

COLLIERS HILL MASTER ASSOCIATION, INC.
DESIGN GUIDELINES AND
RULES AND REGULATIONS

July, 2014

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OVERVIEW

Colliers Hill residential subdivision in Erie, Colorado, was previously known as Daybreak residential subdivision and, prior to that, was known as Bridgewater residential subdivision. All documents referenced herein, whether entitled Daybreak or Bridgewater, are applicable to Colliers Hill residential subdivision in the Town of Erie, County of Weld, State of Colorado.

All capitalized terms used herein shall have the same meaning set forth in the Master Declaration of Covenants, Conditions and Restrictions of Daybreak dated May 22, 2013 and recorded in the Office of the Clerk and Recorder of Weld County on May 29, 2013 at Reception #3935465, as may be amended from time to time. All requirements set forth in these Design Guidelines and Rules and Regulations are in addition to any requirements of the Bylaws, Articles of Incorporation, and Master Declaration; the Colliers Hill Final Plats for each Filing ("Final Plats"); the Colliers Hill Filing No. 1 and 2 Landscape Construction Documents ("Landscape Construction Documents"); and the Bridgewater P.U.D. Overlay Map – Amendment No. 2 dated April 30, 2013 and recorded in the Office of the Clerk and Recorder of Weld County on May 29, 2013 at Reception #3935464 ("PUD"). Those documents should be consulted for additional information. In the event there are any discrepancies between this document and the documents listed above, the document which contains the most restrictive language shall govern. In the event there are any discrepancies between this document and the documents listed above and the Colorado Common Interest Ownership Act, the Colorado Common Interest Ownership Act shall govern. Declarant per the Master Declaration is Community Development Group of Erie, Inc. and any other Person who succeeds to Declarant's interest ("Declarant").

These Design Guidelines and Rules and Regulations (the "Design Guidelines") for the Community have been prepared to protect the value and desirability of the development, to create a harmonious and attractive development, and to promote and safeguard the health, comfort, safety, convenience and general welfare of the Owners. These Design Guidelines are intended to assist homeowners in Colliers Hill Master Association, Inc. ("Colliers Hill HOA" or "Association") in the installation of landscaping and other improvements to their property ("Improvements") and to list certain rules and regulations adopted by the Colliers Hill HOA with respect to a Lot.

REVIEW COMMITTEES

Design Review Committee

The Design Review Committee ("DRC") shall consist of three (3) or more persons. The Declarant or Board of Directors of the Association ("Board of Directors") will appoint the members of the Design Review Committee to review and approve or disapprove plans for Improvements until all of the Lots in the Community have been conveyed to Owners other than a Builder or the Declarant, after which the members of the DRC will be

appointed by the Board of Directors of the Association. The DRC shall be responsible for the review and approval of all Improvements constructed upon a Lot other than the Architectural Review Committee's review and approval of the architectural components of the initial residential building, including colors and materials.

No Improvements, including but not limited to architectural plans, location, materials, colors, types of landscaping, fencing, walls and grading plans, may be constructed, planted, installed, etc. on any Lot unless the plans and specifications for the Improvements have been submitted to and approved in writing by the DRC. All changes to any previously approved Improvements must be submitted and approved by the DRC prior to the commencement of such changes.

The DRC may approve any Improvement(s) to a Lot only if the DRC deems, in its reasonable discretion, that: (a) the Improvement(s) is in conformance with the Design Guidelines and Rules and Regulations established herein, the Landscape Construction Documents, and the Declaration; (b) the Improvement(s) to the Lot in the location indicated will not be detrimental to the appearance of the surrounding areas of the Community as a whole; (c) the appearance of the proposed Improvement(s) to the Lot will be in harmony with the surrounding areas of the Community; (d) the Improvement(s) to the Lot will not detract from the beauty, wholesomeness and attractiveness of the Community as a planned residential community or the enjoyment thereof by any Owner; and (e) the upkeep and maintenance of the proposed Improvement(s) to the Lot will not become a burden on the Association.

Improvements not requiring approval of the DRC are: (a) repainting of the home in the identical, original color; (b) window well covers provided they are constructed of metal or wood decking material, and are painted black, white, the color of the house trim or original accent color, or stained the color of the deck; (c) high quality colonial cross buck doors, full panel glass doors, decorative wrought iron doors or decorative aluminum doors provided they are black, white, the color of the house trim, or the color of the original accent color.

Architectural Review Committee

The Architectural Review Committee ("ARC") shall consist of three (3) or more members. The members of the Architectural Review Committee will be appointed by the Declarant and shall be solely responsible for the review and approval of the architectural components of the initial residential building constructed upon a Lot, including colors and materials. Upon completion of initial construction of the last residential building upon a Lot in the Community, the purpose and function of the ARC shall be deemed completed and the ARC shall cease operations as a separate committee of the Association.

Subassociation Design Review Committee

The Association may include one or more subassociations for portions of the Community. The DRC may delegate its review and approval of Improvements to any

Subassociation Design Review Committee as long as such Improvements are limited to Lots and Common Areas within the area of the Subassociation and shall only be for Improvements which are constructed upon a Lot or Common Area subsequent to the construction of the initial residential building.

Requirement for Approval by Governmental Entities

In addition to the required approvals by the DRC, the construction, erection, addition, deletion, change or installation of any Improvements on any Lot or relating to any multi-family unit also requires the applicant to obtain any necessary or required approval of all governmental entities with jurisdiction over such Improvements and issuance of all required permits, licenses and approvals by all such governmental entities.

Procedures

The DRC shall approve (with or without conditions, as it may deem appropriate in its reasonable discretion) or disapprove all requests for approval within forty-five (45) days after the complete submission of the plans, specifications and other materials and information required by the DRC. The submittal requirements for submission of plans to the DRC are set forth in Appendix A attached hereto and may be amended from time to time. The submittal requirements for submission of plans to any Subassociation Design Review Committee will be established by the appropriate Subassociation. If the DRC fails to respond within forty-five (45) days after complete submission of plans, the request shall be deemed disapproved.

When a proposed Improvement has possible impacts on adjacent properties (as addressed in the attached submittal requirements), the DRC may require that the homeowner discuss the proposal with neighbors prior to making a decision on the proposal. Improvement Notification Form and Proof of Improvement Notification Form can be obtained from the DRC.

Upon completion of the Improvement, the homeowner should notify the DRC in writing so that the constructed Improvement can be deemed to be in compliance. A representative of the DRC has the right to inspect the Improvement within thirty (30) days after written notification from the homeowner to verify compliance with the approved plan.

Vote and Appeals

A majority vote of the members of the DRC is required to approve a request for approval, unless the DRC has appointed a representative to act for it, in which case the decision of such representative shall control. In the event a representative acting on behalf of the DRC approves or denies a request for approval, the Owner applicant shall have the right to an appeal of such decision to the full DRC, upon a request submitted to the DRC within thirty (30) days after such approval or denial by the DRC's representative. If the DRC approves or denies a request for approval (whether by original decision or an appeal) then the Owner applicant shall have the right to an

appeal of such decision to the Board of Directors, upon a written request submitted to the Board of Directors within thirty (30) days after such decision by the DRC. The Board of Directors will then set a date for a hearing and notify Owner/applicant in writing of the hearing date. The Board's decision shall be final.

Expiration of Approvals

All approvals of Improvements are valid for one (1) year from the date of written notice of approval from any Committee, at which time the approval will expire. In the event any approval for Improvements has expired, the plans for the Improvements must be processed again.

Liability

Neither the Board of Directors, nor the DRC, nor any members thereof, nor any representative of the DRC appointed to act on its behalf, shall be liable in damages to any Person, or to any Owner, by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove in regard to any matter within its jurisdiction hereunder.

Variance

The DRC may grant reasonable variances or adjustments from any conditions and restrictions imposed by these Design Guidelines, Rules and Regulations and the Declaration, in order to overcome practical difficulties or prevent unnecessary hardships arising by reason of the application of any such conditions and restrictions. Such variances or adjustments shall be granted only in case the granting thereof shall not be materially detrimental or injurious to the other property or Improvements in the neighborhood and shall not militate against the general intent and purpose hereof.

DESIGN GUIDELINES

Setbacks

- Front, side, and rear setbacks shall allow for encroachments up to two feet beyond the building foundation for above-grade features including eaves, counterforts, fireplace box-out, stoops, bay windows, room cantilevers, and overhangs, provided that the living space of the projection does not exceed 20 square feet in each instance and extend more than two feet. There shall be no more than two above-grade living space encroachments per elevation.
- Side and rear setbacks shall allow for encroachments up to three feet beyond the building foundation for below-grade window wells.
- Rear setbacks shall allow for an encroachment of up to six feet for a covered patio (not enclosed).
- All setbacks are measured from the property line / right-of-way line.

Maintenance of Grade and Drainage

Each Owner shall maintain the grading upon his Lot, and the Association shall maintain the grading upon the Common Areas, at the slope and pitch fixed by the approved Overlot Grading Plan, including landscaping and maintenance of the slopes. Each Owner and the Association agree, for themselves and their successors and assigns, that they will not in any way interfere with the established drainage pattern over any real property which they have a duty to maintain, from adjoining or other real property. In the event that it is necessary or desirable to change the established drainage over any Lot or Common Elements or other property which an Owner or the Association has a duty to maintain, then the party responsible for the maintenance of such real property shall submit a plan to the DRC for its review and approval. Approval will not be granted unless provisions are made for adequate alternate drainage. "Established drainage" is defined as the drainage which exists at the time final grading of a Lot is completed in accordance with the drainage plans approved by the Town of Erie. The three-foot (3') drainage swale must remain unimpeded by any Improvements other than sod, rock, fences or mulch on all lot lines.

Each Owner is responsible for any erosion control that may be necessary to protect adjacent Lots or Common Areas from damage due to drainage or related erosion. All exterior grading will be adequate for drainage away from the structure and adjacent structures.

Landscaping

All portions of a Lot not covered by a structure, driveway, patio, sidewalk, etc. will be landscaped. When installing landscaping, it is very important to insure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks and driveways. No irrigated plant materials should be installed within five (5') feet of any foundation. At no time may the installation of landscaping alter the established drainage pattern of any property in the Community. The three foot (3') drainage swale must be maintained and unimpeded by any Improvements other than sod, rock, fences or mulch on all lot lines.

Any areas consisting of more than 100 square feet of rock work or mulch must include living plant material.

The utilization of non-living objects as ornaments in the landscape is discouraged but will be reviewed by the DRC on a case by case basis. The Town of Erie prohibits the use of artificial plants, artificial grasses, and other artificial plant material.

Front Yard Landscaping

- The builder will install the front yard landscape package within four months of the issuance of a certificate of occupancy (subject to weather).

- The landscape package will include a minimum of two yard trees, seven shrubs and grass in addition to the tree lawn landscaping. There shall be a minimum of 75% of the gross front yard area, excluding driveways, landscaped with live plant material.
- The tree lawn (the right-of-way area between the sidewalk and curb) will be irrigated and landscaped by the builder concurrent with the front yard landscaping and will consist of grass and at least one street tree (minimum 1½" caliper) (minimum of one tree for every 40 feet of street frontage or portion thereof, with a minimum of two trees per lot for lots that have a minimum width of 60 feet.) Where the lot is a corner lot, one tree will be required in the tree lawn for each street frontage. The adjacent homeowner will maintain the tree lawn(s). The use of gravel, stones, wood chips or other non-growing landscape material is not permitted in the tree lawn. Flowers may be planted as accent material.

Side and Rear Yard Landscaping

- The homeowner will install landscaping in the side and rear of the home within six (6) months of an issuance of a certificate of occupancy (subject to weather and/or watering restrictions). There shall be a minimum of 50% of the combined side and rear yards landscaped with live plant material. Principles of landscape planning, design, methods and maintenance that result in water use efficiency and water saving practices are encouraged.
- The side and rear yard landscaping will be done in accordance with a DRC approved landscape plan. The DRC submittal requirements for all landscape plans are set forth in Appendix A. The landscape plan must show all proposed landscape improvements including but not limited to: trees, shrubs, turf, mulches (bark, gravel, etc.), rock work, vegetable gardens, etc. Landscape plans must also show the proposed locations of patios, fences, arbors, swimming pools, sport courts, decks, gazebos, retaining walls, etc. Approval of the landscape plan in no way constitutes approval of any patio, fence, swimming pool, sport court, deck, gazebo, arbor, wall, etc. unless specific plans have been submitted and approved in writing by the DRC.
- Written approval must be obtained from the DRC for any additions or changes to a previously approved landscape plan prior to installation.

Fencing and Retaining Walls

- All fencing will be installed in accordance with the Landscape Construction Documents and the Town of Erie Fence Regulations and Standards. Any deviations from the fencing shown must be approved in writing by the Board of Directors, the Declarant and the Town of Erie.
- Perimeter fencing, per the attached fencing plan (Appendix B), that is installed by the builder will be maintained by the Association only on the side that faces tracts and roadways within the Community. The Homeowner will maintain the fence facing into their lot.
- Builder/Developer installed fencing may not be altered and/or removed without written approval from the DRC.

- The maximum fence height for ancillary activities including, but not limited to, tennis courts and ball fields, must be approved by the Director of Community Development for the Town of Erie.
- The location of the fencing on each Lot must be shown on a plan which is approved by the DRC.
- All side yard, rear yard and/or wing fencing (from a side yard fence to the house) on single family lots is optional, but when installed by either builder or homeowner, will be a maximum height of forty-eight inches (48") and will match the fencing shown in the approved Landscape Construction Documents. Fence specifications are attached as Appendix C.
- An inconspicuous 2 x 4 welded wire mesh may be attached to the Owner's side of the fence for the safety of small children and contain small pets within rear yards.
- Wing fences must be set back a minimum of four feet (4') from the front corner of the house and/or garage and may have a gate that is in compliance with the Landscape Construction Documents. Fence specifications are attached as Appendix C.
- All wood fencing must be stained using Diamond Vogel Solid Color Stain Cedar GS212.
- Front yard fencing (other than wing fencing) is not allowed on single family lots.
- No fencing will be installed in such a way that it impedes the required three-foot (3') drainage swale.
- Walls shall be composed of brick, stone or cultured stone and must be approved in writing by the DRC prior to construction. Retaining walls that are constructed by the builder and are included on the approved grading plan do not require prior approval of the DRC.
- No fences composed of chain link, electrical wire, barbed wire, plastic, razor wire, wire mesh or unpainted concrete CMU block shall be permitted, except for special recreation (i.e. tennis courts, if painted or coated) or security uses as approved by the DRC and the Town of Erie. Chain link dog runs are prohibited.
- Other safety fencing required around swimming pools by the Health Department must be approved by the DRC.
- Temporary construction, safety and security fences shall be permitted at construction sites. These fences may be composed of chain link, wire mesh or any similar type of material approved by the Director of Community Development. Temporary fences shall be exempt from maximum fence height requirements listed above.
- Nothing in this section shall cause adjacent agricultural uses to remove existing fences.
- A single retaining wall will not be more than thirty-six inches (36") in height (measured at the exposed side).
- Exposed concrete or creosoted railroad tie retaining walls are specifically forbidden.
- Walls constructed out of brick, stone and stucco, or concrete faced and capped with brick, stone or stucco, may be allowed for courtyard walls if written approval has been obtained from the DRC.

- All gates, except those installed by the Builder/Developer must have DRC approval and must follow fence specifications for the Community per Appendix C. Gates will not be allowed in rear fencing on Lots that back to open space.

Paved Areas

Walkways and driveways must be hard surfaced and made of concrete. Materials such as colored concrete or special paving patterns are subject to the approval of the DRC prior to installation. The edge of the driveway must be a minimum of three feet (3') from the property line. Modifications to the original driveway will require the approval of the DRC. Widening for the purpose of extra parking space is not permitted.

RULES AND REGULATIONS

These Rules and Regulations concerning and governing the Lots, Common Elements and/or this Community have been adopted by the Board of Directors and may be amended or repealed from time to time by the Board of Directors. The Board of Directors may establish and enforce penalties for the infraction of the Rules and Regulations and may levy and collect fines for the violation of any of these Rules and Regulations.

Residential Use

Lots shall be used for residential use only and shall not be used at any time for business, commercial or professional purposes, except that an Owner may use his Lot for professional or home occupation(s) so long as the applicable zoning permits such use. There shall be no external evidence of such occupation(s) and no unreasonable inconvenience is caused to other Owners of the Lots.

Residence Structure Additions

All residential structures and expansions must be approved by the DRC. Detailed plans must be submitted that include the plan of the structure on the lot, elevation views, dimensions, types of materials to be used, types of paint, stain, etc. Structures and expansions must comply with the approved development standards (including setbacks and height restrictions) on file with the Town of Erie and must harmonize with the house and the neighborhood.

Use of Common Elements

The use of the Common Elements is subject to all Rules and Regulations. No Common Elements may be used in any manner which will violate the statutes, rules, or regulations of any governmental authority having jurisdiction over the Common Elements. No Owner shall engage in any activity which will temporarily or permanently deny free access to any part of the Common Elements to all Members, nor shall any Owner place any structure whatsoever upon the Common Elements. No Common Elements will be

used in any way which will deny ingress and egress to those Owners having access to their Lots only over Common Elements. No private property such as toys, tools, etc. may be left unattended in the Common Areas. Any private property left unattended may be removed by the Association.

Household Pets

No animals, livestock, birds, poultry, reptiles or insects of any kind shall be raised, bred, kept or boarded in or on the Lots. However, the Owners of each Lot may keep a reasonable number of dogs, cats or other domestic animals which are bona fide household pets, so long as such pets are not kept for any commercial purpose and are not kept in such number or in such manner as to create a nuisance to any resident of the Lots. The Association has the right and authority to determine that dogs, cats or other household pets are being kept for commercial purposes or are being kept in such number or in such manner as to be unreasonable or to create a nuisance. The Association has the right to take any action(s) it deems appropriate to correct the nuisance.

An Owner's right to keep household pets shall be coupled with the responsibility to pay for any damage caused by such pets as well as any costs incurred by the Association as a result of such pets. Pets must be carried or on a handheld leash and may not be leashed to any object on the Common Areas. Pets are not permitted to bark, howl or make other loud noises for such a time as to disturb residents. Owners are responsible for the removal of wastes of their pets from their Lot, the Common Areas and from the premises of other Owners.

Temporary Structures

No structure of a temporary character, including but not limited to a house trailer, shack, storage shed, greenhouses or outbuildings shall be placed or built on any Lot. Camping tents set up for cleaning or occasional overnight sleeping by children will not require approval from the DRC if left up no longer than forty-eight (48) hours. During the actual construction, alteration, repair or remodeling of a structure or other Improvements, necessary temporary structures for storage of materials may be erected and maintained by the person doing such work. No unsightly conditions, structures, facilities, equipment or objects shall be so located on any Lots where they are visible from a street or from any other Lot.

Accessory Buildings

No outdoor storage sheds, whether metal or wood, are permitted. Decorative gazebos, swimming pool cabanas, play structures and other types of accessory buildings are subject to approval by the DRC.

Sport Courts, Recreational Equipment, and Play Structures

All exterior recreational equipment must be submitted for approval. Equipment such as basketball backboards, sport courts and play sets may be located in the rear or side yard only. Basketball backboards which are mounted on a permanent pole next to the driveway or temporary portable units may be allowed with written approval from the DRC. At no time shall a temporary portable basketball unit be allowed in a street. Size and color will be considered by the DRC on a case-by-case basis depending on Lot size and proximity to neighbors. In no case may play structures exceed eleven (11) feet in height (including canopy). Written approval from the DRC is required for all play structures and sport courts. Any Owner installing a sport court must notify all adjacent property owner(s) using the Improvement Notification Form and must submit a Proof of Improvement Notification Form to the DRC when plans are submitted for approval.

Porches, Covered Patios, Gazebos, Arcades, Decks and Walls

Any porches, covered patios, swimming pool cabanas, gazebos, arcades, decks and walls being built subsequent to the construction of the initial structure must be approved by the DRC prior to construction. All plans submitted to the DRC must show the exterior elevations, dimensions, massing, and location and must designate materials and colors.

Decks and gazebos must be constructed of wood or other materials compatible with the structure. Patios constructed out of brick, stone, colored concrete or other materials may be permitted anywhere on a Lot as long as it is shown on the approved landscape plan and all landscape requirements are met. Walks, front porches and stoops may be constructed of brick, wood, modular pavers, stone or colored or exposed aggregate concrete.

Any Owner installing a deck over 30 inches in height, a swimming pool cabana, a gazebo, and/or a wall must notify all adjacent property owner(s) using the Improvement Notification Form and must submit a Proof of Improvement Notification Form to the DRC when plans are submitted for approval.

Porches, patios, gazebos and decks will not be used for storage other than patio furniture and barbecues and will not be used for hanging garments or other articles or for cleaning rugs, household articles or other items.

Hot Tubs and Pools

Approval of the DRC is required for any hot tub and/or pool. Plans must designate materials, dimensions and the proposed location on the Lot. Hot tubs and pools will be integrated into the design of the structure and landscaping. Above-ground pools will not be allowed. Any Owner installing a hot tub and/or pool must notify all adjacent property owner(s) using the Improvement Notification Form and must submit a Proof of Improvement Notification Form to the DRC when plans are submitted for approval.

Signs

No advertising signs shall be erected, placed, permitted or maintained on any Lot except for the following: (a) a name plate of the occupant and a street number; (b) a "For Sale," "Open House" or "For Rent" sign of not more than six (6) square feet, unless otherwise approved by the DRC; and (c) two (2) security system signs no larger than one hundred (100) square inches each. Political signs may be displayed in conformance with the Town of Erie's ordinance.

Dog Runs and Other Improvements

Dog runs are subject to approval by the DRC and must be constructed and finished with the same fence type allowed at the lot lines as shown on the Landscape Construction Documents. An inconspicuous 2 x 4 welded wire mesh may be attached to the inside of the approved Community fencing contain pets within the dog run. Dog runs must be located in the rear or side yards, abutting the structure, substantially screened from view from neighbors and adjacent public areas and must be limited in size to two hundred (200) square feet or less. Chain-linked dog runs are not permitted. No drying yards, service yards, wood piles or storage areas shall be located on any Lot as to be visible from a street or from the ground level of any other Lot.

Exterior Mechanical Equipment

"Energy Efficiency Measure" devices as described in the State of Colorado House Bill 08-1270 must be reviewed by the DRC. Such devices and their location on the Lot must conform to the Town's requirements and receive DRC approval. Placement of such devices is allowed to insure optimum performance but shall not be installed more visibly than is necessary for operating efficiency.

"Renewable Energy Generation" devices as described in the State of Colorado House Bill 08-1270 must be reviewed by the DRC. Such devices and their location on the Lot must conform to the Town's requirements and receive DRC approval. The device must be aesthetically compatible with surrounding uses and the applicant must demonstrate that the location of the device does not cause a safety issue for the resident or adjacent residents. Noise levels may be restricted at the discretion of the DRC. Application to the DRC requires a completed Improvement Notification Form and Proof of Improvement Notification Form.

Window-type air conditioners are prohibited.

Solar Energy Devices

Passive and active solar energy systems must be integrated into the architecture of the structure area. Written approval by the DRC is required prior to installation or construction. Solar collection panels should blend into overall architectural massing and roof form designs. Solar panels should be at the same pitch as the roof, even

though the slope may not be "optimal." For solar collection, the small increase in panel size that may be required to increase the efficiency of the collector array is preferable to the visual conflicts of different angles and slopes on the roof. Solar panels will not protrude more than twelve inches (12") above roof surface or above the ridge line of a roof. No exterior plumbing may be visible.

Antenna

No exterior radio antenna, television antenna, or other antenna, satellite dish, or audio or visual reception device of any type shall be placed, erected or maintained on any Lot, except inside a residence or otherwise concealed from view. Any such devices may be erected or installed by the Declarant during its sales or construction in the Community. Neither the restrictions nor the requirements of this section shall apply to the installation, maintenance and use of direct broadcast satellite ("DBS"), television broadcast ("TBS") and multipoint distribution service antennas ("MMDS") ("antenna/satellite") that are specifically covered by the Telecommunication Act of 1996 ("Act"), as amended from time to time, except as hereinafter set forth consistent with the Act and FCC rules:

- The antenna/satellite must be forty (40) inches or less in diameter and should, to the extent reasonably possible without unreasonable signal degradation, expense or delay, be disguised to resemble and be visually indistinguishable from other structures, devices or improvements otherwise allowed in the Community and/or by the Declaration and/or these Guidelines.
- The DRC recommends, to the extent reasonably possible without unreasonable signal degradation, expense or delay, screening the antenna/satellite from parks, parkways, greenbelts, school grounds, and open space.
- All antenna/satellites installed on a Lot are restricted for the personal use of the Owner of the Lot.
- All antenna/satellites shall not be installed more visibly than is necessary for reception of an acceptable signal.
- Owner is responsible for all costs associated with the antenna/satellite, including but not limited to costs to install, replace, repair, maintain, relocate, or remove the unit.
- All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Antenna/satellites, masts and any visible wiring may be required to match or compliment the color of the structure to which they are attached. The Owner should check with the installer/vendor for the appropriate type of paint.
- The installation of the antenna/satellite must comply with any zoning requirements and building codes.
- To the extent that reception is not substantially degraded or costs unreasonably increased, all antenna/satellites shall be screened from view to the maximum extent possible, and placement shall be made in the following order of preference:
 - a. Inside the structure of the house, not visible from the street,
 - b. Patio area, behind and below the fence line.

- c. Mounted on the exterior of the building, in the "rear" or "side," in the least visible location below roofline.
 - d. Mounted on the exterior of the building in the "front," in the least visible location below roofline.
 - e. Back rooftop.
- The Owner shall complete an Improvement Notification Form which can be obtained from the Colliers Hill Master Homeowners Association, Inc.'s management company and deliver the completed form to the DRC, along with a statement signed by the Owner and the installer of the antenna/satellite stating that all positions described above, have been tried in order of rank, and that the site of installation is the first site whereby an acceptable quality signal can be received. For example, if any acceptable quality signal is available from the patio area behind and below the fence line, the rooftop and exterior of the building is not acceptable for installation. The Improvement Notification Form must also include specifications and a photograph of the structure indicating the location where the antenna/satellite has been placed. The Improvement Notification Form must be submitted to the DRC within one (1) month after installation.

NOTE: Notification to the DRC of the installation of an antenna/satellite is in no way to be construed as a representation, guaranty, warranty, etc. by the DRC and/or the Association that reception and/or transmission signals will be adequate or will remain undisturbed by vegetation or improvements located on surrounding properties.

Weather Vanes

Weather vanes are not allowed unless they are included in the initial design and character of the structure and approved by the ARC with the architectural plan submittal.

Flagpoles

Permanent freestanding flagpoles must be approved by the DRC before installation. Approved flagpoles shall be installed no more than five (5) feet from the foundation of the house and a maximum height of eight (8) feet. Bracket mounted flagpoles attached to the front of the house do not require DRC approval as long as the flagpole does not exceed a maximum of eight (8) feet long and does not rise above the level of the bottom sill of the second story windows.

Vehicular Parking and Storage

No recreation vehicle, house trailer, camping trailer, boat trailer, hauling trailer, boat, or accessories thereto, truck (larger than 1 ton), self-contained motorized recreational vehicle, or other type of recreational vehicle or equipment, may be parked or stored in the Community or on any public or private road or street, unless such parking or storage is within the garage area of any Lot, or within an area designated by the Association for storage and parking of such vehicles, except that any such vehicle may

be otherwise parked as a temporary expedient (not to exceed 24 hours) for loading, delivery, or emergency. This restriction shall not restrict trucks or other commercial vehicles which are necessary for construction or for the maintenance of any portion of the Community or any Improvements located on the Lots. Off-street parking will be limited to the paved areas of the driveway.

In the multi-family product areas only, visitor parking is available along the street or in the driveway apron adjacent to the individual units' garages.

Vehicle Repair

No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting or servicing of any kind of vehicles, trailers or boats, may be performed or conducted in the Community unless it is done within a completely enclosed structure(s) which screens the sight and sound of the activity from the street and from adjoining property. This restriction shall not prevent washing and polishing of any motor vehicle, boat, trailer, motor-driven cycle, or other vehicle, together with those activities normally incident and necessary to such washing and polishing of such vehicle on a Lot.

Motorized Vehicles

No snowmobiles, motorcycles, minibikes, etc. may be driven on Common Areas. Such vehicles will not be stored as to be visible from any of the Lots.

Abandoned or Inoperable Vehicles

No abandoned or inoperable automobiles or vehicles of any kind shall be stored or parked in the Community in such a manner as to be visible from any portion of the Community. An "abandoned or inoperable vehicle" shall be defined as any automobile, truck, motorcycle, or other similar vehicle, which has not been driven under its own propulsion for a period of seventy-two (72) hours or longer, or which does not have an operable propulsion system installed therein, or which is not then currently licensed and registered. Otherwise permitted vehicles parked by Owners while on vacation (for a maximum of two weeks) or during a period of illness shall not be deemed to be abandoned.

In the event the Association shall determine that a vehicle is parked or stored in violation of this section, then a written notice describing said vehicle shall be delivered personally or by certified mail to the owner thereof (if such owner can be reasonably ascertained) or shall be conspicuously placed upon the vehicle (if the owner thereof cannot be reasonably ascertained), and if the vehicle is not removed within a reasonable time thereafter, as determined by the Association in its discretion from time to time, the Association shall have the right to remove the vehicle at the sole expense of the owner thereof.

Nuisances

No nuisance shall be permitted in the Community, nor any use, activity or practice which interferes with the peaceful enjoyment or possession and proper use of the Community. The term "nuisance" shall not include any activities of Declarant which are reasonably necessary to the development and construction of, and sales activities in, the Community; provided that such activities of the Declarant or a Builder shall not unreasonably interfere with any Owner's use and enjoyment of his Lot, or with any Owner's ingress and egress to or from his Lot and/or a public right-of-way.

No Hazardous Activities

No activities shall be conducted on any Lot or within Improvements constructed on any Lot which are unsafe or hazardous to any person or property. No firearms shall be discharged upon any Lot and no open fires shall be lighted or permitted on any Lot except in a contained barbecue unit while attended and in use for cooking purposes or within an approved fire pit or chiminea.

No Hazardous Materials or Chemicals

No hazardous materials or chemicals shall at any time be located, kept or stored in, on or at any Lot except such as may be contained in household products normally kept at homes for use of the residents thereof and in such limited quantities so as to not constitute a hazard or danger to person or property.

No Annoying Light, Sounds or Odors

No light shall be emitted from any Lot which is unreasonably bright or causes unreasonable glare; no sound shall be emitted from any Lot which is unreasonably loud or annoying; and no odor shall be permitted from any Lot which is noxious or offensive to others.

Owners shall exercise reasonable care to avoid making or permitting loud, disturbing or objectionable noises to be made. Residents shall also exercise reasonable care to avoid using or playing musical instruments or devices in such a manner as may disturb other residents, nor shall residents allow musical instruments or devices to be used or played in such a manner as may disturb other residents.

Restrictions on Trash and Materials; Trash Collection

No refuse, garbage, trash, lumber, grass, shrubs or tree clippings, plant waste, metal, bulk materials, scrap or debris of any kind shall be kept, stored, or allowed to accumulate except inside the residence on any Lot nor shall any such items be deposited on a street, unless placed in a suitable, tightly-covered container that is suitably located solely for the purpose of garbage, trash or recycling pickup. No

garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner.

The Board of Directors shall have the right to regulate the number of trash collection service providers permitted to operate within the Community and to require trash and recycled materials to be collected from all Lots by such companies on the same day of each week. The Association, acting through its Board of Directors, is authorized to contract for trash service for all or portions of the Community and determine that the cost of such trash collection shall be paid by the Association as part of the Common Expenses, or that the cost of trash collection shall be paid by each Owner directly to the trash collection company and the Association shall not have any duty to pay the costs of trash collection or to assess the costs thereof to the Owners as assessments.

Minor Violations of Setback Restrictions

If upon the erection of any structure, it is disclosed by survey that a minor violation or infringement of setback lines has occurred, such violation or infringement shall be deemed waived by the Owners of each Lot immediately adjoining the structure which is in violation of the setback, and such waiver shall be binding upon all other Owners. A "minor violation" is a violation of not more than one (1) foot beyond the required setback lines or Lot lines. This provision shall apply only to the original structures and shall not be applicable to any alterations or repairs to, or replacements of, any of such structures.

Lots to be Maintained

Each Lot, including the landscaping thereon, shall at all times be well kept in a clean and sightly condition. No trash, litter, junk, boxes, containers, bottles, cans, implements or machinery shall be permitted to remain upon any Lot except as necessary during the period of construction or as otherwise allowed in these Rules and Regulations. Minimum maintenance requirements include watering, weekly mowing, periodic edging and pruning, removal and replacement of dead or dying plant material and elimination of weeds and undesirable grasses.

Leases

The term "lease" shall include any agreement for the leasing or rental of a Lot, or any portion thereof, and shall specifically include, without limitation, month-to-month rentals and subleases; provided, that no Owner shall rent or lease his or her Lot for a term of less than six (6) months in duration, unless it is a lease extension. Any Owner shall have the right to lease his Lot, but all leases shall be in writing and all leases shall provide that the terms of the lease and lessee's occupancy of the leased premises shall be subject in all respects to the provisions of the Declaration, the Articles of Incorporation, the Bylaws of the Association and the Design Guidelines and Rules and Regulations.

APPENDIX A

Design Review Committee Submittal Requirements

Please review the following information prior to design:

- Any available soils information for the Lot should be reviewed for grading, planting and irrigation recommendations.
- The Final Plat(s), Landscape Construction Drawings, and P.U.D. Overlay Map Amendment #2 should be reviewed for setbacks, requirements and restrictions.
- The improvement survey for the Lot should be reviewed for drainage easements, utility easements and any other pertinent items related to the development of your plan.

It is the responsibility of the homeowner to verify compliance with any soils report recommendations, easements, setbacks, height restrictions, etc. The DRC or its delegate is not responsible for compliance with these requirements.

The complete submittal requirements are as follows:

1. Completed improvement request form (landscape plan/ancillary improvement). Form can be obtained from the Colliers Hill Master Homeowners Association, Inc.'s management company.
2. The plans must include:
 - The location, quantity, species and size of all plant material to be planted
 - All proposed exterior materials (wood, mulch, rock mulch, concrete, flagstone, patios, etc.) must be identified and described in detail (include color samples, descriptions or material samples with your submittal to adequately explain items)
 - The minimum scale for the plan shall be 1" = 10'
 - If applicable, the location and type of fencing
 - All plans must include the name, address and phone number of both the homeowner and the architect/landscape architect/designer, if applicable
 - A plot plan, drawn to scale, (including the lot identification and address) must be included with your submittal
3. Any proposed exterior additions, hot tubs, renewable energy generation devices, energy efficiency measure devices, solar connectors, sculptures, play

equipment, fences, dog runs, sport courts (basketball hoops), gazebos, pools, decks, overhead structures, lighting, restaining or re-painting in a new color, etc. must be submitted to the DRC for review and approval. These plans must be submitted and approved by the DRC in addition to the landscaping plan prior to construction or installation. The plans for these improvements must include the following:

- Exterior elevations including the designation of materials and colors, dimensions, massing and location. Include detailed descriptions and/or cut sheets including color.
- Locations of all street related structures such as curb, gutter, sidewalk, street lighting, traffic signage, etc.

Submit all DRC plans to:
Colliers Hill Design Review Committee

c/o PCMS
7208 S. Tucson Way, #125
Centennial, CO 80112
or via e-mail to:
designreview@pcms.net

APPENDIX B

Colliers Hill Community Perimeter Fencing Plan

PHASING PLAN	
PHASE 1	Planned for 2014
①	
PHASE 2	Planned for 2015
②	
BID AREA PHASING TABLE	
PHASE 1 (ENCL. 1 & 2)	
OPEN AREA	
TRACT G-1	
TRACT G-2	
TRACT G-3	
TRACT G-4	
TRACT G-5	
PHASE 2 (ENCL. 3)	
TRACT 1	
TRACT 2	
TRACT 3	
TRACT 4	
TRACT 5	
NOTE: SHADING INDICATES PHASE OF CONSTRUCTION	



Perimeter Fence

LAI
LANDSCAPE ARCHITECTS
INCORPORATED

ISSUE RECORDED
SUBJECT MATTER: COLLIERS HILL
PROJECT NO.: 14-001
DATE: 08/14/14
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 08/14/14

LANDSCAPE CONSTRUCTION DOCUMENTS
COLLIERS HILL
FILING NO. 1 & 2
TOWN OF ERIE, CO

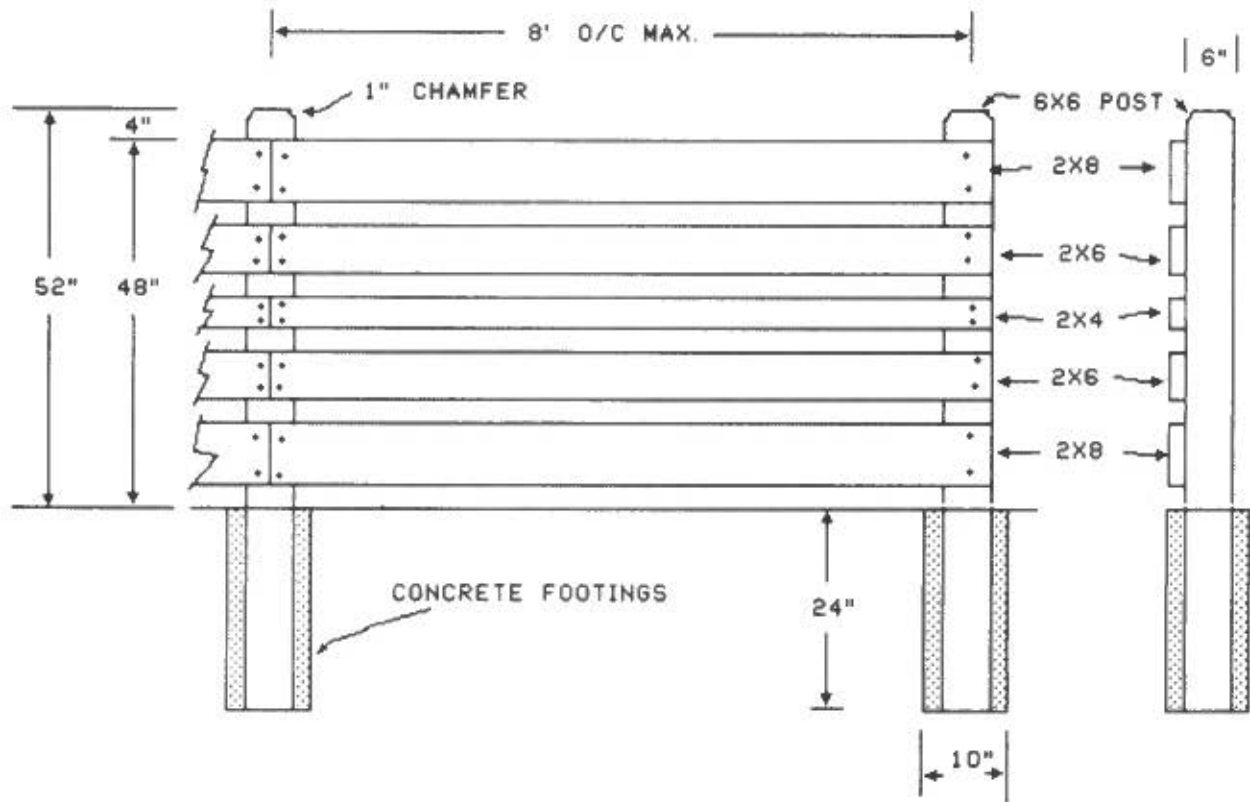
PROJECT NO.: 14-001
DATE: 08/14/14
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 08/14/14

BID AREA
PHASING PLAN

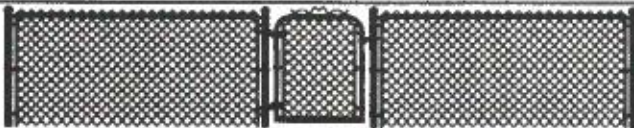
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C.2

APPENDIX C

Colliers Hill Fence Details



FIVE RAIL CEDAR FENCE



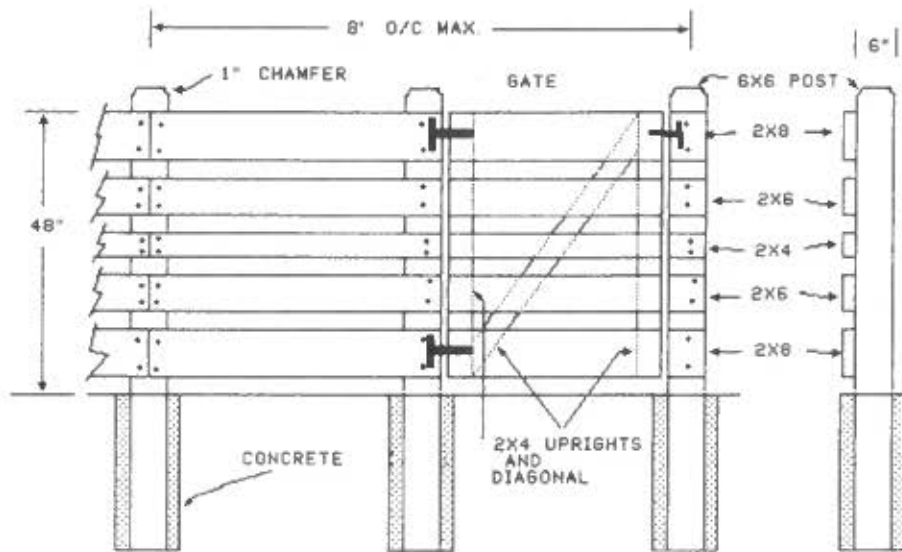
SPLIT RAIL FENCE COMPANY
 8065 Brandon Dr
 LITTLETON, COLORADO 80125
 303-791-1997

FIVE RAIL CEDAR FENCE
 5-R 6X6 2X8, 2X6, 2X4

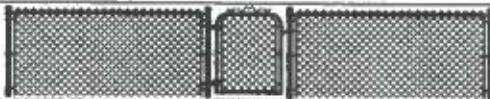
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 REVISED: JMD 12/23/13

SCALE: NONE
 FILE: 5-RAIL

PAGE:
 1 of 1



FIVE RAIL CEDAR FENCE



SPLIT RAIL FENCE COMPANY
 8065 Brandon Dr
 LITTLETON, COLORADO 80125
 303-791-1997

FIVE RAIL CEDAR FENCE
 5-R 6X6 2X8, 2X6, 2X4

DRAWN BY: BOB 06/23/99
 REVISED: JMD 01/22/14

SCALE: NONE
 FILE: 5-RAIL G

PAGE:
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