

STROH RANCH COMMUNITY ASSOCIATION COMMUNITY-WIDE STANDARDS DOCUMENT

INTRODUCTION - Stroh Ranch is a community of distinct neighborhoods (also referred to as *Filings*) within a network of parkways and greenbelts connecting to centrally located schools, parks and neighborhood commercial centers.

These Community-wide Standards have been adopted to give direction to Owners in preparing plans and designs that reinforce the appearance of high-quality neighborhoods within the planned Filings. These Community-wide Standards apply to modifications, additions and alterations made on or to existing improvements, Residential Units or structures containing Residential Units and the open space.

Due to the unique characteristics of individual Filings, certain special requirements relating to house design, site planning, landscaping, fencing or any other facet of modification, addition or alteration may be applicable to a particular Filing.

Additionally, due to unique characteristics on individual Lots and/or groups of Lots, certain additional special requirements, relating to house design, site planning, landscaping, fencing, or any other facet of modification, addition or alteration, may be imposed by the Architectural Review Committee (also referred to as ARC) during the review process.

These Community-wide Standards are intended to provide the framework for design and development standards, based upon which the Owner, Contractor and the Architectural Review Committee will be able to make informed decisions related to all exterior design elements within Stroh Ranch. UNLESS OTHERWISE SPECIFICALLY STATED, DRAWINGS OR PLANS FOR A PROPOSED IMPROVEMENT MUST BE SUBMITTED TO THE ARCHITECTURAL REVIEW COMMITTEE AND THE WRITTEN APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE MUST BE OBTAINED BEFORE THE IMPROVEMENTS ARE MADE.

These Community-wide Standards contain both rules and informational direction. Where the terms "shall" or "shall not" are used in a statement, the statement constitutes a binding rule. Where the terms "preferred" or the phrase "the ARC may permit" are used in a statement, the statement constitutes informational direction provided for the guidance and convenience of Owners and Contractors, and shall not create any duty for the ARC to approve or permit the design elements referred to in such statement, nor shall any Owner or Contractor rely in any manner upon the ARC's potential approval of such design element, the approval of which shall remain within the ARC's sole discretion.

Where the provisions of applicable Town of Parker Standards are more restrictive than the provisions of these Community-wide Standards, the Town of Parker Standards shall be controlling. No variance from the Town of Parker Standards may be requested unless the prior written approval of the ARC has been first obtained. ARC approval does not supersede the Town of Parker requirements.

Accuracy of Information. Any person submitting plans to the ARC shall be responsible for verification and accuracy of all components of such submission, including, without limitation, all site dimensions, grades, elevations, utility locations, neighbor acknowledgement and other pertinent features of the site plans.

Appeals. Within thirty (30) business days after notice of an ARC decision has been mailed, the Owner may file with the management company, or in their absence, the Secretary of the ARC, a written request that the ARC reconsider such decision. Any such request for reconsideration shall include a statement of the basis for such request and technical design information supporting such request. The ARC may require additional information in connection with any request for reconsideration. The Owner's written request for reconsideration may include a request to personally address the ARC at its next scheduled meeting. All reconsiderations will be reviewed on a case-by-case basis, and the granting of a request for reconsideration with respect to one matter does not imply or warrant that a similar request will be granted with respect to any other matter. Each case will be reviewed on its own design merits, and in light of the overall objectives of these Community-wide Standards. The decision of the Board of Directors will be sent to the Owner via certified mail.

Application for Review. Application for ARC review is attached as Appendix A and additional copies of such applications and information regarding design review procedures can be obtained from the Association's management company or the community's web site at www.strohranchhoa.com (contact management company for current password to website). All applications for approval of a modification, addition or alteration and other related materials must be submitted to the Association's management company for review by or on behalf of the ARC before work commences.

Architectural Standards. The Board of Directors shall have the authority and standing, on behalf of the Association, to enforce in courts of competent jurisdiction decisions of the Board of Directors created in Article 6 of the Declaration of Covenants, Conditions and Restrictions for Stroh Ranch Community Association, Inc.

Authority and Enforcement. The ARC has adopted these Community-wide Standards of the Architectural Review Committee of the Association pursuant to Article 6 of the Declaration. The ARC is directed to prepare, and on behalf of the Board of Directors, promulgate Community-wide Standards which shall be the Community-wide Standards of the Association and the ARC has the sole and full authority to prepare and recommend amendments to such Community-wide Standards. The provisions for enforcement of the Declaration set forth in Article 6 of the Declaration shall apply to the enforcement of these Community-wide Standards in addition to any other available remedies.

Conflicts with the Declaration of Covenants, Conditions, and Restrictions. In the event of a conflict between these Community-wide Standards and the terms of the Declaration, the Declaration shall prevail.

Final Approval. In the event the ARC fails to approve or disapprove such plans or to request additional information reasonably required within up to forty-five (45) days after acknowledgment of the submission by the ARC, the plans shall be deemed approved. Notification of the ARC's final approval constitutes a binding agreement between the Owner, the Contractor and the Association. Deviation from the approved plans is prohibited, unless such proposed deviation has been submitted to the ARC and has been expressly approved by the ARC. The ARC may at its discretion, during a design review session, assist the Owner by suggesting alternative design solutions; however, such suggestions shall not necessarily constitute an approved design solution and the ARC shall not have responsibility for ensuring, or making any determination regarding, compliance of such suggested design solutions with applicable governmental regulations and other requirements.

Application Review Schedule of the ARC. The ARC will convene meetings for the review of applications on the following schedule: a) Owner applications and all necessary required additional documentation received and able to be processed by the first Friday of the month will be reviewed by the ARC for response to the Owner by the third Friday of the month; b) Owner applications and all necessary required additional documentation received and able to be processed by the third Friday of the month will be reviewed by the ARC for response to the Owner by the first Friday of the month. These schedules are subject to change without notice by the ARC. In all cases once an Application has been reviewed with all necessary required documentation, the ARC has up to forty-five (45) days to officially respond to the applicant.

Architectural Review Committee. The Architectural Review Committee (ARC) shall consist of an odd number of regular members and alternate members as the Board of Directors may designate. The members of the ARC shall be appointed by the Board of Directors and the regular term of office for each member shall be one year. Any such member may be removed with or without cause by the Board of Directors at any time by written notice. A successor appointed to fill any vacancy on the ARC shall serve the remainder of the term of the former member.

The ARC shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing improvements, Residential Units or structures containing Residential Units and the open space, if any, appurtenant thereto, except on any portion of the Properties while owned by a county or other

political subdivision of the State of Colorado; provided, however, that the ARC may delegate this authority to the appropriate board or committee of any residential association subsequently created or subsequently subjected to the Declaration so long as the ARC has determined that such board or committee has, in force, review and enforcement practices, procedures and appropriate standards at least equal to those of the ARC. Such delegation may be revoked and jurisdiction reassumed at any time by written notice.

The ARC shall promulgate detailed standards and procedures governing its area of responsibility and practice. In addition thereto, the following shall apply: plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alterations to improvements upon all or any portion of the Properties, other than property while owned by a county or other political subdivision of the State of Colorado, shall be submitted to the ARC for approval with regard to quality of workmanship, design and harmony of external design with existing structures, and with regard to location in relation to surrounding structures, topography, and finish-grade elevation. No permission or approval shall be required to repaint in accordance with an originally approved color scheme, or to rebuild in accordance with originally approved plans and specifications. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of his/her residence, or to paint the interior of his/her residence any color desired. In the event the ARC fails to approve or to disapprove such plans or to request additional information reasonably required within forty-five (45) days after submission, the plans shall be deemed approved.

Non-Liability of the ARC. Neither the ARC nor its respective members, Secretary, successors, assignees, agents, representatives, employees or attorneys shall be liable for damages or otherwise to anyone submitting plans to it for approval, or to any builder by reason of mistake in judgment, negligence or nonfeasance, arising out of any action of the ARC with respect to any submission or for failure to follow these Community-wide Standards. The role of the ARC is directed toward review and approval of use, site planning, appearance, architectural vocabulary and aesthetics. The ARC assumes no responsibility with regard to design or construction, including, without limitation, the civil, structural, mechanical, plumbing, or electrical design, methods of construction, or technical suitability of materials.

Owner's Responsibility. In accordance with any additional Declaration and Subsequent Amendments to the Declaration which may be filed on portions of the Properties and in accordance with the Declaration, all maintenance of the Residential Unit Lot and all structures, parking areas, and other improvements thereon shall be the sole responsibility of the Owner thereof, who shall maintain said Property in a manner consistent with the Community-wide Standards of Stroh Ranch and the applicable covenants, provided that if this work is not properly performed by the Owner, the Association may, at its sole option, perform it and assess the Owner; provided, however, whenever entry is not required in an emergency situation, the Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry.

Regulatory Compliance. It is the responsibility of the Owner and Contractor to obtain all necessary permits and to ensure compliance with all applicable governmental regulations and other requirements. Plans submitted for ARC review shall comply with all applicable building codes, zoning regulations and the requirements of all governmental entities having jurisdiction over the Building Project or Property within Stroh Ranch. Regulatory approvals do not pre-empt the design review authority of the ARC, and ARC approval does not incorporate any governmental approvals. Governmental approvals shall be the sole responsibility of the Owner and Contractor. Owner is requested to provide a copy of the permit to the Association once it is obtained by the governmental entity for which the permit was applied.

Residential Unit. "Residential Unit" shall mean any portion of the Properties intended for any type of independent ownership for use and occupancy as a residence and shall, unless otherwise specified, include within its meaning (by way of illustration, but not limitation) single family houses on separately platted Lots, as may be developed, used and defined as herein provided or as provided in subsequent amendments covering all or a part of the Properties; provided, further, the term shall include all portions of the Lot owned as a part of any structure thereon. For the purposes of the Declaration, a Residential Unit shall come into existence when substantially complete or upon the issuance of a certificate of occupancy by the appropriate agency of the Town of Parker or other local governmental entity, whichever

comes first. The term "Residential Unit" shall not include any commercial space, or property owned by a political subdivision of the State of Colorado, which might be subject to all or part of the Declaration.

Right of Entry. The Association shall have the right to, but shall not be obligated to, enter upon any Residential Unit for emergency, security, and safety. This right may be exercised by the Association's Board of Directors, officers, agents, employees, managers, and all policemen, firemen, ambulance personnel, and similar emergency personnel in the performance of their respective duties. Except in an emergency situation, entry shall only be during reasonable hours and after notice to the Owner, and the entering party shall be responsible for any damage caused. It is intended that this right of entry shall include the right of the Association to enter upon a Residential Unit, including any Residential Unit, to cure any condition which may increase the possibility of a fire or other hazard in the event an Owner fails or refuses to cure the condition upon request by the Board. In addition to the foregoing, the Association shall enjoy such right of entry in order to take curative measures in the event of an Owner's failure to comply.

Submittal and Response. All submittals required by these Community-wide Standards must be received, reviewed, and approved by the ARC prior to any commencement of modification, addition or alteration or other disturbance of the Lot. The ARC will generally render and mail its written decision within ten business days after the ARC meeting at which the Application for approval is considered.

Use Restrictions. The Properties, other than any portion of the Properties while owned by a county or other political subdivision of the State of Colorado, shall be used only for residential, recreational, and related purposes as may more particularly be set forth in these Community-wide Standards, amendments thereto or subsequently recorded declarations creating residential associations subject to the Declaration. The Association, acting through the Board of Directors, shall have standing and the power to enforce use restrictions contained in any such declaration as if such provision were a regulation of the Association. The Association, acting through its Board of Directors, shall have authority to make and to enforce standards and restrictions governing the use of Residential Units and the Common Area, including the imposition of reasonable user fees. Land use standards constituting the initial restrictions and standards are explained in the Declaration. These standards shall not apply to any portion of the Properties while owned by a county or other political subdivisions of the State of Colorado. These standards are independently amendable in accordance with the Declaration and such amendment shall neither constitute nor require an amendment of these Community-wide Standards. The Board of Directors of Stroh Ranch Community Association, Inc. may from time to time promulgate use restrictions governing the use of Lots and Association Common Areas. Each builder should review any such use restrictions to ensure that Lot improvements are in compliance with such use restrictions.

Variances. If the Owner, or her/his Contractor or designer(s), feels that any portion of these Community-wide Standards should be waived, based on the design characteristics of a particular Building Project, then the Owner may apply for a variance from such portion or portions of these Community-wide Standards. The burden of establishing why a specific portion of these Community-wide Standards should be waived lies with the Owner. The Owner shall provide reasonable assurance in the Application for variance that the overall intent of these Community-wide Standards will be accomplished with the Building Project as proposed. The ARC may grant or deny the variance applied for at its sole discretion, and the granting of a particular variance with respect to one Lot does not imply or warrant that a similar variance will be granted with respect to any other Lot. Each variance request will be reviewed on a case-by-case basis in light of the overall objectives of these Community-wide Standards.

Waiver, Amendment and Third Party Benefit. The ARC maintains the right, from time to time, and at its sole discretion, to waive, amend or modify these Community-wide Standards. Neither the ARC nor its agents, representatives or employees shall be liable for failure to follow these Community-wide Standards as herein defined. These Community-wide Standards confer no third-party benefit or rights upon any entity, person, Lot Owner or Contractor.

What constitutes "Modification, Addition or Alteration"? A modification, addition, or alteration is an exterior change to any residential or non-residential structure or Property and associated improvements, including but not limited to landscaping, signage and lighting (whether permanent or temporary) constructed or installed on a site within the boundaries of Stroh Ranch.

Who administers the procedures set forth in these Community-wide Standards? The design review procedures are described in this document and are administered by the Architectural Review Committee (ARC). The ARC is composed of up to five members appointed by the Board of Directors of Stroh Ranch Community Association, Inc. The ARC's approval of any proposed modification, addition, or alteration is within the sole and unfettered discretion of the ARC with regard to: quality of workmanship and design; harmony of external design with existing structures; and location in relation to surrounding structures, topography and finish-grade elevations.

Who is subject to the procedures set forth in these Community-wide Standards? Any Owner and her/his Contractor desiring to undertake any modification, addition, or alteration within the boundaries of Stroh Ranch is responsible for complying with the provisions of these Community-wide Standards and initiating the reviews and obtaining the approvals required by these Community-wide Standards before any such modification is undertaken. There are no exemptions or automatic approvals. Each Application will be reviewed on an individual basis.

Definitions: All initially capitalized terms contained in the Community-wide Standards, as such term is hereinbelow defined, unless otherwise defined in the Community-wide Standards or unless the context clearly requires otherwise, shall have meanings ascribed to such initially capitalized terms. Additionally, all initially capitalized terms contained in the Community-wide Standards, and not otherwise defined herein, shall have the meanings ascribed to such initially capitalized terms in the Declaration, unless the context clearly requires otherwise.

- 1.1 "Application" shall mean an application for the ARC to review and approve as required to be submitted under the Community-wide Standards, in the form set forth in Appendix A to the Community-wide Standards or in such other form as may be required by the ARC.
- 1.2 "Architectural Review Committee" or "ARC" shall mean the committee or committees established by the Board of Directors to regulate the design and construction of improvements on the Lots. All references in the Declaration to the Architectural Review Committee refer to each such committee, with respect to matters concerning that portion of the Property within the jurisdiction of such committee from time to time.
- 1.3 "Association", as defined in Article 3 of the Declaration, shall mean Stroh Ranch Community Association, Inc., a Colorado non-profit corporation, and its successors and assigns. The Association is a unit owners' association organized pursuant to Section 38-33.3-301 of the act.
- 1.4 "Building Project" shall mean the total scheme of improvement constructed or proposed to be constructed upon any Lot.
- 1.5 "Building Setback" shall mean the areas, measured from the Property line to any structure, which are unobstructed by structures from the ground upward, but which may include surface driveway areas or other similar surface improvements.
- 1.6 "Community-wide Standard" shall mean the standard of conduct, maintenance, or other activity generally prevailing in Stroh Ranch. Such standard may be more specifically determined by the Board of Directors.
- 1.7 "Contractor" shall mean any person who has or will become the Owner of a Lot, or any person acting as an agent of the Owner of a Lot or a prospective Owner of a Lot, seeking approval pursuant to and as required by the Community-wide Standards.

- 1.8 "County" shall mean any official, agency, or body of the government of the County of Douglas, State of Colorado.
- 1.9 "Declaration" shall mean the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Stroh Ranch Community Association recorded on January 24, 2011, of the Real Property Records of Douglas County, Colorado, as it may be amended or supplemented from time to time, together with the subdivision plats, final development plans and other recorded instruments that create or modify the planned community known as Stroh Ranch.
- 1.10 "Filing" shall mean an area for which there is a recorded a plat.
- 1.11 "Improvement" shall mean any landscaping, improvement, structure or appurtenance of every type and kind, including, without limitation, grading, excavation and filling or similar disturbance to the surface of the land; landscaping features; clearing or removal of trees, shrubs, grass or plants; satellite dishes; antennas; dwelling units; buildings; outbuildings; swimming pools; tennis courts, basketball hoops, skateboard ramps and other recreational improvements; patios and patio covers; decks; awnings; exterior paint, trim and other finish materials; solar collectors; dog runs; dog houses; walkways; trails; additions to existing structures; sprinkler systems; garages; driveways; paving and gravel; fences; walls (whether for screening or retention); stairs; exterior lighting; signs; exterior tanks and utilities (whether for air conditioning, cooling, heating, water softening or any other purpose); or any change to any of the foregoing, or any other exterior change visible from any street or Lot or tract which is not expressly included in the foregoing.
- 1.12 "Lot" shall mean any area of the Property designated as a lot on any subdivision plat now or hereafter recorded in the real Property records of Douglas County or the Town of Parker, Colorado, with respect to such Property, and a Lot is intended to be a "unit", as that term is used in the Act. If any Lot or tract is further subdivided in a manner permitted by this Declaration, then upon such further subdivision, the term "Lot" shall mean each subdivided unit within such Lot or tract that may be legally conveyed and is separately taxed and assessed as a distinct unit of real estate.
- 1.13 "Owner" shall mean the record holder of legal title to the fee simple interest in any Lot or portion thereof.
- 1.14 "Screened" shall mean that 50% of the area or object be hidden from the view of the adjacent Properties.
- 1.15 "Town" shall mean any official, agency or body of the government of the Town of Parker, State of Colorado

Accessory Buildings. ARC approval is required. Approval will be based upon quality of workmanship, design and harmony of external design with existing structures, and upon location in relation to surrounding structures, topography, and finish grade elevations measured in part by the following standards:

- Must be of the same or generally recognized as complementary architectural style and color as that of the residence.
- Maximum sizes will be 8'(W) x 10'(L) x 7'(H) in height from peak to peak (if the accessory building is proposed directly next to the home, the height may be considered at an 8' maximum) including skids, foundation and/or concrete slab. Requests for approval will be reviewed on a case-by-case basis, taking into consideration the Lot size and proposed location of shed or accessory building.
- Must be screened from view of the street by a fence and/or plants.
- Should be located in the side yard whenever possible. If this is not possible, the structure should be located next to the Owner's house or in a location least visible by neighbors.
- Roof must be the same construction as the existing roof on residence.

- Shrubs and/or trees equal to 3/4 the height of the shed or accessory building at planting may be required for screening purposes. Amount, size and location of vegetation will be at Committee's discretion.
- Materials other than wood, masonite or that resembling the home will generally be discouraged.
- Must be set back a minimum of 3' from side of property lines and 5' from rear property lines or comply with subdivision setback requirements.

Additions/Expansions or Reconstruction. ARC approval is required. Additions, expansions or reconstruction to the home will require submission of detailed plans and specifications. In the event of damage to or destruction of structures or improvements, plans must be submitted for the rebuild or reconstruction of the structure or improvements within 60 days of the damage or destruction and upon approval by the ARC, construction must commence within six months.

Address Numbers (on the home, curb, etc.). ARC approval is required.

Advertising. See Signs.

Air Conditioning Equipment and Units. ARC approval is required. Air conditioning equipment installed in the side yard should not be immediately visible to adjacent Property Owners. It should be installed in such a way that any noise to adjacent Property Owners is minimized. Compressors and fans for central air conditioning systems which are located outside the exterior of a building shall be adequately walled, fenced or landscaped to prevent unreasonable noise and exposure. Installation of air conditioning equipment on the roof of the house or any window is not permitted. Air conditioning units extended from windows or protruding from roofs are not permitted, unless such installation is being made for energy efficient measures as may be further defined by State or Federal regulations.

Alternative Energy Systems. ARC approval is required. Installations being made for energy-efficient measures may be further defined by State or Federal regulations.

Antennae. No exterior radio antennae, television antennae or other antennae may be erected in residential portions of Stroh Ranch unless entirely enclosed within a portion of an individual building constituting part of a residential Unit. Notwithstanding any local or federal law, all exterior installations must first be approved by the ARC.

Arbors. See Gazebos.

Awnings. ARC approval is required. Awnings may only be installed on the rear of a home. All awning material must be solid in color and complement either the trim or body color of the home. A material swatch of the awning must be provided along with an identification of the color on the home (body or trim) that is being matched.

Balconies. See Decks.

Basketball Backboards. ARC approval is required for pole mounted backboard, support structures and garage mounted backboards. All other locations for installation must first be approved by the ARC. Portable basketball hoops shall be allowed and do not require ARC approval provided they meet the following guidelines: 1) they are not placed on any public sidewalk, street or right of way; 2) location must be at least half of the length of the driveway away from the street when not in use. This location constitutes proper placement and the portable unit must be kept in this location when not used or stored out of sight.

Bee Hive Units. Owner installed or maintained bee hives and/or bee hive units of any type, size or style will not be permitted.

Birdbaths/Fountains. See Statues.

Bird Houses and Bird Feeders. ARC approval is not required if limited to one 1 foot by 2 foot feeder (height not to exceed six (6) feet) and if no more than one in number is installed on any Lot. A birdhouse or birdfeeder which is mounted on a pole may only be installed in the backyard. Birdhouses or birdfeeders may not be placed closer than six (6) feet from an adjoining Lot or Common Area.

Cable TV and Telephone Wiring/External Wiring. Cable lines or other external wiring running from the cable box to the home must be properly buried. Cable lines running on the siding of the home must be properly hidden so as not to be visible from the street or neighboring Properties. Cable lines must run parallel with all siding and trim boards and must be painted to match the existing color(s) of the home.

Carpports. Are not permitted.

Chimineas/Smokers, Fire Pits/Outdoor Fireplaces etc. ARC approval is required for all permanent installations. In all cases chimineas and smokers must not create an unreasonable amount of smoke for adjoining Property Owners. All applicable governmental jurisdictional fire/smoke bans must be adhered to in all cases.

Circular Drives. See Driveways.

Clothes Lines (Retractable) and Hangers. ARC approval is required. Any clothes drying or hanging areas will be screened so as not to be visible from neighboring Properties and streets.

Clothes Drying Areas. Any clothes drying or hanging areas will be screened so as not to be visible from the neighboring Properties and streets.

Decks. ARC approval is required. The deck must be constructed of material that would be considered similar to the material of the residence (structural component not visible to a public right-of-way, open space or neighboring Property may utilize hem fir or engineered materials) or maintenance-free type decking products as may be previously approved by the ARC and be located so as not to obstruct or greatly diminish the view or create an unreasonable level of noise for adjacent Property Owners. Decks must be constructed with a pre-finish or stained or painted to match the body or trim color of the home, if the deck is visible from the street, open parkways, or exceeds the height of the lowest portion of the fence on the Property. Maintenance-free type decking products may be used provided that the decking material is consistent throughout the front, side or rear elevation of a building and must be of a color that complements either the existing body or trim color only on the home. Homeowners are reminded that as with wood, some types of maintenance-free decking products may also require periodic maintenance for proper care and to retain the product's aesthetic conformity, including, but not limited to, fading, warping, etc. Decking that extends no greater than thirty (30") inches directly above the grade of the structure may utilize a lattice skirting provided the skirting is made of the same material as the deck, minimum (3/8") inches thick boards and stained or painted to match the remaining portion of the deck. Decks may not be more than 25% of the entire rear Lot of the home. Construction shall not occur over easements beyond the side plane of the home and must be set back a minimum of five (5) feet from the Property line. Construction of decks over a sloped area is discouraged. The applicant may also be required to plant vegetation for additional screening purposes. The deck must be installed as an integral part of the residence and/or patio area.

Dog Runs/Houses/Pens. ARC approval is required. Must be located in rear or side yard behind the fence, abutting the home, and be substantially screened from view, provided it is limited in size to 200 square feet, is no more than five feet high and is constructed of chain link or wire mesh with wood or metal posts. Dog Runs must be fenced from view and positioned to be as unobtrusive to all neighbors as possible.

Doors. ARC approval is not required for the replacement or repainting of existing main entrance door(s) to a home or an accessory building if the material matches existing doors on the house.

- Storm/Screen Doors. ARC approval is not required for storm doors by Forever View, models "View", "View II", "Monticello", or "Mirage" or equivalent in design by another company. Colors

to be utilized should be white or the body or trim color of the home. Homeowners wishing to utilize a different design storm/screen door or color must first obtain approval from the ARC.

- **Security Doors.** All security or security-type doors and windows must be approved by the ARC prior to installation.

Drainage. Drainage shall conform to the Covenants, Conditions and Restrictions of the community and shall comply with all other applicable regulations, including but not limited to any County or Town regulations and all applicable FHA and VA regulations. The proper drainage of the Lot is the responsibility of the Owner and should not be altered from the original grading completed by the builder. Any landscape modifications must not alter the drainage of the Lot.

Driveways. ARC approval is required for the extension or expansion of driveways. Any approved driveway expansion shall not be intended to promote or facilitate the parking or storage of any vehicle on the driveway or side yard.

Evaporative Coolers. See Air Conditioning Equipment and Units and Swamp Coolers.

Excavation. No excavation shall be made except in connection with construction approved as provided in the Declaration. For the purposes of this Section, "excavation" shall mean any disturbance of the surface of the land (except to the extent reasonably necessary for approved landscape planting, or for repair of existing underground utilities) which results in a removal of earth, rock, or other substance a depth of more than 18 inches below the natural surface of the land.

Exterior Lighting. See Lights and Lighting.

Fencing Guidelines. Please note revisions that have been reviewed and approved by the Board of Directors which will allow homeowners to utilize trex material for Lot fencing. Please note that any change to your fence material will still need to be submitted for review and consideration prior to work commencing.

Fence Definitions. There are 5 types of fencing to be considered at Stroh Ranch.

- **Perimeter Fencing:** these fences define a major development boundary and occur along all major roadways. Material must be Trex Seclusion Grey with Pyramid Caps. See Figure 7.
- **Marlboro Fence:** an open rail fence that is located adjacent to all open space areas. See Figure 3 and 3a.
- **Six-Foot Privacy Fence:** located on rear and side yard Property lines. See Figure 1 for standard privacy fence. See Figure 2 for upgraded privacy fences. Material can be either Cedar or CertainTeed Chesterfield Series, Color Weathered Blend.
- **Connecting Fence:** connects two adjacent units toward the front of dwelling. See Figure 5. Material can be either Cedar or CertainTeed Chesterfield Series, Color Weathered Blend.
- **Transition Fence:** used where 6' privacy fence intersects a rail fence. See Figure 4. Material can be either Cedar or CertainTeed Chesterfield Series, Color Weathered Blend.
- **Standard Gate:** a gate placed in any connecting fence. See Figure 6. Material can be either Cedar or CertainTeed Chesterfield Series, Color Weathered Blend.
- **Project Entry Fence Returns:** for project entries which have a Perimeter Fence perpendicular to the project entry, the project entry fence must match the Perimeter Fence and meet the distances as outlined in Figure 8.

Additional Fence Information:

- **Fences requiring Architectural Committee Approval.** Any fence improvement that varies from the fence guidelines will require ARC approval. Alternative fence types and locations which would require ARC approval include, without limitation, the following:
 - a. **Front yard Property line fencing.** Not permitted.
 - b. **Property Line Abutting a Right of Way.** If different from a pre-approved design, height limitation will be six feet. A 2" x 6" top cap treatment may be used (see Figure 2 for recommended design and Figures 8 and 10, placement of fence.)

- c. Chain-link or welded wire Property line fencing. Not permitted.
- d. Fences located within Property line. (Not considered a Property line fence). Must be Cedar or CertainTeed Chesterfield Series, Color Weathered Blend and must be an integral part of the landscape design and not visible from adjacent Property.

Please note that no electric, plastic, chickenwire, hogwire, barbed wire or strand wire fences will be allowed. Wood material used for any fence may be unstained cedar, (for corner Lots see additional requirements below) redwood, CertainTeed Chesterfield Series, Color Weathered Blend or other material as specified on fence detail sheets. Fence sections which front or abut any public or private street, common walkways, greenbelt, park or nonurban area must be constructed such that the side of the fence which is generally accepted as being the most "finished" side faces said public or private street, common walkway, etc. and comply with the fence designs specified for these areas as shown in Figures 2, 8 and 10. All Property line fence height differentials must be treated with a section of transition fence similar in design to that shown on Figure 4.

Front, side, side return and connecting fencing exposed to a public or private street on all corner, reverse corner, cul-de-sac and eyebrow lots, shall be installed at the time the Residence is constructed and shall conform to the standard fence design set forth in these Community-wide Standards. There shall be no gaps between frontage fences which are not in alignment. These portions of the Lot Owner's fence must be maintained as to not allow the fence to appear weathered or grey. The ONLY authorized stain for these above noted areas of fencing is the Stroh Ranch Fence Stain (Kwal Solid Body Latex Stain 6230-Gallon Formula: B4Y6; C24; D4; I3Y38). Any portion of wooden privacy fencing (including the interior or exterior of fencing installations) that is visible from any street or public walkway within the community must be stained with this product or product of similar quality and color.

Flagpoles, Flags. A maximum of two, 3 foot x 5 foot flags, National or State, attached to a pole not to exceed 6' in height and 2" in diameter, may be affixed to the first level of the front of a house without ARC approval. All other types of installation must first be approved by the ARC.

Garbage Containers and Storage Areas. See Trash Containers and Enclosures.

Gardens - Flower. ARC approval is not required if no more than 100 square feet of the front or rear yard is created as a flower garden. All flower gardens must be weeded, cared for and carefully maintained. Flowers should not exceed three (3) feet in height unless approved by the ARC.

Gardens - Vegetable. ARC approval is not required if no more than 100 square feet of the rear yard is utilized and the plants in the garden do not exceed the height of the rear yard fence at its lowest point. Must be located in the rear or side yard and screened or substantially screened from view of adjacent homeowners and the street. Vegetable gardens are not allowed in the front of a home or a side yard that is not enclosed by a fence.

Gazebos/Arbors/Pergolas. ARC approval is required. Must be an integral part of the landscape plan. Must not obstruct a neighboring Property Owner's view corridor. Must be similar in material and design to the residence, must be painted or stained the body or trim color of the residence and must comply with all existing set-back requirements. Roof material must match that of house, if applicable.

Grading and Grade Changes. See Drainage.

Greenhouses/Greenhouse Windows. ARC approval is required.

Hard Surfaces, Including Driveways, Patios and Homeowner-Owned Walkways. Homeowners are responsible for ensuring the proper condition of hard surfaces on their Property, including driveways and sidewalks (except for sidewalks along streets), such that surfaces are intact and free of excessive cracks, crumbling, and settling.

Hard Surface Standards:

- ARC-approved replacement or repair will be required if any displacements, cracks or portion of a crack are more than 6" long and is ½" wide or greater.
- ARC-approved replacement or repair will be required if any displacements or crack that result in an uneven surface of ½" or more on either side of the crack or next to a garage slab.
- ARC-approved replacement or repair will be required if any surface crumbling/spalling/pitting occurs, regardless of reason, that covers more than 50% of the surface area of the particular hard surface

Hot Tubs. ARC approval is required. Must be an integral part of the deck or patio area. Location should not create an unreasonable level of noise for nearby Property Owners.

Irrigation Systems. Underground manual or automatic irrigation systems do not require approval of the ARC.

Jacuzzis. See Hot Tubs.

Kennels. See Dog Runs. If kennel structure is desired, ARC approval is required.

Landscaping. ARC approval is required. The ARC encourages the use of drought-tolerant plant materials for new installations or existing landscape changes, referred to as xeriscaping. Creative landscapes that conserve water - xeriscapes - are becoming more popular as homeowners look at cutting back on water consumption. Homeowners have inquired about covenants regarding xeriscaping and many have requested a list of suitable xeriscape plants. To those who have asked, "Do our covenants allow xeriscapes?" The answer is a definite, "Yes!" As an alternative to traditional landscaping, xeriscaping is water conservation planning through creative landscaping. Please remember that xeriscaping requires as much or more maintenance as traditional landscaping through at least the first three (3) years. Included with these Community-wide Standards is a recommended plant list that you can utilize in your xeriscape plan. All xeriscape plans must incorporate the installation of a properly functioning irrigation system to help maintain the plantings.

If homeowners desire to limit the amount of sod/turf in their front and rear yards, no greater than seventy percent (70%) of either the front or rear yard can be covered with non-living materials. The transition from traditional landscaped areas to a xeriscape area must be taken into consideration with the plan, including Lot boundaries of neighboring yards. The use of non-living materials such as mulch or rock can be an ideal replacement for turf areas and help provide landscape interest. Mulches modify the extremes of soil temperature, improve soil by producing humus, reduce evaporation loss, and reduce weed growth and slow erosion. Organic mulches are typically bark chips, wood grindings or pole peelings. The suggested minimum depth for mulches is three inches. Place mulch on breathable fabric. Avoid using sheet plastic in planting areas. The most attractive xeriscapes will have a minimum seventy-five percent (75%) or more of non-living material areas covered with plants, typically shrubs and groundcover beds, after three years' growth. The use of sod, berms and/or various non-living materials to break up larger planting bed areas is encouraged. Inorganic mulches include rock and various gravel products. Suitable aggregate of dark, earthtone colors may be used as an alternative mulch material.

Landscaping Trees: All front yards must have at least one tree or evergreen of the appropriate size and/or height as outlined under Landscaping Tree Specification. Deciduous trees planted in rear yards must be at least 5' from the Property line. Conifer trees planted in rear yards must be at least 10' from the Property line. Requests for trees to be planted closer to Property lines will require written and signed approval from the adjacent homeowners and all plans must be submitted to ARC for approval.

Landscaping Tree Specifications. All required trees shall be, if an evergreen, at least 6' in height, or if a deciduous tree, at least 2" caliper, and should be selected from the following list:

SUGGESTED PLANT LIST (subject to change)

Water Consumption Estimates. The below listed water requirement figures are applicable after the establishment period of about three years.

- * medium water = 1 inch/week
- ** low water = ½ inch/week
- *** very low water = ½ inch/every other week

TREES

Fraxinus americana 'Autumn Purple'
Gleditsia triacanthos 'Skyline'
Pinus cembroides var. edulis
Pinus nigra
Quercus robur

SHRUBS

Amelanchier 'Autumn Brilliance'
Amorpha canescens
Chamaebatiaria millefolium
Cytisus 'Moonlight'
Perovskia atriplicifolia
Physocarpus opulifolius 'Dart's Gold'
Rhus trilobata
Rhus typhina 'Laciniata'
Ribes aureum
Rosa glauca
Rosa rugosa

PERENNIALS

Achillea Hybrids
Agastache rupestris
Aquilegia chrysantha
Artemisia 'Powis Castle'
Artemisia stelleriana 'Silver Brocade'
Aster frikartii 'Monch'
Boltonia asteroides
Centranthus ruber 'Alba'
Diascia integerrima 'Coral Canyon'
Echinacea purpurea
Gaura lindheimeri
Geranium 'Patricia'
Helenium autumnale
Helenium 'Moerheim Beauty'
Helianthus helianthoides 'Summer Sun'
Helianthus maximillianus
Macleaya microcarpa 'Kelway's Coral Plume'
Mahonia repens
Monarda didyma 'Jacob Cline'
Nepeta 'Dawn to Dusk'
Penstemon barbatus
Penstemon digitalis 'Huskers Red'
Penstemon palmeri
Penstemon pinifolius
Penstemon strictus
Petalostemon (Dalea) purpureum
Ratibida columnifera
Rudbeckia fulgida 'Goldstrum'
Rudbeckia triloba
Salvia nemorosa 'East Friesland'
Salvia nemorosa 'May Night'
Salvia verticillata 'Purple Rain'
Sedum 'Vera Jameson'
Tanacetum niveum
Verbascum phoeniceum
Zauschneria garrettii 'Orange Carpet'
Zinnia grandiflora

ANNUALS (seeded)

Datura
Blue Flax
Sunflower spp.

ORNAMENTAL GRASSES

Calamagrostis arundinacea var. brachytricha; Calamagrostis arundinacea 'Karl Foerster';
Chasmanthium latifolium; Erianthus ravennae; Helictotrichon sempervirens;
Miscanthus sinensis 'Little Nicky'; Miscanthus sinensis 'Silberfeder'; Panicum virgatum 'Prairie Sky';
Panicum virgatum 'Rotstrahlbusch'; Pennisetum alopecuroides 'Hameln'; Pennisetum alopecuroides 'Mowdry'; Schizachyrium scoparium

DROUGHT TOLERANCE

Autumn Purple Ash *
Skyline Honeylocust **
Pinon Pine ***
Austrian Pine *
English Oak *

Autumn Brilliance Serviceberry *
Great Plains Leadplant ***
Fernbush ***
Moonlight Broom ***
Russian Sage ***
Dart's Gold Ninebark *
Threeleaf Sumac ***
Cutleaf Sumac ***
Golden Currant **
Redleaf Rose *
Rugosa Rose **

Moonshine Yarrow **
Sunset Hyssop ***
Denver Gold Columbine **
Powis Castle Sage ***
Perennial Dusty Miller Sage ***
Monch Summer Aster **
Starflower *
White Jupiter's Beard ***
Coral Canyon Twinspur ***
Purple Coneflower **
Whirling Butterflies ***
Patricia Cranesbill *
Helen's Flower **
Moerheim Beauty Helen's Flower **
False Sunflower ***
Maxmillian Sunflower ***
Plume Poppy **
Creeping Oregon Grape Holly *
Bee Balm *
Catmint ***
Scarlet Bugler Penstemon *
Red Leaf Penstemon *
Palmer Penstemon ***
Pine-Leaf Penstemon ***
Rocky Mountain Penstemon ***
Prairie Clover ***
Prairie Coneflower ***
Goldsturm Black-eye Susan *
Three-Leaved Black-eyed Susan **
East Friesland Sage ***
May Night Sage **
Purple Rain Sage ***
Mahogany Stonecrop ***
Snow Daisy ***
Purple Mullein **
Orange Carpet Zauschneria ***
Rocky Mountain Zinnia ***

Latticework. ARC approval is required for any type of trellis or latticework for all exterior use on the home or Lot. Lattice attached to any fencing may not be higher than the lowest point of the fence on the Lot.

Lights and Lighting. ARC approval is not required for exterior lighting if in accordance with the following guidelines. Exterior lights must be conservative in design and be as small in size as is reasonably practical. Exterior lighting should be directed towards the house and be of low wattage to minimize glaring sources to neighbors and other homeowners. Lighting should not spill over into neighbors' yards or houses. Lighting glare should not be visible from above the light source. Lighting for walkways generally should be directed toward the ground. Lighting fixtures should be dark colored so as to be less obtrusive. Any variance from these guidelines or use of high-wattage spotlights or flood lights requires ARC approval.

Lot Owner and/or Contractor Representation. Each Owner and Contractor represents, by the act of entering into the review process with the ARC, that all representatives of such Owner or Contractor, including, but not limited to, Lot Owner and/or Contractor's architect, engineer, such Contractor's subcontractors and their agents and employees, shall be made aware by such Contractor of all applicable requirements of the ARC and shall abide by these Community-wide Standards and the Declaration with respect to approval of development plans and specifications.

Materials and Color Schemes. Paint to be applied to residences shall be selected from the color palette which the ARC has approved for Stroh Ranch or from any additional color palette the ARC may hereafter approve for use in Stroh Ranch. The use of the same color scheme on two adjacent residences is prohibited.

Painting. The ARC has created a paint pallet book to make it easier for you to select a new color scheme. For your convenience, we have Paint Pallet Books from KWAL-Howell which can be viewed at the management company office or the Creekside Recreation Center. If you are requesting a change to the color(s) or color scheme of your home, you must submit the following:

- A completely filled out architectural request form for approval (which includes obtaining adjacent neighbors' signatures on the form where indicated, completion date and your signature);
- A photo of your home with a general description of where the colors will be placed on your home; AND
- A photo showing the homes on either side of your home.
- Selection of a color scheme from the paint pallet book is strongly encouraged. If you select one of the colors or color combinations from the paint pallet book, you will need to submit the architectural request listing your proposed colors and color codes along with the items noted above with your Application. No color sample board is required. In all cases, paint colors from the paint pallet book cannot be altered, such as requesting to utilize what is referred to in the paint pallet book, as a "trim" color which is for trim only points on your home, to paint the entire siding surface of your home. Only entire color scheme combinations will be reviewed by the Committee, and colors may not be mixed and matched from various schemes throughout the book.
- If you choose not to use the suggested color schemes, you will need to submit the architectural request with your color samples painted on a single hard surface poster board, which must be an 8.5" x 11" square, along with the items noted above, to be submitted with your Application. When submitting an Application for colors or color schemes not in the paint pallet book, please anticipate and provide for the review process and final notification to take up to forty-five (45) days for consideration, as outlined in the Association's governing documents.
- Body and trim color selections for a submittal cannot be similar to a Lot/home adjacent or directly across the street from the applicant's home.

Color Selection & Paint Performance (ARCSPP) section below for further description. It should be noted that there are normally more maintenance issues with darker colors in general (refer to ARCSPP). It is important that our homeowners be aware when selecting colors.

Light Reflectance Value (LRV)

- LRV is a measurement that tells you how much light a color reflects and absorbs. LRV runs on a scale from 0% to 100%. Zero is assumed to be an absolute black and 100% is assumed to be a perfectly reflective white.
- LRV can be misleading when it comes to yellow. Yellow is one of the most reflective hues on the spectrum. In addition, the more area it covers; the more intense it becomes.
- LRV is a guideline; a relative point of reference in predicting how light or dark a color will look and feel once it is on the surface. It is not a set standard by which to choose colors, rather an indicator to help you make your best guess.
- The ARC strongly encourages our Owners to stay above an LRV 20 for the Body Color of your home.

Sheen

Flat/ Matte - This finish softens the look of an exterior and helps hide surface blemishes. Flat finishes are ideal for:

- Body Siding

Satin - slight gloss, offers benefits of a flat finish with added cleanability. It works best for:

- Trim
- Window Frames
- Shutters
- Surfaces that need routine cleaning

Gloss - durable finish and is perfect for areas that require frequent cleaning. Gloss finishes, however, may accentuate surface imperfections. This finish is ideal for:

- Doors
- Garage doors
- Decorative metal (lamp posts, metal trim)
- Functional metal (gutters, downspouts, railings)
- Accent trim

Color Considerations

- Consider your neighbors' colors, you do not want to choose the same colors but maybe choose one that will complement or harmonize with your neighbors' colors
- Consider the colors of existing structures like your roof, stone and architectural accents
- Certain color schemes are better suited for certain architectural styles than others
- Highlight interesting architectural details
- Light colors will make your home seem larger, darker colors smaller

Maintenance: Color Selection & Paint Performance

- Dark/Intense colors are more prone to fading. Dark colors also pose more maintenance problems. Dark colors absorb more heat and are more affected by moisture problems than lighter hues. That's why lighter colors last longer and fade less than dark colors. And because dark colors fade faster, they are more difficult to touch up.
- Organic colors tend to fade more quickly than inorganic colors.
- Inorganic colors (beiges, browns, tans, and other earth-tone colors) are more stable on exterior exposure. The pigments used in these colors are less likely to break down than the pigments in organic colors such as reds, blues, greens and yellows. This is especially true in climates where the intense UV exposure exerts a heavy toll on exterior paint.
- Painting vinyl siding with a color that is too dark (low LRV number), that absorbs too much light and energy and thus retains too much heat, could result in warped siding. Some paint manufacturers have developed special formulations for painting heat-sensitive exterior surfaces and they offer diverse color choices. However, if you do not use one of those specially formulated products, you are limited to a paint color that is within the same LRV range as the original color in order to prevent warping and voiding any warranties.

Patio, Pergola Covers. ARC approval is required. Must be constructed of wood or material generally recognized as complementary to the home and be similar or generally recognized as complementary in color to the colors of the home. Free-standing patio covers may be permitted as well.

Patios - Enclosed. See Additions/Expansions or Reconstruction.

Patio Furniture. ARC approval is not required for patio furniture located on the front or rear porch or designed patio deck of a home, provided it is displayed in a manner not to be construed as unsightly or having the appearance of being stored. ARC approval is required for all other locations. Furniture in the front of the home is to be limited to a minimum number of items and must remain on the connecting porch of the house. Such furniture is limited to standard porch chairs, small tables, etc. and the color must be complementary to the house color. Grills, lounge chairs and sofas are not permitted on the front porch of the home. No extension or addition of a porch or patio shall be done without prior approval from the ARC. Consideration for approval will include, but not be limited to size, color and location.

Patios - Open. ARC approval is required. Must be an integral part of the plan and must be located so as not to create an unreasonable level of noise for nearby Property Owners. Must conform to standard development set-backs. See Arbors, Gazebos, Patio, Pergola Covers.

Paving. ARC approval is required regardless of whether for walks, driveways, patio areas or other purposes and regardless of the product used, which may include, but is not limited to concrete, asphalt, brick, flagstones, stepping stones or pre-cast patterned or exposed aggregate concrete pavers used as the paving material.

Pipes. See Utility Equipment.

Play and Sports Equipment. See Basketball Backboards. ARC approval is required. Approval will be based upon, but not limited to the following criteria:

- Must be screened by a fence.
- Should be located as close to the home as possible.
- Should not unreasonably obstruct adjacent neighbor's corridor views.
- Shrubs and/or trees equal to 3/4 the height of the play structure at planting may be required for screening purposes. Amount, size and location of vegetation will be at ARC's discretion.
- All play and sports equipment must be in a fenced yard.
- Use of the equipment should not create an unreasonable level of noise for neighbors.
- Height of the structure at its highest point may not exceed twelve (12) feet. The size and location of the play structure for approval will be based upon the overall size and dimensions of the Lot and the impact the adjacent neighbors.
- Any roofs on the structure must be made of the same material as the structure itself. Any slides or other similar attachments on the structure must be of a neutral color.
- Suggested type play structure would include Tom's Treehouse by Playnix Toys or similar.

Playhouses. ARC approval is required. Must be an integral part of the landscape plan. Must not obstruct a neighboring Property Owner's view. Must be similar in material and design to the residence and painted or stained the body or trim color of the Residence and must comply with all existing set-back requirements. Roof material must match that of the Residence, if applicable. Height of the playhouse should not exceed the height of the fence on the Lot at its lowest point, unless otherwise approved by the ARC.

Poles. See Flagpoles, Utility Equipment, Basketball Backboards, etc.

Pools. ARC approval is required. No permanent swimming pools shall be installed above ground. Pumps and related equipment, and Jacuzzis and hot tubs shall be concealed so as not to be visible from neighboring Properties and streets and not create an unreasonable amount of noise to the adjacent Property Owners.

Radio Antennae. See Antennae.

Rock/Mulch Landscape Bed, Sidewalk/Driveways/Curb and Gutter Maintenance. All landscaped rock/mulch and bed planting areas along with all sidewalks, driveways and curb and gutters on or directly adjacent to a Lot/home must be kept weed-free at all times and all rock and/or mulch must be evenly spread in the bed so that any landscape weed barrier material or soil is not exposed.

Roofing. ARC approval is not required for re-roofing with the same material and color as originally installed on the home or accessory structure. ARC approval is required for all changes to an alternate roofing material, if not originally installed on a home either attached or detached or an accessory structure and must maintain an appearance that is similar to the surrounding homes. Homeowners wishing to change the roofing materials or color of the roof on their homes must first submit an Application to the ARC. In the case of a neighborhood or Filing that primarily has one consistent roofing color, such as “weathered wood”, requested changes to roof color selections will be discouraged. Selection of acceptable roofing material and colors from a sample available at the Creekside Recreation Center is strongly encouraged. If you select from one of these roofing samples, the applicant will not need to submit any samples with your submittal. If you do not utilize one of these samples, the applicant will need to submit a sample of the roofing material and applied for color with the Application.

Satellite Dish/Antennae.

NOTE: ARC approval of a satellite dish is in no way to be construed as a representation, guarantee, warranty, etc. by the ARC and/or Stroh Ranch Community Association, Inc. that reception signals will be adequate or will remain undisturbed by vegetation or improvements to be located on surrounding Properties.

Two, and only two, satellite dishes/antennae may be installed on a residential Lot subject to the following conditions:

- The satellite dishes/antennae are one meter or less in diameter.
- To the extent feasible, the satellite dish/antennae should be placed in the rear or side yard in such a manner that it is screened from adjacent street(s) and neighboring Properties.
- The satellite dishes/antennae should be installed at the lowest possible placement, utilizing ground level sighting (unless a signal is unattainable).
- The dish/antennae may be required to be painted to match the surrounding environment or screened with a reasonable amount of plantings to minimize its visual impact to surrounding areas.
- All satellite dish lines running on the siding of the home are properly hidden so as not to look in poor condition. Lines should run parallel with all siding and with all trim boards and must be painted to match the siding that it is attached to.

Saunas. ARC approval is required.

Setbacks.

Building Setbacks. The following Building Setback requirements shall be complied with:

- 20' from a front yard line;
- 20' from a rear yard line;
- 5' from an interior side yard line; and
- 10' from a street side yard line on a corner Lot.

Additionally, Building Setbacks shall be in accordance with the requirements of the Town of Parker and any utility, drainage or other easements which may be applicable to a particular Lot and which may be more restrictive than the Building Setback Requirements otherwise set forth in this Section. No variance from the Town of Parker requirements, or requirements relating to any easement, may be requested unless the prior written approval of the ARC has been obtained.

Setback Encroachments. Unless the prior written approval of the ARC has been obtained, cornices, canopies, chimneys, bay windows, or other projections above the foundation of any structure constructed on a Lot in Stroh Ranch which encroach into required Building Setbacks are prohibited.

Screen Doors. See Doors.

Seasonal Holiday Decorations. ARC approval is not required for all generally recognized seasonal holiday decorations. Holiday decorations displayed during the period of January 1st through November 14th may be installed no more than thirty (30) days in advance of the holiday being celebrated and must be removed within thirty (30) days after the holiday being celebrated. Holiday decorations displayed during the period of November 15th through December 31st may be installed no more than forty (40) days in advance of the holiday being celebrated and must be removed within thirty (30) days after the season or holiday being celebrated. Holiday decorations and/or lighting attached to the home or located on the Property may be installed up to 30 days prior to the holiday and shall be removed no later than 30 days following the holiday.

Security Window Bars. ARC approval is required. Suggested guidelines for application are: mount inside the home and match the existing muntin bar design in the glass. If the home's windows do not have a muntin bar design in the glass, window bars still must have the muntin bar design to match the existing homes in that particular filing. All bars must match the existing window frame color.

Sewage Disposal System. ARC approval is required. Cesspools, septic tanks or other non-central systems, other than recycling systems, are prohibited.

Shutters, Exterior. ARC approval is required for all modifications or additions to the home.

Siding. ARC approval is required.

Signs. ARC approval is required for most signs. ARC approval is not required for temporary signs advertising Property for sale or lease which are no more than four (4) feet in height, and two (2) feet by three (3) feet in dimension. Signs must be installed at least 10 feet back from the public sidewalk. Signs must be parallel with the street for which the Lot address is designated by the U.S. Postal Service. There will be no more than one sign per Lot allowed. Sold signs must be removed within 24 hours after closing, unless otherwise required by law. No political sign may be placed on any common property or tract owned or maintained by the Master Association, unless first receiving written consent of the Board of Directors; Owners and occupants may have one political sign per candidate or ballot issue placed on their Lot, regardless of how many signs may be allowed by the Town of Parker. Political signs shall be the smaller of what may be allowed by the Town of Parker sign ordinance or 38" X 48"; and Owners and occupants may have one political sign per candidate or issue installed on their Lot no earlier than forty-five (45) days before the day of an election and must be removed no later than seven (7) days after the election day.

All other signs, including address numbers and name plates, must be approved by the ARC. No lighted signs will be permitted on any Lot, unless associated with a builder in Stroh Ranch.

Spirit signs shall be permitted with the following restrictions:

- With written notice sent in advance to the Association of the date(s) applicable, each Lot shall be permitted to have no more than one spirit sign per local event and/or season, (i.e. football season at local High School). Semi-professional and professional sports team events or seasons are not considered to be a part of this regulation and all proposed signage for such must first be submitted and approved by the ARC.
- Sign cannot be larger than 2' x 3' in dimension, cannot stand higher than 4 feet off of the ground and must be placed within 10 feet of the foundation of the house.
- Sign may be erected no more than 5 days prior to an event or season and must be removed within seven (7) days after the event or season.
- Sign must be maintained in a neat and attractive manner at all times.
- Signs may not be erected in the common areas. Signs in common areas will be disposed of by the Association.

Skylights and Sky Tubes. ARC approval is required.

Solar Energy Devices. ARC approval is required. Non-glare or non-reflective finishes are preferred. Installations being made for energy-efficient measures may be further defined by State or Federal regulations.

Spas. See Hot Tubs.

Sprinkler Systems. See Irrigation Systems.

Statues. ARC approval is not required if they are installed in the rear yard, are a maximum height of four (4) feet, and are not visible from nearby Properties.

Storage Sheds. See Accessory Buildings.

Swamp Coolers (Evaporative). ARC approval is required. Installations being made for energy-efficient measures or health reasons may be further defined by State or Federal regulations.

Swing Sets. See Play and Sports Equipment.

Television Antennae. See Antennae.

Temporary Structures. ARC approval is required. Tents, shacks, temporary structures or temporary buildings are prohibited without the prior approval of the ARC, and except in unusual circumstances, such consent will not be given. Tents, freestanding awnings or canopies for occasional use will not require committee approval if left up for no longer than 72 hours within any seven-day period, and not placed in the front yard.

Trampolines. See Play and Sports Equipment.

Trash Containers and Enclosures. Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind shall be deposited in closed garbage cans or sealed garbage bags and taken to the edge of the street for scheduled collection not more than twelve (12) hours before such collection is scheduled. Emptied cans shall be removed from the edge of the street no later than (12) hours after such collection is scheduled. Except when temporarily placed at the edge of the street for scheduled collection, all garbage cans and other refuse containers shall be located in a suitable storage area within the residence, so as not to be visible from neighboring Properties and streets.

Treehouses. ARC approval is required.

Turf/Sod Maintenance Requirements. All landscaped turf areas must be kept regularly mowed (Every 7 to 10 days from May through September), trimmed, edged and kept weed free at all times. Turf areas that show bare spots must either be re-seeded or re-sodded.

Underground Installations. ARC approval is required.

Utility Equipment. Installation of utilities or utility equipment requires ARC 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.

Walls - Retaining. ARC approval is required. Drainage cannot be altered due to the construction of a retaining wall.

Water Systems. ARC approval is required.

Weathervanes. ARC approval is required.

Wells. Not permitted.

Wind Energy Systems. ARC approval is required. Installations being made for energy-efficient measures may be further defined by State or Federal regulations.

Windows and Window Tinting. ARC approval is required, unless the windows are being replaced with the exact style and color as previously installed and approved on the home. The use of muntin bars for all replacement windows is optional, but in all cases must be consistent with each side's exterior elevation. For instance, if the homeowner is replacing their windows in the front of the home only (the front elevation), then all the windows must have or not have the muntin bars. Any muntin design except for the standard checkerboard must first be submitted to the ARC. Any type of window material except for standard glass must first be approved by the ARC (glazed, opaque, glass blocks etc.). For window tinting and window replacement applications, only non-glare or non-reflective tints will be considered. A sample of the material must be provided with the Application for approval.

Window Well Covers. Window well covers which meet the following guidelines will be permitted without the need for ARC approval:

- Cover must be made of either clear plastic or metal and be flush with the window well. Cover shall not extend more than 3 inches beyond the edge of the window well and no more than 2 feet up on the foundation. All other types of window well covers must first be approved before installation.

Windvanes, Windchimes, Directionals, etc. ARC Approval is required. Requires notification and disclosure to neighbors.

Wood Storage. ARC approval is not required. Must be located in the back yard, adjacent to the house, must be neatly stacked, and must not be located so as to block any existing drainage pattern on the Lot.

STROH RANCH

Community Association, Inc.

Architectural Request Form

Submit form and plans to PCMS via email at designreview@pcms.net or mail to
7208 S. Tucson Way, Suite 125, Centennial, CO 80112

For Official Use Only

Date Checked In PCMS _____

Homeowner Name: _____

Address: _____ **Home Phone** _____ **Work Phone** _____

Email Address: _____

My request involves the following type of improvement:

_____ Deck/Patio Slab _____ Drive/Walk Addition _____ Basketball Backboard

_____ Landscaping _____ Patio Cover _____ Home Addition

_____ Fencing _____ Other _____

_____ **Painting** - Form must be initialed here _____ to confirm required photos have been included

Scheme from binder: Book 1 or Book 2 (Circle one) Scheme # _____

Custom Scheme: Manufacturer _____ Color names and numbers

Body _____ Trim _____ Accent _____

Form must be initialed here _____ to confirm required samples have been mailed or dropped off (Required for custom schemes only)

_____ **Roofing** - Form must be initialed here _____ to confirm required photo has been included

Manufacturer _____ Line _____ Color _____

Supplemental information required for all submittals; please see the Community-Wide Standards Document or contact PCMS for requirements.

Describe Improvement: _____ **Planned Completion Date:** _____

I understand that I must receive approval of the Architectural Committee (AC) in order to proceed. I understand that AC approval does not constitute approval of the local building department and that I may be required to obtain a building permit. I agree to complete improvements promptly after receiving approval. I hereby authorize the Architectural Committee and PCMS to enter onto my property for exterior inspection at a mutually agreed upon time.

Date: _____ **Homeowner Signature:** _____

Neighboring Property - Owner Acknowledgment

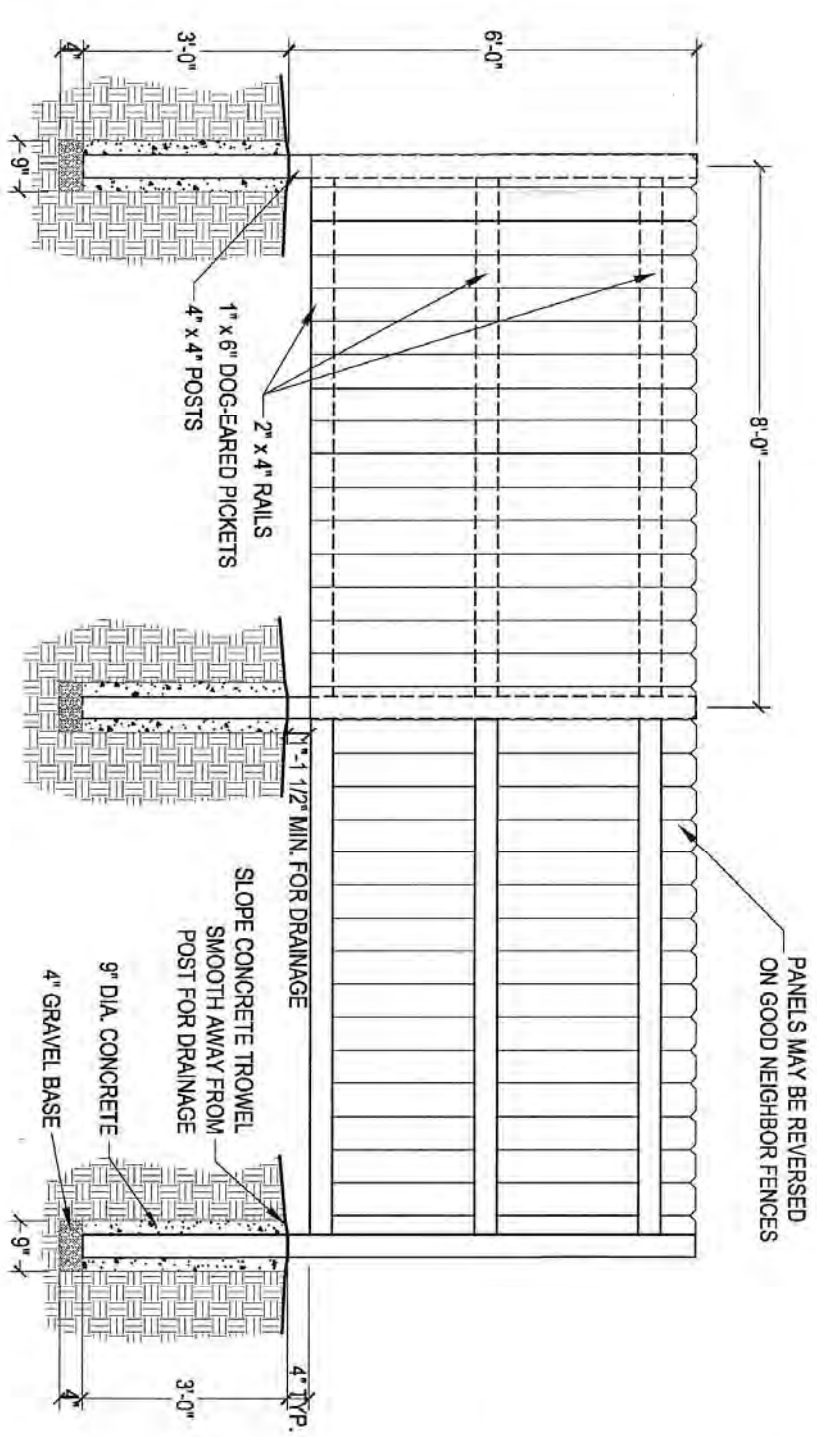
My signature on this form indicates that I have seen the plans for my neighbors proposed improvement. Adjacent property owners initials or refusal to initial the plans, does not and will not indicate approval or disapproval of a project, but only that they are aware of the scope and concept of the project. If I have questions and/or concerns regarding this application, I know that I can contact PCMS at 303-224-0004.

Name (printed)

Signature/Date

Address

ELEVATION VIEW



NOTE:

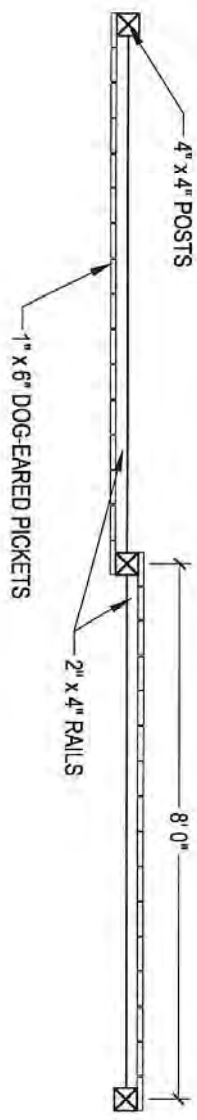
6' PRIVACY FENCE MAY BE INSTALLED ON THE SIDE AND REAR PROPERTY LINES. THEY MAY BE EITHER THE STANDARD SOLID PRIVACY FENCE OR THE UPGRADED SOLID PRIVACY FENCE (SEE FIGURE # 2).

ANY LOT ABUTTING A PUBLIC STREET SHALL HAVE AN UPGRADED SOLID PRIVACY FENCE ALONG THE LOT LINE ADJACENT TO THE STREET.

FENCES ALONG OPEN SPACE AREAS MUST BE OPEN RAIL MARLBORO FENCES (SEE FIGURE # 3).

RESIDENTS HAVE THE OPTION OF INSTALLING A GOOD NEIGHBOR FENCE WITH CONSENT OF ADJACENT RESIDENT. EVERY OTHER PANEL MAY BE REVERSED.

PLAN VIEW

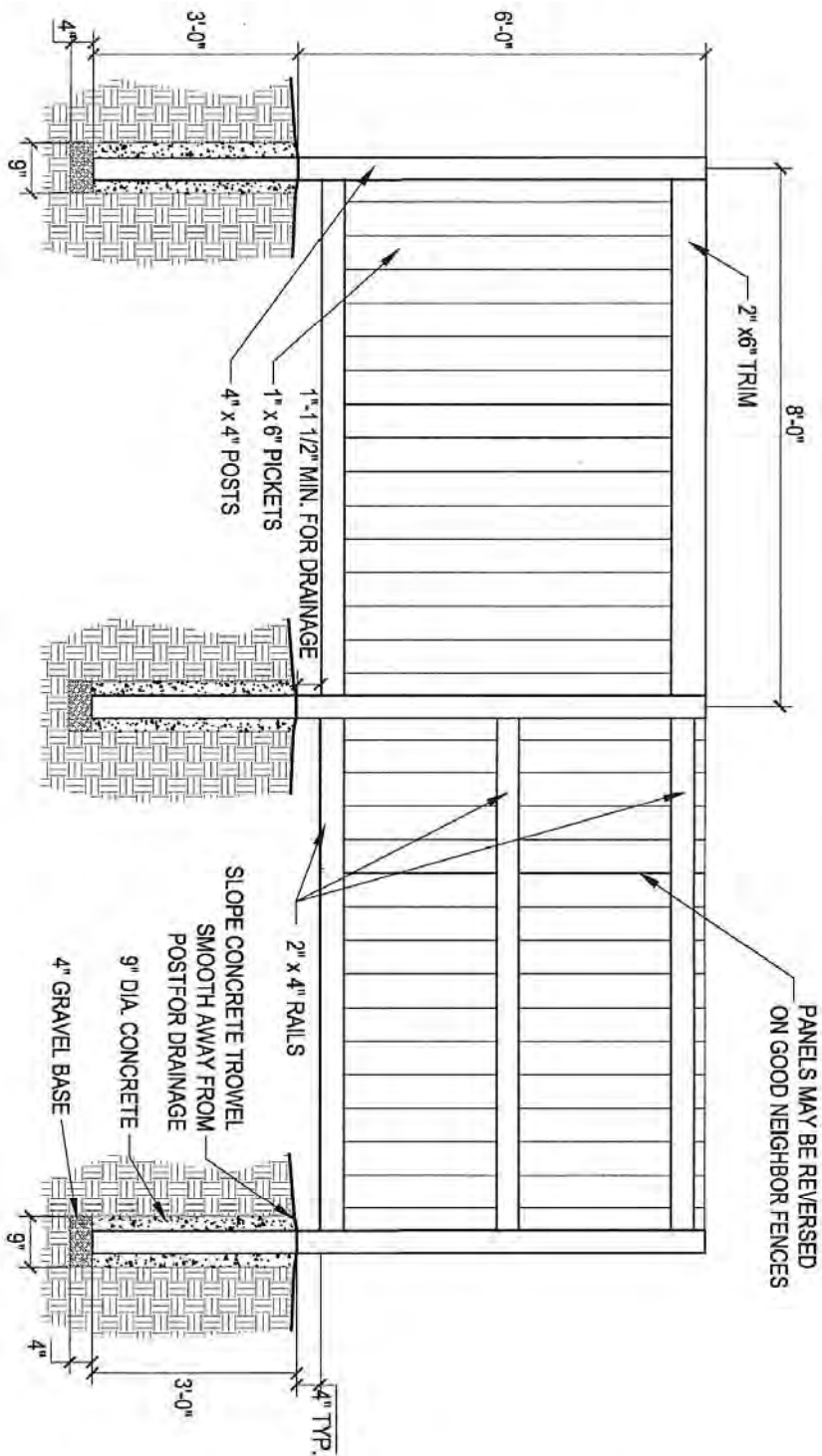


STANDARD SOLID PRIVACY FENCE

FIGURE #1

ELEVATION VIEW

NTS



PANELS MAY BE REVERSED
ON GOOD NEIGHBOR FENCES

NOTE:
6' PRIVACY FENCE MAY BE INSTALLED
ON THE SIDE AND REAR PROPERTY
LINES. THEY MAY BE EITHER THE
UPGRADED SOLID PRIVACY FENCE
OR THE STANDARD SOLID PRIVACY
FENCE. (SEE FIGURE # 1)

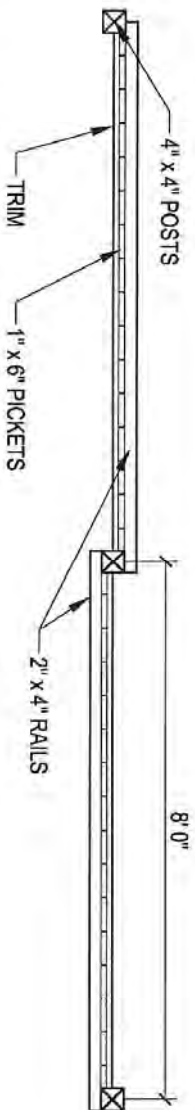
ANY LOT ABUTTING A PUBLIC STREET
SHALL HAVE AN UPGRADED SOLID
PRIVACY FENCE ALONG THE LOT LINE
ADJACENT TO THE STREET.

FENCES ALONG OPEN SPACE AREAS
MUST BE OPEN RAIL MARLBORO
FENCES. (SEE FIGURE # 3)

RESIDENTS HAVE THE OPTION OF
INSTALLING A GOOD NEIGHBOR
FENCE WITH CONSENT OF ADJACENT
RESIDENT. EVERY OTHER PANEL MAY
BE REVERSED.

PLAN VIEW

NTS

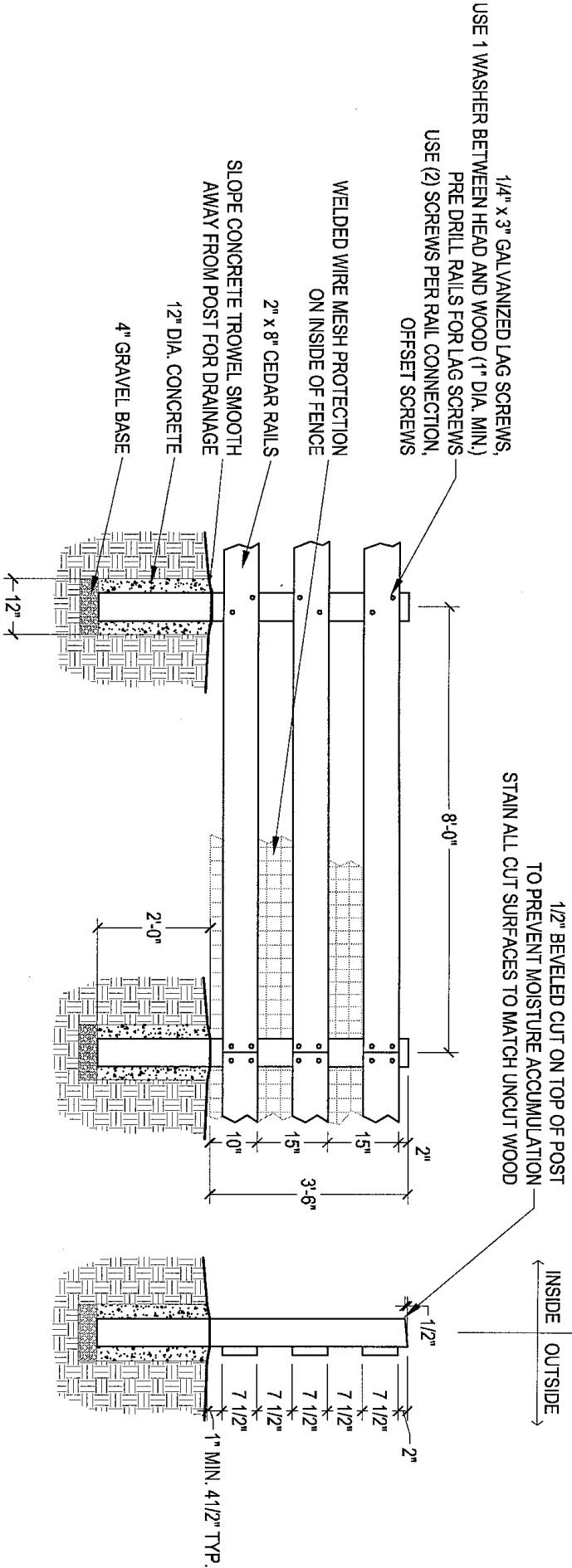


UPGRADED SOLID PRIVACY FENCE

FIGURE #2

ELEVATION VIEW

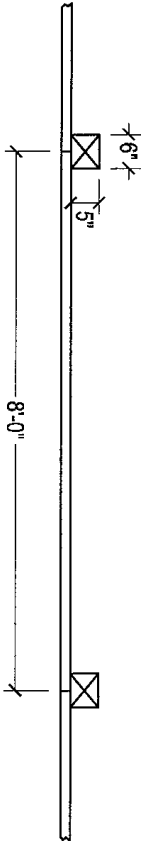
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PLAN VIEW

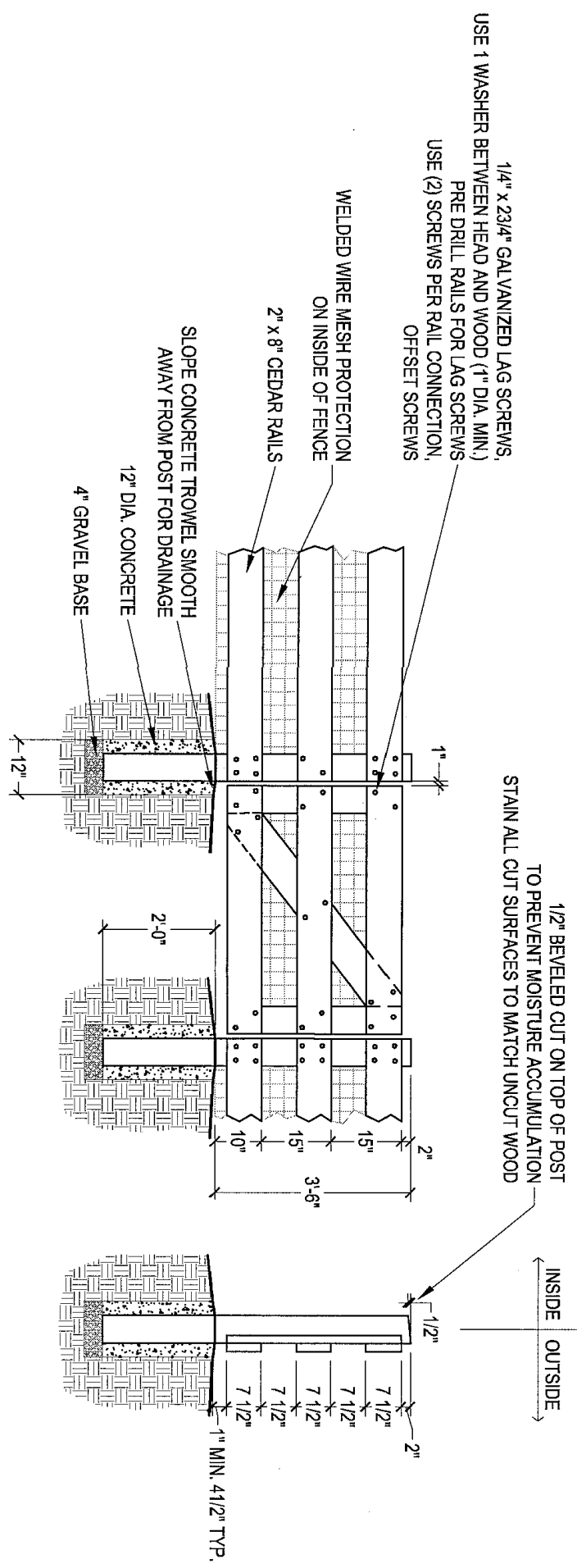
NTS

NOTE:
5" x 6" CEDAR POSTS ARE PREFERRED.
IF 5" x 6" CEDAR POSTS ARE NOT AVAILABLE 6" x 6" POSTS
MAY BE USED, BUT POSTS MUST BE OF A CONSISTENT SIZE
ON ENTIRE LOT.



ELEVATION VIEW

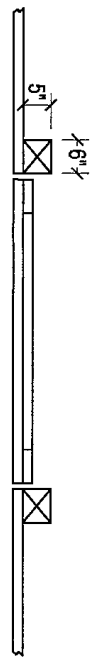
NTS



PLAN VIEW

NTS

NOTE:
5" x 6" CEDAR POSTS ARE PREFERRED.
IF 5" x 6" CEDAR POSTS ARE NOT AVAILABLE 6" x 6" POSTS
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ON ENTIRE LOT.

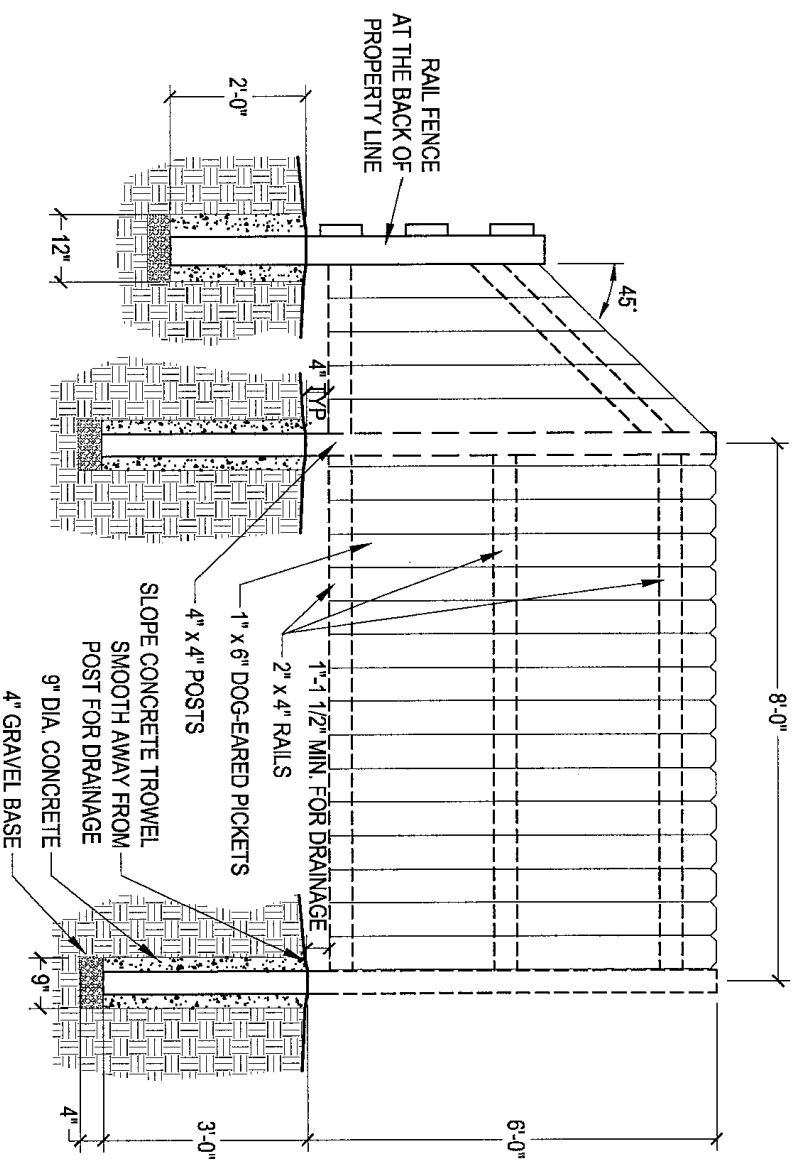


MARLBORO FENCE GATE

FIGURE #3a

ELEVATION VIEW

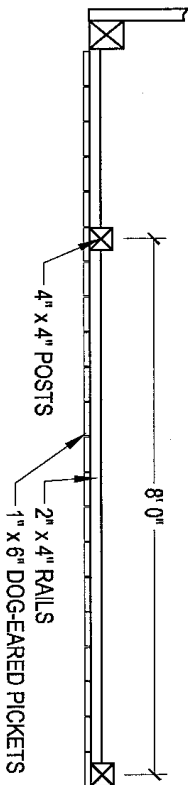
NTS



NOTE:
WHERE A 6' PRIVACY FENCE
INTERSECTS A RAIL FENCE, A
TRANSITION MUST OCCUR.

PLAN VIEW

NTS

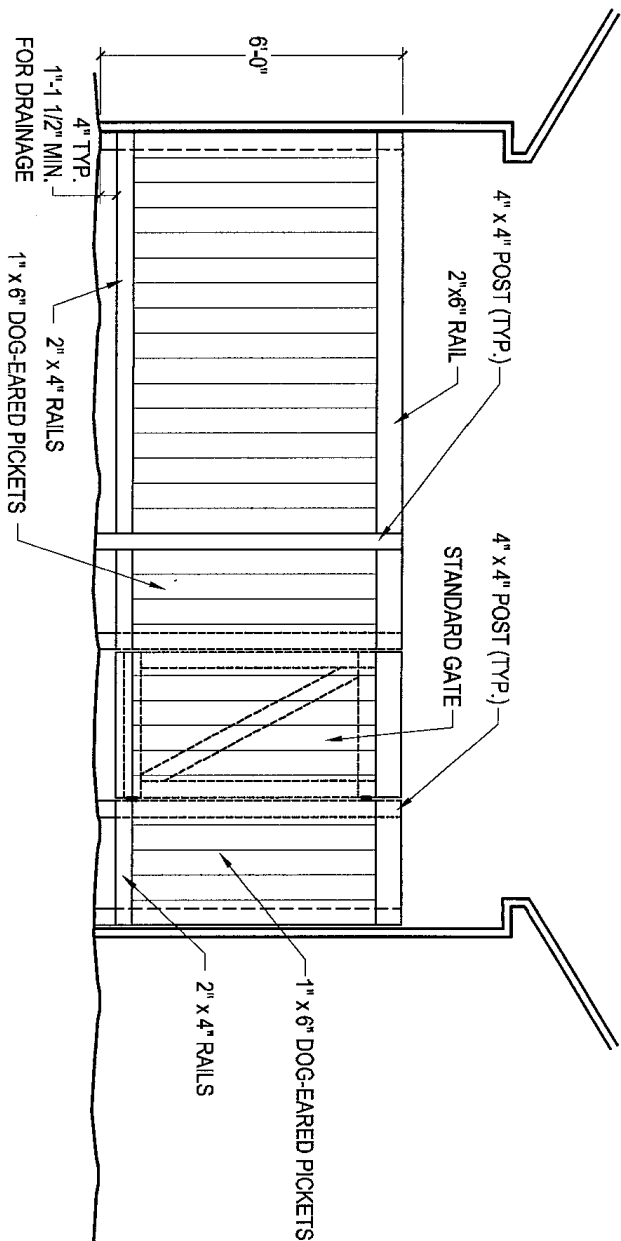


TRANSITION FENCE

FIGURE #4

ELEVATION VIEW

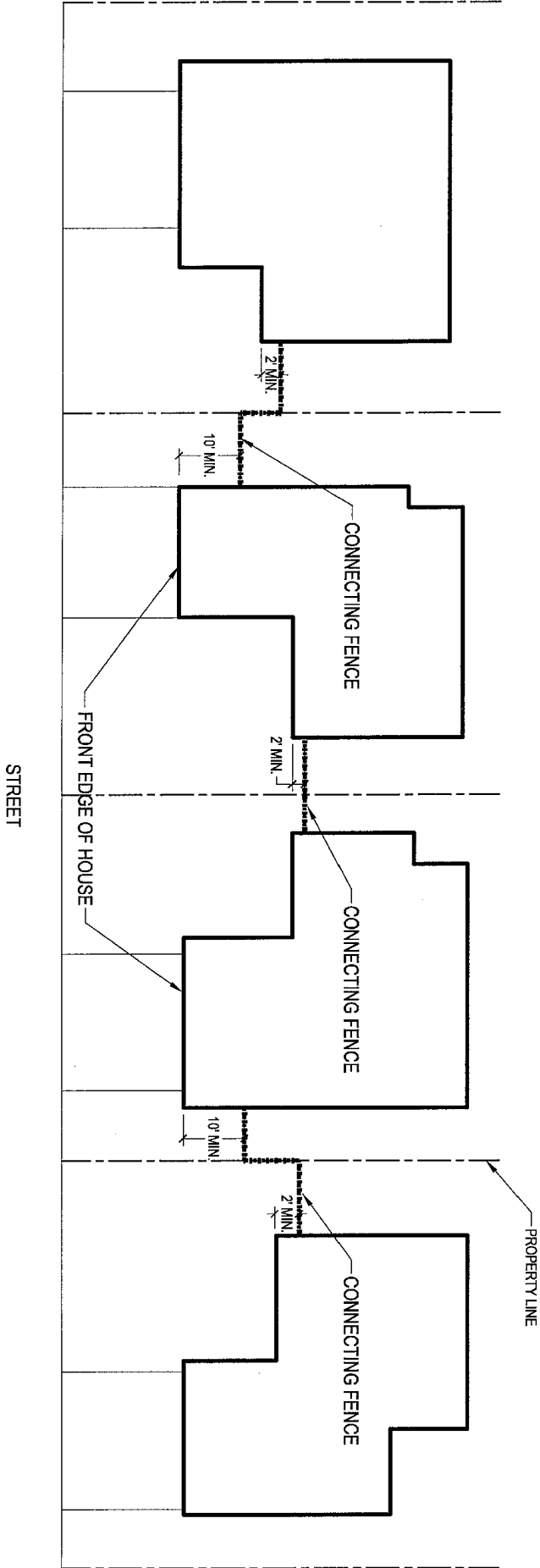
NTS



NOTE:
CONNECTING FENCE MUST BE
USED IN ALL DEVELOPMENTS.
STANDARD GATES ARE REQUIRED.

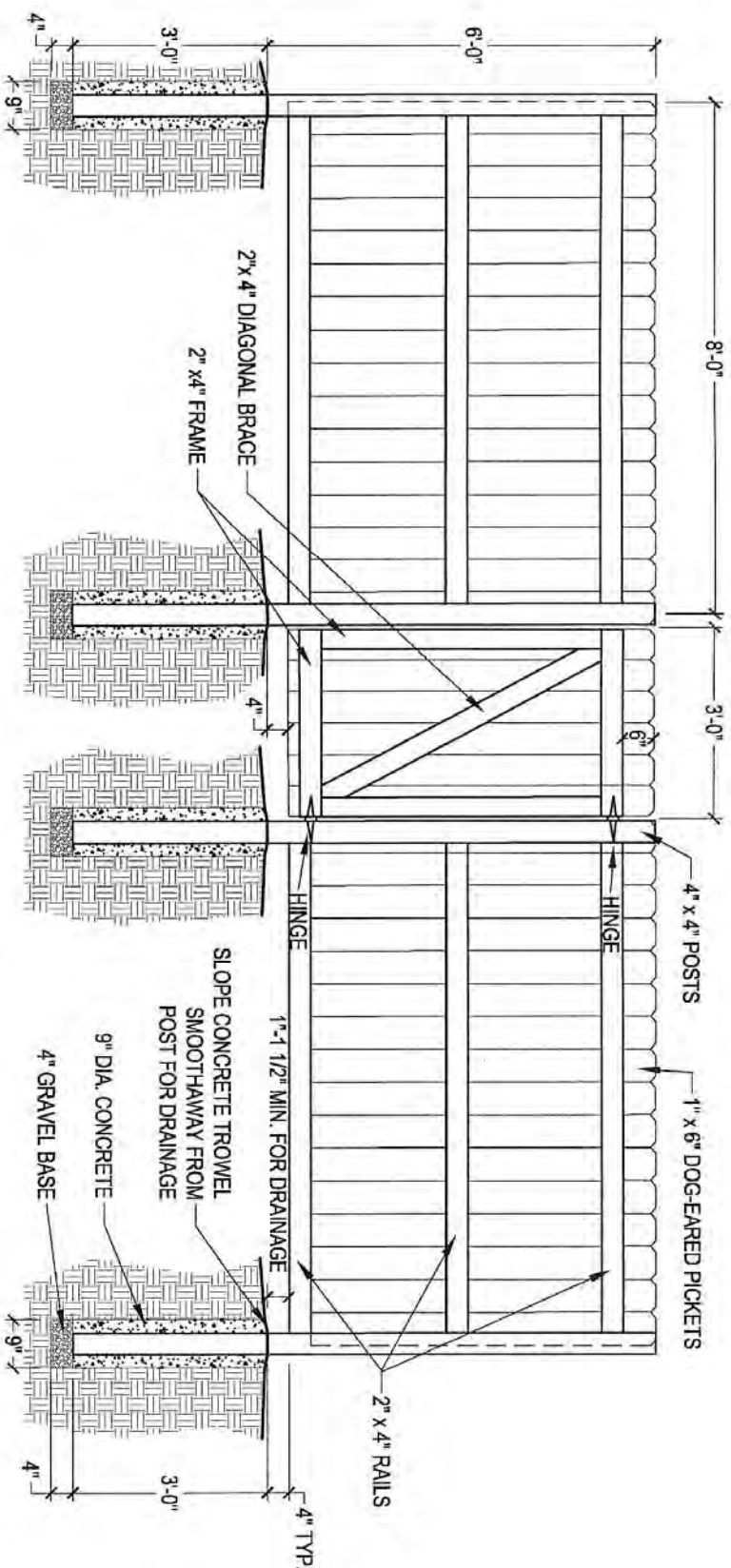
PLAN VIEW

NTS



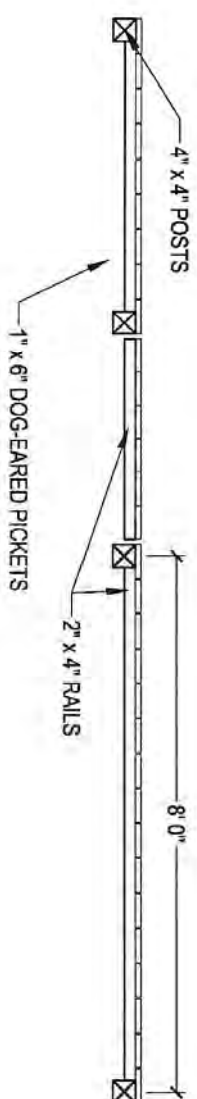
CONNECTING FENCE

FIGURE #5



PLAN VIEW

NTS

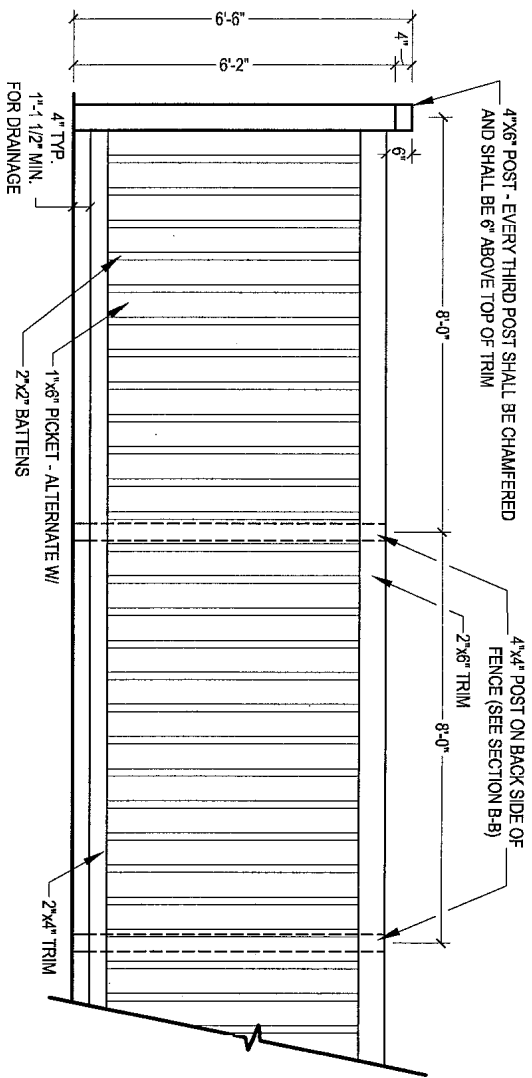


STANDARD SOLID PRIVACY FENCE GATE

FIGURE #6

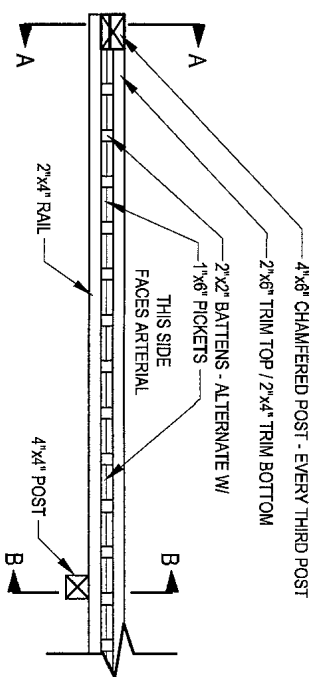
ELEVATION VIEW

NTS



PLAN VIEW

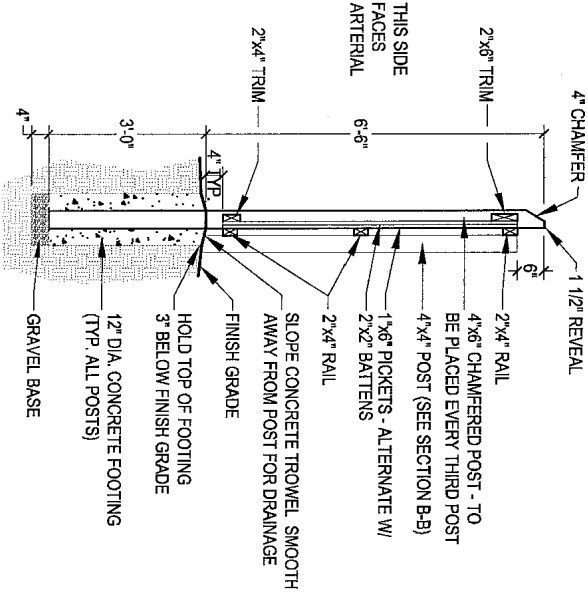
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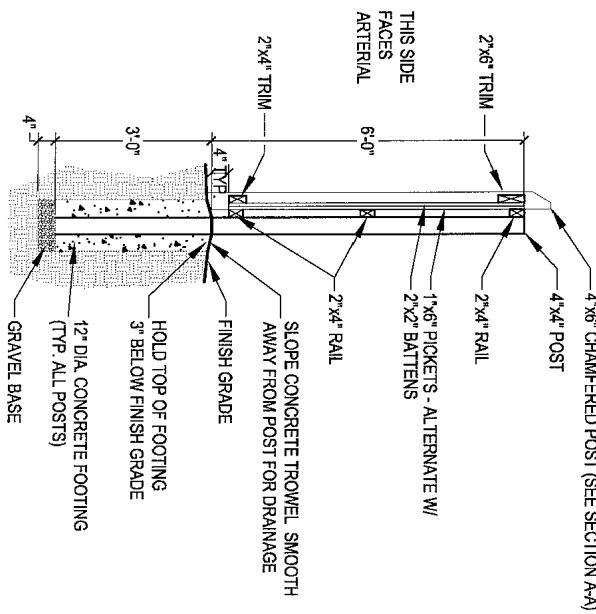
SECTION VIEW

NTS

CHAMFER POST SECTION A-A



REGULAR POST SECTION B-B



NOTES:

ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.

ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.

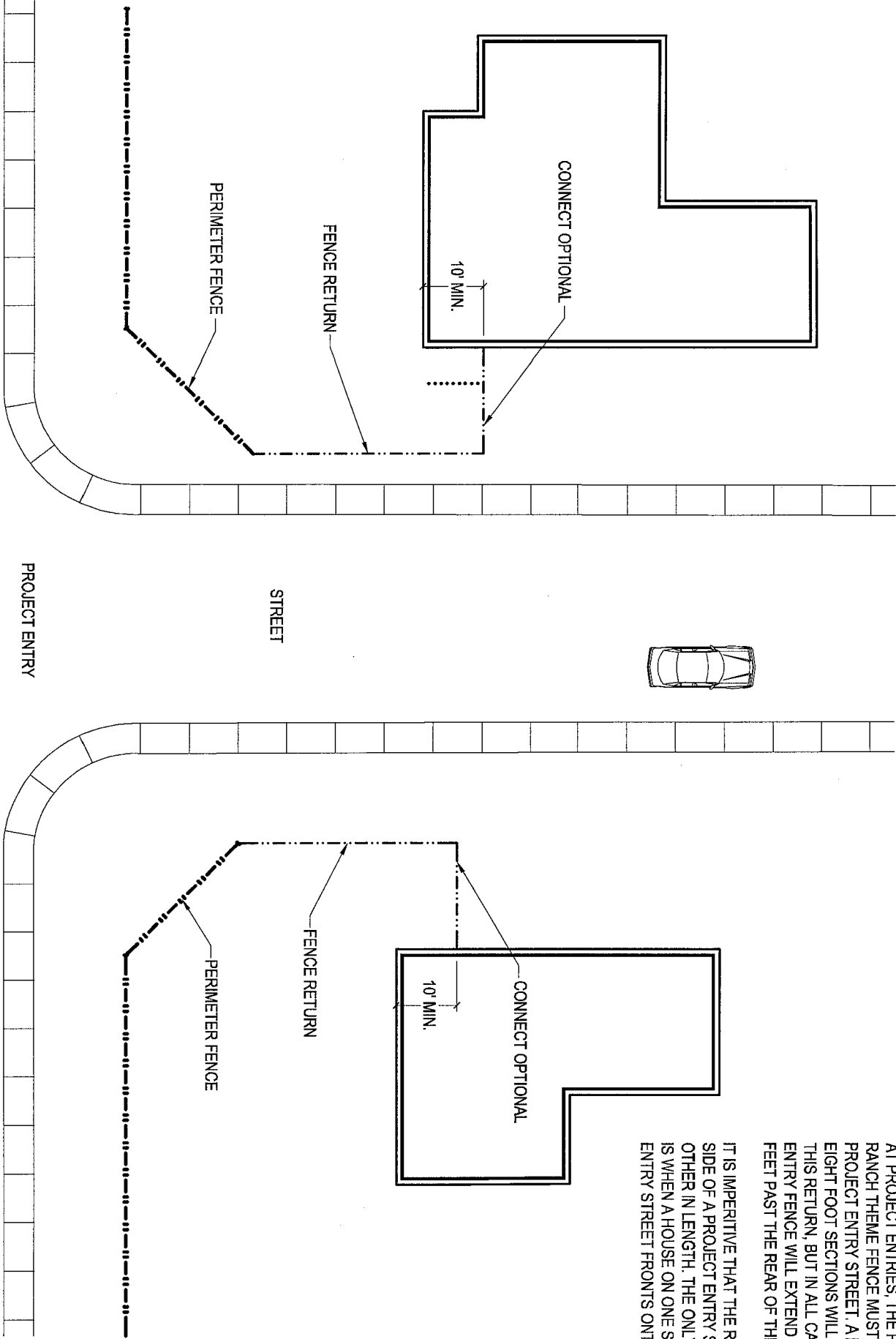
POSTS SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. OF 24 HOURS BEFORE BOARDS ARE NAILED.

ALL EXPOSED LUMBER SHALL BE STAINED WITH OYLMPIC BRAND 721 SEMI-TRANSPARENT STAIN OR EQUAL.

PERIMETER FENCE SHALL BE USED ALONG ALL MAJOR ROADWAYS.

PERIMETER FENCE

FIGURE #7



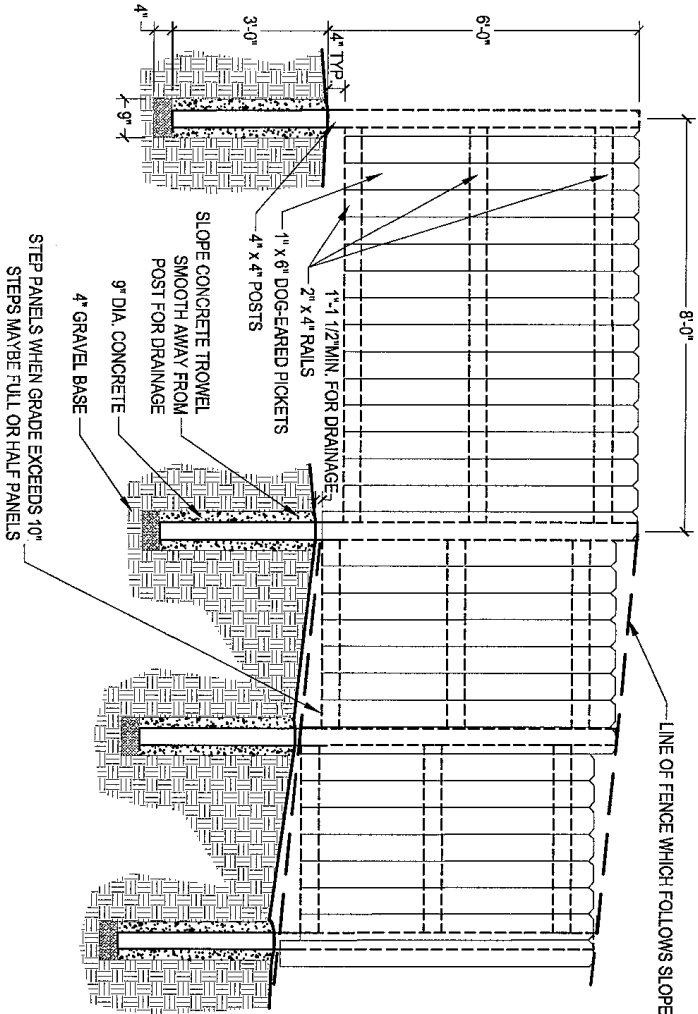
NOTE:
AT PROJECT ENTRIES, THE PERIMETER STROH RANCH THEME FENCE MUST RETURN INTO THE PROJECT ENTRY STREET. A MINIMUM OF TWO EIGHT FOOT SECTIONS WILL BE REQUIRED FOR THIS RETURN, BUT IN ALL CASES, THIS PROJECT ENTRY FENCE WILL EXTEND A MINIMUM OF TEN FEET PAST THE REAR OF THE HOUSE.

IT IS IMPERATIVE THAT THE RETURNS ON EITHER SIDE OF A PROJECT ENTRY STREET MATCH EACH OTHER IN LENGTH. THE ONLY EXCEPTION TO THIS IS WHEN A HOUSE ON ONE SIDE OF THE PROJECT ENTRY STREET FRONTS ONTO THAT STREET.

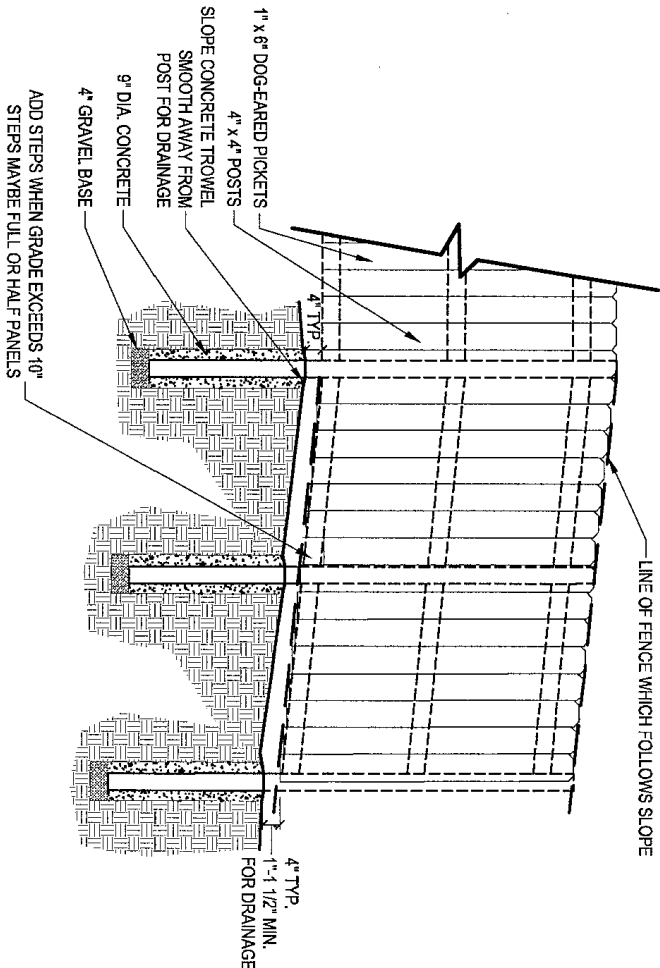
ELEVATION VIEW

NTS

STEPPED OPTION



SLOPED OPTION



NOTE:

FENCES ON SLOPES MAY EITHER FOLLOW THE SLOPE OR BE STEPPED.

THE SAME DESIGN SHALL BE USED ON ON ALL SIDES OF THE YARD, (i.e., ONE LOT LINE SHALL NOT STEP WHILE THE OTHER LOT LINE FOLLOWS THE SLOPE.)

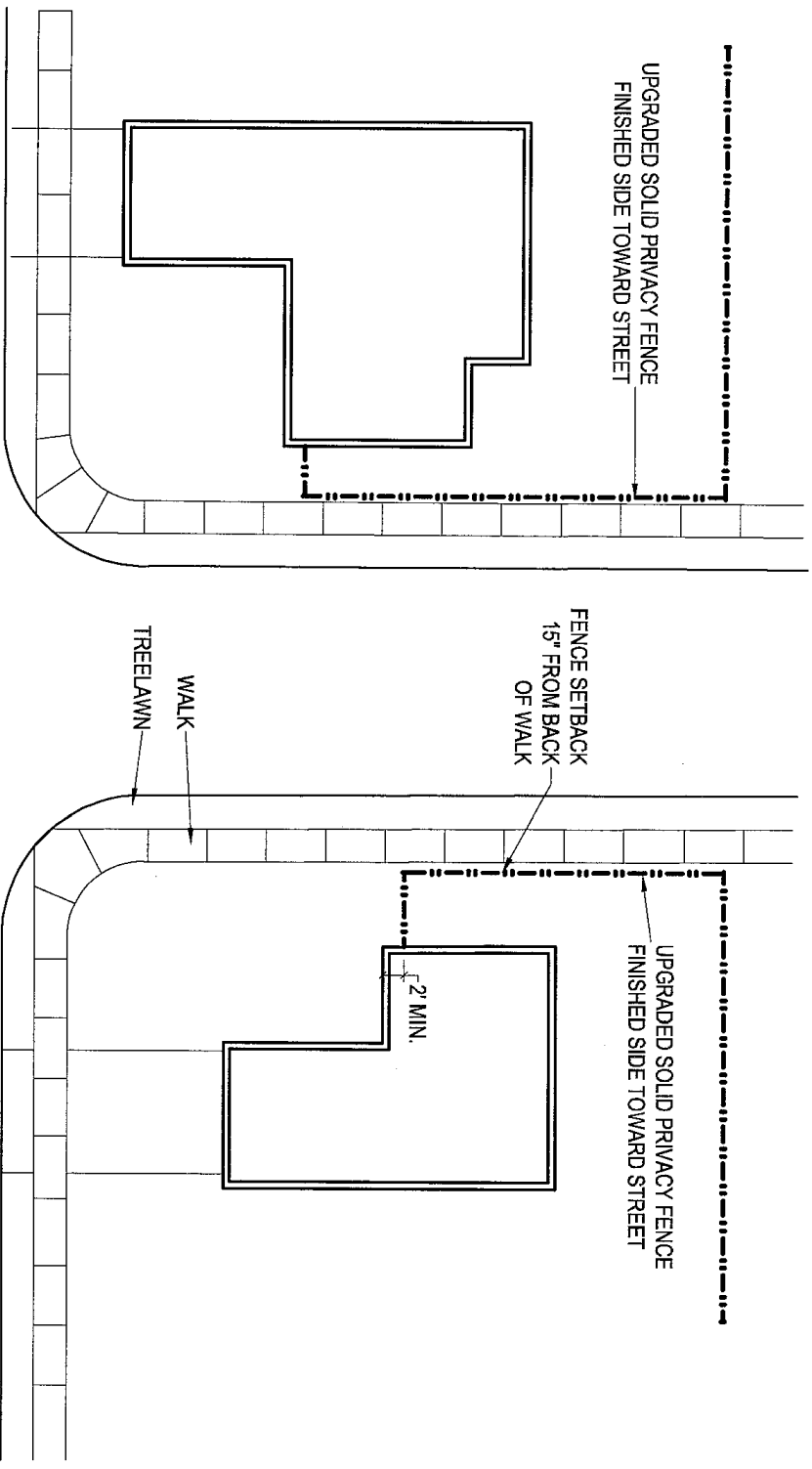
ALL PANELS ARE TO BE 6' IN HEIGHT.

ALL RAILS SHALL FOLLOW AND BE PARALLEL TO THE LINE SCRIBED BY THE TOP AND BOTTOM OF THE FENCE.

FENCES SHALL NOT STEP OVER OBSTACLES SUCH AS RAILROAD TIES, TREES, GARDENS, ETC.

HILLSIDE FENCE DETAIL

FIGURE #9

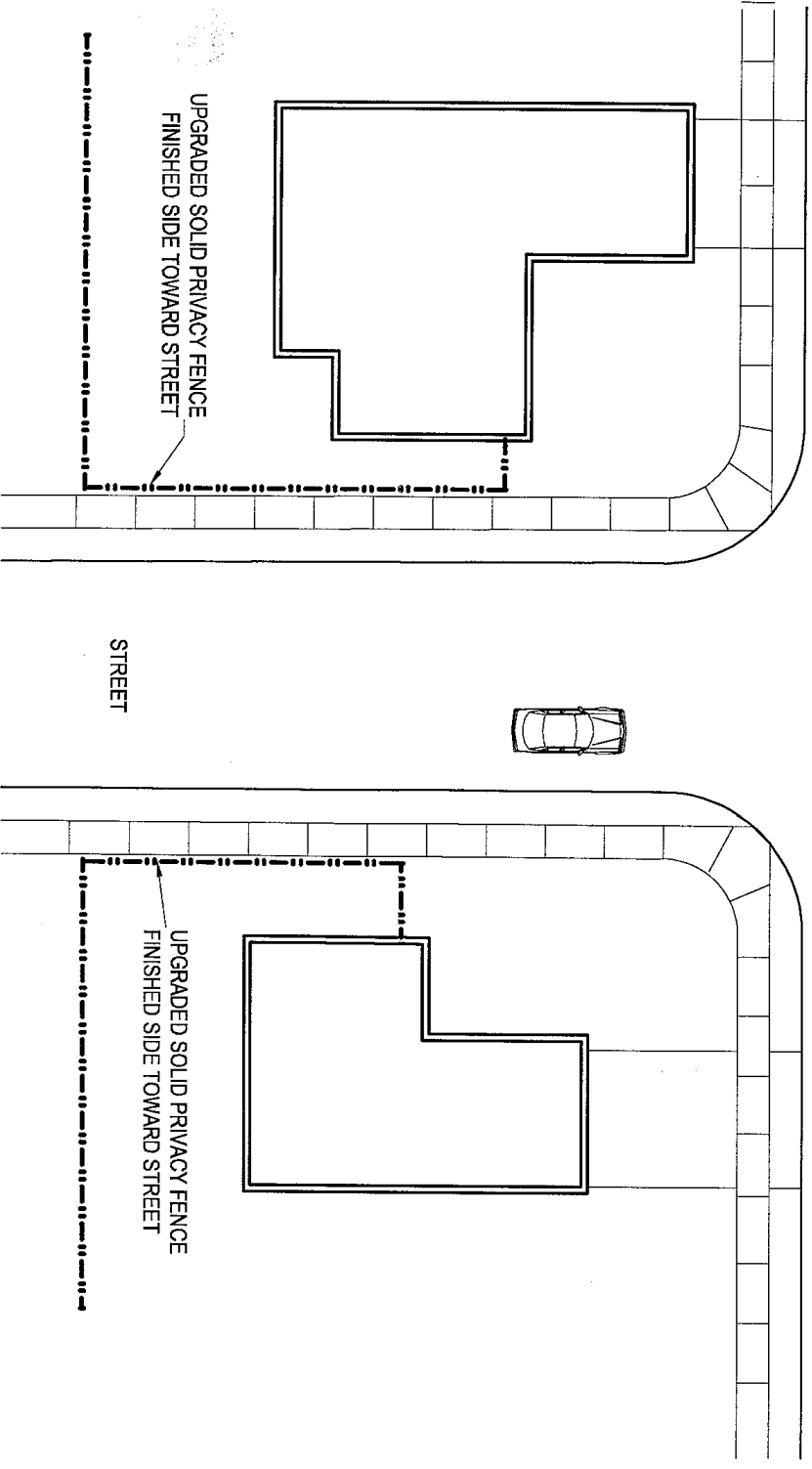


NOTE:
FENCES ABUTTING PUBLIC OR PRIVATE STREETS MUST BE CONSTRUCTED
IN ACCORDANCE WITH THE UPGRADE FENCE SHOWN IN FIGURE 2.

STREET

STREET

THE FINISHED SIDE MUST FACE THE STREET.



INTERIOR CORNER LOTS

FIGURE #10