



SECTION I
DESIGN STANDARDS
THE HEIGHTS AT JACKSON CREEK FILING NO. 1 AND NO. 2

These Design Standards are adopted by Elite Properties of America, Inc , a Colorado Corporation ("Declarant") pursuant to the Declaration of Covenants, Conditions and Restrictions for Lots 1 – 161, inclusive, in The Heights at Jackson Creek Filing No 1 and for lots 1-152, inclusive, in The Heights at Jackson Creek Filing No 2 The Declarant has the unilateral right to amend these Design Standards as further set forth in the Declaration referred to above and recorded in the real property records of the County of El Paso, State of Colorado

1. Intent

Jackson Creek is intended to be a community where diverse interests intermingle creating a need for a forum in which various site developments can be evaluated for their impact and harmony with others Therefore, these Design Standards, pertaining to residential development, have been adopted to provide a basis for consistency of development, while respecting the natural setting and allowing creative expressions They should be used as a tool to assist land owners in the design and construction of new homes or alterations at Jackson Creek.

A primary goal of Jackson Creek is to encourage and incorporate the following concepts, in part, including

- Creating neighborhoods with distinct identity, character and variety of housing styles and densities.
- Residential streetscapes which encourage pedestrian traffic
- Giving priority to public spaces within neighborhoods and creating a sense of space for its users.
- Creating continuous green edges between neighborhoods which can also function as corridors for walking and biking.
- Architecture which responds to the surrounding fabric of buildings, spaces and to local traditions
- Incorporation of traditional architectural elements such as front porches, entry courtyards, and chimneys
- Land use patterns, street layouts, and densities which make walking, bicycling and public transit viable alternatives to driving

These guidelines shall form the basis and criteria for evaluation of plans and specifications submitted for review and approval to the Jackson Creek Design Review Committee ("The Committee"). The Committee is established by the Declarant under the provisions of the Declaration The Committee is comprised of three members, one representative from Vision Development, one from Classic Homes, and one from Keller Homes. The composition of the members of the Committee may be changed at any time by the Declarant as further set forth in the Declaration The Committee is not established to stifle imaginative or creative desires of the future residents, but rather to ensure that disciplines will be in effect which are intended to cause the development of the community to grow in an integrated and continuous manner Accordingly, these Design Standards are subject to

SECTION II RESIDENTIAL DEVELOPMENT STANDARDS

The standards in this section pertain to all development within the following land use areas.

Planned Residential District - Estate (PRD-2)
Planned Residential District - Single Family (PRD-4)
Planned Residential District - Single Family (PRD-6)

1. SITE IMPROVEMENT STANDARDS AND USE RESTRICTIONS

a. Construction Type

All construction shall be new. No building previously used at another location nor any building or structure originally constructed as a mobile dwelling or structure may be moved onto a Lot or Building Site except as expressly hereinafter provided for temporary construction, sales or administrative offices.

b. Storage

No building materials shall be stored on any Lot except temporarily during continuous construction of a building or its alteration or improvement

c. Construction, Sales or Administrative Offices

Temporary buildings for construction or administrative purposes or for sales offices may be erected or maintained only by Declarant or with the permission of the The Committee Model homes may be used and exhibited only by Declarant or with the permission of The Committee. Temporary buildings which are permitted for construction or administrative purposes or for sales offices shall be promptly removed when they cease to be used for these purposes.

d. Site Planning

Each building site in this community has its own specific qualities and characteristics. A preference will be expressed for plans which take advantage of short and long views and maximize solar exposure

Development of residential sites are intended to accommodate and encourage pedestrian circulation from residential areas to schools, parks, commercial and business activity centers. Preservation of these natural features will also protect and enhance visual corridors from surrounding roadways and homesites.

Respect for adjacent development is also important. Coordination of elements such as building massing, material compatibility, sun/shade patterns, indoor/outdoor relationships, drainage, and access will help make for better neighbors

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e. Setbacks/Lot Width

Building setback is defined as the horizontal distance between a platted lot line and a building or structure. This distance does not include the projections of eaves, overhangs, fireplaces, patios, decks, fire escapes, mechanical units or similar architectural appurtenances except that no such projection shall extend beyond any lot line of the lot on which they are located. In instances where buffer areas are provided, the width or depth of any such buffer area may be subtracted from the required setback to either reduce or eliminate such setback

Minimum Setback Requirements

Land Use Classification	Front Setback	Side Setback	Rear Setback
PRD-2	25 feet	7.5 feet *	25 feet
PRD-4	25 feet	7.5 feet **	20 feet
PRD-6	25 feet	5 feet *	20 feet

* 25 feet where abutting a street.

** 20 feet where abutting a street; Minimum side yards may be eliminated to provide for zero lot line construction provided said zero lot lines are approved as conditional uses pursuant to the provisions of Ordinance No 13 - 87, Section XI

Minimum Lot Width (at front setback line)

Land Use Classification	Lot Width
PRD-2	75 feet
PRD-4	60 feet
PRD-6	50 feet

f. Building Height

Maximum building height for all residential development areas is 35 feet.

Building height is defined as the vertical distance from the average finished grade (not including berming or grading for the purpose of permitting a higher building) surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, steeples, cupolas, skylights, solar collectors, and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height

constructed above roof level are not to be considered in determining building height

g. Grading and Drainage

Standards for grading and drainage are general, minimum standards only and shall not constitute a representation, warranty or agreement by the Declarant, or The Committee that adherence to such minimum standards in designing or constructing a residence or installing landscaping shall result in a residence or landscaping which is free from any defects. Neither the Declarant, nor The Committee shall be liable for any damages resulting from the design or construction of any home or landscaping which has been approved by The Committee pursuant to these guidelines or for any damages resulting from an Owner's failure to meet or exceed the minimum Design Standards set forth in these guidelines when necessary for the proper design and completion of residences or landscaping.

All site improvements should be designed to minimize the extent of grading required. Techniques for doing this include "stepping" buildings down slopes, providing access across slopes instead of down them, and using low retaining walls where necessary. Where grading is necessary, cut and fill slopes should be kept to a maximum of three horizontal to one vertical.

Upon completion of any residence or associated structure the lot shall be final graded in a manner so as to insure positive drainage away from the structure's foundation. Swales need to be designed in accordance with the Owner's engineering report

On most properties, the location and the volume of water that currently enters and departs the site must be accepted. Within the lot, adjustments can be made as described above. However, some properties may contain parcels of land that have been improved by the Declarant that must function as drainage facilities for the overall project, and which must be incorporated into the drainage design for the specific lot

h. Erosion Control

During and subsequent to all site construction, techniques for controlling erosion within the site and onto other sites shall be mandatory and strictly enforced by The Committee. Techniques include the use of sedimentation basins, filtration materials such as straw bales or permeable geotextiles, and slope stabilization fabrics or tackifiers. Refer to Triview Metropolitan District regulations for additional erosion control standards

i. Declarant Fencing

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Filing #1

Declarant reserves the right, but shall not have the obligation to construct and maintain a two or three rail wood fence with wood posts within The Heights at Jackson Creek Filing #1 along that portion of the rear Lot Line of Lots 10-22, 130-146, and 148-161; Side lot fencing may also be constructed along the side lot lines of Lots 1, 22, 23, 34, and 161 adjacent to

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Toreva Drive; Side lot fencing may also be constructed along the side lot lines of Lots 76, 107, 115, and 142 along the North property line adjacent to the proposed trail; Side lot fencing may also be constructed along the side lot lines of Lots 77, 106, 116, and 141 along the South Lot line adjacent to the proposed trail. Further, Declarant reserves the right, but shall not have the obligation to construct and maintain a six foot opaque fence along the rear lot lines of lots 1-9 and the south property line of lot 10

Filing #2

Declarant reserves the right, but shall not have the obligation to construct and maintain a two or three rail wood fence with wood posts within The Heights at Jackson Creek Filing #2 along that portion of the rear Lot Line of Lots 31-38 and 70-72, adjacent to Lyons Tail Road ; Side lot fencing may also be constructed along the side lot lines of Lots 78, 118, 134, and 148 along the North property line adjacent to the proposed trail; Side lot fencing may also be constructed along the side lot lines of Lots 79, 117, 135, and 147 along the South Lot line adjacent to the proposed trail. Further, Declarant reserves the right, but shall not have the obligation to construct and maintain a six foot opaque fence along the rear lot lines of lots 1-11 and the south property line of lot 12

Additionally, any fences installed by Declarant pursuant to this section shall be referred to in these Design Standards as the "Declarant Fences". Declarant's entry on any Lot to construct or, if Declarant elects, maintain a Declarant Fence shall not be deemed a trespass. The Declarant Fences, if installed by Declarant, shall thereafter be maintained and kept in good repair by the Owners of the Lots on which the Declarant Fences are situated, including but not limited to complying with the provisions set forth below. Notwithstanding the previous sentence, each Owner on whose Lot a Declarant Fence is located shall only be obligated to maintain the portion thereof which is located within the applicable Owner's Lot.

Once the Declarant Fences shall have been installed, no modifications shall be made to them without the prior approval of The Committee, and The Committee shall require Owners of the affected lots to perform maintenance in such a way as to preserve the uniform and harmonious appearance of the Declarant Fence. The height of the fences may not be increased. No additions or attachments shall be made to any Fences which are visible from the exterior of the Lot in question. No sign of any type shall be displayed from the Fences. Except with The Committee approval, no other fence on the Lots specified above which is within seventy-five feet of or intersects or adjoins a Declarant Fence shall be of greater height than the Declarant Fence, and any other fence approved by The Committee which intersects the Declarant Fence shall be tapered from a distance of eight feet from the intersection upward or downward to the same height as the Declarant Fence at the point where it meets the Declarant Fence. All Declarant Fences, shall be subject to the provisions below

j. District Standard Fence, Walls and Landscaping Maintenance

Each Owner hereby acknowledges that Declarant shall have the right to construct certain improvements within The Heights at Jackson Creek Filing #1 and #2, and which improvements may include a wall, six foot cedar fencing and landscaping, as well as other improvements. Such improvements shall not be located within the Lots and shall constitute part of the Maintenance areas, as defined below. Triview Metropolitan District shall

maintain, in good condition, the open space, public access drainage, utilities, roads, walls, fences, landscaping and other improvements to be constructed (including watering and replacing any dead landscaping). If the District does not properly perform such maintenance, Declarant also has the right (but not the obligation), after Due Notice to the District to enter any maintenance areas and perform this maintenance. The party performing the maintenance shall not be liable for any loss, costs or damages to any Owner of a Lot on account of its performance of such maintenance, except for any such loss, cost or damage caused by gross negligence or willful misconduct.

k. Retaining Walls

Should any retaining walls be utilized on the site, they should be as low as possible, and if higher than 4 feet, should be terraced to minimize impact. A registered, professional engineer must design any walls exceeding 4 feet in height. Retaining walls should complement the natural surroundings and the architecture, using materials such as natural stone, masonry units or treated wood products.

l. Fencing and Privacy Screens

A system of fencing and privacy screens has been developed for common areas along collector and arterial streets, and for selected areas on individual lots. The use of fences and screening on individual lots will be discouraged except when used to define private outdoor living areas or to aid in confining pets or children to specific areas. To allow a more open, spacious feeling, six foot privacy fences will not be permitted on perimeter lot lines (except as noted in 1 above). The following are specific guidelines for various types of fences and screens that are allowed along rear and side perimeter lot lines.

- a. Pressure treated, two or three rail wood fences with wood posts (See Appendix II)
- b. Architecturally detailed wrought iron fences

No side Lot fence shall be installed on a corner Lot which is less than twenty feet from the street curb. Limited visibility wire mesh fence may be fastened to the inside of wood rail fences, to improve containment. All fence posts and rails must be pressure treated wood. All wrought iron railing must be painted a dark brown or black color. All enclosures must be adequately screened from adjoining residences and streets with landscape buffers, hedges, berms, etc.

All fencing plans must be submitted and approved by The Committee prior to construction by the individual homeowners.

m. Privacy Screens

Outdoor privacy areas including entry courts, decks, patios, hot tubs, etc. may be enclosed by solid fences or privacy screens not to exceed 6 feet in height. Materials and finish must be harmonious and compatible with the main structure. These enclosures shall be limited to the residential building envelope and shall be closely associated with the residential structure. If fully enclosed the privacy screens shall not exceed 500 square feet in coverage,

unless otherwise approved by The Committee All such privacy screens must be approved by the Committee prior to installation

n. Swimming Pool Enclosure

Swimming pool enclosures, where appropriate, may also be enclosed by solid fences or privacy screens not to exceed 6 feet in height Materials and finish must be harmonious and compatible with the main structure These enclosures shall be limited to the rear residential building envelope and shall not exceed 3,000 square feet in coverage. All enclosures must be adequately screened from adjoining residences and streets with landscape buffers, hedges, berms, etc

All fencing plans must be submitted and approved by The Committee prior to construction by individual homeowners.

o. Tennis Court Enclosure

Tennis courts, where appropriate, may be enclosed with vinyl clad chain-link fencing. Vinyl clad chain-link colors will be black, dark brown, or dark green and all posts, support rails, gates and associated hardware shall be vinyl clad or painted to match. Tennis court fence height shall not exceed 12 feet on end enclosures, and 4 feet on side fencing.

All fencing plans must be submitted and approved by The Committee prior to construction by individual homeowners

p. Driveways and Parking

There shall be a maximum of three fully enclosed garage spaces for each single family detached unit unless by special approval of The Committee. In addition, a minimum of two off-street parking spaces shall be incorporated into the drive design

Access to each residence shall be via a public street or alley.

Driveways should intersect the street at no less than 60 degrees for maximum visibility and should not exceed 12% in slope, except where use of short pitches up to 15% may lessen site impacts. Steeper driveway pitches may be granted only by special approval of The Committee based upon site constraints

All driveways shall have a paved, hard surface of concrete. Asphalt surfaces shall only be allowed by special approval of The Committee Driveway access onto Baptist Road, Leather Chaps and Lyons Tail will be strictly prohibited.

q. Lighting

All exterior lighting shall be of a "sharp cut-off" design, minimizing light spill onto adjacent properties Such fixtures, used for illumination of driveways, walks, address signage, and

general landscape purposes, shall be compatible with the architecture of the structure. Tennis court lighting or high intensity lighting on any play areas (basketball) of residential lots shall be strictly prohibited

r. Signage

An overall sign program for each residential development area must be submitted to The Committee which includes all signs proposed for the site. All exterior signs and graphic systems are to be designed so that they are compatible with the desired character of Jackson Creek

The following signs shall be allowed on individual lots

- A. Signs required by legal proceedings
- B. Residential address/identification signs constructed of materials which are compatible with the architecture of the area. These signs must be approved by The Committee prior to erection. Such signs shall not exceed a total face area of three square feet, unless by special approval of The Committee.
- C. Signs of the type used by architects, lenders, contractors, subcontractors and tradesmen shall be allowed on the lot for the construction period only
- D. For Sale signs may be erected upon a lot, provided that no more than one sign is erected and that this sign does not exceed a total face area of four square feet unless otherwise approved by The Committee.

No other signs will be allowed without prior written consent of The Committee. No signs whatsoever shall be attached or fastened to any fences or natural features including existing trees. No sign shall exceed a height of four feet from grade unless by special approval of The Committee

s. Mailboxes

Standard Neighborhood Box Units (NBU) will be used at Jackson Creek. The Declarant in conjunction with the U.S. Postal Service will identify locations.

t. Utilities

All utilities except lighting standards and customary service devices for access control or use of utilities shall be installed underground

u. Antennas, Satellite Dishes, Etc.

Except as provided below, no aerial, antenna, satellite dish or microwave system for reception or transmission of radio, television or other electronic signals, or other roof

projection, including but not limited to lightning rods and weather vanes, shall be maintained on the roof or any other exterior location of a building or lot, unless fully screened in a manner approved by The Committee.

One satellite dish may be installed on a residential lot subject to the following conditions:

- A. The satellite dish/antennae is one meter or less in diameter
- B. To the extent feasible, the satellite dish/antennae should be placed in the rear or side yard in such a manner that it is screened from adjacent street(s) and neighboring properties.
- C. The satellite dish/antennae should be installed at the lowest possible placement, utilizing ground level siting (unless a signal is unattainable).
- D. The dish/antennae may be required to be painted to match the surrounding environment or screened with a reasonable amount of plantings to minimize its visual impact to surrounding areas

The Dish must be designed to receive television broadcast signals as defined by the Federal Communications Commission, or the Telecommunications Act of 1996, shall be permitted so long as the means, method and location of such Antenna comply with the rules adopted from time to time by Declarant or The Committee. No unreasonable delay or unreasonable increase in the cost of installation or maintenance shall be imposed by such rules nor shall the rules prevent reception or otherwise make reception impossible for any owner who shall seek to install an Antenna, other than for health and safety reasons.

v. Home Occupations

A home occupation is a permitted accessory use in any Residential Zone District if the following conditions are met:

- A. Such use is conducted entirely within a principal building and is not carried on by any other person other than the inhabitants living there, except that not more than one (1) outside employee is allowed
- B. Such use is clearly incidental and secondary to the residential use of the dwelling and does not change the residential character thereof
- C. The total area used for such purposes shall not be greater than
 - 1 Twenty percent (20%) of the gross floor area, but not to exceed three hundred (300) square feet, of a single unit dwelling,
 - 2 Ten percent (10%) of the gross floor area of a structure containing any use by right other than a single unit dwelling.

- D. There is no change in the outside appearance of the dwelling unit or lot indicating the conduct of such home occupation, including without limitation, advertising or displays, except as permitted by Chapter 13, the Zoning Ordinance of the Monument Town Code.
- E. There is no exterior storage of material or equipment used as part of the home occupation
- F. No equipment or process is used in such home occupation that creates any glare, fumes, odors, or other objectionable condition detectable to the normal sense at the boundary of the lot
- G. No traffic is generated by such home occupation in a volume that would create a need for parking greater than that which can be accommodated on the site or which is inconsistent with the normal parking usage of the District
- H. The following specific uses shall not be permitted as accessory home occupations in residential zone districts: beauty or barber shop, hospital or clinic, animal hospital, boarding or grooming establishment, medical or dental office
- I. Day care facilities shall comply with applicable laws of the State of Colorado and ordinances of the Town of Monument. Daycare facilities are not required to comply with item C. above.

w. Vehicle Parking

No boat, trailer, camper (on or off supporting vehicles), tractor, commercial vehicle, mobile home, motor home, motorcycle, or any towed trailer unit shall be parked on any street or within any Lot except in a completely enclosed structure or in a fully screened manner approved by The Committee so as not to be visible from any neighboring property or street. No vehicles of any type shall be parked overnight on any streets in the Subdivision. Commercial vehicle does not include a private passenger vehicle commonly described as a pickup. Automobiles may be parked overnight on a Lot only if parked in the garage on the Lot or in the driveway immediately adjacent to the dwelling. Parking of automobiles on the side of a dwelling is not permitted unless it is in a completely enclosed structure or in a fully screened manner approved by The Committee so as not to be visible from any neighboring property or street.

x. Junk Vehicles

No unused, stripped down, wrecked, unlicensed, inoperable or junk motor vehicle or sizable part thereof, shall be permitted to be parked on any street or on any Lot in such a manner as to be visible from any neighboring property or street. Screening of any such vehicle shall be in a manner approved by The Committee. A unused vehicle shall be any vehicle which is not properly licensed or registered or has remained immobile for more than a week as determined by The Committee.

y. Vehicle Maintenance

No maintenance, servicing, repair, dismantling or repainting of any type of vehicle, boat, machine, or device may be carried on except within a completely enclosed structure which screens the sight and sound of the activity from the street and from adjoining property

z. Garbage and Trash

No ashes, trash, rubbish, garbage, grass, or shrub clippings, scrap material, or other refuse, or receptacles or containers thereof, shall be stored, accumulated or deposited outside or so as to be visible from any neighboring property or street, except during trash collection days

aa. Offensive Activities

No noxious or offensive activity shall be carried on upon any Lot nor anything done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood
No offensive or hazardous activities shall be permitted on any Lot or in any living unit. No annoying lights, sound or odors shall be permitted to emanate from any property

bb. Oil or Water Wells

No derrick or other structure designed for use in or used for boring or drilling for water, oil or natural gas shall be permitted upon or above the surface of any Lot, nor shall any water, oil, natural gas, petroleum, asphaltum or other hydrocarbon substances be produced from any well located upon, in or under said property, except for those operations necessary to Triview Metropolitan District or its successors

cc. Owner Maintenance

Each Owner shall maintain the exterior of the dwelling, any Accessory Building and all other structures, lawns and Landscaping, walks and driveways, in good condition and shall cause them to be repaired as the effects of damage or deterioration become apparent. Exterior building surfaces and trim shall be repainted or restrained periodically and before the surfacing becomes weather-beaten or worn off.

dd. Rebuilding and Restoration

Any dwelling or building which may be destroyed in whole or in part by fire, windstorm or from any other cause or act of God must be rebuilt or all debris must be removed and the Lot restored to a sightly condition, such rebuilding or restoration to be completed with reasonable promptness and in any event within six months from the time the damage occurred.

2. LANDSCAPE STANDARDS

a. Landscape Concept

The landscape concept for residential areas and lots should be to create an attractive appearance using plant materials and design methods which are water efficient. The landscape design should produce a quality appearance which harmonizes with the surrounding neighborhood and architecture. Special attention should be paid to earthforms, site drainage, softscape plant forms and placement, hardscape materials and design, and ground plane treatments. The concept should include development of outdoor use areas and spaces through the use of landscape earthforms and plant massing. Separation and privacy can be attained through the use of landscape berms, plant groupings, screens and hedges.

Landscape plans shall be submitted to The Committee for review prior to any construction. A list of recommended plants is included in Appendix I.

b. Weed Control

All yards and open spaces and the entire area of every Lot on which no building has been constructed, shall be kept free from plants or weeds infected with noxious insects or plant diseases and from weeds which in the opinion of The Committee are unsightly or likely to cause the spread of infection or weeds to neighboring property and free from brush or other growth or trash which in the opinion of The Committee causes undue danger of fire or is unsightly. In order to effect insect, weed and fire control or to remove nuisances or unsightly conditions, The Committee has the right at its election to enter upon any Lot and to mow, cut, prune, clear and remove from the premises brush, weeds or other unsightly growth which in the opinion of The Committee detracts from the overall beauty, setting and safety of the area, and to remove any trash.

c. Water Conservation

In the landscaping of residential sites, it is urged that the principles of Xeriscape be utilized when designing and maintaining plant materials and irrigation systems. Although water conserving landscapes are often associated with a rather bleak "dry-land" appearance, it should be noted that a more traditional "green" appearance can be achieved while still using much less water than typical suburban residential landscapes. The Committee recommends that all Owners incorporate the water conservation methods outlined in the report titled Landscape and Site Improvements Design Guidelines produced by the Water Resources Department of Colorado Springs, Colorado.

d. Plant Material Standards

"Softscape" materials including trees, shrubs, ground covers, vines, lawns, seasonal color, etc. must be at a quality, quantity and size appropriate to the mass, scale and proportion of the building. All materials should conform with American Association of Nurserymen, and Colorado State Standards and should be installed per industry standards.

Tree planting requirement for each residential lot or dwelling unit shall be a minimum of one evergreen tree and one deciduous shade tree, to be located In the front yard area of the property.

Minimum size of evergreen trees: 8 feet
Minimum size of deciduous trees: 2-1/2" caliper

"Hardscape" materials such as paving and deck surfaces, mulches, steel edging, sculpture, site lighting, etc. should be compatible and harmonious with the architectural design of the structure and surrounding neighborhood

Stone or gravel mulch with harsh, unnatural or high contrast colors shall be strictly prohibited. No stone or gravel mulch may be used as a ground cover except in planting beds not to exceed 100 sq. ft. per bed. Large expanses of mulch or bed areas in excess of 10 square feet without significant plantings are unacceptable.

e. Gardens

Flower gardens are a desirable landscape element in the Jackson Creek community, and as such are strongly encouraged by The Committee. Vegetable gardens should be located in the rear or side yard areas so that both the garden and its accessory operating areas are substantially screened from view of adjacent homeowners and public streets.

f. Landscape Irrigation

An automatic landscape irrigation system will be required for all residences within Jackson Creek. Because water conservation is a desired community goal, system designs should utilize the most current state-of-the-art water conservation technologies. Digital controllers, drip irrigation, low water consumption irrigation heads and micro-jet spray heads are just a few examples of the technology currently available.

g. Maintenance

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.

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3. ARCHITECTURAL STANDARDS

a. Intent

These Design Standards have been developed with attention toward general goals and concepts and less attention toward detail in order to allow individual expression within a visually cohesive residential neighborhood. Consistency of building design will be emphasized more through development of forms which are compatible with the immediate environment, through sensitive use of materials (colors and textures which generally blend with the surroundings), and through careful detailing, rather than through an emphasis on any particular "style"

b. Massing

In reviewing the forms of a proposed building, careful scrutiny will be given to the massing, proportions, and overall scale of the building in relation to the site, other adjacent structures and surrounding areas. Large, unbroken planes are not considered in keeping with the desired scale of the development. Therefore, wings, porches, courtyards, stepped walls, integrated decks with well-proportioned railings, and covered entries are encouraged to develop well balanced massing. Homes, which are visible from collector streets, trail linkages or other prominent public areas will be reviewed to insure that the massing of the structure(s) is in scale with the surrounding environment. In such locations of high visibility and sensitivity, "ranch-style" homes should be interspersed with two-story homes. Second floor levels can also be smaller than the building footprint in order to reduce overall building scale. The Committee will also be reviewing the location, type, and size of door and window openings for their effect on proportions and continuity.

c. Garages

Garages should be carefully considered in the overall design. The forms and materials of garages should be consistent with those used on the primary building. The structure on each Lot shall include an attached two or three car fully enclosed garage.

d. Roofs

The form of a building's roof has much to do with architectural character. In order to establish certain harmony within the community, flat, mansard, gambrel and A-frame roof styles shall not be allowed. The Committee will carefully review roof massing and encourages creative use of hips, gables, multiple ridges and roof axes, dormers and lower eave heights. Roof slopes should generally exceed a 4/12 pitch. Roof overhangs of less than 12 inches will generally be discouraged by The Committee.

Roofing materials should be considered with respect to harmony of color and texture with other materials on the home and adjacent properties. Concrete, clay tile, fire rated "Class C" wood shake and 245 lb minimum T- lock asphalt shingles are recommended materials for roofing. Other roof materials will be considered by The Committee on a case-by-case basis.

All roof furnishings, with the exception of valley flashing, shall be painted to match the roof

e. Exterior Materials and Finishes

All materials and finishes selected should be harmonious with the surrounding environment. Generally, muted materials such as brick, stone, cultured stone, stucco, tile, and engineered wood lap siding with a maximum 12" width are acceptable when designed in conjunction with other criteria outlined in this section.

Finishes used should also be subdued in nature, though brighter accent colors will be acceptable for occasional highlights. No bright, unfinished surfaces will be allowed.

Concrete foundation walls will not be exposed more than 6". Any concrete foundation walls over the 6" shall be faced or finished to blend with the general architectural design of the building, or mitigated with landscape treatment.

f. Accessory Structures and Utilities

Accessory buildings or facilities such as gazebos, greenhouses, tennis courts, pools, cabanas, hot tubs, etc., shall adhere to the standards outlined for buildings and site planning. It is important that the massing and scale, as well as forms, materials, and other detailing should be well coordinated with the main structure on the site. All accessory structures including sheds shall be submitted to The Committee for review and approval.

g. Design Guidelines

Notwithstanding any other provision contained in these Design Standards, the Declarant shall have the right to establish from time to time design guidelines for the Subdivision to provide more specific requirements for the Subdivision than are set forth in these Design Standards. The Design standards shall apply prospectively to all matters submitted to The Committee for approval following the date on which the applicable Design Standard shall have been adopted by the Declarant and notice thereof sent to all effected Owners. The Committee is hereby authorized to establish Design Standards consistent with the delegation of authority under the Declaration.

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APPENDIX I

PLANT LISTS - NATURALIZED AND DEVELOPED LANDSCAPE AREAS

The following plants are recommended because of their adaptability to extremes of climate and soil, hardy and vigorous natures, special design values, forms, foliage and/or flower characteristics. These plant lists are not intended to be conclusive.

Naturalized Landscape Plant List

DECIDUOUS TREES

Autumn Purple Ash
Thunleaf Alder
Green Ash
Lanceleaf Cottonwood
Narrowleaf Cottonwood
Canada Red Cherry
New Mexico Locust
Amur Maple
Rocky Mt Maple
Select Hawthorn Species
Western Hackberry

EVERGREEN TREES

Pinyon Pine
Austrian Pine
Ponderosa Pine
Colorado Blue Spruce
Rocky Mt Juniper

DECIDUOUS SHRUBS

Apache Plume
Nanking Cherry
Western Sand Cherry
Native Chokecherry
Peking Cotoneaster
Alpine Currant
Squaw Currant
Redtwig Dogwood
Mountain Mahogany
Dwarf Ninebark
Mountain Ninebark
Golden Ninebark
Gambel Oak
Mountain Oak
Mountain Privet
Siberian Peashrub

DECIDUOUS SHRUBS (cont.)

Select Potentilla Species
Rabbit Brush
Native Wood Rose
Prickly Rose
Select Viburnum Species
Selected Sage Species
Thimbleberry
Twinberry
Serviceberry
Mountain Snowberry
Rock Spirea
Threeleaf Sumac
Fragrant Sumac
Dwarf Arctic Willow
Slender Willow
Yucca

EVERGREEN SHRUBS

Arcadia Juniper
Buffalo Juniper
Common Mountain Juniper
Scandia Juniper
Tammy Juniper
Mugho Pine

GROUND COVERS, VINES AND PERENNIALS

Blanket Flower
Rocky Mountain Columbine
Blue Flax
Border Jewel
Kunkinnick
Lupine
Creeping Mahonia
Rocky Mt Penstemon
Select Poppy Species

GROUND COVERS, VINES AND PERENNIALS (cont.)

Creeping Potentilla
Fringed Sage
Wild Strawberry
Purple Leaf Wintercreeper
Common Yarrow
Virginia Creeper
Creeping Mahonia

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Developed Landscape Plant List

DECIDUOUS TREES

Green Ash
 Lindens
 Norway Maple
 Autumn Purple Ash
 Quaking Aspen
 Lanceleaf Cottonwood
 Canada Red Cherry
 Honeylocust
 Amur Maple
 Rocky Mt Maple
 Select Crabapple Species
 Thornless Cockspur Hawthorn
 Washington Hawthorn
 Autumn Blaze Maple
 Serviceberry
 Western Hackberry

DECIDUOUS SHRUBS (cont.)

Mountain Snowberry
 Serviceberry
 Rock Spirea
 Anthony Waterer Spirea
 Froebel Spirea
 Bluemust Spirea
 Snowmound Spirea
 Threelaf Sumac
 Fragrant Sumac
 Thimbleberry
 Twinberry
 Select Viburnum Species
 Dwarf Arctic Willow
 Dwarf Korean Lilac
 Slender Willow
 Yucca
 Mockorange Shrub Rose
 Burning Bush

**GROUND COVERS, VINES
 AND PERENNIALS (cont.)**

Rocky Mt Pentstemon
 Select Poppy Species
 Creeping Potentilla
 Fringed Sage
 Wild Strawberry
 Purple Leaf Wintercreeper
 Common Yarrow
 Virginia Creeper
 Hall's Honeysuckle
 Silver Lace Vine
 Sweet William
 Creeping Phlox
 Basket of Gold
 Periwinkle
 Snow-in Summer

EVERGREEN TREES

Pinyon Pine
 Austrian Pine
 Ponderosa Pine
 Colorado Blue Spruce
 Concolor Fir

EVERGREEN SHRUBS

Arcadia Juniper
 Bluechip Juniper
 Wilton Juniper
 Buffalo Juniper
 Common Mountain Juniper
 Prince of Wales Juniper
 Scandia Juniper
 Tammy Juniper
 Mugho Pine
 Hughes Juniper

DECIDUOUS SHRUBS

Cistena Plum
 Barberry
 Nanking Cherry
 Western Sand Cherry
 Native Chokecherry
 Peking Cotoneaster
 Alpine Currant
 Golden Currant
 Squaw Currant
 Redtwig Dogwood
 Common Purple Lilac
 Chinese Lilac
 Mountain Mahogany
 Dwarf Ninebark
 Mountain Ninebark
 Golden Ninebark
 Gambel Oak
 Selected Potentilla Species
 Fall Asters

**GROUND COVERS,
 VINES AND PERENNIALS**

Shasta Daisy
 Daylily
 Blanket Flower
 Rocky Mountain Columbine
 Blue Flax
 Japanese Iris
 Border Jewel
 Kinnikinnick
 Lupine
 Fall Mums

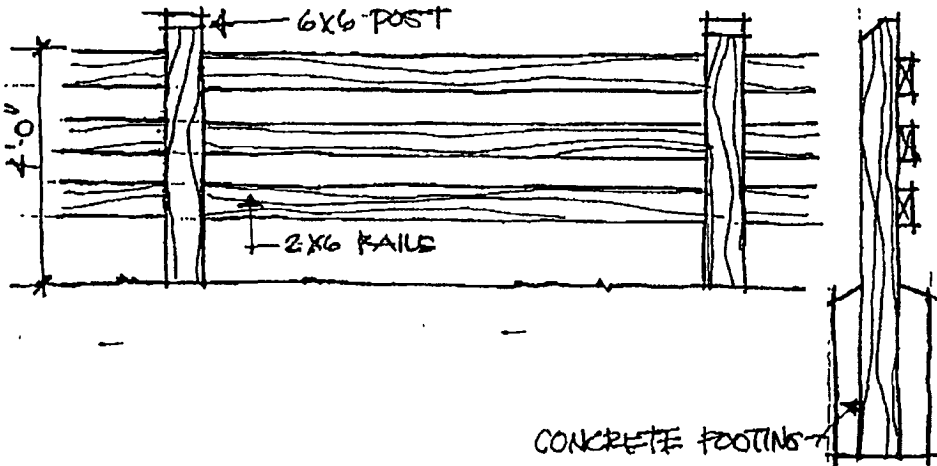
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APPENDIX II

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POST & RAIL FENCE DETAIL
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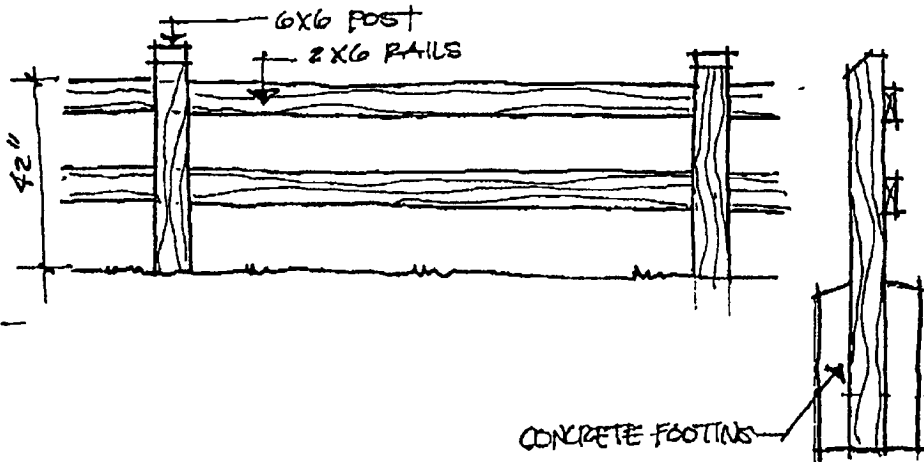
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