

PLUM CREEK NORTH MASTER HOMEOWNERS ASSOCIATION, INC.

April 7, 2008

To: Players Crossing Board of Directors:

The Players Crossing Board has requested that the Plum Creek North Master Homeowners Association, Architectural Control Committee clarify the design standards that have been applied to Players Crossing.

When reviewing an architectural or exterior design submittal in the Plum Creek community, the PCNM ACC takes into consideration the basic standards contained in our formal Design Guidelines along with any other special or “upgraded” standards which may have been established for a particular “sub-association”. Our formal Design Guidelines are published on our PCNM HOA web site.

Because Players Crossing is one of the premier developments in Plum Creek and the site of the 1994 Parade of Homes, the PCNM ACC has always applied more stringent design standards to new home construction and landscaping for Players Crossing homes. These might relate to the amount of stone or stucco, the size or “massing” of the home, street presentation, or other architectural elements which reflect the existing character of the Players Crossing neighborhood. In addition, at the request of the Players Crossing Board, the PCNM ACC has adopted “upgraded” standards in three specific areas. These include landscaping, fences and roof materials.

Landscaping (first time-new home)

- Conifer trees (pines) must be at least 8’ to 10’ in height at time of planting.
- Deciduous trees (leafing) must have at least a 3” caliper at time of plant
- No Pinion Pines will be permitted.
- All shrubs must be at least 5-gallon at time of planting.
- Grass shall be sod (not seed) and shall have an automatic irrigation system.

Fences

- Fences must be black metal (aluminum or iron) style.

Roof Materials

Only tile roofs will be allowed.

Although there will be no more new construction in Players Crossing, the PCNM ACC will continue to review exterior modifications such as painting, window coverings, landscape additions, etc. Under the PCNM HOA Declarations, the PCNM ACC has final authority on all architectural submittals. If the Players Crossing HOA would like to revise any of the adopted upgraded standards established for your community or request

additional standards to be applied to future Players Crossing submittals, the PCNM ACC would be happy to consider your request.

All modifications to homes in Players Crossing should be submitted to the Players Crossing property manager, and then forwarded to the PCNMA ACC with any written recommendations from the Players Crossing Board.

It is our desire to continue to work with the Players Crossing Board in an effort to maintain a level of design standards that will protect and enhance the value of all homes within the Players Crossing development.

Sincerely,

PCNM ACC

CC: PCNMA Board of Directors

Premier Property Management, LLC
P.O. Box 632018
Highlands Ranch, CO 80163-2018
Phone 303-904-9374 Fax 303-974-3292
Email Address: kim@premierpropmgmt.com
www.plumcreeknorthmaster.com