

LORSON RANCH
DESIGN GUIDELINES

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DESIGN GUIDELINES

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A. INTRODUCTION

The Design Guidelines (the "Guidelines") have been prepared to govern the procedures of the Design Review Committee (the "Committee") for the Lorson Ranch Metropolitan District No. 1 (the "District").

These Guidelines are created to supplement the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch ("Declaration"), recorded in the real property records for El Paso County, Colorado, as may be amended. Owners and Builders are subject to the design approval requirements set forth in Article 3 of the Declaration in addition to the following Guidelines. Capitalized terms not defined herein shall have the definition provided in the Declaration.

B. THE PURPOSE

The general intention of the Guidelines is to ensure the continued enhancement of the value, desirability and attractiveness of the residential areas of Lorson Ranch, a master planned community.

Lorson Ranch is a unique community offering generous open space and trail corridors. The purpose of the Guidelines is to assist in maintaining a harmonious community image for Lorson Ranch. These Guidelines will provide Builders and Owners with procedures and requirements involved in the design review process.

The Guidelines will also serve as the Committee's guide for review of each application for approval of an alteration to the exterior of a Lot, including installation of certain Improvements. The Guidelines will allow the design review process for each application submitted for proposed improvements to be processed consistently. The Committee's role is to consider the image of the community and promote overall harmony when reviewing and approving applications for proposed Improvements.

C. LEGAL AUTHORITY

Authority for design review is supported by the Declaration and Section 32-1-1004 (8), Colorado Revised Statutes, which allows the District to provide design review services for the Lorson Ranch community. The District Board hereby adopts these Design Guidelines as the basis for all design review. Should these Guidelines be revised, such revisions shall then take precedence over previous Guidelines. The Declaration shall govern should any discrepancies occur between these Guidelines and the Declaration.

D. SUPPLEMENTAL GUIDELINES TO GOVERNMENTAL REGULATIONS.

These Guidelines are supplemental to regulations normally in effect for the Property, including El Paso County Zoning and Subdivision Regulations, applicable federal and state regulations and pertinent building codes. All construction within Lorson Ranch shall comply with these Guidelines and all other applicable regulations.

E. NON-LIABILITY

Committee approval pursuant to these Guidelines is not a substitute for, nor a guarantee of engineering design or compliance with laws and applicable governmental ordinances or regulations (such as zoning or building ordinances), and does not reflect any representation by the Committee, its members, the District Board, or the Declarant to assume any liability or responsibility for an applicant's design compliance with any applicable laws, governmental ordinances or regulations, or any other matter relating thereto, other than these Guidelines. Neither the Committee, its members, the District Board, the Declarant, nor any of their successors, assigns, agents, employees or officers, shall be liable to any Owner or other Person for any damage, loss, or prejudice suffered or claimed on account of:

1. Approval or disapproval of any plans;
2. Performance of any work, whether or not pursuant to approved plans, drawings and specifications; or
3. Development of any property within Lorson Ranch.

F. AESTHETIC CONSIDERATIONS

Aesthetic considerations relating to any Improvement or other matter that is addressed in these Guidelines are within the scope of the design review process, and the Committee may deny or condition any application before it on the basis of aesthetic considerations, including the design theme for the development and specific areas within the development, as well as the aesthetic consistency of a proposed Improvement or other matter with the surrounding landscape.

G. DESIGN REVIEW PROCEDURE

1. Submission of Drawings and Plans for a Major Improvement

All Builders, Owners, contractors, subcontractors and/or their designated representatives shall comply with the following procedures to obtain approval for any Improvement to residential property within Lorson Ranch. All construction that is to be undertaken in Lorson Ranch, whether new residential construction, subsequent exterior renovations, remodels, or home site improvements, including but not limited to, sidewalks/walks, driveways, drainage, fencing, lighting, landscaping or other exterior improvements is subject to review under these Guidelines. Unless otherwise specifically stated herein, drawings or plans for a proposed Improvement must be submitted to the Committee and the written approval of the Committee must be obtained before the Improvements are begun. Builders may obtain approval from the Committee for a master plan of each standard floor plan and elevation so that only one approval is necessary ("Master Plan"). The District Board will provide all Owners and Builders with written notice of any fees charged for design review.

Unless a Builder has been exempted from the design review approval process pursuant to Section 3.06 of the Declaration because the Declarant has previously approved the Builder's drawings and plans, for approval of new building construction or major Improvements, such as room additions, remodels or structural changes, the Builder or Owner shall submit to the Committee one (1) set of construction documents to include the following:

- a. One set of Architectural Plans at a scale of $\frac{1}{4}'' = 1'$, including:
 - i. Architectural elevations (front, sides and rear), indicating typical proposed grade lines, finish floor elevations, top of slab elevations and building height calculations.
 - ii. Floor plans, including square footage for each floor.
 - iii. Roof plans indicating pitches, ridges, valleys and location of mounted equipment.
 - iv. Identification of all proposed exterior materials.
 - v. Exterior details, including items such as chimneys, exterior stairs and decks, railings, and deck supports.
 - vi. Any other proposed improvements (i.e., decks, awnings, hot tubs, etc.)
- b. Site Plan of the lot, at a scale of $1''=10'$ or $1''=20'$, including:
 - i. Lot lines and dimensions, building setbacks, street right-of-way, curb lines and easements.
 - ii. Existing and proposed contour lines at 2' intervals extending to all property lines, existing or proposed street elevations, finish grade at building corners, and drainage swales may be required. Finish floor, and garage slab elevations also may be required.
 - iii. Building footprint.
 - iv. Sidewalks/walks, driveways, decks, accessory structures, dog runs or privacy fencing, retaining walls with top and bottom of wall elevations.
- c. Exterior colors, materials and finishes, including:
 - i. All finished exterior materials and colors, including siding/downspouts, trim/gutters, roofing, garage doors, front door, and window trims.
 - ii. Catalog sheets for exterior lighting.
 - iii. Samples of materials and/or a 4'x4' lay-up of masonry or stone material at the home site may be required at the discretion of the Committee.

2. Submission of Drawings and Plans for Landscaping and Other Site Improvements

Committee approval shall be obtained prior to the installation of any landscaping or any other site Improvements including, but not limited to, pet enclosures,

permanent play & sports equipment, fencing, deck or patio additions, etc. In most cases, the documentation to be submitted will not have to be professionally prepared by an architect, landscape architect, or drafter, but at a minimum shall be drawn to scale and shall have sufficient detail to permit a comprehensive review by the Committee. The Committee may approve a Builder's standard plans for landscaping or site improvements and upon such approval, each standard plan will be considered to be a "Master Plan" not requiring further Committee approval. The following guidelines should be utilized in preparing drawings or plans:

- a. The drawing or plan should be done at a scale of 1"= 10' or 1"= 20' and should depict the property lines of the lot and the "footprint" of the home as located on the lot. Existing improvements, in addition to the home, should be shown on the drawing and identified. Such existing improvements include driveways, walkways, decks, trees, shrubs, etc.
- b. 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, sidewalks/walks and structures not covered under the original approved plan review.
- c. Plans for any other site improvements, such as play/sports equipment, dog runs, hot tubs, trellises, retaining walls, lighting, gazebos, etc. should 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 (trellises, gazebos, etc.), an elevation drawn to scale of the proposed Improvement is required.

3. Revisions and Additions to Approved Plans

Any revisions and/or additions to the approved architectural or landscape plans made by either the Builder, Owner, or as required by the applicable governmental authority must be resubmitted for approval by the Committee. The revised plans must follow the requirements outlined above. The Committee will review the plans and provide the applicant with a written response as provided below.

4. Action by the Committee

The Committee will timely convene as needed to review all plans submitted for approval. The Committee may require the applicant to submit additional materials and the Committee may postpone taking action on the application until all required materials have been provided. The Committee will contact the applicant in writing, by phone or by electronic mail if the Committee needs additional materials or information or if it has any suggestions for the modification of the submitted plans. Within 45 days after receipt of all materials required by the Committee, the Committee will, in writing, approve, approve with conditions, or disapprove the plans. The Committee may make a written request for an extension of time to make its decision, not to exceed an additional 30 days. If a written response by the Committee is not received within the 45-day period (or as may be extended), the application will be deemed disapproved.

5. Review of Work in Progress

The Committee shall have primary authority to enforce the provisions of these Guidelines. The Committee may review all work in progress to ensure that the construction or work complies with all approved plans and construction procedures. Absence of such review or notification during the construction period does not constitute either approval by the Committee of work in progress or compliance with these Guidelines or the Declaration. The Committee may withdraw approval of any project and require all activity at such project to be stopped, if deviations from the approved plan or approved construction practices are not corrected or reconciled within ten (10) days after written notification to the Builder or Owner specifying such deviations, or such longer period as the Committee may specify. Any Committee visits to the site are in addition to standard inspections required by applicable government authorities during the construction process.

6. Completion of Improvements

Upon completion of the Improvement, the applicant shall give written notice of completion to the Committee. The Committee has the right to inspect the Improvement prior to or after completion. The Committee shall be deemed to have waived its right of inspection if it does not inspect the Improvement within forty-five (45) days after notice of completion is given to the Committee.

Upon inspection, the Committee may issue a notice of noncompliance if there are items that do not comply with the approved plans. The notice shall specify the action the applicant must take to remedy the noncompliance. The applicant shall have forty-five (45) days to remedy the noncompliance or the Committee may take any and all actions authorized under the Declaration to assure compliance.

7. Period of Plan Validation

Approval of plans is valid for twelve (12) months unless otherwise agreed in writing by the Committee and the Builder or Owner. Construction of the approved Improvement must begin within the 12-month time period. If it does not, the plans must be resubmitted for review by the Committee. Approved Master Plans do not have this requirement.

H. IMPROVEMENT STANDARDS

1. Streetscape Variety

No modular homes are permitted within Lorson Ranch. Repetition of home models is permitted, subject to the requirements set forth in this section. In order to maintain architectural variety within the neighborhoods, the same house plan may not be constructed adjacent to itself, nor may the same house plan be constructed directly across the street. Homes with the same elevation and plan must have a minimum of two lots between one another when on the same side of the street, and cannot be placed directly or diagonally across the street from another. The Committee may waive this requirement in higher density areas such as townhomes and apartments, if, in the Committee's judgment, the waiver will not have a detrimental impact on the overall value, desirability and attractiveness of Lorson Ranch.

2. Accessory Structures

Accessory structures such as gazebos, greenhouses, etc. shall be located in the rear yard or in a location not prominently visible to the street. Such structures must be constructed of like material and color as the main structure on the Lot. Carports are prohibited. Requests for approval of accessory structures will be reviewed on a case-by-case basis, taking into consideration the Lot size, square footage of the home and proposed location of the accessory structure. Gazebos must be an integral part of the landscape plan.

3. Painting/Repainting

Committee approval is required for all exterior painting or repainting of the home and accessory improvements. Color themes are to be maintained throughout a Builder's community and can only be altered with Committee approval. The submittal must contain the manufacturer's paint chips with name and code number. Approval will take into consideration, but not be limited to, the color tone and brightness, the home's architecture, stone or brick accents, roofing color, compatibility with other body/trim colors, and the colors of neighboring properties. All exterior finishes should be subdued earth tones such as gray, green, brown, muted blues or other similar colors. White, primary colors, and other bright colors shall be permitted as accent colors only. Downspouts must be painted to match the body color of the home. Notwithstanding all of the above, if a project is proposed to the Committee that does not accommodate the above, but in the Committee's opinion is acceptable, the Committee may approve it.

4. Architectural Style

No mandatory architectural style is required for Lorson Ranch. However, it is the intent of these standards that residential design develop proportions and details appropriate to the home site and neighboring properties. Careful scrutiny will be given to the massing, proportions, overall scale and the homes' materials, color and textures. Once a style has been approved by the Committee for a neighborhood, it shall require Committee approval to change an "as-built" design.

5. Massing

The Committee will encourage designs that reduce building scale and increase individuality and diversity.

The walls of a building are an important part of its overall visual impact and should be carefully detailed. Exterior materials should be consistently used throughout the building. The connection from the walls to the foundation should be treated such that the foundation becomes a very minor element. Location, type and size of window openings should be carefully considered for effect on proportions, continuity, and illumination. Entries should be well articulated. Covered entries and recessed openings at doors and windows are strongly encouraged. Rear elevations shall have more than one plane/surface, exclusive of the roof.

Homes situated on highly exposed sites (i.e. corner lot, double fronted lot) need additional architectural features on the elevations that are highly visible.

6. Architectural Detailing

To add definition and break up flat planes of walls, the use of architectural elements to create shadow lines is encouraged to be incorporated in the design of the home. Architectural elements to accomplish this definition include recessed windows, deep eaves and offset wall planes, window shutters, well proportioned porches with brackets, trellises and arbors, decks, detailed fascias, belly bands, etc. All windows are to be framed by trim or revile. All corners should not have metal trim.

7. Exterior Materials

To anchor the residence to the site and provide a continuity of materials, it is encouraged that the exterior front elevation wall surface incorporate a second material, such as stone, cultured stone or masonry. An exception to this shall be made for homes clad entirely with stucco or a home that is well detailed. Wrapping building masses, expressing chimneys and detached columns in stonework adds visual interest. Use of bright, unfinished, colored, and reflective or mirrored surfaces or glass is not permitted. Concrete foundation walls shall not be exposed and shall be faced or finished to blend with the general architectural design of the building. On stepped foundations, maximum exposed vertical height is to be eighteen inches (18"). The maximum exposed width of wood lap siding is seven inches (7") of reveal. Siding shall be fiber cement, LP siding or stucco. No vinyl or masonite siding will be allowed. Trim is required on all elevations. All driveways shall be constructed of concrete. A minimum twelve inch (12") eave and fascia over-hang is required, exclusive of gutters.

8. Roof Forms and Material

The roof form is the most prominent visual element of a home and central to define its architectural character. Therefore, the form and materials used to create a building's roof will be carefully reviewed by the Committee. Styles such as gable, hip and shed roofs will generally be acceptable for residential construction, while mansard, gambrel, flat and A-frame roofs are strongly discouraged. Care must be given when combining roof forms to maintain the integrity of the architectural forms. Well-detailed fascia and eaves treatment serve to frame the roof as a strong design element. Roofing materials must be considered with respect to harmony of color and texture with other materials on the home and adjacent properties. Minimum roof pitch is 6:12, except for covered decks and porches, which may be less. It is recognized by the Committee that new architectural designs may require alternative pitches in design of roofs and will require Committee approval to be used at Lorson Ranch.

Concrete tile or slates are acceptable materials for roofs. Composition shingles are acceptable as long as the product meets the following criteria:

- Must be a minimum 30-year asphalt shingle
- Must weigh at least 240 lbs. per square
- Must be Class A fire rated
- Dimensional or Architectural Shingles (no t-lock)

All extensions from the roof, such as chimneys, flues, roof vents, gutters, skylights, etc. must be carefully located and finished to complement other

elements of the design. Unfinished and exposed metal detailing will not be allowed. If possible, flues and vents should be located out of view of the front of the home. Solar equipment must be screened and skylights must be unobtrusive.

9. Decks and Patios

Decks must maintain the overall form and be a natural extension of the architecture. Deck supports must have a substantial scale that visually anchors them to the ground and should be a minimum of 4"x 4" in size.

Outdoor living areas are encouraged. Patios, decks and other paving materials should be compatible and harmonious in color and texture with the structure and surrounding neighborhood and must be an integral part of the landscape architectural design. Only permanent or outdoor furniture on decks and patios will be permitted. Furniture primarily intended for indoor use will not be permitted for outside use.

10. Retaining Walls

Retaining walls may be used to accommodate or create changes in grade. Walls must be properly anchored to withstand overturning forces and should incorporate weep holes into the wall design to permit water to be released behind them. Walls should not exceed four feet in height unless specifically approved and should be located so as to not alter existing drainage patterns.

The use of rock boulders, stone, and masonry is preferred. Timbers may be used subject to specific approval.

11. Landscaping

All portions of a Lot not improved with the home, driveway, walkways, patios or decks (referred to as the unimproved area of a Lot) shall be landscaped by the Owner; provided, however, that this obligation shall not apply to any Lots landscaped by Declarant, Builders, or their assignees. All landscaping shall be installed in accordance with landscaping plans submitted to and approved by the Committee, which plans shall be drawn to scale and shall set forth the location of landscaping, type of landscape materials, and be in accord with the requirements of this section. The Committee may impose a fee for review of landscaping plans and may require each Builder, at the closing of the Lot, to deposit funds which will be refunded when the landscaping and/or sprinkler system are installed in compliance with the Committee's approval. All yard ornaments will require Committee approval.

The front and back yards of each lot improved with a home shall be fully landscaped by the Builder, weather permitting, within 60 days after closing with new Owner. After occupancy, the Owner shall maintain landscaping.

Front Yard. A minimum of fifty percent (50%) of the front yard of each lot shall be landscaped utilizing "long lived" ground cover such as bluegrass or brome fescue. At least one (1) tree, which may be a 1 ½ inch caliper deciduous tree or an evergreen tree of at least six (6) feet in height, must be planted in the front yard. A maximum of fifty percent (50%) of the front yard of each lot may be landscaped with a combination of non-living durable landscape materials and short-lived landscape materials. The front yard of each lot is defined as that area between the street and a line extended from the front corners of the home to

each side lot line. If the landscaping plan includes an underground sprinkler system, it shall be installed at the time of initial landscaping. Builders shall install all irrigation systems and initial landscaping. Xeriscaping shall be an acceptable method of landscaping, provided the design is part of an approved Master Plan or if submitted by an Owner, is approved by the Committee.

Back Yard. A minimum of fifty percent (50%) of the back yard of each Lot shall be landscaped utilizing "long lived" ground cover such as bluegrass or brome fescue. Any Yard with an open rail fence, which is adjacent to a public access area, shall have an irrigation system with landscaping installed by the Builder.

The front and back yards combined must also contain a minimum total of four 1-gallon size bushes and two 5-gallon size bushes.

Note: Owners are required to maintain all previously established drainage patterns as shown on the grading certificate.

12. Irrigation Systems

Irrigation systems must be installed in front yards. Plans must be submitted to the Committee for approval prior to installation of irrigation systems at the same time as the landscape plans are submitted for approval.

13. Landscape Maintenance

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

14. Exterior Lights

Exterior lighting shall not illuminate into adjacent properties.

15. Hot Tubs/Jacuzzis

Installation of hot tubs and Jacuzzis require prior Committee approval. They should be designed as an integral part of a deck or patio area and must be located in the side or rear yard. It must be installed in such a way that it is at least partially screened from adjacent properties.

16. Awnings/Patio Covers/Shutters

Awnings, patio covers and shutter colors must be complementary to the exterior color of the home. Patio covers must be constructed of wood or material generally complementary to the home and be similar or complementary in color. Where utilized, support posts for patio covers must be a minimum of 4"x 4" in size. Unacceptable awning treatments include thin wood lattice, metal, plastic, and untreated or striped fabric. Awnings must be maintained in like-new condition.

17. Yard Ornaments/ Flagpoles

Yard ornaments located in the front yard or in any other area of the Lot that can be viewed from the street or adjacent property, including but not limited to, fountains, sculptures, statues, and banners require Committee approval. Location of yard ornaments in the front yard is discouraged. Flagpoles on Lots are subject to Committee approval for height and location and should be constructed of compatible building material with the home.

18. Fencing

All fencing on a Lot must be approved by the Committee. Solid privacy fencing will be installed along all collector and higher category roadways and may be used as privacy fences along side and rear lot lines, except those lot lines that abut common and creek areas, where an open style fence is required. Open style fences may include material that allows for the restriction of pets. Such material must be installed inside the fence. The maximum height for a privacy fence shall be six feet (6'). Transitions from a high fence to a low fence must be gradual. Materials for fence use are limited to wood (cedar or like) iron, or masonry.

19. Air Conditioners

Air conditioners must be ground mounted in the side yard. No 'swamp' coolers or window mounted air conditioners will be permitted.

I. IMPROVEMENTS EXEMPT FROM COMMITTEE APPROVAL

1. Interior Alterations

Alterations to the interior of the residence may be done, if the outside appearance of the structure is not visually affected.

2. Repairs to a Previously-Approved Residence

Repairs or modifications to the exterior of a residence are only exempt if they are in compliance with previously approved drawings and specifications.

3. Materials Added to Approved Landscaping

Adding plant or other materials in compliance with a previously approved landscape plan, or consistent with the landscaping installed by the Builder.

4. Play and Sports Equipment

Play and sports equipment (i.e., trampolines, swing sets, etc.) must be placed so as to minimize its visual impact from adjacent properties. Play equipment should typically be located in rear yard areas and set back a minimum of five (5) feet from property lines.

The location of play equipment shall not create an undue disturbance on neighboring properties. Play equipment shall be of predominantly muted, earth tone colors and shall not exceed eight (8) feet in height unless otherwise

approved by the Committee. Play equipment or items used for front yard play must be stored out of view when not in use.

Basketball backboards located in front yards must be permanently mounted on a pole on the exterior side of the driveway approximately halfway between the sidewalk and the front of the residence. Backboards may not be located along any sidewalk or street. **Backboards attached to a residence are not permitted in front yards.** Backboards are not permitted in side yards. Backboards located in rear yards must be set back a minimum of 10 feet from the property line.

5. Satellite Dishes/Antennae

In compliance with the Telecommunications Act of 1996, one satellite dish/antennae that measures one meter or less in diameter may be installed on a Lot without prior Committee approval, subject to the following conditions:

- a. To the extent feasible, the satellite dish/antennae shall be placed in the rear or side yard in such a manner that it is screened from adjacent street(s) and neighboring properties. Rooftop mounting that is visible from adjacent street(s) is discouraged.
- b. The satellite dish/antennae shall be installed at the lowest possible placement, utilizing ground level sitting (unless a signal is not attainable).
- c. The satellite dish/antennae shall match the surrounding environment in color or be screened with a reasonable amount of plantings to minimize its visual impact to the immediate area.

A satellite dish or antennae that measures more than one meter (37 inches) in diameter will require Committee approval prior to installation.

J. CONSTRUCTION PERIOD REGULATIONS

In the interest of all Builders and Owners, the following regulations shall be applicable and enforced during construction periods. All Builders and Owners shall abide by these regulations.

1. OSHA

All applicable OSHA regulations and guidelines must be strictly observed at all times.

2. Construction Hours

Construction hours shall be between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday.

3. Construction Access

Declarant or the Committee may designate specific access points for exclusive and limited use by construction vehicles.

4. Debris and Trash Removal

Regular cleanup of construction sites is mandatory. All trash and debris shall be stored in a commercial trash container and shall be removed from the trash disposal area on a weekly basis or when full. All soil and debris flowing into the street(s) or open spaces from the construction site shall be cleaned as needed. If sites are not kept in a clean manner, a penalty or fine for failure to do so may be assessed. During the construction period, Builders/Owners shall be responsible for all erosion control on the site.

5. Restoration and Repair

Damage to any property other than the Lot upon which construction is occurring shall be promptly repaired at the expense of the Builder, Owner, or other Person causing the damage.

6. Prohibited Uses and Activities

The following items are prohibited:

- a. Concrete equipment cleaning or concrete dumping shall be confined to the home site and all concrete and debris shall be removed prior to completion of the home.
- b. Removal of any rocks, trees, plants, or topsoil from any portion of the Lot or Property without prior Committee approval.
- c. Careless use of cigarettes or flammable items.
- d. Driving across any open space or non-designated construction areas.