



IT'S GOOD TO BE HOME.

**GREEN VALLEY RANCH NORTH
DESIGN GUIDELINES
RULES & REGULATIONS**

January, 2006

GREEN VALLEY RANCH NORTH
DESIGN GUIDELINES – RULES AND REGULATIONS
Updated 1/06

TABLE OF CONTENTS

<u>Contents</u>	<u>Page</u>
Introduction	3
Purpose of Master Declaration	3
Design Guidelines	3
Design Review Procedures.....	3
Submission of Drawings and Plans	3
Architectural Plan Review	3
Landscape Plan and Other Site Improvements Review	4
Revisions and Additions to Approved Plans	4
Review Action by Committee	4
Failure of Committee to Act on Plans	5
Completion of Improvements upon Committee Approval	5
Review of Work in Progress and/or Completion of Work	5
Enforcement	5
Rights of Appeal by Applicant	5
Effect of Governmental and Other Regulations	6
Administration of Design Guidelines.....	6
Variances	6
Revisions to Design Guidelines	6
Landscape Standards.....	6
General	6
Use Easement	6
Water Conservation	7
Landscape Irrigation	7
Landscape Maintenance	7
Front and Side Yard Landscaping	7
Rear Yard Landscaping	8
Plant Materials	8
Landscape Materials	8
Enhanced Landscaping along Golf Course Lots.....	9
General Site Improvements.....	10
Accessory Structures	10
Arbors and Trellises	10
Awnings, Patio Covers, and Shutters	10
Basketball Hoops	10
Dog Houses and Dog Runs	10
Exterior Lighting	11

GREEN VALLEY RANCH NORTH

DESIGN GUIDELINES – RULES AND REGULATIONS

TABLE OF CONTENTS

<u>Contents</u>	<u>Page</u>
General Site Improvements Cont'd	
Exterior Mechanical Equipment	11
Fencing on your property	11
Flags	11
Garbage and Trash	11
Holiday Decorations (seasonal)	11
Hot Tub/Jacuzzi	12
Mailboxes	12
Maintenance of Drainage	12
Maintenance of Fencing	12
Maintenance of Property Improvements	12
Maintenance of Tree Lawn Area	12
No Hazardous Activities	12
No Unsightliness	13
Patios, Decks and Paving Material	13
Painting/Repainting	13
Pet Fencing	13
Play and Sports Equipment	13
Recreational and Commercial Vehicles	13
Retaining Walls	14
Roof Replacement/Rooftop Equipment	14
Satellite Dishes/Antennae	14
Screen/Security Doors and Windows	14
Signs/Address Numbers	14
Solar Equipment/Skylights	14
Swimming Pools	14
Yard Ornaments	15
Vegetable Gardens	15
Vehicle Repair	15
Penalty Policy.....	16
Definitions.....	17
Exhibit List	18
Exhibit A - Recommended Plant List	19-21
Exhibit B - Approved Fence Standards	22
Exhibit C – Typical Landscape Plan	23
Procedures for Submitting Design Review Applications	24
Initial Design Review Application	25
Final Approval and Inspection Application	26

GREEN VALLEY RANCH NORTH

DESIGN GUIDELINES – RULES AND REGULATIONS

Introduction

Green Valley Ranch North is a planned community anchored by a Town Center and two villages. Its two villages; the Town Center and the Golf Course Village offer a variety of lifestyle experiences. The Town Center Metropolitan District (hereafter referred to as TCMD) will evaluate homeowner design applications to make sure they are consistent with the vision for Green Valley Ranch North as described in the Master Declarations of Covenants, Conditions, and Restrictions for Green Valley Ranch North.

Purpose of the Master Declaration (Copied directly from Master Declaration)

The Master Declaration exists to (a) further a common and general plan for the Community area, (b) enhance and protect the quality, value, aesthetic nature, desirability, and attractiveness of the Community area, (c) provide a mechanism to review additions and changes to commercial, industrial, and residential structures located within the Community area, (d) provide a mechanism for the enforcement of the provisions of this Master Declaration, and (e) define certain duties, powers, and rights of Owners of Sites within the Community area.

Design Guidelines

Compliance with these guidelines will help preserve the inherent architectural and aesthetic quality of GVRN. It is important that improvements to any property be made in harmony with and not detrimental to, the rest of the community. A spirit of cooperation with the TCMD and its neighbors will go far in creating an optimum environment, which will benefit all homeowners and the community as a whole. By following these Design Guidelines and obtaining approvals for improvements to your property from the Residential Covenant Review Committee (hereafter referred to as the “Committee”), homeowners will be protecting their financial investment and will help make sure that the improvements to their property are compatible with standards established for Green Valley Ranch North.

Design Review Procedures

All site improvements, including but not limited to, walks, fencing, patios, lighting, landscaping or other exterior improvements are subject to review under these Design Guidelines. Unless otherwise specifically stated herein, drawings and/or plans for the proposed improvement(s) must be submitted to the Committee and **written approval** must be obtained **before** the improvements are made.

Submission of Drawings and Plans

Architectural Plan Review

For major improvements, such as room additions, remodels, structural changes or accessory building construction, the Owner must submit to the Committee (2) sets of construction documents to include the following (scale of ¼” = 1’0”):

- Architectural elevations (front, side and rear), indicating typical proposed grade lines, finish floor elevations, top of slab elevations and building height calculations
- Floor plans, including square footage for each floor
 - Roof plans indicating pitches, ridges, etc.
 - Indication of all proposed exterior materials
 - Exterior details
 - Any other proposed improvements (i.e. decks, awnings, hot tubs, etc.)
 - Samples of all finished exterior materials and colors
 - Specifications or catalog sheets for exterior lighting

Landscape Plan and Other Site Improvements Review

Approval must be obtained **prior** to installation of any landscaping or any other site improvements including, but not limited to, dog runs, play equipment, fencing, site lighting, patios, etc. The materials to be submitted should be professionally prepared by an architect, landscape architect, or draftsman. If plans are not prepared professionally, plans must be drawn to scale and must have sufficient detail to permit a comprehensive review by the Committee.

The following guidelines should be utilized in preparing drawings or plans:

The drawing or plan must be done at a scale of 1"=10' and should depict the property lines of your lot and the footprint of the home as located on the lot. Existing improvements, in addition to your home, should be shown on the drawing and identified. (See Appendix C)

All proposed plant locations, types, quantities and sizes; location of turf and other ground cover materials should be shown on the plan and labeled. The plan should exhibit grading and layout of all additional landscape improvements such as berms, walks, and structures.

Plans for any other site improvements, such as play/sports equipment, dog runs, hot tubs, trellises, retaining walls, fencing, lighting, etc. must be shown on the plan with a description of the proposed improvement, including the materials and colors to be used. In the case of structural improvements (i.e. gazebo, fence, trellises, etc), an elevation drawing to scale of the proposed improvement is also required.

Revisions and Additions to Approved Plans

Any revisions and/or additions to the approved Architectural or Landscape Plans made by the owner or as required by any governmental agency, must be re-submitted for approval by the Committee. The revised plans must follow the requirements as outlined above.

Review Action by the Residential Covenant Review Committee

The Committee will meet regularly to review all plans submitted for approval. The Committee may require the submission of additional material and may postpone action until all required materials have been submitted. The Committee will contact the homeowner in writing if the Committee feels additional information is necessary. The Committee will act on the plans within 30 days after receipt of all materials required by the Committee (unless the time is extended by mutual agreement). A written response of the

decision by the Committee will be sent to the homeowner by mail within (5) days of the Committee's decision. The Committee may extend the time frame up to an additional 15 days upon notification of the applicant. The Committee will not return submittal plans, but may return material samples at its sole discretion.

Failure of the Committee to Act on Plans

Any request for approval of a proposed improvement must be deemed approved, unless disapproval or a request for additional information or materials is transmitted to the Applicant by the Committee within 60 days after the date of receipt by the Committee of all required materials.

Completion of Improvement(s) With Approval

After approval of any proposed improvement, the improvement(s) must be accomplished as promptly and diligently as possible. Failure to complete the proposed improvements within 12 months after the date of approval or such period of extension of the initial 12-month period as specified in writing by the Committee must constitute noncompliance with the requirements for approval.

Review of Work in Progress and/or Completion of Work

The Committee may review all work in progress and/or at completion of work to the extent required to ensure that the improvement(s) complies with all approved plans and/or construction procedures. Please be sure to follow the Procedures for Submitting Design Review Applications, which has been included in your Design Guidelines packet. If you do not have the application materials, please contact the Town Center Metropolitan District or your Community Manager to get a copy. The Committee may withdraw approval of any project if the approved plan is not being followed.

Enforcement

As provided in the Declaration, the TCMD must have primary authority to enforce the provisions of these Design Guidelines. If an owner fails to perform or observe any covenant, condition, or requirement imposed by TCMD or these Design Guidelines, the TCMD must notify the owner of the noncompliance as described in the Master Declaration.

Rights of Appeal by Applicant

Any owner aggrieved by a decision of the Committee regarding *landscaping of their property*, may appeal the decision to the Board of Directors of the Town Center Metropolitan District in accordance with the procedures established by the Board of Directors. Such appeal must be in writing and must be filed within 30 days after a decision by the Board.

Effect of Governmental and Other Regulations

Approval of plans by the Committee must not be deemed to constitute compliance with the requirements of local, zoning, health, safety or fire codes as determined by such governmental and/or regulatory agencies.

Administration of Design Guidelines

It is the responsibility of the Committee to insure that all proposed improvements meet or exceed the requirements of these Design Guidelines and to promote the highest quality design for the neighborhood. Specific duties and powers of the Committee are defined in the Master Declaration of Covenants, Conditions, and Restrictions for Green Valley Ranch North.

Variances

Approval of any proposed plans is at the sole discretion of the Town Center Metropolitan District to grant variances from compliance with any of the provisions of these Design Guidelines when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require.

Revisions to Design Guidelines

The Committee reserves the right to revise these Design Guidelines from time to time as changing conditions and/or priorities dictate.

Landscape Standards

General

The landscaping for each lot should include substantial live plants in the front yard of each home, landscape screening where necessary to provide privacy; and lawn and shrub beds that blend into adjacent properties.

Use Easement

(Also referred to as a Side Yard Easement or an Active/Passive Easement)

Some residential sites within Green Valley Ranch will have a Use Easement on their lot. These lots will have an active side and a passive side. If the passive side of the lot next to yours is adjacent to the active side of your yard, then you have the right to use the passive side of the adjacent lot and you have the obligation to maintain this area, as though you owned it. If the active side of the other lot next to yours is adjacent to the passive side of your lot, you have the obligation to maintain it, as though the owners of such adjacent lot owned the passive side of your lot.

Your lot may have an easement over the passive side of the adjacent lot, and your lot is subject to the same easement. Use of a passive side will include those uses permitted by zoning such as general recreational, picnic, social and garden area, as though the owner of the adjacent active side owned such passive side. However, **the owner of the passive side retains the right of entry for use and maintenance of his home, rights of drainage** (such that the owner of the active side may NOT obstruct or interfere with drainage), **and the rights of support for the dwelling unit on the lot on which the passive side is located.**

The easement runs from the BACK of the lot to the FRONT of the lot and is a minimum of three (3) feet in width. **The exact location of this easement will be indicated on your Improvement Survey Certificate (or Plot Plan).**

Please refer to this legal document **prior** to landscaping or installing a fence. If a wing fence is installed between two homes with a Use Easement, a gate must also be installed to allow your neighbor access to the rear of their home.

When landscaping within this easement, you are strongly encouraged to use rock or wood mulch placed up against your neighbor's house foundation. Planting is allowed within this easement as long as you take into consideration the recommended planting distance from the foundation. Each homeowner is responsible for maintaining the tree lawn and sod in the tree lawn area from property line to property line.

Water Conservation

In the landscaping of each residential site, plant materials, irrigation systems and maintenance practices must be utilized to conserve water, wherever possible. It should be noted that if Xeriscape landscaping is selected, a more traditional "green" appearance can still be achieved. Xeriscape uses much less water than typical suburban residential landscape, but it does not mean that large areas of river rock or mulch will be allowed in place of green, growing plant material. Please refer to the end of this Design Guideline packet for a listing of approved plant materials for Green Valley Ranch North.

Landscape Irrigation

Automatic irrigation systems shall be required to be installed and maintained by the homeowner in all front yards. Automatic irrigation systems must be installed, maintained and operated by the owner in a fashion as to conserve water to the maximum extent practicable while still maintaining landscaping in an attractive, green and growing condition. Turf areas must be zoned separately from shrub and groundcover beds.

Landscape Maintenance

All landscaping must be maintained in a neat, attractive and healthy condition. The owner, taking into account weather conditions affecting the planting of replacement landscaping, *must replace dead or dying landscape materials as soon as possible and/or within 14 days of written notification from the Committee.*

Front and Side Yard Landscaping

Landscaping within the front yard must consist of a combination of turf lawn trees and shrub beds. **Large areas of rock or wood mulch without shrub or flower plantings will be prohibited.** Shrub beds must be coordinated between lots, as much as possible, to provide visual continuity. Side yards which front onto streets or public open spaces must also be landscaped by the homeowner.

Front and side yard landscaping must be installed within 90 days of occupancy, unless the home is first occupied between October 1st and March 31st. In this instance the completion of the front, rear and side yard landscaping could be delayed until the following July 1st. *Should a homeowner fail to complete the minimum landscaping within the allotted time frame, the escrowed funds will be released to the Town Center Metropolitan District as a fine for the homeowner's failure to complete the minimum landscaping. The TCMD retains the right to access the Property to install the minimum landscaping at its option.* If it does so, the TCMD

has the right to file a lien against the Property until the Buyer has reimbursed the TCMD for the costs of the minimum landscaping, together with the interest at a rate of 10% per annum on the sums advanced by the TCMD from the date advanced until the date repaid.

Rear Yard Landscaping

Rear yard landscaping must be installed within 90 days of occupancy, unless the home is first occupied between October 1st and March 31st, where completion could be delayed until the following July 1st. Like the front and side yard landscaping, the rear yard landscaping will be subject to the same general Design Guidelines as described above.

Plant Materials

A minimum of one deciduous shade tree, one flowering ornamental tree **or** one evergreen tree must be planted in the front yard. The deciduous tree must be a minimum of **2 ½ inch caliper** at the time of installation and the flowering ornamental tree must be **2 inch caliper** minimum at time of installation. The evergreen tree size must be 6 feet to 8 feet in height at time of installation.

Required evergreen trees must generally be spaced 3 to 5 feet apart and at least 10 to 15 feet away from structures. Trees with columnar or a narrow growth habit may be spaced closer to each other and structures. Generally, where small and medium sized shrubs are required, they must be spaced 3 to 5 feet apart and large shrubs spaced 5 to 6 feet apart.

A minimum of three, 5-gallon size shrubs must be planted in the front yard. Vines, groundcovers and perennial flowers must be 1-gallon size minimum.

All required plant materials must conform to minimum standards established by the American Association of Nurserymen, as published in the American Standards of Nursery Stock. Plant growth habits and mature sizes should be taken into consideration when spacing trees, shrubs and groundcover.

All turf areas must be sod or seeded with an improved variety of Kentucky bluegrass or drought tolerant equivalent.

Landscape Materials

Lawn areas must be separated from shrub beds with edging material. Edging must be limited to heavy (wide gauge) steel, concrete, brick, or stone on a foundation.

Mulch may include crushed or rounded gravel, shredded wood or bark native to Colorado. Unnatural or high contrasting color mulch will be prohibited and earthtone colors will be encouraged. Weed barriers are required under all bark or gravel mulch.

All trees must be staked or guyed using metal T-post or wood lodge pole stakes. Guy wires must be maintained by the homeowner to keep all newly planted trees set plumb.

Boulders used in landscaping must be native to Colorado and must be approved by the Committee.

Enhanced Landscaping along Golf Course Lots

Compliance with these enhanced guidelines will help preserve the inherent architectural and aesthetic quality of the homes that front the golf course. It is important that improvements of homes that front the golf course be in harmony with and not detrimental to, a first rate golf course experience and that of the community as a whole.

Timing of Landscape Installation

The Committee will strictly enforce the timing and installation of landscaping on lots that front the golf course. Landscaping of front, rear and side yards must be installed within **90** days of occupancy, unless the home is first occupied between October 1st and March 31st, where completion may be delayed until July 1st.

Height Restrictions

The Committee will pay special attention to improvements that limit views to and from the golf course, including but not limited to landscaping, sheds, play structures, dog runs, and fencing. See below for additional restrictions on specific improvements.

Fencing

To maintain views to the golf course, the only fencing allowed for homes that front the golf course will be open rail, black wrought-iron, with a maximum height of four (4) feet. This fence will typically be installed by the Developer. Side-yard fencing on these lots will be wrought iron, white vinyl or cedar, as directed by the specific Filing's fencing requirements. A maximum height of five (5) feet is allowed on side yard fencing, as long as the fence is tapered to meet the four foot rear fence.

Other Rules and Restrictions along Golf Course Lots

Awnings/Patio Covers – Please refer to the general design guidelines for these requirements.

Dog Runs – Dog runs will be reviewed on a case by case basis by the Committee.

Patios, Decks, and Paving Materials

Patios, decks, and other paving materials should be compatible and harmonious with the structure and surrounding neighborhood and must be an integral part of the landscape architectural design. Materials and colors must be compatible with those of the main structure. Natural wood decks must be permitted with any type of building material. It is recommended that paving materials be earth tone colors.

Play Structures/Sports Equipment Height & Size Restrictions

No playground equipment above eight feet (8) in height, as measured from the ground to the top of the structure, will be allowed. Playhouses larger than thirty (30) square feet or over six (6) feet in height will be restricted.

Sheds - Sheds are restricted and will be reviewed on a case by case basis by the Committee.

Storage of Hazardous or Unsightly Materials –Storage of any hazardous or unsightly materials will not be allowed on a residential site.

General Site Improvements for GVRN Lots

Accessory Structures

Accessory structures, such as storage sheds, gazebos and green houses must be located in the rear yard and must adhere to the general design guidelines outlined below. Requests for approval will be reviewed on a case-by-case basis, taking into account the lot size, square footage of the home and proposed location of the accessory building. The accessory structure cannot exceed 80 square feet in size and 8 feet in height. Ideally, storage sheds must be located in areas that are not visible from open space, recreational areas, or public streets. It is important that the massing and scale, as well as forms, materials, and other detailing be coordinated with the main structure(s) on the home site. Gazebos must be an integral part of the landscape plan. Greenhouse structure approval will be based on, but not limited to, the general aesthetics, quality, and permanence of materials used. No carports or prefabricated metal sheds will be allowed.

Arbors and Trellises

Committee approval is required prior to installation of any proposed arbor or trellis. The inside height of a proposed arbor or trellis must not exceed 8 feet, 6 inches. Arbors must be complementary to the residence. Professionally prepared plans for Arbors are highly encouraged to expedite the approval process, otherwise a photograph or catalog picture must be provided. All City and County of Denver codes must be followed.

Awnings/Patio Covers/Shutters

Awning, patio covers, and shutter colors must be complimentary to the exterior color of the home. Patio covers must be structured of wood or material generally complementary to the home and be similar or complementary in color. Support posts for patio covers must be a minimum of 6" x 6" in size.

Basketball Hoops (portable and permanent)

No basketball backboards may be attached to a structure. Freestanding basketball backboards must be made of standard manufacturer's materials and colors. Temporary, portable basketball backboards and poles may not be used within public streets and must be stored out of view from adjacent properties and streets except when in use.

Dog Houses/Dog Runs

The Committee may allow dog houses and/or dog runs and these will be reviewed on a case-by-case basis. The location and size of the dog house or dog run will be determined with consideration given to its impact on adjacent properties and streets. Generally, dog houses must not exceed 4 feet in height and must be compatible with the home in material and color. Dog run areas should not exceed 300 square feet in size and the fence height should not exceed 5 feet. The dog run fencing should be located immediately adjacent to the home and be compatible with the home in material and color. The use of chain-link fencing is strongly discouraged, but if it is used, the Owner must fully screen the dog run from adjacent properties, streets, and open space using the privacy fencing detail outlined for the Community. The standard privacy fence detail has been included in the back of these Design Guidelines.

Exterior Lighting

Committee approval is required prior to changing or adding exterior lighting. In reviewing lighting requests, the Committee will consider the visibility, style, location and quality of the lighting fixtures. Exterior lighting for security and/or other uses must be directed towards the ground whereby the light cone stays within the property boundaries and the light source does not cast a glare onto adjacent properties.

Exterior Mechanical Equipment

No exterior mechanical equipment must be erected on any residential site without the specific approval of the Committee. Ground level and window air conditioning units, including swamp coolers, must be installed at street level only. These must be located in a side or rear yard and must be screened from adjacent properties.

Fencing of your yard

Each owner must be responsible for installing, maintaining, repairing, and replacing, in a reasonably attractive manner, any fence located on such owner's site per the enclosed fence standards. Any owner constructing, erecting, installing, modifying, or replacing a fence must obtain the prior approval of the Committee in accordance with the Master Declaration and Design Standards. Chain link fence along the side or rear yard of a home is strictly prohibited. (See Appendix B - Approved Fence Detail)

Flags

Committee approval is required for permanent flagpoles. Committee approval is not required for flying the U.S. or Colorado flag from brackets attached to houses or temporary flagpoles. Decorative flags or banners must be kept in good repair. Limit one flag per home.

Garbage and Trash

No garbage, trash, lumber, grass or shrub clippings, plant waste, compost, metal, bulk materials, scrap, or debris of any kind will be allowed to be stored or to accumulate on any site. All trash containers must have a cover that is resistant to animals and be kept within an enclosed structure. The container may be placed at the curb at such times as may be necessary to permit garbage and trash pickup. **Trash containers may not be placed at the curb prior to 7p.m. the evening before collection and must be returned to the enclosed structure the day of collection.**

Holiday & Seasonal Decorations

Reasonable holiday/seasonal decorations and/or lighting do not require Committee approval if decorations are installed not more than 5 weeks prior and removed within 2 weeks after such holiday.

Hot Tubs /Jacuzzi

Hot tubs and Jacuzzi's must be designed as an integral part of the deck or patio area and must be located in the side or rear yard area. They must be installed in such a way that they are not immediately visible to adjacent property owners, or screened by landscaping or privacy fence in such a manner that affords both homeowners' adequate privacy. The use of the hot tub/Jacuzzi cannot create an unreasonable level of noise for adjacent property owners.

Mailboxes

Mailboxes will be built in accordance with the approved community design guidelines. In most cases, the City and County of Denver requires that new mailboxes be Cluster Mailboxes.

Maintenance of Drainage

All Owners of real property within the Community Area will be responsible for maintaining the established drainage pattern on such real property in accordance with the grading plan provided to the Owner at the time of closing. Please refer to your Drainage Certificate for details.

Maintenance of Fencing

Each owner of a site will be responsible for maintaining, repairing, and replacing, in a reasonably attractive manner, any fence located on the owner's site, unless the fence is to be maintained by the Town Center Metropolitan District.

Maintenance of Property Improvements

No property within GVRN must be permitted to fail into disrepair and all property within GVRN, including any Improvements upon that property (i.e. landscaping, patios, fencing), must be kept and maintained in a clean, safe, and attractive condition.

Maintenance of the Tree Lawn Area

The area between the street and the sidewalk is called a "tree lawn" and it is the responsibility of each homeowner to maintain the landscaping and irrigation located within this area (your residential site) to the same standards as outlined under "Plant Materials". The tree must be planted by Oakwood Homes and is under warranty for one year. If the tree is stressed or looks like it is dying during the first year you occupy the home, you must contact Oakwood Homes Customer Care and Oakwood will replace the tree. After one year, it is the homeowner's responsibility to replace a dead or dying tree and/or sod within the tree lawn area.

No Hazardous Activities

No activity must be conducted on and no Improvement must be constructed on any property within GVRN that is or might be unsafe or hazardous to any person or property.

No Unsightliness

All unsightly conditions, structures, facilities, equipment, and objects, including snow removal equipment and garden or maintenance equipment when not in actual use, must be enclosed within a structure.

Patios, Decks and Paving Materials

Patios, decks and paving materials must be compatible and harmonious with the structure and surrounding neighborhood and must be an integral part of the landscape architecture design. Materials and colors shall be compatible with those of the main house structure. Natural wood decks shall be permitted with any type of building material. It is also recommended that paving materials be earth tone colors.

Painting/Repainting

Committee approval is required for all exterior painting or repainting of the home and accessory improvements. All exterior finishes including front doors and shutters should be subdued earth tones such as grey, green, brown, muted blues or reds, or other similar colors. White, primary colors and other bright colors will be permitted as trim colors only. Downspouts should be painted to match the body color of the home.

Pet Fencing

Pet fencing may include any invisible fence on or within the perimeter boundary of an owner's site per the enclosed fencing standards. Also refer to dog houses/dog runs for additional information and restrictions.

Play and Sports Equipment

Play equipment must be located in the rear yard and set back a minimum of 5 feet from the property lines. Consideration must be given in the location of play equipment so as to not create an undue disturbance on neighboring properties. No playground equipment above 8 feet in height, as measured from the ground level can be erected without the prior approval of the Committee. Playhouses larger than 30 square feet and higher than six (6) feet will be reviewed on a case by case basis.

Recreational and Commercial Vehicles

No commercial vehicle, house trailer, camper, camping trailer, motor home, horse trailer, boat, hauling trailer of any nature, truck **larger than ¾ ton**, self contained recreational vehicle (commonly referred to as an "RV"), snowmobile, jet-ski, motocross motorcycle, three-wheeler or other recreational equipment or vehicle associated accessory can be parked on any portion of the community longer than 48 hours in any two-week period.

Retaining Walls

Retaining wall materials must be compatible with the color and style of the home. Materials may include boulders, stone, brick or modular concrete block. Walls within lots should not exceed 3 feet in height. Walls should not obstruct or adversely affect existing drainage patterns.

Roof Replacement/Rooftop Equipment

Committee approval is required if roof material or color is changed. Roofing color should be complementary to other colors on the home. Air conditioning units must be ground mounted.

Satellite Dishes/Antennae

Satellite dishes and antennas must be carefully located and screened to minimize visibility from any public streets, public open spaces, or adjacent homes and should be no larger than one meter or less in diameter. To the extent feasible, the satellite dish/antennae should be placed in the rear or side yard area. Antennae for short wave or HAM radio operation are prohibited unless it can be demonstrated that said antennae can be screened from view similar to a satellite dish.

Screen/Security Doors and Windows

Committee approval is not required for the addition of screen doors or storm windows added to a home if the material and color matches or is similar to existing doors and windows on the home.

Signs/Address Numbers

Temporary signs advertising property for sale or lease (i.e. typical and customary real estate sign) may be installed on a lot without Committee approval provided there is no more than one sign per lot. All trade signs, which include, but are not limited to, landscaping, painting, remodeling, etc. may only be displayed while work is in progress and must be removed upon completion of the job. All other signs, including address numbers and nameplate signs must be approved by the Committee.

Solar Equipment/Skylights

Solar equipment and skylights must be designed as an integral part of the roof. Skylight glazing must be clear, solar bronze, or white.

Swimming Pools

Request for swimming pools will be reviewed on a case-by-case basis by the Committee with consideration given to, but not necessarily limited to, the size of the yard area, setback from impact on neighboring properties, size of pool enclosure, and pool materials. Above ground pools are not allowed. All City of Denver permits must be obtained by the homeowner prior to plan review by the Committee.

Yard Ornaments

Permanent yard ornaments in front yards or yards adjacent to public open space or streets, including but not limited to fountains, sculpture, statues, wagon wheels, driftwood, birdbaths, etc. will require approval by the Committee. Yard ornaments located in the front yard are discouraged.

Vehicle Repair

Maintenance (other than washing and polishing vehicles), servicing, repair, dismantling, or repainting of any type vehicle, boat, trailer, machine, etc. cannot be carried on upon any residential site, except within a completely enclosed structure, which screens the sight and sound of the activity.

Vegetable Gardens

Vegetable gardens must be located in either **the rear or side yards**. Gardens must be screened from neighboring homes, common open space areas, and adjacent streets.

Green Valley Ranch North Penalty Policy Enforcement of Covenants, Limitations and Restrictions

It benefits all homeowners in Green Valley Ranch North to establish Design Guidelines, Rules and Regulations to promote the common good and enjoyment of the homeowners' investments, protect property values, and maintain a pleasant living environment. Pursuant to the Documents and Section 32-1-1001 (1)(j) C.R.S., failure to adhere to the Rules and Regulations as outlined in the Documents may result in monetary penalties, or suspension of any services provided by the Town Center Metropolitan District. Furthermore, the homeowner may also be held responsible for costs incurred by the TCMD to resolve the issue such as, but not limited to, legal expenses. By statute and the legal documents, unpaid penalties are a first lien on the property in question and may be foreclosed through judicial proceedings.

1st Notice of Violation Courtesy Notice

Notice to homeowner giving nature of alleged violation and request for compliance within 10 days of written notice.

2nd Notice of Violation – Fine Warning

Notice is given to homeowner that alleged violation has not been corrected and a \$50.00 penalty will be imposed if there is not compliance within ten (10) days.

3rd Notice of Violation –\$50.00 Penalty

Notice is given to homeowner that the alleged violation has not been corrected and a penalty of \$50.00 has been imposed. The homeowner is given notice of a \$100.00 penalty if the alleged violation is not corrected within 14 days. Covenant violations cannot be appealed. However, if a homeowner disagrees with any alleged landscape violation (such as late, un-approved or inappropriate landscaping) they can appeal in writing to the Committee within ten (10) days of receipt of notice. The Committee will set a date when the homeowner can be heard to review the issue.

4th Notice of Violation –\$100.00 Penalty

Notice is given to the homeowner that the alleged violation has not been corrected and a penalty of \$100.00 has been imposed. The homeowner is given notice that subsequent penalties of \$100.00 will be imposed every 14 days until the alleged violation is corrected. The homeowner may be responsible for all costs incurred by the TCMD to resolve the issue, including, but not limited to; fines, fees, liens, and legal fees. Notwithstanding the foregoing, it is the opinion of the Committee that the violation in question gives indications that the property has been abandoned, is vacant, is in foreclosure or the violation is otherwise continuing without indication that a remedy is imminent. The Committee may accelerate the period for the "notifications, record statements of lien, exercise the self help provisions available under these Design Guidelines and the Covenants, or turn the matter over to the Committee's legal counsel for collection action.

Green Valley Ranch North Definitions

Declaration - means the Master Declaration of Covenants, Conditions and Restrictions for Green Valley Ranch North, as it may be amended or supplemented from time to time.

Design Guidelines, Rules and Regulations - means any instrument adopted by the Declarant for the purpose of establishing guidelines, rules, regulations, and procedures relating to the architectural design, exterior appearance of all dwellings, and any improvements or alterations made on any lot. The design guidelines may be amended or supplemented from time to time.

Design Standards - means the original Green Valley Ranch North Design Standards dated January 5, 2001, which may be amended from time to time by the Town Center Metropolitan District.

GRVN - means Green Valley Ranch North

Improvements to Property - means all structures and any appurtenances thereto and equipment of every type or kind, including, but not limited to, buildings, outbuildings, swimming pools, patio covers, awnings, painting of any exterior surfaces of any visible structure, additions, walkways, outdoor sculptures or artwork, sprinkler pipes, garages, carports, basketball poles and/or backboards, playground equipment, flagpoles, roads, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, fixtures, landscaping (both organic and non-organic), hedges, windbreaks, plantings, planted trees and shrubs, poles, signs, exterior tanks, solar equipment, antennae, satellite dishes and exterior air conditioning units.

Owner - means the recorded holder of legal title to the fee simple interest in any Lot or portion thereof.

Penalty Policy - means the Enforcement of Covenants, Limitations and Restrictions per Article 4, Section 4.2 of the Master Declarations for Green Valley Ranch North.

Residential Covenant Review Committee – means a committee of members, who need not be members of the Board of Directors of the Town Center Metropolitan District or owners, who are appointed by the Town Center Metropolitan District to perform design review functions.

Residential Site - means the real property, which is subject to the Master Declaration.

Town Center Metropolitan District - means a quasi-public corporation organized under the laws of the State of Colorado.

Green Valley Ranch North Appendix List

- ★ **Exhibit A**
Recommended and Approved Plant List for Green Valley Ranch North
- ★ **Exhibit B**
Approved Fence Standards for Green Valley Ranch North
- ★ **Exhibit C**
Typical Landscape Plan for Green Valley Ranch North
- ★ **Exhibit D**
Submittal forms and procedures for Initial and Final Design Review for Green Valley Ranch North

Exhibit A
Recommended and Approved Plant List
Green Valley Ranch North

(x) Means approved xeriscape plants

Deciduous Shade Trees

American Linden
Burr Oak (x)
Greenspire Linden
Redmond Linden
Columnar Norway Maple
Columnar English Oak
Norway Maple
Northern Red Oak
Common Hackberry (x)
Swamp White Oak
Red Maple
Kentucky Coffee Tree (x)
Ohio Buckeye (x)
Black Walnut (x)

Ornamental Trees

Amur Maple (x)
Aristocrat Pear
Selected Flowering Crabapples
Golden Rain Tree (x)
Redspire Pear
Thornless Cockspur Hawthorn (x)
Native Chokecherry (x)
Quaking Aspen
Canada Red Cherry

Evergreen Trees

Pinyon Pine (x)
Ponderosa Pine (x)
Austrian Pine (x)
Colorado Blue Spruce
Concolor Fir

Deciduous Shrubs

Alpine Currant
Barberry
Cistena Plum
Nanking Cherry
Western Sand Cherry (x)

Exhibit A
Recommended and Approved Plant List
Green Valley Ranch North

Native Chokecherry (x)
Peking Cotoneaster (x)
Golden Currant (x)
Burning Bush
Anthony Waterer Spirea
Froebel Spirea
Bluemist Spirea (x)
Snowmound Spirea
Butterfly Bush (x)
Threeleaf Sumac (x)
Fragrant Sumac (x)
Thimbleberry
Select Viburnum Species
Dwarf Arctic Willow
Dwarf Korean Lilac
Isanti Dogwood
Bailey Dogwood
Yucca (x)
Mockorange
Shrub Rose
Gambel Oak (x)
Dwarf Ninebark
Chinese Lilac
Common Purple Lilac
White Snowberry
Potentilla Species
Wayfaring Tree (x)
Sagebrush (x)
Serviceberry (x)
Hancock Coralberry (x)

Evergreen Shrubs

Buffalo Juniper (x)
Scandia Juniper (x)
Tammy Juniper (x)
Hughes Juniper (x)
Bluechip Juniper (x)
Wilton Juniper (x)
Calgary Juniper (x)
Prince of Wales Juniper (x)
Dwarf Mugho Pine (x)

Exhibit A
Recommended and Approved Plant List
Green Valley Ranch North

Perennials, Groundcovers, and Vines

Daylily (x)
Shasta Daisy
Columbine
Blanket Flower (x)
Purple Coneflower (x)
Border Jewell
Poppy Species
Creeping Potentilla
Creeping Mahonia (x)
Snow in Summer
Wild Strawberry
Sedums (x)
Common Yarrow (x)
Virginia Creeper
Clematis
Hall's Honeysuckle
Silver Lace Vine
Sweet William
Creeping Phlox
Basket of Gold (x)
Periwinkle
Fall Mums
Fall Asters
Japanese Iris
Coreopsis

Ornamental Grasses (for use in shrub beds)

Blue Fescue (x)
Fountain Grass (x)
Feather Reed Grass
Blue Avena (x)
Maiden Grass

Trees Not Allowed In Tree Lawn (Public Right-of-Way)

Popular Species (including Quaking Aspen)
Willow Species
Box Elder
Siberian Elm
Silver Maple
Coniferous Trees within Sight Distance Triangle
Green Ash
Honey Locust

Exhibit B
Approved Fence Standards for Green Valley Ranch North

Examples Attached:

Five (5) foot, white vinyl privacy fence

Six (6) foot, white vinyl privacy fence

Five (5) foot, white vinyl fence with lattice top

Six (6) foot, white vinyl fence with lattice top

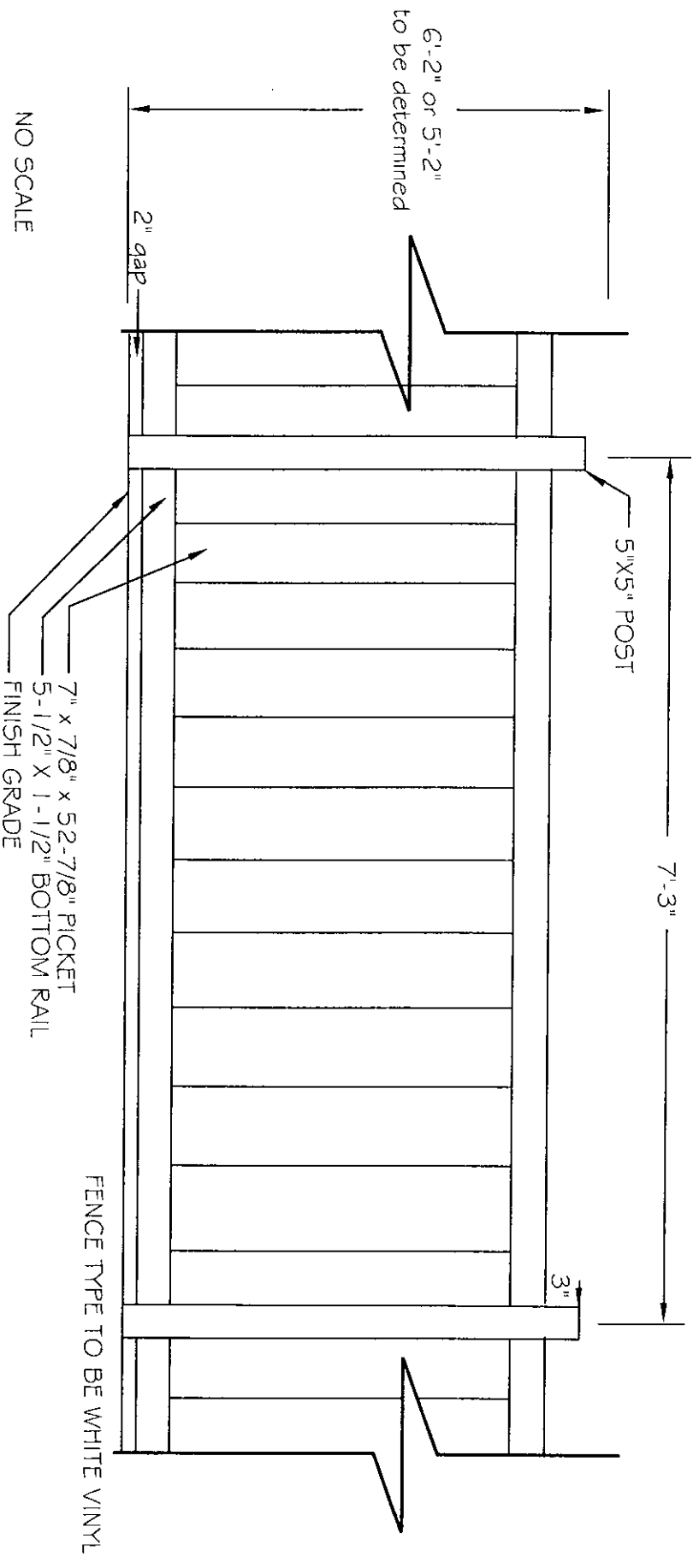
Four (4) foot, 3-rail, white vinyl fence

Four (4) foot, ornamental wrought iron fence (black)

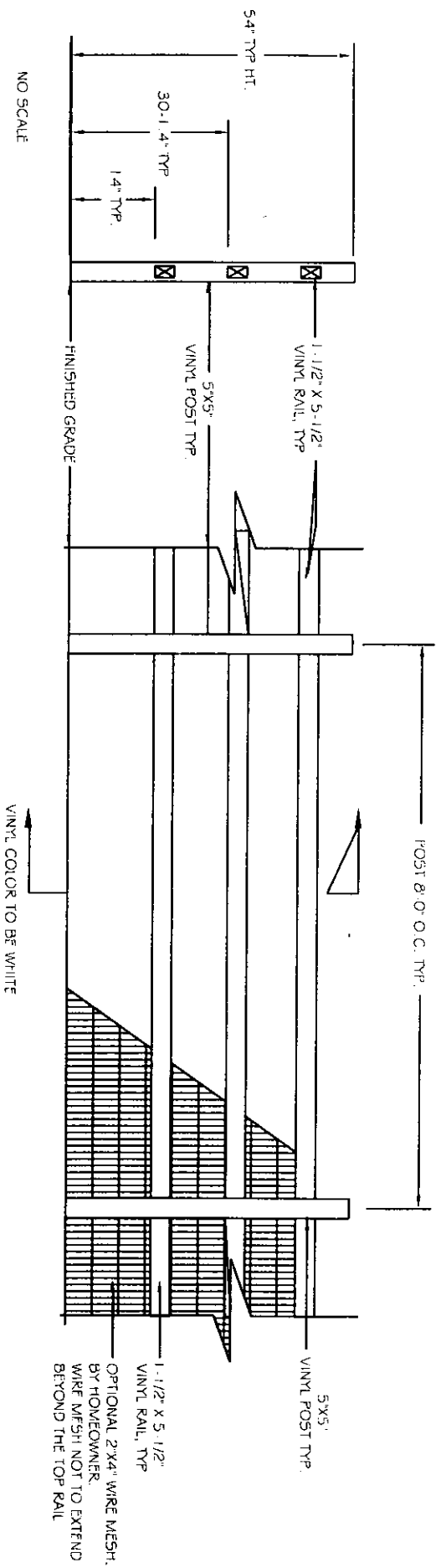
Please Note:

Communities that have existing cedar fences will be given the option of replacing the cedar fence with white vinyl or cedar when the fence is ready to be replaced. The replacement fence must be installed in the exact same location and be the same height as the existing cedar fence.

GREEN VALLEY RANCH PRIVACY FENCE



GREEN VALLEY RANCH STANDARD THREE RAIL FENCE DESIGN



6'-2" or 5'-2"
to be determined

7'-3"

5'x5" POST

3"

2" gap

7" x 7/8" x 52-7/8" PICKET

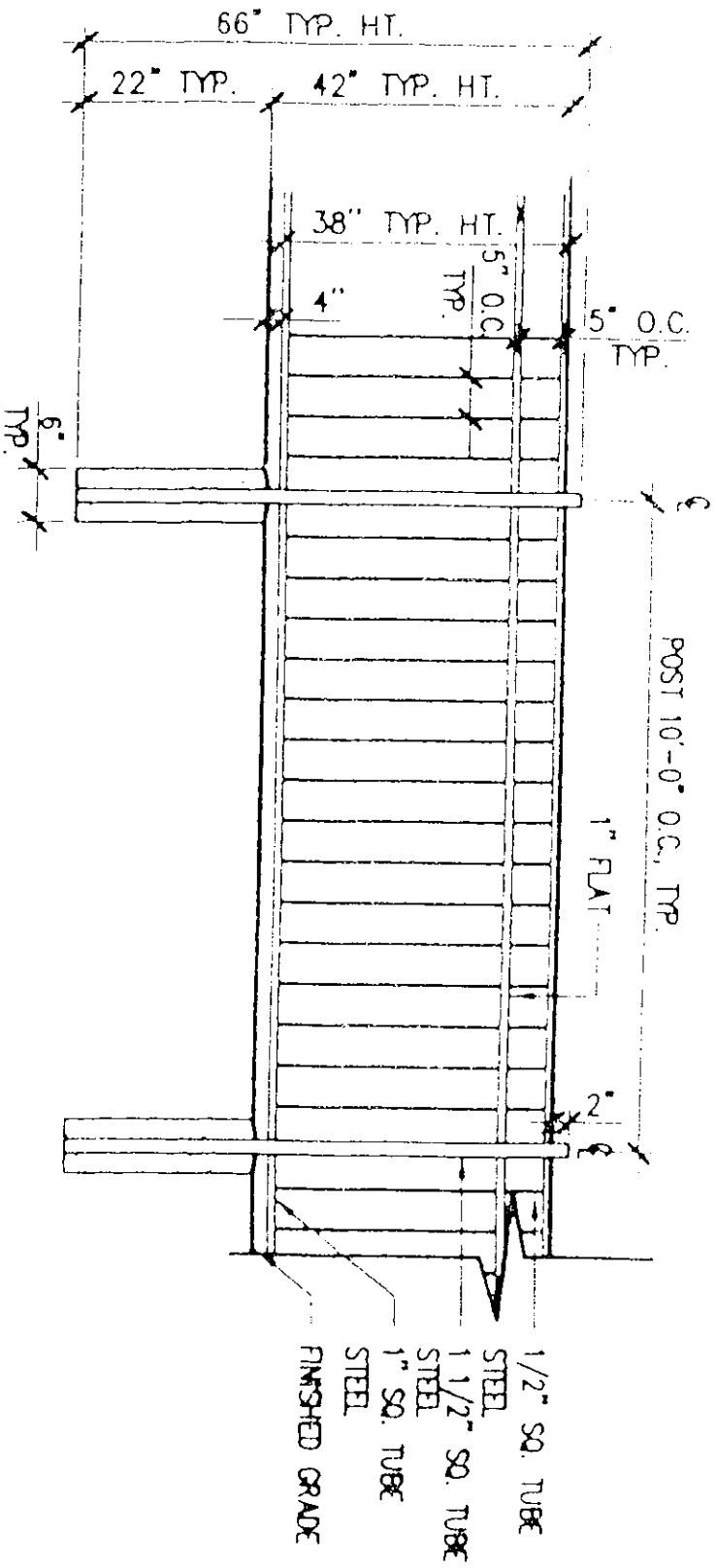
5-1/2" x 1-1/2" BOTTOM RAIL

FINISH GRADE

NO SCALE

7" x 7/8" x 52-7/8" PICKET
-5-1/2" X 1-1/2" BOTTOM RAIL
FINISH GRADE

GREEN VALLEY RANCH STANDARD ORNAMENTAL WROUGHT IRON FENCE



GREEN VALLEY RANCH FENCE TRANSITION

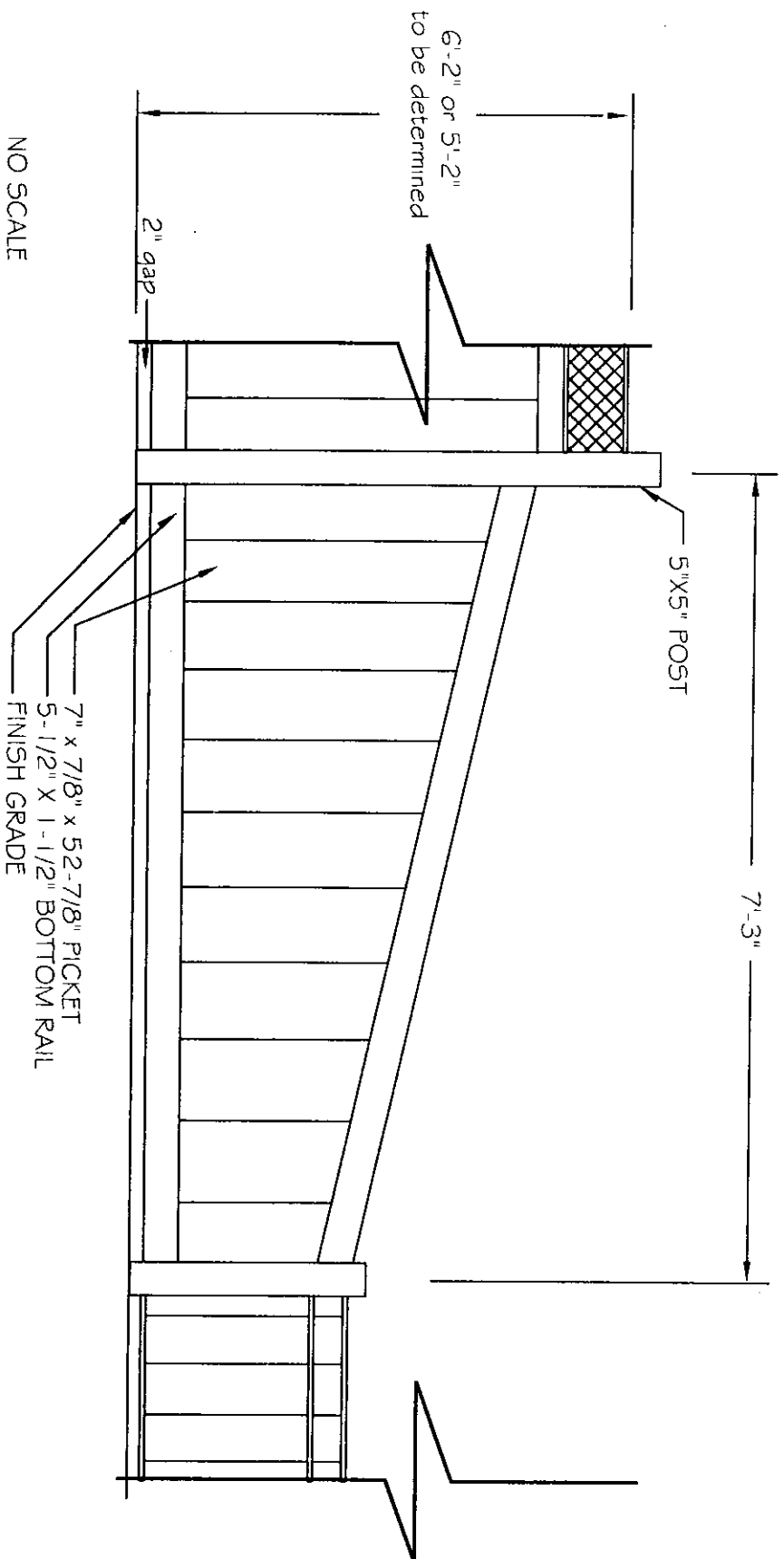


Exhibit C

Typical Landscape Plan

Green Valley Ranch North

SYMBOLS

NOTES

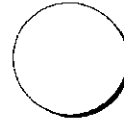
-ALL TURF IRRIGATION WILL BE RAINBIRD 1804 POP-UPS. ALL SHRUB AREAS WILL BE INSTALLED WITH DRIP IRRIGATION.

-ALL CONTROLLERS WILL BE RAINBIRD ESP WHICH ALLOW FOR A CUSTOM EVERY 3RD DAY WATERING SCHEDULE.

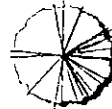
- ALL MULCH WILL BE 1.5" RIVER ROCK UNLESS OTHERWISE NOTED.

- FRONT YARD LANDSCAPE WILL BE AT WING FENCE LINE (APPROX. 5'-10' BACK FROM FRONT CORNERS OF HOUSE).

- ALL PLANT MATERIAL WILL MEET ALL GVR/METRO DISTRICT REQUIREMENTS.



2.5' DECIDUOUS TREE



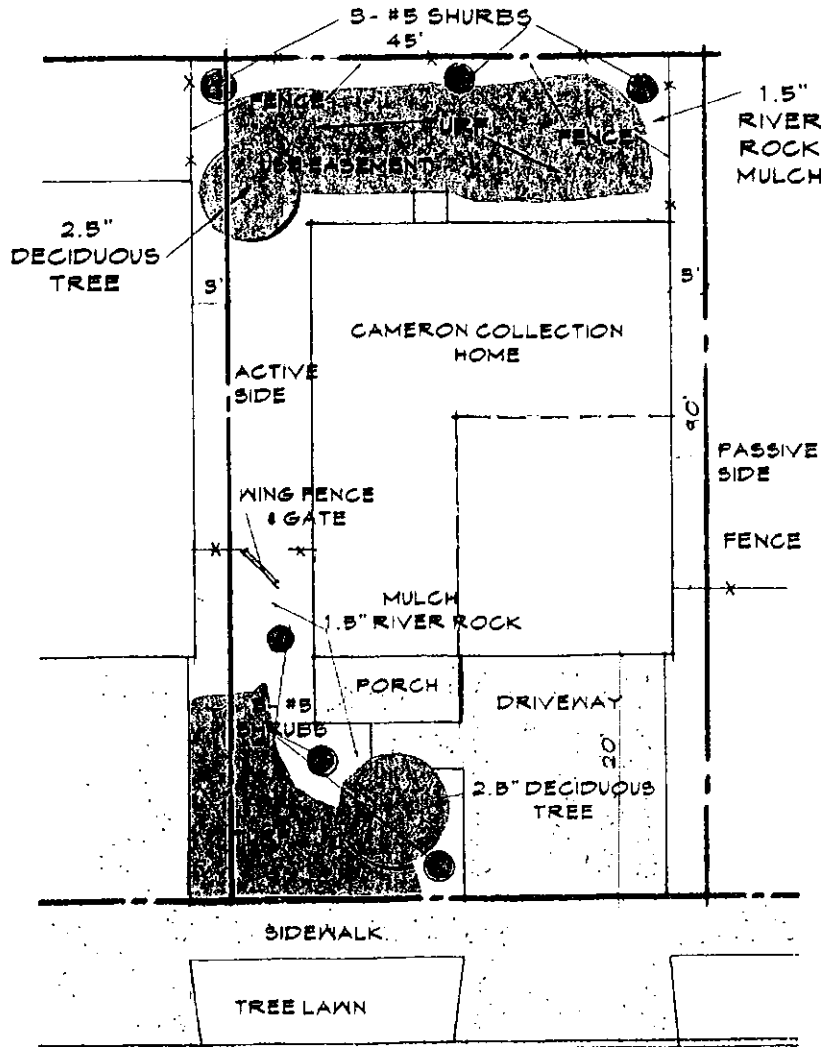
6' EVERGREEN TREE



SHRUB #5



ORNAMENTAL GRASS #1



INTERIOR LOT- FULL YARD - BASIC