

***RIDGE CREST HOMEOWNERS ASSOCIATION, INC.
RULES, REGULATIONS AND DESIGN GUIDELINES***

Amended March, 2008

TABLE OF CONTENTS

I. Introduction.....	4
A. Definitions.....	4
B. Design Guidelines for the Design Review Committee.....	4
C. Contents of Design Guidelines.....	5
D. Effect of the Declaration.....	5
E. Effect of Governmental and Other Regulations.....	5
F. Interference with Utilities.....	5
G. Goal of Design Guidelines.....	5
H. Interpretation of the Design Guidelines.....	5
I. Enforcement of Declaration and Design Guidelines.....	5
J. Advising of Neighbors.....	5
II. Specific Types of Improvements-Design Guidelines.....	6
A. General.....	6
B. Additions and Expansions.....	6
C. Address Numbers.....	6
D. Advertising.....	6
E. Air Conditioning Equipment.....	6
F. Animals.....	6
G. Antennas.....	7
H. Astro-Turf.....	7
I. Balconies.....	7
J. Basketball Backboards.....	7
K. Boats.....	7
L. Bug Zappers.....	7
M. Building Height.....	7
N. Cable TV Antennas.....	7
O. Campers.....	8
P. Carport.....	8
Q. Circular Drives.....	8
R. Clotheslines and Hangers.....	8
S. Cloth or Canvas Overhangs.....	8
T. Color.....	8
U. Corner Visibility.....	8
V. Decks.....	8
W. Dog Runs.....	8
X. Doors.....	8
Y. Drainage.....	8
Z. Driveways.....	8
AA. Evaporative Coolers.....	8
BB. Exterior Lighting.....	8
CC. Exterior Materials.....	8
DD. Fences.....	9
EE. Flagpoles and Flags.....	10
FF. Garbage Containers and Storage Areas.....	10
GG. Grading and Grade Changes.....	10
HH. Greenhouse Windows.....	10
II. Hanging of Clothes.....	10
JJ. Hot Tubs.....	10
KK. Holiday/Seasonal Decorations.....	10
LL. Home Numbers.....	11
MM. Irrigation Systems.....	11
NN. Jacuzzi.....	11
00. Junk Vehicles.....	11
PP. Landscape and Maintenance.....	11

QQ.	Lights and Lighting	11
RR.	Livestock	11
SS.	Microwave Dishes	11
TT.	Mining and Drilling	11
UU.	Motor Home Vehicles.....	12
VV.	Motorized Vehicles.....	12
WW.	Overhangs.....	12
XX.	Painting	12
YY.	Parking and Towing.....	13
ZZ.	Patio Covers	13
AAA.	Paving.....	14
BBB.	Pets	14
CCC.	Pipes	14
DDD.	Play and Sports Equipment.....	14
EEE.	Poles	14
FFF.	Radio Antennas	14
GGG.	Roof.....	14
HHH.	Rooftop Equipment.....	14
III.	Saunas	14
JJJ.	Setbacks.....	14
KKK.	Sewage Disposal Systems.....	14
LLL.	Sheds/Outbuildings.....	14
MMM.	Shutters – Exterior.....	14
NNN.	Siding	15
000.	Signs.....	15
PPP.	Skylights.....	15
QQQ.	Spas	15
RRR.	Sprinkler Systems	15
SSS.	Storage Sheds	15
TTT.	Storm Doors	15
UUU.	Sunshades	15
VVV.	Swamp Coolers.....	15
WWW.	Swingsets.....	15
XXX.	Television Antennas	15
YYY.	Temporary Structures	15
ZZZ.	Temporary Vehicles.....	15
AAAA.	Trailers	15
BBBB.	Trash Containers.....	15
CCCC.	Tree Houses	15
DDDD.	Underdrains	15
EEEE.	Utility Equipment	16
FFFF.	Vanes.....	16
GGGG.	Vehicles.....	16
HHHH.	Vents	16
III.	Wells	16
JJJJ.	Wind Turbines	16
KKKK.	Windows.....	16
LLLL.	Wood Storage	16
III.	Procedures for Committee Approval	16
A.	General	16
B.	Drawings or Plans.....	16
C.	Submission of Drawings or Plans	17
D.	Review Fee	17
E.	Action by the Committee.....	17
F.	Performance of Work	17
G.	Complaints	17
H.	Declaration Prevails.....	17
IV.	Amendment	17

I. INTRODUCTION

A. **DEFINITIONS** - The following words, when used in these Regulations, shall have the meaning hereinafter specified:

1. "Association" means this Ridge Crest Homeowners Association, Inc., a unit owners association organized under section 38-33.3-301 of the Colorado revised statutes.
2. "Board" means the Executive Board of Directors of the Association.
3. "Committee" or "Architectural Review Committee, (ARC)" means the committee appointed by the Declarant or by the Association to review and approve or disapprove requests for architectural approval, as more fully provided in the Declaration.
4. "Common Elements" means any real estate owned or eased by the Association other than a Home.
5. "Community" means the real estate described on Exhibit A attached to the Declaration, as supplemented and amended from time to time, with respect to which a person, by virtue of such person's ownership of a Lot, is obligated to pay for real estate taxes, insurance premiums, maintenance, or improvement of other real estate described in this Declaration.
6. "Declaration" means the Ridge Crest Homeowners Association of Covenants, Conditions and Restrictions and any other recorded instruments, however denominated, that create this Community, including any supplements and amendments to those instruments and also including, but not limited to, plats and maps.
7. "Design Guidelines" means these Design Criteria Guidelines and Standards, as such may be amended from time to time by the Committee with the advice of the Board.
8. "Existing Improvements" means all existing exterior improvements, structures, and any appurtenances thereto or components thereof, of every type or kind, and all existing landscaping features, including, but not limited to, buildings, outbuildings', swimming pools, tennis courts, patios, patio covers, awnings, solar collectors, painting or other finish materials on any visible structure, additions, walkways, sprinkler systems, garages, driveways, fences, screening walls, retaining walls, basketball hoops, stairs, decks, hedges, windbreaks, plantings, trees, shrubs, flowers, vegetables, sod, grave!, bark, exterior light fixtures, poles, signs, exterior tanks, and exterior air conditioning, cooling, heating and water softening equipment.
9. "Home" means a residence that has been built, or is to be built, on property that is in the Community.
10. "Owner" means the person who owns a Lot, but does not include a person having an interest in a Lot solely as security for an obligation.
11. "Parcel" means any separate lot, plot of land, or parcel of land, which is contained in the Community, and on which a Home is located or is planned to be constructed or located.
12. "Proposed Improvements" means any Improvement that has not been constructed, installed or erected, and includes demolition or removal of any building or other structure, and also includes any change of the exterior appearance of a building or other Existing Improvement.

B. **DESIGN GUIDELINES FOR THE DESIGN REVIEW COMMITTEE- ARC SUBMISSIONS AND TIME LIMITS** -The Architectural Review Committee (ARC) shall consist of three (3) or more persons appointed by the Board of Directors. Any permanent exterior change to the home or Lot requires approval by the DRC. All submissions must include a Design Review Request (DRR) form obtained from the managing agent. This form shall be filled out according to the DRR instructions. The submission must also include a plot plan/drawing showing any permanent exterior change to the home or lot. The DRC has forty five (45) days upon receiving submission to review and to approve or disapprove said submissions.

If the ACC does not respond within forty five (45) days, the submission is automatically denied and the owner has the right to re-submit the DRR to the Association's Board of Directors for a response. The declaration requires prior approval by the Committee or its designated representative before any Proposed Improvement is constructed, erected, placed or altered. These Design Guidelines establish certain acceptable designs for different types of Proposed Improvements. These Design Guidelines apply to residential property in the Community, and are intended to assist the Owners. Prior to installation or commencement of construction, all Proposed Improvements (except those constructed by the Declarant) must be submitted to the Committee for review and approval.

- C. **CONTENT OF DESIGN GUIDELINES** - In addition to the introductory material, these Design Guidelines contain:
1. A list of specific types of Proposed Improvements which Owners might wish to make with specific information as to each of these types of Proposed Improvements;
 2. A summary of procedures for obtaining approval from the Committee.
- D. **EFFECT OF THE DECLARATION** - Each Owner shall receive and should become familiar with the Declaration. Nothing in these Design Guidelines shall supersede or alter the provisions or requirements of the Declaration.
- E. **EFFECT OF GOVERNMENTAL AND OTHER REGULATIONS** - Use of any property in the Community and any Existing Improvements must comply with applicable building codes and other governmental requirements and regulations. Approval and permits from the local regulating authority (e.g., City of Fort Collins) should be obtained where required. Approval by the Committee will not constitute assurance that Existing Improvements or Proposed Improvements comply with applicable governmental requirements and regulations, or that a permit or approvals are not also required from applicable governmental bodies. For information about the local regulating authority's requirements, Owners should write or call their city, county or state Building Department(s).
- F. **INTERFERENCE WITH UTILITIES** - In making Proposed Improvements, Owners are responsible for locating all water, sewer, gas, electric, telephone, cable television, irrigation lines, and other utility lines and easements. Owners should not make any Proposed Improvements over such easements without the consent of the utility involved, and Owners will be responsible for any damage to utility lines. Underground utility lines and easements can usually be located by contacting the Utility Notification Center of Colorado at 1-800-922-1987.
- G. **GOAL OF DESIGN GUIDELINES** - Compliance with these Design Guidelines and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of the Community. It is important that the Proposed Improvements be made in harmony with, and not detrimental to, the rest of the Community. A spirit of cooperation with the Committee and neighbors will go far in creating an optimum environment that will benefit the Owners. By following these Design Guidelines and obtaining approvals for Proposed Improvements from the Committee, Owners will be protecting their financial investment and will help to promote Proposed Improvements that are compatible with the other Homes and property within the Community.
- H. **INTERPRETATION OF THE DESIGN GUIDELINES** - The Committee shall interpret these Design Guidelines.
- I. **ENFORCEMENT OF DECLARATION AND DESIGN GUIDELINES** - The Committee shall have primary responsibility for the enforcement of the architectural requirements of the declaration and these Design Guidelines. The Committee will investigate written complaints of Owners for violations of the architectural requirements of the Declaration or these Design Guidelines if such complaints are dated and signed by the Owner.

The Committee, the Board, and employees of the Association shall use all reasonable means to maintain the anonymity of complaining Owners. The Committee shall be allowed access to the property of the

Owner filing the complaint for purposes of verification of the complaint. If a violation is found, the Committee shall notify the Owner whose property is in violation, in writing, requesting that appropriate action be taken to achieve compliance. If such Owner does not bring his property into compliance with the Declaration and Design Guidelines within thirty (30) days, or the time specified by the notice, the Committee will request that the violation be referred to the Board for enforcement action, which may include the Board fining the Owner for such noncompliance.

- J. **ADVISING OF NEIGHBORS** - It is suggested that Owners advise neighbors prior to submitting forms for Proposed improvements. The Committee may request adjacent neighbor input.

II. SPECIFIC TYPES OF IMPROVEMENTS- DESIGN GUIDELINES

A. **GENERAL**

1. The following alphabetical list covers a wide variety of specific types of Proposed Improvements which Owners and builders typically consider installing. Pertinent information is given as to each. Unless otherwise specifically stated, drawings or plans for a Proposed Improvement shall be submitted to the Committee, and the written approval of the Committee shall be obtained before the Proposed Improvement is made. Drawings or plans shall include dimensions, setbacks, roof slopes, types of materials and both elevation and plan views of all proposed expansions or additions. Applications for paint change must be accompanied by samples or chips of the colors to be approved, along with a written description of color schemes of adjacent Homes. Drawings, plans and other color samples will be retained in Committee files for future reference. The Committee may obtain input from the Board on any request for approvals. In some cases, where specifically stated, a type of Proposed Improvement is prohibited. Proposed Improvements that are not listed will require Committee approval.

2. The architectural style of a proposed improvement shall be consistent with the style and character of the other residences built in the same general area of the Community. The Committee in its sole discretion shall determine such consistency.

- B. **ADDITIONS AND EXPANSIONS** - Committee approval is required. Owners must use the Design Review Request form when submitting a request for an addition or expansion. Additions or expansions to the Home will require submission of detailed plans and specifications, including description of materials to be used, and plan and elevation drawings showing dimensions, setbacks, roof slopes, etc. Additions and expansions must be of the same architectural style and color as that of the Home. All work is subject to obtaining required permits from the Resident Authority (e.g.: Town of Firestone, Weld County).
- C. **ADDRESS NUMBERS** - Committee approval is required to relocate the address numbers to a position different from that originally installed by the builder.
- D. **ADVERTISING** - See signs.
- E. **AIR CONDITIONING EQUIPMENT** - Committee approval is required. Air conditioning equipment, including swamp coolers, must be ground-mounted and installed in the rear or side yard: it should not be visible from the street right-of-way. It should be installed in such a way that any noise to adjacent Homes is minimized and all electrical and/or water lines to and from the unit must be installed interior to the home. Installation of air conditioning equipment, including swamp coolers, on the roof of the Home will not be permitted. During the summer season, window or room type air conditioning apparatus is allowable but must be maintained in good condition, free from rust and damage, and fully assembled at all times. Wood, braces, supports or other material used for installation must be painted to match the exterior colors of the unit. The unit(s) may not be installed on the front of any unit. The apparatus must be removed during the winter season.
- F. **ANIMALS** - Except as provided in Article VI, Section 6.4 of the Declaration of Covenants and this paragraph, no animals, livestock, birds, poultry, reptiles, or insects of any kind shall be raised, bred or kept boarded on any property in the Community or in any Home. Not more than three (3) dogs, cats, or other household pets in the aggregate constitutes a "reasonable number which may be kept in any Home",

but only if such household pets are not raised, bred, kept or maintained for any commercial purpose. No horses shall be kept in the Community. Dogs, cats or other household pets owned by Owners or their guests shall not be permitted to run at large, but shall be kept under the control of such Owner by leash, cord, chain or fence. The Owner of any dog, cat or other household pet shall immediately remove excrement deposited by said animal upon any and all property in the Community, including the private property of the owner. According to the Town of Firestone, it shall be the duty of each person who owns, keeps or harbors any animal to prevent the animal from being off the premises of the owner or keeper unless the animal is on a leash, nor longer than six feet, held by a person, or within a vehicle or similarly confined and without access to passersby and to physically retrain the animal from running at large when the animal is off or away from the premises of the person, and it is unlawful for such person to fail to comply with the duty. Any premises of the person who owns, keeps or harbors it shall be taken up and impounded and disposed of in the same manner as is proved in the Town of Firestone's code.

- G. ANTENNAS** - Pursuant to Article X, Section 5 (d), no exterior radio antennas, television antennas or other antennas, satellite dish, or audio or visual reception device of any type may be erected, placed, or maintained on any Lot, except inside a residence or otherwise concealed from view; provided, however, that any such devices may be erected or installed by the Declarant during its sales or construction upon the Lots; and provided further, however that the requirements of the subsection shall not apply to those "antennae" (including certain satellite dishes) which are specifically covered by regulations promulgated under the Telecommunications Act of 1996, as amended from time to time, unless approved in writing by the Committee. However, the Committee will consider for approval satellite dishes that are no longer than eighteen inches (18") in diameter or length and flat array wireless cable TV antennas. Requests to the Committee for approval of installation of such instruments must meet the following minimum requirements:
1. The owner shall install the satellite dish in as inconspicuous location possible while still allowing for proper service and reception.
 2. The satellite dish shall not be more than a normal 18" in diameter.
 3. Wiring for the dish shall be concealed on the exterior of the Home.
 4. The Owner submits a plan to screen or otherwise conceal or minimize the visual impact of the satellite dish to the extent feasible, and such plan is approved by the ACC.
- H. ASTRO-TURF** - Neither Astro-turf nor any other floor covering shall be used on the front porch or any balcony.
- I. BALCONIES** - See Decks.
- J. BASKETBALL BACKBOARDS** - Committee approval is required. Portable equipment is permitted year round, if such equipment remains on the homeowners lot in such a manner as to not block the sidewalks, pedestrian walkways, and streets. Permanent basketball hoops are permitted with prior written approval of the committee. Permanent basketball hoops are allowed in the backyard or installed next to the driveway. If mounted, the backboard and support structure should be clear or painted the same as the house, unless otherwise approved by the Committee. Mounted backboards may not project more than two feet (2') out rear yard fencing.
- K. BOATS** – See Motor Home Vehicles.
- L. BUG ZAPPERS** – Are only allowed if it is determined that it is a matter of public safety to do so.
- M. BUILDING HEIGHT** – Requires Committee review and approval and must comply with applicable building codes and zoning regulations established by the Resident Authority (Town of Firestone, etc.).
- N. CABLE TV ANTENNAS** – See Antennas.

- O. **CAMPERS** – See Motor Home Vehicles.
- P. **CARPORT** – Not permitted.
- Q. **CIRCULAR DRIVES** – Subject to DRR submittal and ARC approval.
- R. **CLOTHESLINES AND HANGERS** – Not Permitted.
- S. **CLOTH OR CANVAS OVERHANGS** – See overhangs.
- T. **COLOR** – See Painting.
- U. **CORNER VISIBILITY** – Compliance with the Town of Firestone and Weld County intersection sight distance criteria required.
- V. **DECKS** – Committee approval is required. Decks must be constructed of wood or other material matching the material of the Home and if painted must match the color scheme of the Home, unless otherwise approved by the Committee. Redwood or redwood stained decks are permitted and encouraged. Decks must be installed as an integral part of the Home and patio area. Construction of decks over easement areas is not permitted. Dimensions and location must be submitted on drawings. All applicable building permits are required. Due to matters of privacy, second (2nd) floor decks will be considered on a case-by case basis, as the ARC must take into consideration the location of the submitted/proposed deck in proximity to neighboring Lots.
- W. **DOG RUNS** – Dog runs must have committee approval prior to building. Dog runs must be constructed with fencing materials approved by the committee. Note: Chain link is an approved fencing material for dog runs, as long as all other guidelines are followed. Dog runs must be located in the rear or side yard. Landscaping screening is required to hide substantial view of the dog run, and the height of the Dog run may not exceed any rear yard fencing. Dog runs must have double fence when next to any Association owned fence and may never use any Association owned fence as part of the dog run fence. If required by the committee, written consent from adjacent neighbors may be required. Some type of permanent ground cover must be used under the dog run other than just dirt to allow for adequate cleaning and to minimize odor. Acceptable, but not all inclusive, ground covers include: rocks, pebbles, grass, concrete.
- X. **DOORS** - Committee approval is required for the addition or replacement of storm or other type doors to a Home. The material should match existing colors of the Home unless otherwise approved by the Committee. Security doors or security window bars require Committee approval. The approved existing colors will be white, black and the colors of the approved Home colors.
- Y. **DRAINAGE** - The owner shall maintain all drainage patterns as established by the original builder.
- Z. **DRIVEWAYS**- All driveways leading from the street to an Owner's Home or Parcel are to be constructed of permanent, properly formed, hard-surfaced paving (i.e., concrete with a four inch (4") minimum thickness). Modifications to the original driveway require Committee approval. Asphalt sidewalks are not acceptable.
- AA. **EVAPORATIVE COOLERS** - See Air Conditioning Equipment.
- BB. **EXTERIOR LIGHTING** - See Lights and Lighting.
- CC. **EXTERIOR MATERIALS** - The only acceptable exterior building materials are high-quality hardboard siding, brick, stone, or other harmonious materials utilized for accent or Home details as approved by the Committee.

DD. FENCES –

1. Authority - The Ridge Crest Association ACC/ARC Committee and the Town of Firestone are the only entities authorized to set fencing guidelines in the Ridge Crest Community. They are also the only entities authorized to approve or disapprove designs and/or to authorize deviations from those design guidelines. Any prior approvals, disapprovals or deviations from the Design Guidelines, for whatever reason, do not constitute or guarantee that approval, disapproval or deviations will be made presently or in the future for the same or similar circumstance(s).

2. General - Fences and/or walls/brick columns/entrance monuments (individually and collectively "Fences") constructed by developer and/or builder along or abutting parcel lines, arterial streets, collector streets or local streets may not be removed, replaced, stained or painted a different color or altered, including adding a gate, without prior approval of the ARC Committee. If any such Fences constructed by the developer and/or builder which are located upon Owner's parcel are damaged or destroyed by Owner or Owner's agents, hired contractors, guests, or tenants, the Owner shall repair and recondition the same at the Owner's expense.

The standard fence design is six (6') feet in height except that wing fences may not exceed five (5') feet in height. Privacy fences that face any public street (front, side, or rear) must be designed with all pickets facing the street. All fencing must have 1 X 4 or 1 X 6 cedar pickets. Privacy wing fences may be installed on those lots where an open rail fence exists along the rear property line. Fence supports, piers, or posts should be the same height as the fencing installed. Post extensions and caps are optional and must be approved by the ARC. There shall be no use of chain link, vinyl, barbed or barb-less wire fencing permitted. No temporary fence of any kind will be allowed. Wire mesh (13 ga minimum) material may be installed along open rail fences only if it is installed between the slots and posts and installed on the homeowner side. No wire may exceed the top rail of the fence in height. The recommend design of wire is a 2x4 rectangle wire. The construction of privacy fences along common area walkways will not be allowed. The required permits from the Resident Authority(ies) must be obtained and posted at the home. The City must approve easement fences on all corner lots.

3. Drainage - The owner, or the owner's agent(s), shall maintain all drainage patterns as established by the original builder. The installation of fencing cannot in any way interfere with the established drainage pattern on any lot or any adjacent lots.

4. Extra Design Elements -

a. Fencing or Screening located within parcel line - Must be an integral part of the landscape design. Wood/lattice is permitted to screen patios and in the make up of pergolas, arbors, arches and planter boxes.

1). As concerns patio screening, the ARC will endeavor to be reasonable about submitted designs, understanding how important are privacy and noise reduction. Patio screening, which could include perimeter fencing, will be approved or disapproved on a case-by-case basis, taking into consideration locations of adjacent patios, A/C units, etc.

b. All wooden structures must be maintained in a sightly manner at all times and must have a sealant and/or stain applied to them, originally, and on a regular basis. Any stain color other than a clear sealant, must be submitted and approved by the ARC. Redwood stain is encouraged.

5. Restrictions - No plastic or metal chicken wire, vinyl fencing, bog wire, barbed wire, non-barbed wire, chain links, wrought iron or strand wire will be allowed for fencing.

6. Easements - Fences shall not be constructed within right-of-way areas or side parcel easements and, therefore, must be set back from the sidewalk the distances established in the Town of Firestone's requirements. Any deviations, if even possible, from these guidelines must be approved by the Town of Firestone, as well as the Ridge Crest Association ARC.

a. It is the responsibility of the homeowner to insure that all City, as well as Association guidelines/rules/regulations/laws/codes are met by themselves and any and all contractors hired to construct fences and/or landscape design elements, as well as any other exterior changes or improvements, including those submitted and approved by any professional contractor and/or landscaper.

b. Failure to submit changes/improvements to the Association ARC for approval or failure in complying with what has been approved by the Association ARC, will result in possible fines and/or a lien being placed on the property, as well as removal of the unapproved structure. Failure to comply with the Town of Firestone regulations/laws/ codes may result in fines and removal/replacement of the structure.

7. Maintenance Responsibility - All structures shall be maintained in a sightly manner at all times. Deteriorated materials must be replaced by the Owner with materials identical to the original in quality, quantity and design. All fences installed by the owner of a Lot, including those installed by agents of the Owner, are thereafter to be maintained and repaired by the Owner of that Lot.

EE. FLAGPOLES and FLAGS - Committee approval is required through submittal of a Design Review Request. Unless permitted in the Declaration, no flag or banner of any kind shall be displayed to the public view on any part of a Parcel or Home. The only exceptions include the American flag, military service flags, state flags, and sports' flags. The American flag may be displayed on the property by homeowners or occupants, in windows and on balconies if the display complies with the Federal Flag Code, 4 U.S.C. 4 to 10. The maximum size of American Flag allowed is one measuring four (4) feet by six (6) feet. State Flags may be a maximum size of three (3) feet by five (5) feet in size. Sports Flags may be a maximum size of three (3) feet by five (5) feet in size.

Service flags with a star denoting the service of the unit owner, occupant or a member of the unit owner's or occupant's immediate family in the active or reserve military service during a time of war or armed conflict may be displayed on the inside of a window or door of the unit owner's residence. Service flags can be no larger than 9 (nine) inches by 16 (sixteen) inches in size. Service flags may be displayed inside of a window or door only.

Flagpoles are allowed on private property to fly the American and State flags only and may be a maximum height of 18 feet tall. Poles must be straight and have a factory finish on them. All flags and flagpoles must be kept in a clean, un-tattered, un-chipped, sightly manner at all times.

FF. GARBAGE CONTAINERS AND STORAGE AREAS - See Trash Containers.

GG. GRADING AND GRADE CHANGES - See Drainage.

HH. GREENHOUSE WINDOWS - Committee approval is required.

II. HANGING OF CLOTHES - See Clothesline and Hangers.

JJ. HOT TUBS - Committee approval is required. Must be an integral part of the deck or patio area and of the rear yard landscaping. Must be ground mounted. Must be in the rear yard.

KK. HOLIDAY/SEASONAL DECORATIONS - Seasonal/Holiday decorations may be displayed and are appreciated. However, the decorations can only be displayed within a thirty-day period before and after any particular holiday or celebration. For example, Christmas lights and decorations may be displayed as early as November 25th, but must be removed no later than January 25th. Consideration of neighbors should be exercised when decorating for any occasion.

LL. HOME NUMBERS - See Address Numbers.

MM. IRRIGATION SYSTEMS - Underground manual or automatic irrigation systems will not require approval of the Committee. Such systems should not be installed within the first five feet of the foundation. No modification of HOA systems is allowed. Such systems must meet City and/or County requirements and any applicable permits must be obtained from the City and/or County.

NN. JACUZZI - See Hot Tubs.

OO. JUNK VEHICLES - See Motor Home Vehicles.

PP. LANDSCAPE and MAINTENANCE - Detailed plans for Committee approval required. Landscaping for front and side yards must be installed within six (6) months after the date of initial closing date. All backyard landscaping must be completed within twelve (12) months of the initial closing date. Landscape plans/designs must include all areas of the respective yard. Owners who closed prior to the adoption of these rules have six (6) months from the day these rules were adopted to have their landscaping installed. Utilization of any automatic sprinkler system for each installation is recommended.

For front and adjacent side yards, use of sod for 60% or more of the area is encouraged, keeping in mind that sod is not allowed within five (5') feet of the foundation of the home, or the homeowner may incorporate xeriscaping into their landscape. Xeriscaping is NOT dry only; however, and all front yards, even if xeriscaped, will be required to incorporate some live, growing, green plants into the design. Homeowners may use drought tolerant, native, but non-weed vegetation in their xeriscaping plan. If you are unsure about how to proceed with xeriscaping, please see xeriscaping fundamentals and suggestions on a website such as www.xeriscape.org/index.html (a nonprofit organization) to further your understanding of xeriscaping before submitting a Design Review Request.

1. In addition, landscaping shall follow all requirements of the Town of Firestone.
2. Gravel, rock, mulch, soil and/or any other type of landscaping material piled and left in front or on visible side yards of Parcels, in the street, or on the driveway shall be left no longer than a period of thirty (30) days. Under no circumstance shall landscape materials block any street or sidewalk.
3. Delivery and placement of landscape materials shall not damage greenbelt or entry/median areas. Delivery trucks are not allowed to cross these areas (to avoid sprinkler and landscape damage). If this regulation is violated and damage to the Common Elements results, the Owner will be held financially responsible for repairing the damage caused by the Owner or the Owner's agent, guests or tenants. Any damage(s) caused to the association irrigation system as a result of homeowner's landscaping will be repaired at the expense of the responsible homeowner.
4. Removing and/or altering of any fence that is owned by the association requires previous written approval from the committee. Homeowners will be held financially responsible for repairing any resulting damage or weakness to the Association-owned fence.

QQ. LIGHTS AND LIGHTING - Committee approval is not required for exterior lighting which is in accordance with the following regulations: Exterior lights must be of the same style and character as those installed by builder on other Homes or Parcels, and be as small in size as is reasonably practicable. Exterior lighting should be directed towards the Home and must be of low wattage to minimize glare sources to neighbors and other Owners. Any variance from these Design Guidelines or use of high wattage spotlights or floodlights requires Committee approval.

RR. LIVESTOCK - See Animals.

SS. MICROWAVE DISHES - See Antennas.

TT. MINING AND DRILLING - Not permitted.

UU. MOTOR HOME VEHICLES - RVs are prohibited from being parked or stored within the community unless stored entirely within a garage area of any Lot. Parking RVs is allowed within the community for a 24-hour period for loading and unloading before and after trips. These vehicles must be moved from the general area, and/or stored entirely within a garage, within 24 hours unless approved in writing by the Committee.

VV. MOTORIZED VEHICLES - Motorized vehicles are not to be driven on greenbelts or Common Elements. This includes snowmobiles, golf carts, motorcycles, mini-bikes, go-carts, mopeds and delivery trucks, but excludes lawn cutting, snow removal or maintenance equipment. Such vehicles shall not be parked so as to be visible from any of the Homes or the street.

WW. OVERHANGS - Committee approval is required. The color must be the same as the exterior of the Home, unless otherwise approved by the Committee. Metal or fiberglass are not permitted, whether as awnings or as roofing materials.

ZZ. PAINTING - Committee approval is required for any and all painting.

1. All exterior colors must be reviewed for approval by the Committee, including repainting of Existing Improvements. The Committee will assess the overall color composition formed by the individual materials.

2. All roof vent caps, louvers, plumbing stacks, chimney flashing, valley flashing, etc., if painted, are to be painted a color not in contrast with the color of the roofing.

3. Whenever exterior painting is to be done, all changes must be approved by the Committee prior to commencement of such painting.

4. It is recommended that all Homes be painted on a regular schedule to avoid chipping and peeling.

5. Paint schemes must be different from neighboring Homes. Please include a description of your neighbors' house paint colors with your DRR. Submittals without a description of neighbors' paint colors will not be approved by the Committee.

6. Garage doors are to be the same color as the siding or trim of the Home, unless otherwise requested and approved by the Committee. Outlining the garage door panels in a contrasting color or in a checkerboard design is not permitted.

7. Most homes have multiple tone paint schemes (e.g., siding color, trim color and accent color for shutters and doors). Repainting submittals should, but are not required to preserve this multiple tone scheme. For example, if the trim was a different color than the doors and shutters originally, it should also be different in the submitted colors.

8. All color choices must be from the Association approved color catalogue. The use of any other paint catalogue is not permitted. Note: Any paint store can match the Association approved colors.

9. Color selections should be submitted to the Committee in the form of 6" x 6" samples of the actual paint applied to a firm surface (cardboard works) in the quantity of three coats of paint per color. The paint must be allowed to dry between coats. The samples must be in the intended type of finish. Gloss finish will not be allowed. Please indicate on each sample which color is trim, siding and accent (doors and shutters).

10. All selections are reviewed by the Committee and, in some cases, by a professional consultant.

11. In general, after approval, only those areas that are painted may be repainted; only those areas stained may be re-stained; unpainted surfaces and unstained areas (such as brick) shall remain unpainted and unstained.

12. The approved method of application and preparation per the paint manufacturer and/or supplier must be adhered to.

13. The Homeowner is responsible for the finished appearance and acceptance of the paint colors applied. If the completed color or finish does not match the samples submitted with the original DRR, it shall be the Homeowner's responsibility to make the necessary changes required for ARC approval. These changes will also be at the Homeowner's expense.

YY. PARKING & TOWING RULES - No house trailer, hauling trailer, motor home, RV, bus, camper or camper trailer, large commercial-type vehicle, including a vehicle-mounted camper, whether chassis or slide-in, or pickup coach, tent trailer, boat or boat trailer or accessories thereto, truck (larger than 1/2 ton) or truck trailer, machine, tractor, semi-tractor, tractor trailer, all terrain vehicles, motorcycles, or similar vehicles or equipment shall be parked, placed, erected, maintained or constructed on any Lot or the Common Elements for any purpose except that any such vehicle may be otherwise parked as temporary expedient for loading, delivery, or emergency. However, trailers, campers, RVs, motor homes, pick-up coaches, tents, boats, motorcycles, all-terrain vehicles or any other such recreational vehicle, which can be and are stored completely within an enclosed garage and are not used for living purposes will not be in violation of these restrictions. Garage doors shall be kept closed when not in use. Furthermore, no parking shall be permitted within any alleys; short-term parking shall be permitted only on public streets (to the extent permitted by the Town of Firestone) and in those portions of the Common Elements, if any, specifically designated for such purpose by this Declaration or by the Association, for such purpose. Homeowners found to be in violation of this rule will be subject to having the vehicle TOWED at the owner's expense.

These restrictions, however, shall not restrict trucks or other commercial vehicles, which are necessary for construction or for the maintenance of any portion of the Community or any Improvements, located thereon nor shall such restrictions prohibit vehicles that may be otherwise parked as a temporary expedient for loading, delivery or emergency.

These restrictions also shall not prohibit the parking on the association's streets, the Homeowner's driveway, or the association's guest parking spaces of an emergency vehicle with an official emblem weighing less than 10,000 lbs. that is a condition of employment for a Homeowner's employment as an emergency service provider and does not impede the safe and efficient use of the streets for other Homeowners. "Emergency service providers" are defined as any who respond in safety, life and death situations, e.g.: law enforcement officers, ambulance drivers, etc. This definition does not include the cable repair truck, the plumber, etc.

ZZ. PATIO COVERS - Plans must show the exterior elevation, designate materials and colors proposed and include all dimensions. Patio covers must be attached to the house and painted with a color matching the house and/or the siding of the house. Roofs must be shingled to match the house. No metal or fiberglass patio covers of any kind will be allowed. All covers must be offset from all property lines as determined by Town of Firestone setbacks. Homeowners are responsible for obtaining any and all necessary building permits.

1. Patio Arbors - All patio arbors must be attached to the house with matching or approved stain color. Support posts of four inches (4") by four inches (4") or larger are permitted. All dimensional lumber used to cover patio must have a decorative cut to the end. Arbor must be painted to match the color of the house or have an approved stain/sealant. Vinyl materials are not allowed. Homeowners are responsible for obtaining any and all necessary building permits.

2. Retractable Patio Awnings - Colors must be harmonious with the color of house. Awning must be replaced if materials become faded or torn. No metal or fiberglass patio awnings will be allowed, except a metal case for the retractable fabric awnings are acceptable.

3. Gazebos - Gazebos are subject to approval for size, location and construction. Construction must offset from all property lines as determined by city setbacks. Paint color must match house or be an approved stain color. The maximum height of the gazebo may be eight feet (8') from the grade to the highest point

of the structure. Vinyl products can not be used. Homeowners are responsible for obtaining any and all necessary building permits.

4. Yard Arbors - Yard arbors are subject to approval for size, location and construction. The maximum height of the Arbor may be eight feet (8') from the grade to the highest point of the structure. Construction must offset three feet (3') or more from all property lines.

AAA. PAVING - Committee approval is required.

BBB. PETS - See Animals.

CCC. PIPES - See Utility Equipment.

DDD. PLAY AND SPORTS EQUIPMENT - Committee approval is required. Equipment shall be located in the rear or side yard. Size of play yards will be considered on a case-by-case basis depending on Parcel size and proximity to neighbors. The maximum height of the equipment should not exceed ten feet (10'). In some cases written consent from adjacent neighbors may be requested. Neutral color components shall be required.

EEE. POLES - See Flagpoles, Utility Equipment, Basketball Backboard, etc.

FFF. RADIO ANTENNAS - See Antennas.

GGG. ROOF - Uniformity with existing Units in the Community is encouraged.

HHH. ROOFTOP EQUIPMENT - Not permitted.

III. SAUNAS - See Additions and Expansions.

JJJ. SETBACKS - The Town of Firestone's requirements must be met.

KKK. SEWAGE DISPOSAL SYSTEMS - Not permitted.

LLL. SHEDS & OUTBUILDINGS -

1. **Temporary Storage Sheds:** Committee approval is required. Shed materials, including siding, roofing and trim, shall match exterior materials of the home with regard to style and color, unless otherwise approved. Sheds shall be allowed only in rear yards and must be screened from view by a fence. Sheds shall not be more than eight feet six inches (8'6") high at the ridge, nor large than 120 square feet. The Committee, in reviewing the application for shed approval, shall consider parcel grading, fence locations, landscape screenings, etc. in granting any approval. Plastic storage units are permitted with approval, as 48" tall, 60" wide, and 24" deep maximum.

2. **Permanent Garages and Outbuildings:** Committee approval is required. "Permanent" is defined as a structure that is designed to withstand weathering for at least two years and is anchored to a concrete foundation. Garages and outbuilding exterior materials, including but not limited to siding, roofing and trim, must be the same character, color, and material as the exterior of the home, unless otherwise approved. Structures shall not be more than nineteen feet (19) high at the ridge, nor larger than 800 square feet. The Committee, in reviewing the application for garage or outbuilding approval, shall consider Parcel grading, fence locations, landscape screenings, etc., in granting any approvals for the structure. Garages and outbuildings must have a footprint of a least twelve feet (12') by twenty feet (20'). Access to garages and outbuildings must originate from the existing lot driveway. Access from the rear or side yards is prohibited.

MMM. SHUTTERS - EXTERIOR - Committee approval is required. Exterior shutters must be the same materials and painted to match the color scheme of the exterior of the Home, unless otherwise approved by the Committee.

- NNN.** **SIDING** - Committee approval is required. Siding must be essentially the same as the siding installed by the builder on other homes in the Community, and must be painted according to standards established in these Design Guidelines. See Painting. Aluminum or steel siding will not be permitted.
- OOO.** **SIGNS** - Unless permitted in the Declaration, no sign of any kind shall be displayed to the public view on any part of a Parcel or Home, except one professional sign per dwelling advertising a dwelling for sale or rent, and signs used by a builder to advertise dwellings for sale or rent during the construction or sale period. The only exceptions include those displayed by homeowners or occupants with regard to political/election/ ballot endorsement signs; Association approved and installed safety/road signs and garage sale signs. Political/election/ballot endorsement signs are permitted up to 45 (forty five) days prior to Election Day and must be removed no later than 7 (seven) days following the appropriate election. Signs can be no larger than 36 (thirty six) inches by 48 (forty eight) inches in size, and only one sign per political office or ballot issue is allowed in the public view at any one given time. Garage sale signs shall be removed at the end of the sale day. All signage must comply with local regulating authority codes/rules. Finally, unless permitted in the Declaration, no signs shall be permitted in common space areas.
- PPP.** **SKYLIGHTS** - Committee approval is required.
- QQQ.** **SPAS** - See Hot Tubs.
- RRR.** **SPRINKLER SYSTEMS** - See Irrigation Systems.
- SSS.** **STORAGE SHEDS** - See Sheds.
- TTT.** **STORM DOORS** - See Doors.
- UUU.** **SUNSHADES** - See Overhangs.
- VVV.** **SWAMP COOLERS** -See Air Conditioning Equipment.
- WWW.** **SWINGSETS** - See Play and Sports Equipment.
- XXX.** **TELEVISION ANTENNAS** - See Antennas.
- YYY.** **TEMPORARY STRUCTURES** - See Article 10, Section 4 of the Declaration.
- ZZZ.** **TEMPORARY VEHICLES** - See Motor Home Vehicles.
- AAAA.** **TRAILERS** - See Motor Home Vehicles.
- BBBB.** **TRASH CONTAINERS** - No refuse, garbage, trash, lumber, grass, shrubs or tree clippings or trimmings, plant waste, metal, bulk materials, scrap or debris of any kind shall be kept, stored, or allowed to accumulate except inside the residence on any lot nor shall any such items be deposited on the street, unless placed in a suitable, tightly-covered container that is suitably located solely for the purpose of garbage pickup. Further, no trash or materials shall be permitted to accumulate in such a manner as to be visible from any Lot. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition at all times. No garbage or trash cans or receptacle shall be maintained in an exposed or unsightly manner. No storage of trash will be permitted in or outside on any Lot in a manner which may permit the spread of fire, odors, seepage or encouragement of vermin. All equipment and garbage cans shall be kept screened by adequate planting or fencing or stored in the garage or shed so as to conceal them from view of neighboring Lots and streets.
- CCCC.** **TREE HOUSES** - Not permitted.
- DDDD.** **UNDERDRAINS** - Modifications or impeding the flow of drainage is prohibited.

- EEEE. UTILITY EQUIPMENT** - Installation of utilities or utility equipment requires Committee approval unless located underground or within an enclosed structure. Pipes, wires, poles, utility meters and other utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure.
- FFFF. VANES** - Committee approval is required.
- GGGG. VEHICLES** - See Motor Home Vehicles.
- HHHH. VENTS** - See Rooftop Equipment.
- IIII. WELLS** - Not permitted.
- JJJJ. WIND TURBINES** - Not permitted.
- KKKK. WINDOWS** - Committee approval is required for all windows not of the same make or design as originally installed by the builder. Submission of plans and specifications to the Committee shall include a description of the window frame material and color. Mill finish on aluminum windows is specifically prohibited. Replacement windows shall be substantially the same as those initially installed.
- LLLL. WOOD STORAGE** - Not allowed unless fully inside garage and/or shed.

III. PROCEDURES FOR COMMITTEE APPROVAL

- A. GENERAL** - In a few cases, as indicated in the listing in the preceding Section II, a specific type of Proposed Improvement is not permitted under any circumstances. In all other cases, including Proposed Improvements not included in the listing in Section II, advance or prior written approval by the Committee is required before a Proposed Improvement is commenced. This section of the Design Guidelines explains how such approval can be obtained.
- B. DRAWINGS OR PLANS** - Article 5, Section 5.1 through 5.14 of the Declaration requires an Owner to submit to the Committee, prior to commencement of work on any Proposed Improvement, descriptions, plot plans, construction plans, specifications and samples of colors, etc., as the Committee shall reasonably request, showing the nature, kind, height, width, color, materials and location of the Proposed improvement. In the case of the major Proposed Improvements, such a room additions, decks, or structural changes, detailed plans should be professionally prepared by an architect, engineer, and/or draftsman. However, simple drawings and descriptions may be sufficient for other Proposed Improvements. Whether done by the Owner or professionally, the following provisions should be followed in preparing drawings or plans:
 1. The drawing or plan should be done as close to scale as possible, and should depict the property lines of the Parcel and the outside boundary lines of the Home as located on the Parcel. Drawings made from a Parcel survey base are preferred;
 2. Existing Improvements, in addition to the Home, should be shown on the drawing or plan, and identified or labeled. Such Existing Improvements include driveways, walks, decks, trees, bushes, etc.
 3. The Proposed Improvements should be shown on the plan and labeled. Either on the DRR, plan, or an attachment, there should be a brief description of the Proposed Improvements, including the materials to be used and the colors.
 4. The plan or drawing and other materials should show the name of the Owner, the address of the Home, and a telephone number where the Owner can be reached.

- C. **SUBMISSION OF DRAWINGS AND PLANS** -A "Design Review Request" Form and a drawing or plan shall be submitted to the Committee. Plans should be submitted to the Committee in care of the Association's property management company, Management Specialists, Inc.
- D. **REVIEW FEE** - No fee is charged at the time for review of plans by the Committee. All costs for submittals shall be borne by the Owner and shall be payable prior to final approval. Any reasonable engineering consultant fees or other fees incurred by the Association in reviewing any Proposed Improvement will be assessed to the Owner requesting approval of the Proposed Improvement.
- E. **ACTION BY THE COMMITTEE** - The Committee will meet as required to review plans submitted for approval. The Committee may require submission of additional information or material, and the request will be deemed denied until all required information and materials have been submitted. The Committee will act upon all requests within sixty (60) days after receipt of Design Review Request Form or sixty (60) days after receipt of all additional information and materials requested by the Committee, whichever is later, unless the time is extended by mutual agreement. All decisions of the Committee will be in writing.
- F. **PERFORMANCE OF WORK** - After approval by the Committee, a Proposed Improvement should be accomplished as promptly as possible, in accordance with the approved plans, drawings and descriptions. The work must be completed, in any event, within the time specified on the approved, signed DRR.
- G. **COMPLAINTS** - All complaints should be submitted to the Committee, via the Managing Company, in writing, and must be dated and signed by an Owner. The Board and the Committee will take all reasonable action to preserve the anonymity of complaining Owners.
- H. **DECLARATION PREVAILS** - The Design Guidelines are created to compliment and clarify the Declaration of Covenants, Conditions, and Restrictions for Ridge Crest. The foregoing design Guidelines and procedures are supplementary to all of the terms and provisions of the Declaration, and shall remain in full force and effect. In the event of any actual or apparent conflict between these procedures and the Declaration, the Declaration shall prevail.

IV. AMENDMENT

These Design Guidelines may at any time, from time to time, be added to, deleted from, repealed, amended, modified, reenacted, or otherwise changed by the Committee in its discretion, with the advise of the Board. THESE DESIGN GUIDELINES WERE INITIALLY ADOPTED BY THE BOARD, this 3 day of March 2008. As provided in the Declaration and as provided in this document, these Design Guidelines are subject to amendment by the Committee with the advice of the Board.

RIDGE CREST HOMEOWNERS ASSOCIATION, INC.

A Colorado non-profit corporation –

By: Mandy Ann Osborn _____ 10/14/2008
 President Date