

ASPEN RANCH DESIGN GUIDELINES

Preface

These Design Guidelines have been adopted pursuant to the Declaration of Covenants for Aspen Ranch recorded the 12th day of November, 2021 at Reception No. 221210064, records of El Paso County, Colorado (the “CCRs”).

Purpose and Intent

These Guidelines are established to maintain high quality neighborhood appearance and community identity through thematic continuity. These Guidelines are to be used as a tool in the development of the site, architecture, and landscape architecture plans that will be submitted and reviewed by the Architectural Review Committee (the “ARC”). The ARC is the “Review Committee” as established in accordance with the CCRs for the Remuda Ridge Metropolitan District (the “District”), as the one who shall review, and either approve or disapprove proposals and/or plans and specifications, construction, exterior additions, landscaping or changes and alterations within Aspen Ranch.

UNLESS OTHERWISE PROVIDED HEREIN, NO IMPROVEMENTS (OTHER THAN INITIAL IMPROVEMENTS) SHALL BE CONSTRUCTED, ERECTED, PLACED, PLANTED, APPLIED OR INSTALLED UPON ANY LOT UNLESS PLANS AND SPECIFICATIONS HAVE FIRST BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE ARC.

Waivers / Amendment & Supplements

The ARC shall have the right to waive, at its sole discretion, any of the provisions outlined in these Guidelines at any particular time. No such waiver shall be construed or held to be a waiver of any other provisions of these Guidelines, or of the same provisions to any other party.

These Guidelines may be amended or supplemented from time to time in accordance with the CCRs. If there is conflict between the Design Guidelines and the CCR’s the more stringent guidelines apply.

Enforcement and Non-Liability of ARC, Management Company and Remuda Ridge Metropolitan District.

These Guidelines may be enforced as provided in the CCRs. Neither the ARC, the District, the Board of Directors, nor the District’s manager, if any (the “Managing Agent”), nor any of their respective individual members, employees, agents, successors, declarant or assigns shall be liable for any loss, damage or injury arising out of, or in

any way connected with, the performance and duties of the ARC. Every Owner who submits plans to the ARC for approval (1) waives and releases the above named entities and person from all claims related to approval or disapproval of any improvements, and (2) waives and releases all claims against the same. Approval by the ARC shall not be deemed to constitute compliance with the requirements of any local building codes, development regulations or other applicable laws, and it shall be the responsibility of the Owner to comply therewith.

Site Design

Builder Approval Requirements

Site planning and architectural design of homes shall be considered on an individual basis with an emphasis on overall harmony and character within and between all residential phases of the community. Balanced designs, conducive to the intent and beauty of the surroundings shall include Earth tones for exterior treatments compatible with the natural environment of Aspen Ranch are required.

Proposed plans shall be submitted to the Remuda Ridge Metropolitan District Board for review and approval by the ARC prior to submission to Pike Peak Regional Building Department and City of Fountain.

Site Planning ASPEN RANCH - COMMUNITY DESIGN PRINCIPLES AND DEVELOPMENT STANDARDS

a. Residential Architecture- Single Family Detached

The intent within the Aspen Ranch Subdivision is to build homes of various architectural designs that relate to the street and create diversity and variety along residential streets. Many of the homes shall have front porches, staggered setbacks, and a variety of cladding that reflects traditional Colorado styles and neighborhoods. These architectural standards are intended to ensure that an adequate mix of models and styles are offered within Aspen Ranch and within each block face. The intent is to provide design criteria that in combination with the overall community design elements provides for a high quality, attractive and desirable living environment. The developer/builder, along with the Remuda Ridge Metropolitan District shall enforce these requirements as individual homes are built on said lots.

- i. Model diversity for blocks greater than 6 lots. A block is defined by intersecting streets or open space tracts.
 1. Each block face shall contain at least four (4) different models that have definitive variations in floor plan configuration and massing.
Differentiation in models requires three (3) of the following variations:

- a. Elevation
 - b. Size
 - c. Color scheme
 - d. Use of exterior materials
 - e. Roof form
 - f. Massing
2. Each face of a block shall contain no more than three (3) of the same building elevations.
3. The same model with the same architectural elevations shall not be placed adjacent to each other or directly across the street from one another.
4. Each home model shall have at least two (2) elevations to provide stylistic diversity. This may include:
 - a. Roof forms/lines and profiles
 - b. Varied window and door styles
 - c. Varied entry treatments and locations including porches, columns, etc.
 - d. Single and two-story homes
5. The mass of the house should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front of the homes in Aspen Ranch.
6. Three-car garages shall not have the same front facade plane. One garage bay shall be at least two (2) feet from the two-bay garage and be separated by a wall at least two (2) feet wide.

Homeowner Approval Requirements

No substantial changes in plans or material previously approved may be undertaken without approval of the ARC. No work shall be undertaken (other than routine maintenance and repair) which will result in material changes in the exterior appearance of an approved residence, including painting (a different color) or re-staining (a different color) without prior, written approval of the ARC.

Site Considerations

Site improvements should minimize the disturbance of existing terrain and should not disturb drainage patterns. Respect for adjacent residences is stressed.

Grading and Drainage

As individual filings are platted, Lot Drainage Plans have been prepared to reflect detailed locations of swales required to accomplish drainage on individual lots and within the overall filing. It is recommended that Owners reference their specific Lot Drainage Plan prior to the design of improvements and additions to lots. Lot Drainage Plans can be obtained from your builder.

The location of additional structures, or other improvements within the home site, shall not adversely impact or disrupt the originally constructed drainage patterns on the lot.

Owners are responsible for controlling the drainage resulting from the additions and improvements of the home site, including landscaping, and may not direct water onto an adjacent property, unless such a diversion is located within an established drainage easement.

Individual modifications such as landscaping within easements or modifications to grades through improvements such as patios, terraces, or site walls could adversely affect the established drainage patterns. Runoff from impervious surfaces such as roofs, driveways or other paved areas, shall be diverted away from building foundations. Drainage shall be directed to natural or improved drainage channels, or dispersed into shallow sloping, planting areas for retention. Storm drainage shall not connect into sanitary sewer systems. Lot grading shall consist of smooth contours and transitions and not sharp angles or abrupt grade changes.

Easements & Utilities

Utility and drainage easements have been established across each lot to facilitate drainage, and the installation and maintenance of all public utilities. It is the Owner's responsibility to ensure that no grading, site improvements, or landscape materials that may result in damage or interference to these utilities are placed within these easements. The ARC will not make any investigation into such easements or other rights appurtenant to any site and shall not be liable for any disputes relating to the same. Landscape plans should, however, address and indicate the replanting of acceptable landscape materials within areas of these easements disturbed during installation or repair of individual utilities. The drilling of individual private wells is not permitted.

Setbacks and Side Yard Criteria

1. ASPEN RANCH - RESIDENTIAL DENSITY AND DIMENSIONAL STANDARDS

LOT DEVELOPMENT INFORMATION: as provided by the Aspen Ranch ODP recorded in El Paso County, Colorado Reception No. 220067142

	4,000 Sq. Ft. Areas A & H	5,000 Sq. Ft. Areas B, C, & I	6,000 Sq. Ft. Areas D & G	8,000 Sq. Ft. Areas E & F
Minimum Lot Size				
Maximum Bldg. Height	35'	35'	35'	35'
Maximum lot coverage	45%	45%	40%	35%
*Front Structure Setback	15'	15'	15'	15'
Garage Setback	20'	20'	20'	20'
**Rear Yard Setback	15'	15'	15'	15'
Area Rear Yard Setback at Northern Property Line	25'	25'	n/a	n/a
Side yard setback	5'	5'	5'	5'
Chamfered Corner Setback	8'	8'	8'	8'
Side lot corner setback	10'	10'	10'	10'
Garage Access provided on side yard	18'	18'	18'	18'

* A minimum 4' front yard building stagger is required between adjacent units

**Accessory use setbacks must meet all setbacks and those applied by the City of Fountain zoning code

Permitted encroachments into building setbacks provided encroachments are approved and permitted by the City of Fountain:

- a. Architectural features including but not limited to eaves, bay windows, chimneys, entertainment centers, brick ledges, cantilevers, cornices, canopies, wing walls and like architectural features may encroach into the required setbacks a maximum of 24 inches.
- b. Window wells may encroach into required setbacks a maximum of 36 inches.
- c. Unenclosed or uncovered patios less than 30 inches above grade may encroach into building setbacks to within five (5) feet of a lot line.
- d. Encroachments may not extend into easements without written approval from the easement holder.

Note: It is the Owner's responsibility to determine and comply with the required setbacks that are assigned to their lot.

Architecture

Building Additions or Improvements

Additions or new improvements must be compatible with existing construction. Solid body stains that relate to the surrounding improvements are acceptable. Color should match materials and color of primary structure samples and exterior improvement colors must be submitted to ARC for approval.

Fencing

Fencing installed or maintained by the District (“Community Fencing”) may not be removed or modified by the adjacent homeowner. Homeowners will need to set their own termination post for private side yard fence. Private side yard fencing cannot tie into Community Fencing. Perimeter lot fencing is not permitted within the front yard setback. Lot fencing shall not exceed 5’ feet in height, and is subject to the following.

- 5’ high vinyl privacy fencing
- Posts should be spaced at 8’ where possible with concrete footers
- The color is to be tan, and must be approved by the ARC
- Wing fencing facing the street must also be 5’ privacy fence
- Fencing that parallels public sidewalk shall be no closer than 1’ to the sidewalk.

Wing fences should be set back a minimum of 6’ from the front elevation to allow tie-in. On corner lots, the fencing may extend out past the side street elevation to within 1’ of the sidewalk. Variations to the side fence location, to accommodate for side yard features (e.g. doors, patios), may be allowed at the sole discretion of the ARC.

Decks

Generally, supporting deck posts shall be a minimum of 4” in nominal width or diameter. Balconies, decks or porches that are supported more than 4’-0” above the adjacent ground line shall incorporate a substantial base element of complementary building materials. The overall dimension of the column bases shall be appropriately proportioned to the scale of balcony, deck or porch as well as the height that it is supported above grade. Generally, no balcony, deck or porch shall be supported more than 10’-0” above the adjacent ground line. Stairs shall be constructed as cantilevering or with additional columns, and of similar materials to the deck and its handrail.

Outdoor Spaces

Aspen Ranch offers opportunities to create private outdoor spaces. Design of these spaces needs to respect the privacy of adjacent properties, including trail users within adjacent open space and must be approved by ARC prior to any permit or construction.

Landscape Architecture

Landscaping will comply with the City of Fountain Landscaping Guidelines and applicable landscaping ordinances.

At least one tree and four shrubs shall be planted in the front yard of non-corner Lots. At least two trees (one in the front yard, and one in the side yard adjacent to the street) and four shrubs (in the front or side yard adjacent to the street) shall be planted on corner Lots.

- **Water Conservation.** Low water use landscaping design is encouraged. A maximum of 30% of the lot area may be in bluegrass/fescue sod. Shrub beds are preferred to rock mulch. A drip irrigation system is strongly encouraged.
- **Artificial Turf.** Approval is required prior to the installation of artificial turf. Artificial turf is only allowed in back yards when all sides are enclosed by a 5' privacy fence.

Appurtenances

An appurtenance is essentially a structure or item secondary from the primary home. Unless otherwise specifically stated, plans for a proposed improvement must be submitted to the ARC. Written approval of the ARC must be obtained before the improvement is made. Any improvement not specifically listed herein requires ARC review and written approval.

Address Numbers

Approval is not necessary if replacement of address number in matches exactly to existing numbering. Approval is required to replace or relocate existing address number with anything of different shape, size, texture, etc. Numbers may not exceed 6" in height.

A/C Units

All cooling devices shall be installed at ground level or completely contained within the structure. Exterior roof-mounted or window-mounted swamp coolers, evaporative coolers, or air-conditioning units are strictly prohibited. Penetration of siding for installation of cooling devices is not permitted, other than what may be required for service lines.

Accessory Structures / Buildings

Accessory structures include storage/equipment buildings, greenhouses, playhouses, or other structures, whether or not they are directly attached to the residence. Some smaller lots may not be suitable for accessory structures. Placement of structures should meet all easement and setback requirements and shall adhere to building and site

planning standards. Placement of structures is subject to ARC approval. Approval by the ARC does not constitute compliance with City of Fountain regulations. Accessory structures shall not include a permanent foundation. A building permit must be acquired for all new construction, if required by the City of Fountain.

Items to consider when designing and placing accessory structures include, but are not limited to the following:

- Views from adjacent properties.
- Potential interference with the intended drainage pattern.
- Materials, including roofing, shall match the existing house, unless otherwise approved by the ARC.
- Alternative building materials will be considered on a case-by-case basis.
- Color of siding and trim shall match the colors of the existing house subject to the approval of the ARC.
- The maximum size shall not exceed 80 sq. feet in floor area.
- The height shall not exceed 10' above grade.
- Urt's are prohibited.
- No more than one storage shed and/or one playhouse is permitted per lot.

Clotheslines

Retractable clotheslines will be allowed and must be retracted when not in use.

Deck Covers

Approval is required prior to installation. Must be of material to match either the deck or the home in both material and color. Consideration must be given regarding line-of-sight views from neighboring properties.

Dog Houses

Pet/dog houses, shelters, and kennels/runs shall be screened from view of the public right-of-way through the use of deciduous and evergreen trees, shrubs, or fences, and shall be integrated into the existing primary structure architecture. No chain link enclosures of any kind are allowed.

Door

ARC approval is not required if the following conditions are met:

- Screen/Storm/Security doors: must be a neutral color, or match existing color of home. Scrollwork and filigree is not permitted.
- Entry doors: must be stained or painted a color that is compatible with trim and siding color of home.

Driveways & Sidewalks

Extension, expansion or widening of a driveway is not allowed. Parking in rear or side yard area is not permitted.

Sidewalk repair does not require prior approval; however, the repair must be completed to match existing sidewalk exactly. Sidewalk or walkway additions of any kind require prior approval.

Flagpoles

The ARC must approve location of permanent flagpoles. Flagpoles shall not exceed 8 feet in height or the height of the roof if mounted on the home. Up-lighting shall not be permitted.

Garages

Each residence shall have a garage with the capacity for a minimum two cars. No garages shall exceed capacity for four cars. For safety reason as well as aesthetics, garage doors should not remain open for unreasonable amount of time.

See also Vehicle Parking

Gardens

Approval is required for flower and vegetable gardens, and beds and should be shown on submittals of landscaping plan. Vegetable gardens are limited to back yards and height of mature plants shall not exceed 6 feet. All gardens shall be kept in a neat, weed-free condition.

Gazebos

Approval is required prior to installation for all freestanding structures. Each submittal will be considered on its individual merit and intent. See also Accessory Structures.

Mast Installation

Mast height may be no higher than absolutely necessary to receive an acceptable quality signal. Masts must be painted the appropriate color to match their surroundings.

Safety

For safety reasons, the location of any mast that must extend more than 12 feet beyond the roofline is subject to review and approval of the ARC prior to installation. Any such application must include a detailed description of the structure and anchoring methods of the antenna and mast. The notice of rejection shall specify the particular safety risks. If this installation will pose a safety hazard to residents of adjacent properties, then the ARC may prohibit such installation. The notice of rejection shall specify these safety risks.

Masts shall not be installed any closer to the lot line than the total height of the mast and antenna and any structure on which it is mounted in order to minimize hazards to persons and property if the mast were to fall from a storm or other causes. A licensed and insured contractor must install masts.

Patios

Approval is required prior to installation. Materials compatible with the home in color and size such as pavers, flagstone, or concrete should be utilized. The vertical surface of exposed concrete in excess of 12" to be finished and treated.

Patio Covers

Approval is required prior to installation. See Deck Covers.

Play and Sports Equipment

All play and sports equipment, with the exception of play structures, is to be placed on the Lot and cannot be placed within the building setback areas. All equipment must be maintained in like-new conditions.

Only a basketball backboard with rim is allowed to be permanently placed in the front portion of any Lot, either permanently attached to the residence or placed on a permanent pole. Basketball backboards not located in the front portion of the Lots must be set back a minimum of 10' from a property line.

All other play equipment, sports equipment, recreational equipment, play structures, swing sets, and amusement structures shall not be permanently placed in the front portion of any Lot. Temporary use of such other equipment is allowed in the front portion of the Lot only during active play.

The maximum height of any play or sports equipment, except basketball backboards, is 8 feet. Play structures up to 12 feet tall, not closer than twelve (12) feet from the rear property line and not within the side yard setback, are allowed. Play structures must allow for safety zone requirements per manufacturer specification.

Retaining Walls

Approval is required prior to installation. Any retaining/landscaping wall in excess of 36" in height is required to have a professional engineer's certificate accompany the request. The ARC must also receive an engineer's certificate of completion when complete.

The Engineer's certificate must certify structural soundness and that historical water flows onto adjacent lots will not be impacted. See also Drainage.

Retaining walls are only allowed to be installed with dry stack material including Allan Block. No other materials will be allowed.

Retaining walls should not be constructed in any existing drainage or utility easements.

Screening

Placement of privacy screening may be on the deck or patio, adjacent to the deck or patio, or on a case by case basis, a limited distance from the deck or patio. The screening must be harmonious with existing surroundings, including landscaping, house and adjacent properties. The supports for the screening must be of materials that insure stability and are not prone to warping.

Privacy screening for open decks or patios:

Materials such as wood, vinyl, composite or other consistent with neighborhood standards may be used for the screening. Style of the screening will be approved on a case-by-case basis. Lattice, basket weave, or square block with top and bottom caps are suggested. If the screening is made of wood, it should be painted to match one of the house colors. Landscaping to minimize the visibility of the screening from neighbors and the public is highly recommended. The maximum dimension for the screening shall be 12 feet in total length and 6 feet in height as measured from the ground level across the width of the screening. Privacy screening mounted directly to the deck or patio may be a maximum of 4 feet in height as measured from the deck or 7 feet from the ground whichever is less.

Partial screening on a covered deck or patio:

Screening can extend from the deck or patio surface to the underside of the covering and is limited to a total of 12 feet in length. Material used are approved on a case-by-case basis but should be wood, vinyl, or composite or other consistent with neighborhood standards. Style of the screening will be approved on a case-by-case basis, Lattice, basket weave, or square block with top and bottom caps are suggested. If the screening is made of wood, it should be painted to match one of the house colors.

No more than a total of 12 feet length of screening is allowed per lot. All practical attempts should be made to limit the visibility of the screening through the use of landscaping.

Screening proposals that involve increasing the height of the perimeter fencing or lot line fencing will not be approved.

Skylights

Approval is required prior to installation. Skylights must be installed as an integral design component of the roof, at the same pitch and angle of the existing roof. Bubble style skylights are not permitted.

Solar Energy Devices

Approval is required prior to installation. All such devices must be integrated into the existing design of the home, and if roof mounted, shall be at the same pitch and angle of the existing roof. No exterior plumbing may be visible from the street or adjoining properties. All solar energy devices must be installed by a professional.

Satellite Dishes / Antennae

No satellite dishes, antennae or similar devices designed for transmission or reception of radio, television or other broadcasts of any kind are permitted on any lot without prior approval, except for "Permitted Devices. A Permitted Device is found in one of the following categories:

- Antennae or satellite dishes designed to receive direct broadcast satellite service which measure one meter or less in diameter
- Antennae or satellite dishes designed to receive video programming services via multi-point distribution services which are one meter or less in diameter or diagonal measurement; or
- Antennae or satellite dishes designed to receive television broadcast signals, which are one meter or less in diameter or diagonal measurement.

Permitted Devices may be installed on a lot without an application or prior approval, provided they are installed in strict compliance with the section below.

A Permitted Device shall be installed solely on the Owner's lot and shall not encroach upon any street right-of-way, common area, or any other Owner's lot. A Permitted Device shall be installed in a location on the lot from which an acceptable quality signal can be obtained and is least visible from the street, other lots, and public view. In order of preference, the locations considered to be least visible are:

1. Inside the structure of the home (antenna only)
2. Back yard on the ground or below the lot line fence
3. Side yard on the ground or below the lot line fence
4. In the back yard, elevated no higher than 12 feet off of the ground if necessary to obtain an acceptable quality signal, and screened from view of adjacent lots and the street;
5. Attached to the back of the house, with no part of the Permitted Device any higher than the lowest point of the roofline and screened from view of adjacent lots and the streets; or
6. Attached to the side of the house, with no part of the Permitted Device

any higher than the lowest point of the roofline and screened from view of adjacent lots and the street;

Signs

Except as provided herein, signs no more than 36" by 48" in size each may be displayed on a Lot without approval. Signs may not be illuminated

Also, one temporary sign advertising property for sale or lease, may be installed on the property without ARC approval, provided the sign is ground mounted, has dimensions of 2' x 3' or a typical real estate sign, and is conservative in color and style.

No lighted or moving signs, nor signs painted on the exterior of buildings are permitted.

Garage sale signs shall only be displayed one day prior to the sale and must not exceed the size specifications outlined above. Owners are responsible for removing signs the day after the sale. Signs may not be affixed within any public right-of-way (including street signs, stop signs, light poles, or other signs).

Site Lighting

Aspen Ranch endorses Dark Skies Principles for exterior lighting. Exterior lighting shall be designed to shine only on the property on which it is located, and fixtures must be of a down-cast type with low to moderate intensity. No "wall pack" fixtures are permitted without approval of the ARC. Low illumination solar lighting will be permitted. Community lighting is designed for identification signs and lighting dedicated to security and personal safety. Where yard lights are utilized, they will be installed by the builder or owner and placed three (3) feet from the right-of-way where no walk is present, or three (3) feet from the interior walk edge if walks are present. Driveways, porches, patios, pathways and entrances may be illuminated.

The display of decorative holiday lighting is allowed between November 1 and January 15th annually. The ARC has the right to require changes to any decorative holiday lighting where the scale and intensity of such lighting is not deemed appropriate by the ARC. In all cases, down-lighting is required to reduce glare and ambient light pollution. All site lighting shall be designed so that the direct light source is not visible from adjacent properties, rights-of-ways, or public areas. Flood lighting, sodium vapor, mercury vapor, or other harsh HID light sources will not be allowed. Lighting shall not exceed 60 watts. The use of lights other than white or pale-yellow exterior lights will require specific approval of the ARC. The proposed illumination plan is required to have final approval from the ARC.

Statues & Sculptures

ARC approval is not required for not more than two statues and/or sculptures if they are installed in the rear yard and each is not greater than three feet in height. Installations not within the above requirements shall be submitted for approval by the ARC. Art pieces should complement the landscape and the overall architectural style of the home, as well as be appropriate for the neighborhood situation.

Swimming Pools and Spas

Spas, including saunas, hot tubs, and swimming pools, shall be constructed with materials and colors that are in harmony with the architecture of the home. Such amenities shall be designed as an integral part of any associated deck or patio. The chosen location needs to consider potential noise impacts to neighbors and the safety of private spas and swimming pools. Spas and swimming pools shall be located in the side or rear yards and be screened from the ground level of adjacent streets and lots. Fencing may be an appropriate means of screening and safety measures, however any fencing must abide by all setbacks and fencing guidelines and approved prior.

Trampolines

Approval is required prior to installation. The top surface of the trampoline shall not exceed 6 feet in height from ground level and placed in the back yard at least 6 feet from any Lot line. Safety netting or other containment materials may not exceed 10 feet in height from ground level. The trampoline must be kept in neat, clean and maintained condition.

Tree House

Tree houses are not permitted.

Trash Receptacles & Enclosures

Trash receptacles shall be screened and /or enclosed from the ground level of adjacent streets and lots, except on trash collection days.

Unsightly Conditions

No unsightly articles or conditions shall be permitted to remain or accumulate on any Lot. By way of example, but not limitation, such items could include rock or mulch piles, construction materials, abandoned toys, inoperable vehicles, dead or dying landscaping, peeling or faded paint, gardening equipment not in actual use, fencing in disrepair, etc.

Gravel, rock mulch, bark mulch, timbers, block, or other types of bulk landscaping material or construction material must be installed on the Lot or moved to a location not visible from the street within 14 days of delivery.

Waterfalls, Features

Approval is required prior to installation. In all cases, water features may not exceed 4 feet in height, must use re-circulating systems and the design should minimize evaporative.

Weathervanes

Approval is required prior to installation.

Wood Storage

Approval is required. Firewood shall be neatly stacked and shall be located within a screened enclosure or other appropriate feature. Wood piles and enclosures may not exceed 4 feet in height.

MODEL HOME COMPLEX AND BUILDER MARKETING

Model Home Parking

When parking lots for model home complexes are provided, they must be paved in asphalt or concrete.

Model Home and Sales center Landscaping

Landscape requirements for model homes are the same as for Lots. Upgraded landscaping on models is recommended.

Temporary Trap Fencing

- The location of temporary trap fencing may require approval of the County. The Builder is responsible for submitting plans for temporary trap fencing to the appropriate agencies, including the ARC, for approval.
- Temporary trap fencing shall be consistent in color and style with the architecture of the model homes. Chain link fences are prohibited. The height of the trap fences shall not exceed (four) 4 feet.
- Temporary trap fencing shall be removed upon the cease of sales operations within the model homes and any damaged curb, gutter, street, sidewalk, etc., shall be repaired to County standards.

Temporary Sales Trailer

The location, materials and colors of temporary sales trailers must be approved by the ARC and shall be constructed of wood, simulated wood, or other approved siding materials. Doors and windows shall be trimmed to provide architectural interest.

The trailer hitch, wheels, undercarriage, air conditioning units or other equipment shall be screened from public view with wood or lattice type material painted to blend with the colors of the temporary sales trailers. In addition, evergreen shrubs are encouraged to hide the base of the trailer from view.

The immediate area surrounding temporary sales trailers is to be landscaped within 45 days of delivery of the trailer to a Lot or by no later than June 1 if the trailer is delivered between October 1 and April 15.

When provided, portable toilets shall be screened from view with landscaping or fencing. The location of the portable toilet and method of screening must be approved by the ARC.

- **Construction Trailers:** Construction trailers and their location must receive written approval from the ARC. The areas around a construction trailer are to be kept in a neat and orderly fashion.

Temporary Signs

- **Community Directional Signs:** Direct people to the different builders' projects throughout Aspen Ranch. These signs are not subject to Architectural Review Committee review.
- **Project Marketing Signs:** Identify each different production builder's project. Prior to installation, these signs will need to be approved by ARC. The Builder is responsible for designing, applying for permits, fabrication, maintenance, and removal.
- **Temporary Sales Trailer Signs, Model Complex Signs, Model Parking Signs, Construction/Development Signs:** The Builders is responsible for designing, applying for permits, fabrication, maintenance, and removal. Prior to installation, these signs will need to be approved by ARC.
- **Lot Signs:** Signs identifying a production Builder's lots do not require approval.
- **Event Banners/Directional Signs:** require approval.

Sign submittal and approval process

Signage requiring ARC approval will require a letter of authorization from the ARC prior to installation. Signage submittals to the ARC must include diagrams and specifications. Approval by the ARC shall not be deemed to be approved by the County, nor shall it imply that the submitted designs are in compliance with County's codes, ordinances or regulations.

Allowable signs not requiring ARC approval

The following signs, if not illuminated (with exception of the national or state flag, which may be illuminated), shall be allowed without obtaining ARC approval.

- "Open House" signs displayed up to 8 hours per day.
- One (1) un-illuminated, double faced real estate advertising sign, for sale (on a resale basis), lease or rent of a single-family residence. Such signs shall not exceed six (6) square feet in area or six (6) feet in height. It shall be situated within the property line and in no event shall encroach upon the public right-of-

way, District areas. It shall remain only during the period of time the premises are being offered for sale, lease or rent, and shall be removed within seven (7) days after the property has been sold, leased or rented, or the offer for sale, lease or rent has been terminated. The property shall be deemed sold upon closed of escrow, transfer of legal title, or upon execution of an installment sales contract, whichever occurs first.

Prohibited Signs

The following signs are prohibited:

- Any sign not approved by the ARC, which requires ARC approval.
- Animated signs
- Balloons or other inflatable, wind activated or spinning devices
- Flashing signs
- Revolving signs
- Roof signs not approved by the ARC
- Sandwich boards, trailer signs, open house signs or other portable signs (except were approved as noted in these Design Guidelines)
- Pole Mounted pylon signs
- Signs painted directly on wall surfaces
- Any sign emitting sound or substances
- Window signs mounted on or within four (4) feet of the interior window surfaces unless part of ARC approved Master Signage Plan for particular Lot.
- Signs which, by their color, working, design, location, or illustration, distract attention from, or conflict with any traffic control devices or directional signs
- Signs that create a safety hazard by obstruction clear view of pedestrian and vehicular traffic
- Builder, owner or custom lot signs within the public right-of-way or on District property

OTHER RULES AND REGULATIONS

Garage Sales

No approval is required for garage sales provided the items for sale are personal household goods, and have not been purchased for re-sale in bulk, at auction or estate sale, and provided the sale is held in such a manner so as to not disturb other residents of the area. The District reserves the right to place limitations on the number of times in one year that an individual Lot can be used for garage sales.

After the conclusion of the garage sale, no items can be left out on the driveway, sidewalk, or street unless the Owner is having the items picked up. In no circumstance can items remain visible for 48 hours. All signage must be taken down from the Lot and any other areas that were posted immediately after the conclusion of the sale.

Pets

No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot; provided that Owners or occupants of each Lot may keep a reasonable number of bona fide household pets, which shall mean (a) domesticated birds and fish and other small domestic animals permanently confined indoors and (b) an aggregate of not more than three domesticated animals (e.g., two cats and one dog) provided that they are not kept, bred or maintained for any commercial purpose. Subject to the foregoing exceptions, no animal of any kind shall be permitted that in the opinion of the District makes an unreasonable amount of noise or odor or is a nuisance. All household pets shall be controlled by the pet's owner and shall not be allowed off the pet owner's Lot except when properly leashed and accompanied by the pet owner or such pet owner's representative. Each pet owner shall be financially responsible and liable for any damage caused by said household pet.

Recreational Vehicles (Boats, Campers, Motorhomes & others)

No oversized vehicle, commercial vehicle, trailer, camping trailer, boat trailer, hauling trailer, boat or accessories thereto, self-contained motorized recreational vehicles, or other oversized vehicles or equipment, may be parked or stored on a Lot unless the parking or storage is within a garage area of a Lot or on a paved, impervious surface driveway within a Lot. A "commercial vehicle" means a vehicle that: is used to transport cargo or passengers for profit or hire, or otherwise to further the purposes of a business or commercial enterprise; and may (but is not required to) contain signage, advertising, or written information on the vehicle or extending from the vehicle. This restriction, however, shall not restrict trucks or other commercial vehicles that are necessary for construction or maintenance of any portion of the Community or any Improvements located thereon. Further, such vehicles may be parked for purposes of loading or unloading, for a period not to exceed 24 hours.

Vehicles, Parking

Garage spaces located within the Lots may only be used for vehicular parking, bicycle parking, temporary storage and utility functions. Under no circumstances shall garage areas be converted into habitable living areas

Except as provided above, no abandoned or inoperable automobiles or vehicles of any kind shall be stored or parked on a Lot. An "abandoned or inoperable vehicle" shall be defined as any automobile, truck, motorcycle, or other similar vehicle, which has not been driven under its own propulsion for a period of two weeks or longer. Notwithstanding the foregoing, Owners or occupants may park vehicles on driveways within their own Lots while on vacation, during a period of illness, while deployed or on active duty and such vehicles shall not be deemed to be abandoned.

Vehicles, Repair

No activity such as, but not limited to, maintenance, repair, rebuilding,

dismantling, repainting or servicing of any kind of vehicles, trailers or boats, may be performed or conducted outside of garages on the Lots. The foregoing restriction shall not be deemed to prevent the washing and polishing of any motor vehicle, boat, trailer, motorcycle, or other vehicle, together with those activities normally incident and necessary to such washing and polishing on a Lot.

Wildlife Precautions

Conflicts may arise between owners and wildlife within the Community. Wildlife, such as but not limited to coyotes, foxes, rabbits, raccoons, skunks, etc. adapt well to urban environments and often feed near homes, yards, trails and roads in order to survive in urban areas. In order to help minimize harmful interactions between wildlife, humans and pets within the Community, Owners and occupants shall (i) keep all pet food and pet food bowls inside; (ii) keep trash inside until pickup, and at such time as trash is placed outside for pickup it shall be placed in a container secured with a tight seal; and (iii) prevent unsupervised pets from running loose within the Community (unsupervised pets permitted to run loose may encounter wildlife). It is highly advisable that pets kept outside be kept in a covered kennel (needs to be approved by the ARC). Owners should also be aware that split-rail or invisible fences do not protect pets from predators

Aspen Ranch Design Review Process

The following criteria and processes apply to Owners proposing improvements and additions for their lots. The applicant shall follow the steps outlined below for all proposals.

Governing Regulations:

All proposals shall conform with:

- The CCRs;
- Any applicable City of Fountain ordinances, regulations and codes; and
- Any applicable Local, State and Federal Codes and Regulations.

Review Process

These Guidelines provide a framework for the ARC to review, process and approve residential additions or site improvements within Aspen Ranch. An Owner (inclusive of the Owner and his architect, contractor, and/or other representatives) must follow these procedures to secure the necessary approvals.

The Owner shall advise all his representatives, including but not limited to, his architect, engineer, contractor, subcontractors, and their employees, of the standards and procedures outlined in the CCRs and these Guidelines, including the Appendixes. All such representatives shall abide by said documents.

Following review of these Guidelines, the Owner or Owner's Representative shall prepare a signed submittal package for review. The package must include sufficient drawings, general notes, details, brochures, and other information required for review. An incomplete package will not be reviewed and will be returned to the Owner to be completed and re-submitted.

The ARC will provide a written response indicating approval of the plan, approval with modifications, or denial. If the plan is denied, the written response will explain the reason for denial. Any re-submittal shall follow the same submittal procedures and address the areas of concern. Any re-submittal shall be a complete package. The more complete and well thought out the submittal, the easier it will be for the ARC to make a timely response. Construction must not begin prior to receiving written approval from the ARC. Failure to comply may result in the removal of modifications or improvements by the Owner at the Owner's expense.

The ARC reserves the right to establish and charge reasonable review fees for submittals. Such fees may include the cost incurred in having professionals review any application and may be charged in advance. Current fees are listed in Appendix A.

Submittal Requirements

Intent

A general rule of thumb is this: Imagine you are the ARC and you are reviewing the submittal. Do you have everything necessary in order to visualize the completed product so you can make a judgment? If there are no unanswered questions in your mind based on the submission, then it is likely the submission will be acceptable. Owners are encouraged to use the Lot Drainage Plan as a starting point for the landscape and site plan. It is expected that Owners will create their own plans unless unique technical information is necessary in the design. In the case of decks, retaining walls, building additions, and other structural and technical improvements, Owners are encouraged to seek professional assistance.

Format

Landscape additions, site improvements and any building additions shall be presented in an illustrated plan format on 11" x 17" sheets or larger if further detail is required. The nature of the project will determine the necessity of plan view diagrams, sections, elevations, and multiple construction details.

Submittal Checklist

The following information shall be included in the submittal package:

Location Map and Information Block

- Provide a map indicating the precise lot location of the project within Aspen Ranch.
- Include the name, address, and phone number of the Owner and all project consultants (Architect, Landscape Architect, Engineer, etc.).

Landscape / Site Plan

- **Site Boundaries**
Show property boundaries, building footprints, utility and drainage locations, any easements or right-of-way, and all setbacks.
- **Landforms, natural features, and drainage**
Include existing topography, drainage-ways, existing plant material, neighboring landscape planting along property lines. (Note: It is extremely important to recognize that you may not alter the drainage on your lot by your landscape and building improvements.)
- **Hardscape**
Indicate the location and size of existing and proposed driveways, sidewalks, fencing, patio/decks, retaining walls.
Label what is existing and proposed.

- **Fencing**
Include the location of the proposed fencing on a site plan and provide details and/or notes describing the construction methods to be used. Include brochures explaining the type, color, size, paint method (sealed or stained) and construction methods of the fence.
- **Retaining Walls**
Include wall locations, wall height and lengths, and proposed grading of the surrounding area. Also include any available product brochures explaining the construction methods to be used and the type, color, and size of all materials.
- **Accessory Structures**
Site structures include patio covers, gazebos, decks, patios, pools, spas, water features, play/recreational equipment, and any other structures that are in addition to the primary house. You must submit a site plan showing the proposed location of accessory structures, as well as elevations showing construction and exterior appearance. Also include the type of exterior finish if other than natural, and all proposed colors.

Building Additions

If you are constructing an addition to your primary home, you must submit complete working drawings for the addition. This includes floor plans and elevations of all exterior views as well as construction details. Drawings should be at a scale of 1/4" = 1'0".

For building additions, it is also important to include a site plan locating the proposed addition within the property boundaries and any significant existing conditions, such as easements and required site setbacks, that may apply. The addition must fit within the building envelope.

Other Building Improvements

When the proposed improvement consists of color and material changes, please include the following information:

- **Painting/staining** - Submit paint or stain samples - large samples help give a better impression of color than small ones. Indicate the color in general terms of the houses on either side of yours (Example - light beige with brown trim).
- **Roofing** - Submit manufacturer's sample or brochure showing the type and color of shingle you plan to use.
- **Brick or stone** - If you are using brick or stone you must submit a sample or brochure indicating the color, size, and shape of the brick or stone.

Liability / Code Conformance

Approval of plans by the ARC shall not be deemed to constitute compliance with the requirements of any local building, zoning, subdivision, sign, safety, health, public works or fire codes and regulations, nor shall approval waive any requirements on the part of the Owner to comply with setbacks, height restrictions, or requirements unless such waiver or variance is specifically requested at the time of submittal and granted by the ARC and the appropriate jurisdictional agency.

The CCRs shall remain in force as the legal restrictions governing all construction.

Any Owner submitting plans for ARC approval shall be responsible for the verification and accuracy of all dimensions, grades, elevations and the location of key natural terrain features for the site.

The ARC reserves the right to waive, or vary, any of the Guideline procedures at its discretion, for good cause shown. Any waiver, or variance, granted shall be considered unique and will not set any precedent for future decisions.

Appendix A – Fee Schedule

General Improvement Application: \$100.00

Includes: (but not limited to)

Deck or Patio Plan

Covered Patios

Accessory Structure (shed, hot tub, pergola & etc.)

Home Addition

Other Improvements Application: \$50.00

Includes: “Minor” changes such as (but not limited to)

Play Structures

Permanent Sports Equipment (i.e. basketball goal)

Exterior Lighting

Trampoline (Above Ground)

Satellite Dish

Statues & Sculptures

Revised Landscape Plan

Fence Plan (i.e. rear yard, dog)

Trampoline (In-ground)

Non-Structural Exterior Home Improvements Application: \$25.00

Includes: (but not limited to)

Repainting

Adding Shutters

Roof Replacement

Window Replacement

Storm Doors

Per Inspection of Improvement Upon Completion. \$0

*Submittal fees subject to change.

Unless stated above, temporary or portable equipment does not require an inspection, but is subject to covenant standards.