

**PLUM CREEK NORTH
MASTER HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL DESIGN GUIDELINES
MARCH 2001**

ARTICLE I

GRANTING CLAUSE

Under the terms of the Declaration of Covenants, Conditions, and Restrictions for the Plum Creek North Master HOA recorded in Book 1472 at Page 334 in the office of the Clerk and Recorder of Douglas County, Colorado ("Declaration"), the Architectural Control Committee for the Plum Creek North Master HOA ("Committee") does hereby establish this Design Guide for the Plum Creek North Master HOA ("Guide") to meet its obligations under Paragraph of the declaration. Copies of the most recent Guide may be obtained at Pristine Communities. 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 Plum Creek North Master Association as hereinafter defined. The Purposes also include guarding against fires and unnecessary and unreasonable interference with the views, natural beauty, and ecological integrity of the Plum Creek North Master Association. 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

"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 & Country Club.

ARTICLE III, CONTINUED

"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, tree house, pen, doghouse, rabbit hutch, tennis court, basketball backboard, porch, patio, gazebo, excavation, landscaping, pit, cave, tunnel, bridge, hot tub, hitching post, fence, wall, flagpoles, athletic or recreational equipment, 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 included in Exhibit A, but shall not include the open space areas.

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

"Plum Creek" shall mean the Plum Creek North Master Association Property and that area which may be annexed to the Plum Creek North Master Declaration Creating Covenants, Conditions, Restrictions, and Easements for Plum Creek recorded in Book 1472 at Page 334 in the office of the Clerk and Recorder of Douglas County, Colorado

"Utilities" shall mean all water and sewer pipelines which lie beneath the surface of the ground, all electrical, telephone, cable television, gas, and other wire lines, 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 areas, trees and scrub oak 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.

ARTICLE IV, CONTINUED

The standards and procedures that follow define the means by which Improvements can be built on the 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 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 special circumstances exist or 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.

ARTICLE V, CONTINUED**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.

**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 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.

Forms: A Plum Creek North Master Association Request form must be completed and submitted as part of any submittal.

Address Submittal to: Plum Creek North Master Architectural Control Committee, c/o ~~John O'Connor, Pristine Communities, P.O. Box 124, Castle Rock, Co. 80104, phone 663-3615~~

**Premier Property Management, LLC
P.O. Box 262018**

Highlands Ranch, CO 80168-2018

Time: The Committee shall respond within 30 days of receipt of the submittal.

For new home construction attached is Exhibit "A" which is the submittal check list that identifies all materials and information that is required for the Committee to review the proposal and reach a decision.

ARTICLE VI, CONTINUED**A. Construction Document (Working Drawing) Review**

Purpose: To insure the construction document's conformity with approved design. Any changes from the approved design must be submitted to the Committee for their review and approval.

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.
7. Specifications and finish schedules to include the construction periods regulations attached hereto as Exhibit A 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, and shall be identified (i.e. N.E., 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.
 - 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. Driveway locations will be staked at each side of the drive at 20-foot intervals.

ARTICLE VI, CONTINUED

- f. All Improvements shall be staked at this time.
- g. Stakes and string shall be used to define the proposed fencing, if any.

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. Any requests for extensions must be submitted in writing to the Committee.
- 10. A complete landscape plan and schedule for completion (See attached Exhibit "B"). With regard to "spec" homes, the builder must submit a basic landscape plan to be installed pursuant to the schedule contained in Exhibit "B".

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.

B. 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.

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.

ARTICLE VII, CONTINUED

B. **Design and Configuration**

It is intended that the design of Improvements be as compatible with the 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: Roof forms shall utilize the gable configuration with sheds and dormers as complimentary form devices. 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. **Building Height and Square Footage Minimums**

Building height limits have been established for the 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.

Building heights cannot exceed the standards as established by the Town of Castle Rock.

For single family home site minimum square footage shall be as follows:

Single story (ranch) 2000 s.f. excluding garage, patios or decks.

2 story shall be a minimum of 2750 s.f with a minimum of 1650 s.f. on main floor. excluding garage, patio or deck.

These minimum square footage requirements may be superseded by a sub association.

ARTICLE VII, CONTINUED**D. Exterior Walls**

1. Materials allowed for exterior walls are:

- a. Shakes and shingles.
- b. Natural wood siding.
- c. Native 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. Some stucco and brick materials 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. (some siding such as "hardy board" may be approved at the discretion of the Committee).
- d. Concrete block.
- e. Unit masonry.
- f. Adobe.
- g. All exteriors associated with homes known as "earth homes".

3. Foundations:

Exposed concrete for foundation walls over 12 inches in height may be required to be faced with wood, sand blasted, painted, stained or landscaped 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 foundation concrete, metals, sheet metals, or primed woods shall be painted to natural muted, non-contrasting colors.

NOTE: Color samples must be submitted for review in the contract document review

ARTICLE VII, CONTINUED

5. Decks: Underpinning for decks more than three feet above grade must be designed without visible cross-bracing. Deck supports shall be at least 12"X12".

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 other 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: (May vary depending on sub-association guidelines)
 - 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.

F. Windows

1. Insulated glass windows shall be required.
2. Wood windows are recommended. All finishes must be either natural or painted. 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.

ARTICLE VII, CONTINUED**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 discouraged.

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.
5. Final approval of solar panels is at the discretion of the Committee.

I. Skylights

1. Bubble or gable skylights will be considered on a case-by-case basis for flat roof applications.

ARTICLE VII, CONTINUED**J. 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.

K. 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. For all other Lots, setbacks as established by the approved P.D. Site Plan for that subdivision shall be maintained. The Committee has the authority, with the approval of the Golf Course, to grant a setback variance for those lots adjacent to the Golf Course depending on individual circumstances.

ARTICLE VIII, CONTINUED

B. **Fences, Walls, and Barrier Devices**

Fences, walls and barrier devices are permitted, but must be incorporated into the total design, appropriateness, size, and construction in relation to the proposed Improvements and neighboring Lots and will be judged accordingly. Those features used solely as property line delineation are not acceptable. Fence styles may vary depending on sub-association guidelines. Privacy fencing greater than 42" in height or property line fencing is generally not permitted unless already approved as part of a subdivision site plan by the Town of Castle Rock. Fencing along the golf course, if permitted by the Committee, shall be of a metal or aluminum material.

C. **Garages, Carports and Parking Spaces**

Garages and carports must be integrated with the design of other Improvements. A minimum of two permanent 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.

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. Preservation of the natural scrub oak or other plant material or trees is strongly recommended. 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 according to the schedule contained in exhibit "B".

ARTICLE VIII, CONTINUED**G. Driveway**

Driveways shall be a minimum of 12 feet wide and at least 17' from the back of the curb to the garage door. 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.

II. 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.
4. All signage shall conform to Town of Castle Rock Sign code requirements and shall be approved on an individual basis by the Committee.
5. All street signs shall conform to Town of Castle Rock standards and shall be constructed to match existing regulatory signage in the community.

ARTICLE VIII, CONTINUED**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 lose 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 and natural scrub oak

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 and shrubs shall not be cut nor shall tree roots be disturbed for trenching without specific approval of the Committee. Trees and shrubs or groups of trees and shrubs 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.

ARTICLE VIII, CONTINUED**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 Plum Creek.

O. Mailboxes

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

P. Erosion Control

During construction of any major exterior improvement, appropriate erosion control measures shall be followed as recommended by the Committee.

**ARTICLE IX
GENERAL STANDARDS****A. Address Numbers**

Architectural Committee approval is required to relocate or replace existing numbers. All homes must have visible address numbers at least five (5) inches in height.

B. Antennae

To the extent not prohibited by the Rules promulgated by the FCC pursuant to the Telecommunications Act of 1996 (Section 207), wires, poles, antennae and other facilities for the transmission or reception of audio, visual or other electromagnetic signals or electricity are to be kept and maintained underground or within an approved enclosed structure. (Refer to Satellite Dish Systems.)

ARTICLE IX, CONTINUED**C. Awnings**

Architectural Committee approval is required for the installation of all overhangs and awnings. Colors and materials selected must be the same as or generally recognized as complementary to the exterior of the residence. Awnings may be installed only on the rear of the house.

D. Debris and Trash Removal

Refuse, garbage, trash, lumber, grass, shrubs or tree clippings, plant waste, compost, metal, bulk materials, scrap, or debris of any kind cannot be kept, stored or allowed to accumulate on any part of the master association area. The exception is within an enclosed container appropriately screened from view which may be placed outside at proper times for garbage/trash pickup.

Unsightly conditions, structures, facilities, equipment, or objects cannot exist on any property including snow removal equipment, garden, or maintenance equipment, except when in actual use.

E. Dog Runs

Architectural Committee approval is required for the installation of a dog run. Considerations may include, but are not limited to, location in *rear* or *side* yard and abutting the home, proximity to neighbor's residence, *screened* from view.

Only approved fences as identified in the Architectural Committee Guidelines may be used. *Dog kennels* or permanently enclosed areas specifically designed for the housing and breeding of one or more dogs are not allowed.

F. Doors

Architectural Committee approval is required for the addition of screen doors or other type doors to a home or an accessory building. The door must be a complementary color to that of the house and existing door.

ARTICLE IX, CONTINUED**G. Drainage**

Architectural Committee approval is required for any change affecting drainage. There cannot be any interference with the established drainage pattern over any property. The established drainage pattern means the drainage patterns as engineered and constructed by the developer or builder prior to conveyance of title to the individual homeowner. When installing landscaping, it is very important to insure that water drains away from the foundation of the house and the flow patterns prevent water from flowing under or pooling near or against the house foundation, walkways, sidewalks, and driveways.

H. Driveway/Sidewalk Extensions

Extension, expansion, or resurfacing of driveways or sidewalks requires Architectural Committee approval. Any driveway expansion is not allowed to promote the parking or storage of any vehicle off the driveway on a side yard. All driveways are to be constructed of concrete, asphalt or brick pavers.

I. Evaporative Coolers

Architectural Committee approval is required for the installation of evaporative coolers. Rooftop installations are not allowed.

J. Exterior Painting

Architectural Committee approval is required for all exterior painting. Overhead garage doors are to be painted the base color. Submittals for repainting approval must include manufacturer's paint chips with name and code number. No two homes adjacent to or directly across the street from one another may have the same base color.

K. Flagpoles

Architectural Committee approval is required for the installation of all flagpoles and flags. Committee review criteria may include, but is not limited to the pole location, height and proposed use. Flagpoles may not exceed the height of 20 feet. Flags displayed must be of a reasonable size.

ARTICLE IX, CONTINUED**L. Hazardous Activities**

No activity can be conducted on or improvement made on any property within the Master Association Area which is or might be unsafe or hazardous to any person or property. Firearms cannot be discharged. Open fires lighted in an outdoor contained fireplace, within an interior fireplace, or in a contained barbecue unit while attended and in use for cooking purposes are permitted.

M. Household Pets

Homeowners may keep a reasonable number of dogs, cats or other domestic animals as bona fide household pets. No animals, livestock, birds, poultry, or insects of any kind may be raised, bred, kept or boarded in or on any residential site.

N. Irrigation Systems

Underground manual or automatic irrigation systems do not require approval of the Architectural Committee. The Architectural Committee urges each homeowner to conserve water and as a result minimize the problems on your own lot, as well as on adjacent property owners' lots caused by over watering.

O. Landscape

Architectural Committee approval of landscape plans is required for all landscaping, including xeriscaping techniques, retaining walls, decks/patio covers, fences, storage sheds, fountains or pools, or other unusual techniques or materials.

Prior to landscaping, all yards must be maintained in a neat, weed-free and dust-free condition. In all cases, the owner must maintain and control erosion, utilizing such measures as rip-rap, straw bales, silt-screening, or other measures to eliminate erosion of dirt and sand to adjacent properties. At least one (1) tree is required in all front yards, and cannot overhang or otherwise encroach upon any sidewalk or other pedestrian or bikeway from ground level to a height of eight (8) feet.

Deciduous trees must be a minimum of at least a 2 ½" caliper. All conifer trees must be at least 6' in height. All shrubs must be at least a 5 gallon size. The Committee may require additional trees, shrubs or other landscaping materials depending on the location of the home, such as, but not limited to sub association guidelines.

Ground covers may include turf, mulch, decomposed granite, decorative rock, or other natural material over fabric to provide a neat, dust-free, weed-free appearance. The total site landscape area can include up to sixty percent (60%) irrigated turf.

ARTICLE IX, CONTINUED

Landscaping is to be designed as an integral part of the overall site design. Enhancing the building design, public views, providing for transitions and screening are all a part of the overall site design. Homeowners must comply with the Town of Castle Rock's ordinance found in Chapter 17.62 of the Municipal Code and these Landscape Guidelines, as such may be amended from time to time.

P. Leases

Any agreement for the leasing, subleasing, or rental of an owner occupied site, or any portion thereof, must specifically include, without limitation, the following conditions:

1. All leases must be in writing and an executed copy of such lease must be delivered to the Master Association Board of Directors or designated manager.
2. All leases must provide that the terms of the lease and the tenant's occupancy of the premises is subject in all respects to the provisions of the Master Declaration of Covenants, Conditions and Restrictions.
3. The lease must be for a period of time of at least 12 months.
4. Both the homeowner's and tenant's names and addresses are placed on the Master Association's mailing list.

Q. Machinery and Equipment

Machinery, fixtures or equipment of any type, including heating, cooling, air conditioning and refrigeration equipment may be placed on any lot or parcel only with the prior written approval of the Architectural Committee. Approval is contingent upon proper screening or concealment which is solid and integrated architecturally with the design of the building.

Ground-mounted air conditioning units are to be concealed by a solid enclosure so as to not be visible from the street. Location and screening are to be approved by the Architectural Committee prior to installation. Wind turbines are not allowed.

ARTICLE IX, CONTINUED**R. Parking**

House trailers, camping trailers, boats, hauling trailers, trucks larger than $\frac{3}{4}$ ton, RVs, equipment, or commercial vehicles cannot be parked or stored anywhere in the Master Association Area, except in garages, designated parking or storage areas. Emergency or temporary storage may occur for no longer than 24 hours or as permitted by appropriate C C & Rs of a sub association.. Abandoned or inoperable vehicles of any kind must be stored or parked outside the Master Association Area, or in garages or designated storage areas exempted from this restriction. Activities such as repairing, rebuilding, dismantling, painting or servicing of any kind of vehicles cannot take place within the Master Association Areas.

S. Patio Covers

Architectural Committee approval is required for patio covers. Overhead screens, shade covers, patio/deck roofs, and other similar structures are to be constructed of materials and colors to match or complement the main roof and house.

T. Play and Sports Equipment

Architectural Committee approval is required for all play and sports equipment.. Consideration must be given to adjacent properties (such as reasonable setback from property lines where applicable. For example trampoline, swing sets, fort) so as not to create an unreasonable noise disturbance and minimize visibility to adjacent properties. Play equipment and items used for front yard play are to be stored out of view when not in use.

U. Portable Basketball Goals

Architectural Committee approval is required for all portable basketball goals. These are defined as those commercially manufactured with large bases for counter-balance, wheels for mobility, and engineered for relative ease of removal.

1. Location must be adjacent to the edge of the driveway and a minimum of ten (10) feet from the street. Locating the portable basketball goal on streets, sidewalks, or right-of-way is prohibited.
2. Portable freestanding basketball boards may be conditionally approved if reasonably placed for play and when not in use, stored out of view from the street for aesthetic purposes.

ARTICLE IX, CONTINUED

3. Portable basketball goals are considered personal items, rather than permanent improvements to the property. They are to be moved with other personal belongings when a property changes owners or when the equipment is not used for long periods of time such as winter months.

V. **Property Maintenance**

Property within the Master association area must be maintained. All properties and driveways must be kept and maintained in good repair, and in a clean, safe, attractive and sightly condition. No noxious or offensive condition may exist, nor may anything be done or placed on property which is or may become a nuisance, embarrassment, disturbance or annoyance to others.

W. **Roofs (Replacement)/Equipment**

Architectural Committee approval is required if the roof material is changed. Allowable roofing materials include: wood shake, asphalt shingle, or concrete tile. In general, roofing materials must be darker in color and hue than exterior walls.

X. **Satellite Dish Systems**

DBS and MMDS antennas/dishes which are one (1) meter or less in diameter and are for the personal use of the homeowner may be installed. Notification to the Architectural Committee is requested. All other antennas/dishes not covered by the FCC Rule (dated October 14, 1996) are prohibited.

All antennas/dishes are to be installed with emphasis on safety and on being as unobtrusive as possible to the community. To the extent reception of an acceptable quality signal is not precluded or costs unreasonably increased, antennas/dishes are to be screened from view from the street to the maximum extent possible.

To the extent it does not prevent or unreasonably delay installation, Architectural Committee assistance is preferred in the selection of an appropriate site. If more than one location on the property allows for adequate reception, the safest and least visible site is to be selected.

To the extent not prohibited by the FCC Rule, homeowners are encouraged to consider the following guidelines in their site selection and installation:

1. Location of the unit must not jeopardize the safety of the homeowner, maintenance personnel, other residents, or cause damage to adjacent properties.

ARTICLE IX, CONTINUED

2. Where possible, placement is to be in the back yard or side yard behind and below fence lines.
3. Any location selected should be screened from view by integrating the antenna/dish into existing landscaping to shield the antenna/dish from street view.
4. Any mast and wiring is to be painted to match the color of the house to which they are installed.
5. Homeowners are responsible for all costs associated with the antenna/dish, including, but not limited to, costs to install (or replace), repair, maintain, relocate or remove the unit.

Y. Saunas/Hot Tubs/Gazebos

Prior written approval of the Architectural Committee must be obtained for the installation of saunas, hot tubs, and gazebos. The review criteria include the type of installation and materials, height, and proximity to neighbors' yards. The location must be an integral part of the deck or patio area and/or the rear yard landscaping. Installation must be in such a way as to minimize visibility to adjacent property owners and not create an unreasonable level of noise.

Z. Shutters (Exterior)

Architectural Committee approval is required for the installation or replacement of exterior shutters of any type.

AA. Statues

Architectural Committee approval is required for all front yard statues. Statues not offensive in nature, located in a rear yard and of a height not greater than three (3) feet, including pedestal, may be installed without Architectural Committee approval.

ARTICLE IX, CONTINUED**AB. Storage Sheds**

Prior written approval of the Architectural Committee must be obtained to install a storage shed. Criteria include but is not limited to, lot size, grade and slope of yard, square footage of the home, and proposed location of the shed. Sheds are to be located in the side yard or adjacent to the rear of the home whenever possible. Recommended maximum shed size is 8x10x8 ½ feet in height, including skids, foundation or concrete slab. Materials and color are to match the base and trim color of the home and the roof of the shed is to be complementary to the roof of the home.

The shed must be screened by fencing or vegetation such that no more than 50 percent (50%) of the shed is visible from ground level from the street. Any utilities to the shed must be underground and the shed cannot unreasonably obstruct neighbors' views. Temporary structures used for storage are not allowed to be placed on property (for example a tent or shack).

AC. Clothes Lines.

Clothes lines are not permitted under any circumstances.

Adherence to Sub-Association Guidelines

Sub-Association Design Guidelines, if applicable, shall be adhered to when considering exterior changes or improvements. Sub-Association ACC/Board recommendations, if applicable, shall be considered when reviewing exterior changes or improvements.

EXHIBIT "A"**PLUM CREEK NORTH MASTER ASSOCIATION****SITE PLAN SUBMITTAL CHECK LIST****PLEASE CHECK**

- _____ Obtain a copy of most recent Design Guidelines
- _____ Preliminary Site Plan Submittal (3 sets)
- 24 'X 36 " sheet size
 - Lot number and street number
 - Owner's and Builder's name (s), addresses and phone numbers.
 - Aproximate scale (1" = 30' or 1" = 20' and others as requested) / north arrow
 - Existing conditions: roads, utilities, min. 2' topography interval, drainage ways.
 - Other natural features
 - Legal restrictions: rights of way, tracts, easements, property lines, setbacks
 - Adjacent conditions: other drive access points, topography, neighboring uses / structures
 - 100' primary area radius
 - Building location (s) driveway access points, showing existing/ proposed pavement edge, existing and proposed grading (min 2' contours and appropriate spot elevations), proposed drainage facilities and structures
 - Location, elevations, square footages and other improvements (i.e., fences, pools, patios, gazebos, water features, etc..
 - Roof plans (1/4" = 1') ---identifying pitch, valley hips, overhangs and materials
 - Floor plans (1/4 " = 1') -- main structure, balconies and decks
 - Architectural elevations (1/4 " = 1') --existing/proposed grade lines at buildings
 - Finished floor elevations, top of grade and basement slab all tied to topo elevations
 - Building height calculations
 - Field staking (+ / - 3 feet accuracy, all building / deck corners)
 - Other information as requested by Committee
- _____ Review fee of \$250.00
- _____ Final Site Plan Submittal
- _____ All updated information from Preliminary Site Plan as requires

- _____ Earth berms anticipated for landscaping (1' contour intervals)
- _____ Paved areas (walks, patios etc..)
- _____ Construction trash, staging and erosion control elements
- _____ **Color Board and Material**
 - 24" X 36" rigid board
 - Lot #, Owners name and address
 - Colored front elevation as reference
 - Exterior lighting cut sheets
 - Schedule of samples / specifications of exterior colors and materials
- _____ **Landscape Plan Submittal**
 - Lot # and address
 - Owners name, address and phone numbers
 - Designers name, address and telephone number
 - Appropriate scale on 24" X 36' sheet size 1" = 20' or 1" = 30' and others as requested
 - All existing conditions, house, walks, driveways, patios, decks, walls, fences. Drainage ways, neighboring landscaping, natural features, easements, property lines, topography at 2' contour intervals etc..
 - All proposed improvements such as berms, trees, wall, fences, gardens, hot tubs, water features, play equipment, etc..
 - Botanical and / or common names of vegetation, size of plants and trees

IT IS IMPERATIVE THAT AS MUCH OF THE SCRUB OAK AS POSSIBLE BE MAINTAINED ON THE SITE. PLEASE IDENTIFY SPECIFIC AREAS WHERE SCRUB OAK MUST BE REMOVED TO ACCOMMODATE THE FOOTPRINT OF THE HOME
- _____ Architectural Control Committee letter of final approval

THIS CHECKLIST MUST BE COMPLETED AND SUBMITTED AS PART OF THE REQUEST

**PLUM CREEK NORTH
MASTER HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL DESIGN GUIDELINES**

EXHIBIT "B"

Landscaping shall be completed according to the following schedule:

Closing Date	Landscaping Must Be Installed
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 15
October	May 15
November	May 15
December	June 1

For builders of "spec" homes, the builder must complete installation of an approved landscape plan within 6 months from the date of substantial completion of the residence. For "spec" homes completed in September, October, November and December the above schedule shall apply.

If the "spec" home is sold and closes within the six month period stated above, then the homeowner schedule will apply.