive of garages, basements, and covered porches or patios, of not less than 2000 square feet for a one story residence and 3000 square feet for a two story residence with a minimum of 1600 square feet on the main level, and will have a minimum of a three car attached covered garage.

N. Changes

No significant changes in plans or materials approved may be undertaken without prior written approval of the Committee.

No work shall be undertaken, other than routine maintenance and repair which will result in changes in the exterior appearance without prior written approval of the Committee.

ARTICLE VIII
SITE DEVELOPMENT STANDARDS

The following standards, together with the architectural standards, form the basis for maintaining the natural setting and integrating residential development into it. The following standards will be in effect on the Lots:

A. Setbacks and Side Yards

For all Lots which border upon the Golf Course, no Improvement shall be placed within 30 feet of the Golf Course boundary except for fences as approved by the ACC. All other setbacks shall be as specified on the Players Crossing at Plum Creek Final P.D. Site Plan and amended Site Plans as approved by the Town of Castle Rock and recorded by Douglas County.

B. Fences, Walls, and Barrier Devices

Fences, walls and barrier devices may be used for privacy and screening purposes, but must be incorporated into the total design, appropriateness, size, and construction in relation to the proposed Improvements and neighboring Lots and will judge accordingly. These features used solely as property line delineation are not acceptable.

Acceptable Fence Materials:

For lots which border golf course - Metal (aluminum or wrought iron) in styles as described in Exhibit "C" of this document.

For all other lots - Natural or stained cedar in style as described in Exhibit "C" of this document.

C. Garages, Carports and Parking Spaces

Garages and carports must be integrated with the design of other Improvements. A minimum of three permanent covered parking spaces must be provided on the Lot.

D. Retaining Walls

If the Lot requires any isolated retaining walls, they should be made of native stone, stained or sandblasted concrete, or other materials that are complementary to the natural surroundings, and require the approval of the ACC as part of the overall landscape plan.

E. Garbage Areas

These and other related utilitarian features will be screened, buried, or enclosed from view and planned as a part of the total design.

F. Re-vegetation and Landscaping

It is the Committee's philosophy to encourage the natural condition except where there is an extension of the living area. This natural condition is defined as a combination of indigenous plant material, trees, topsoil, rock formations, and natural terrain and features that existed before construction on and around the Lot. No Owner shall be permitted to sod or seed with grass, other than natural or native grass, a portion of his site greater than 4,000 square feet. The Owner is required to submit a complete landscape plan and schedule at the contract document submittal review. Installation and maintenance of the plant material and other landscape Improvements on the Lot are the responsibility of the Owner. Landscaping shall be completed per schedule outlined in Article VI, pp D, Item 11 of this document.

G. Driveway

Driveways shall be a minimum of 12 feet wide and extend from the approved access road to property. Driveways will be constructed of asphalt or concrete. Driveways will be staked for approval at the contract document review. The only approved access during the construction of a home will be over the approved driveway for the Lot.

Concrete driveways may be stamped or colored in muted earth

tones of a permanent color that matches the style and color scheme of the house. This will be approved on a case by case basis by the ACC.

H. Decks, Greenhouses and Swimming Pools

- 1.) Decks should be designed to minimize unsightly supporting structures and to compliment the total design.
- 2.) Greenhouses and swimming pools are permitted but must meet design review standards applicable to all Improvements.
- 3.) Temporary shelters, tents, metal storage units are not acceptable.

I. Signs

The following signage is permissible on Plum Creek homesites:

- 1.) House number or Owner name signs. These signs shall be approved by the Committee.
- 2.) Real estate signs--five square feet maximum face freestanding.
- 3.) No signs shall be permitted, for Lots which boarder the Golf Course, on the Golf Course side of the Lots other than emergency and warning signs.

J. Natural Drainage

No Owner or contractor shall interfere with or direct the natural course of any drainage and runoff nor construct any Improvement, place any landscaping or suffer the existence of any condition whatsoever which shall alter the drainage pattern or runoff from its natural flow into or across the land of another except to the extent such alteration in drainage pattern or runoff is approved in writing by the Committee and any other public authorities having jurisdiction. As part of the preliminary design review, each Owner must submit a drainage plan.

K. Trenches

Insofar as possible, trenches shall be located in such a way that no tree roots will be damaged. In situations where this requirement cannot be adhered to, the contractor shall exercise great care to minimize the damage to roots. Where there are major roots, he shall hand dig the trench under the roots. When roots, in particular the fine feeder roots, are exposed to air and sun, they will dry out and loose their function of taking up moisture. For this reason, it is essential that the contractor keep such

areas moist until such time as he backfill the trench. Where roots have been damaged or exposed, trenches shall be backfilled with loose soil suitable for plant life in order to stimulate new feeder growth. Backfill shall be kept moist.

L. Trees

Improvements shall be located on the Lot where they least alter the natural terrain and tree cover. Wherever possible, new Improvements should be separated from existing ones by vegetation. Trees shall not be cut nor shall tree roots be disturbed for trenching without specific approval of the Committee. Trees or groups of trees adjacent to the construction area shall be fenced and protected during the construction period. Such fencing shall remain in place until such time as the major part of the outside work is completed. The Committee considers trees between Improvements and those between the Improvements and streets to be most important to preserve. It is mandatory that the specifications and the contract agreement between the Owner and contractor clearly define the intent of preserving the plant life. The Owner or contractor who damages trees, shrubs, or ground cover shall be required to replace such plants or trees by appropriate replanting. All trees removed for construction shall be promptly removed or treated to prevent bark beetle infestation. Any fallen, dead, beetle-infected or mistletoe-infected trees shall be removed from the Lot. Nailing to trees will not be allowed.

M. Outdoor Lighting

All outdoor lighting comes under the jurisdiction of the Committee. Lighting of parking areas or walkways to houses may be necessary. It is the intent of the Committee to have lights which are functional and which enhance the overall appearance but which will not be disturbing to neighbors, pedestrians, or motorists. In general, floodlights will not be allowed unless required in a particular circumstance.

N. Fuel Tanks

No fuel tanks of any kind shall be allowed on any Lot in the Pines.

O. Mailboxes

No freestanding mailboxes shall be permitted. The Post Office will provide cluster mailboxes for mail delivery at general locations in the Players Crossing Property.

P. Playground Equipment

Installation of any outdoor playground equipment including, but not limited to, swing sets, tree houses and basketball

hoops must be reviewed and approved by the ACC on the basis of size, location, screening, color, and materials. Homeowners are encouraged to choose natural colors on all equipment and covers.