

UNION COLONY WEST METROPOLITAN

DISTRICT NOS. 1-8

Greeley, Colorado

RESIDENTIAL IMPROVEMENT GUIDELINES

AND

SITE RESTRICTIONS

Amended _____
(Guidelines subject to change without notice)

These Residential Improvement Guidelines and Site Restrictions (“RIGSR”) have been prepared by Union Colony West Investments, LLC and UCW Investments, LLC, (jointly, “Declarant”) for the Union Colony West Metropolitan Districts Nos. 1-8 (“District”). The District and/or Declarant and/or Union Colony West Metropolitan District No. 1 (“MD1”) reserve the right to add to or modify these RIGSR at its discretion. Please check with the District to be certain that you have the latest edition.

**RESIDENTIAL IMPROVEMENT GUIDELINES
AND SITE RESTRICTIONS FOR UNION COLONY WEST METROPOLITAN
DISTRICT NOS. 1-8.**

I. INTRODUCTION

1.1. Basis for RIGSR – These RIGSR are intended to assist homeowners, residents and owners in Union Colony West Metropolitan District Nos. 1-8 (“Property”) in the design of their homes, landscaping and other improvements to their property as provided for in the Declaration of Covenants, Conditions and Restrictions for the Property (“Declaration”) and to list the rules and regulations adopted by the Declarant and/or District with respect to the use of residential sites. **THE DECLARATION FOR THE PROPERTY REQUIRES PRIOR APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE BEFORE ANY IMPROVEMENT TO PROPERTY IS MADE.** “Improvement(s)” is very broadly defined in the Declaration. For instance, “Improvement(s)” would include any landscaping or change of the grade of property; the construction or installation of any accessory building, patio, deck and/or hot tub; the demolition or removal of any building or other improvement; and any change of exterior appearance of a building or other improvement. In order to assist homeowners, the Declaration authorizes the Architectural Review Committee (“ARC”) to establish guidelines and to establish certain pre-approved designs for several types of improvements to property and to exempt certain improvements to property from the requirement for approval. This booklet contains the RIGSR established by the ARC with respect to residential property. Throughout this document the term “Property” shall refer to a residential site.

1.2. Contents of RIGSR – In addition to the introductory material, these RIGSR contain: (a) a listing of specific types of improvements which homeowners might wish to make with specific information as to each of these types of improvements; (b) rules and regulations applicable to residential sites; and (c) a summary of procedures for obtaining approval from the ARC.

1.3. Architectural Control Committee – The ARC shall consist of not less than three (3) nor more than five (5) persons who are appointed by the Declarant and/or MD1.

1.4. Effect of Declaration – The Declaration and applicable Supplemental Declarations govern property within The Union Colony West Metropolitan District Nos. 1-8 including Union Colony West Subdivision. Copies of the Declaration are delivered to new homebuyers when they purchase their homes and are available at any time at the ARC office. Each homeowner should review and become familiar with the Declaration and RIGSR. Nothing in these RIGSR can supersede or alter the provisions or requirements of the Declaration and, if there is any conflict or inconsistency, the Declaration shall control. Provisions relating to the use of Property and to Improvements to Property are found in the Declaration.

1.5. Effect of Governmental and Other Regulations – Use of Property and Improvements must comply with applicable building codes, City of Greeley ordinances, and other governmental requirements and regulations. Approval by the ARC will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are also not required from applicable governmental bodies. For general information about municipality and governmental requirements, homeowners may contact the City of Greeley.

1.6. Utilities – In making improvements to Property, homeowners are responsible for locating all water, sewer, gas, electrical, cable television or other utility lines or easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved and homeowners will be responsible for any damage to any utility lines. This includes any interference from newly installed trees and/or roots by the homeowner of the property, or to any surrounding property. All underground utility lines and easements can be located by contacting the following entities:

Know What's Below by dialing 811

1.7. Goal of RIGSR – Compliance with these RIGSR and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of the Property. It is important that the Improvements to Property be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the ARC and neighbors will go far in creating an optimum environment which will benefit all homeowners. By following these RIGSR and obtaining approvals for Improvements to Property from the ARC, homeowners will be protecting their financial investment and will help ensure that Improvements are compatible with standards established for the Property. If questions arise as to the correct interpretation of any terms, phrases or language contained in these RIGSR, the ARC's interpretation thereof shall be given deference upon review by the Governing Board of MD1, if timely appealed.

1.8. Account delinquencies or non-compliance status – No ARC applications will be reviewed if a Property is delinquent or if a Property is out of compliance. Property must be in compliance and accounts shall be current for any ARC applications to be reviewed.

II. SPECIFIC TYPES OF IMPROVEMENTS – GUIDELINES

2.1. General – Following is a list of restrictions and improvement guidelines. **UNLESS OTHERWISE SPECIFICALLY STATED (SEE SECTION 2.10), LEGIBLE DRAWINGS OR PLANS FOR A PROPOSED IMPROVEMENT MUST BE SUBMITTED TO THE ARC AND THE WRITTEN APPROVAL OF THE ARC OBTAINED BEFORE THE IMPROVEMENTS ARE MADE.** Drawings digitally submitted must be high resolution. In rare cases, where it is specifically noted, a homeowner may proceed with the improvement without advance approval by the ARC if the homeowner follows that stated guideline. In some cases, where specifically stated, a type of improvement is strictly prohibited. If an improvement is not listed below, ARC approval is required. If the homeowner is in any way unsure of whether ARC approval is required, please contact the District.

2.2. Accessory/Storage Buildings – Not permitted unless approved by the ARC. Must be screened from view of street and/or public view. Must not exceed ten feet (10') in total height from grade (to include any concrete pad and/or base) at eve point and be constructed with similar siding and roofing and shall match the exterior paint colors of the Property. Metal, plastic, and composite storage buildings are not permitted. Each homeowner is permitted one (1) ARC approved accessory building per Lot. Must be installed in a discreet location.

2.3. Additions and Expansions – ARC approval required. Additions or expansions to homes will require submission of detailed plans and specifications. (See also Building Plans.)

2.4. Advertising – Reasonable advertising signs permitted pursuant to Severance Municipal Code.

2.5. Air Conditioning Equipment – ARC approval required regarding the type and placement of unit unless installed by original builder of home.

2.6. Antennae – Not permitted. No exterior radio antennae, television antennae or other antennae may be erected. Satellite dishes are allowed provided they do not exceed twenty four inches (24") in diameter and placement of such satellite is approved by ARC (See also Satellite).

2.7. Basketball Backboards, Portable and Permanent Backboards – ARC approval is not required provided the following guidelines are met: hoops must be mechanically sound, clean, and well maintained. For safety and access reasons, hoops may only be used in the homeowner's backyard or on the homeowner's driveway and placed so that play does not extend onto neighbors' properties, or community sidewalks and streets. The base must be fully filled when the portable hoop is in use. Portable hoops and other temporary play equipment should be stored out of sight of the street if not in use or during extreme weather events. Only one portable basketball hoop is permitted per lot.

2.7.1. No items that are not part of the basketball hoop may be used to keep the hoop upright (sandbags, blocks, etc.).

2.7.2. The homeowner is responsible for ensuring that the basketball hoop is always aesthetically pleasing. Should the hoop be in disrepair, knocked over, broken, or have any unsightly condition the ARC may require immediate removal.

2.7.3. The basketball post must be either black in color or match the color scheme of the home. Backboard must be clear.

2.8. Boats – See Vehicles.

2.9. Building Code – All structures must conform to the applicable building code of the City of Greeley. Approval by the ARC of plans does not imply compliance with any building code or ordinances. The homeowner and/or builder, as applicable, shall be required to obtain a building permit from the City of Greeley and obtain the necessary inspections for a certificate of occupancy.

2.10. Building/Construction Plans

2.10.1. General – The review and plan submittal procedures have been written to accommodate the most complex conditions that may exist in the variety of construction activities. Procedures may be waived, or certain listed submittal items may not be required by the ARC. The ARC should be consulted to determine what information will be required for review by the ARC.

2.10.2. Submittal Fee – A onetime review fee of \$50 shall be paid to the District upon submission. “ARC Fee” and address must be noted on the check. Subject to the ARC’s sole discretion, a compliance fee may also be required. Some or all of the fee may be forfeited for violations as determined by the ARC.

2.10.3. Construction Drawings Submittal – All construction drawings should be approved by the ARC prior to submittal to the City of Greeley for a building permit and prior to any construction. A total of two sets of construction drawings are required to be submitted to the ARC. Each set should consist of:

- Size and square footage of finished space, including floor plans.
- Exterior elevations.
- Exterior colors and samples of exterior materials. All colors must conform to the requirements of the ARC. Colors must be earth tones. Blue or Peach shades are not acceptable. Shingles shall be a weathered wood or comparable color only as approved by the ARC.
- Such plans must demonstrate that the improvements are in harmony with the design of the surrounding structures.
- Plot layout with respect to topography, grade and drainage in relation to existing dwellings and drainage.

2.10.4. Landscaping – Landscaping plans must be submitted and approved prior to commencement of landscaping. Plans must depict proposed fences, patios, decks, sod, seeded areas, retaining walls (generally not permitted pursuant to Section 2.18), rock, railroad ties, sprinkler system plan, sizes and species of nursery material, and include a drainage and grading plan showing compliance with the municipality approved drainage and grading plan. Please note that the City of Greeley requires a building permit for any and all concrete work. Other requirements include, but are not limited as follows:

- Plans must include a timetable for starting and completion of the landscaping and submitted to the ARC in writing within sixty (60) days following closing and purchase of the property.
- The total yard will consist of irrigated sod, non-irrigated material such as rock mulch, bark or other non-irrigable materials approved by the ARC except as otherwise provided by law or ordinance. Artificial turf is prohibited within the front/side yard areas.

- Artificial plants, bare ground, and weed covered or weed infested surfaces are not considered xeriscape landscaping and are not allowed. In addition, mulched or graveled beds without landscape plant material or other areas without landscape plant material, and paved areas not required for walkways, patios or parking areas, are not considered xeriscape landscaping and may be limited or prohibited by the ARC except as otherwise provided by law or ordinance.
- Landscaping must be completed within three hundred sixty-five (365) days following closing.
- The City of Greeley may have requirements for landscaping and types of trees acceptable for the front and back yards of individual lots. The City of Greeley should be consulted prior to ensuring compliance with any applicable ordinances. Lots are expected to comply with Town and District requirements.
- Each Lot shall at all times be kept in a clean and sightly condition by the homeowner(s) thereof. Such maintenance obligation upon each Lot shall include the upkeep of all street trees and street scape area up to the street curb. The specific street trees required to be installed along the street must be in accordance with the approved landscape plans. In the event a homeowner allows accumulation of debris or growth of weeds is not properly maintained by the homeowner, the District shall retain the right to enter the Lot and mow, collect and remove debris or otherwise maintain the Lot, and the homeowner of the Lot shall pay expenses incurred by the District to the District.

2.10.5. Review and ARC Action – Following the review, the ARC shall:

- Approve or disapprove the plans as required by the Declaration, in writing, on the builder's or homeowner's set of plans and specifications.
- Failure of the ARC or designated representative to approve or disapprove plans and specifications within thirty (30) days of submittal requires contacting the District to obtain the status of the submittal. Occasionally, a 2nd submittal will be required. If ARC fails to respond within thirty (30) days after the 2nd submittal, such 2nd submittal shall be interpreted as approval subject to compliance with the Declaration. Deemed approval shall only apply when matters specifically and sufficiently described in plans and specifications are submitted to, and received by, the ARC and are in full compliance with the Declaration and RIGSR.
- All buildings and improvements shall follow the letter of the plans and specifications submitted and approved by the ARC. Any changes to approved plans will require the re-submission and approval by the ARC.
- ARC may formulate or adopt guidelines for the assistance or clarification of the items set forth in the Declaration.

- Approval for one Property does not imply approval for any other Property without the submission of plans and specifications and written approval from the ARC.
- ARC is under no obligation to approve any variances. Any unapproved variances incorporated into any project will result in a non-compliant status, fines and an immediate removal of the improvement.
- Some projects may require an inspection by the District. If the District determines that an inspection for an improvement is needed, the homeowner will be contacted via either email or written letter through the US Mail, with a “respond by” date. Once the inspection has been scheduled and completed, a \$50 inspection fee will be assessed to the residential account. If a homeowner fails to respond to the District’s request for an inspection, subsequent notices and fines will be assessed to the residential account, pursuant to the current schedule of fines, until the inspection has been completed.
- Inspections can be requested by a homeowner for a \$50 fee.

2.10.6. Violations and Disputes – Any enforcement action taken by the District or ARC will comply with C.R.S. § 32-1-1004.5 as may be amended from time to time. and the District or ARC will also engage in dispute resolution outlined in C.R.S. § 32-1-1004.5 as may be amended from time to time. A separate written policy outlining the enforcement and dispute resolution policies is available from the District’s website.

2.11. Campers – See Vehicles.

2.12. Car Covers or Carports – Not permitted.

2.13. Clothes Lines – Clotheslines are not allowed on any Property except as otherwise provided by law or ordinance. Any permitted clotheslines must be retractable and remain retracted when not in use.

2.14. Colors – All colors and color combinations must be approved by the ARC. Repainting when existing color is changed shall require approval by the ARC and include hard-copy samples mailed to the District through the US Mail. All projections including, but not limited to, chimney ties, vents, gutters, down spouts, utility boxes, porches, railings and exterior stairways shall closely match the permanent color of the surface from which they project or shall be of an approved trim color. Duplicate color schemes shall not be allowed on adjacent lots, or lots across the street from each other.

2.15. Commercial and/or Oversized Vehicles – A commercial vehicle is defined as, but not limited to, a vehicle that has a business name or logo and/or has equipment attached to or is used for the purpose of providing services to an individual or corporation. An oversized vehicle is defined as a vehicle that cannot be parked within the garage. **All commercial vehicles must be parked in the garage.** Oversized vehicles or ungarageable commercial vehicles must have ARC approval to be parked in the driveway or on the street and comply with Severance Municipal

Code. Such approval will be based upon, but not limited to, no more than one vehicle, effect on curb appeal, effect on safety, and effect on street traffic. No vehicle, whether standard, commercial or oversized, shall be parked in such a manner that it blocks the sidewalk. Tractor trailers shall not be parked on streets within the District. (See also Vehicles.)

2.16. Decks – ARC approval required. Must be wood or other material similar to material of the residence and must be treated or painted in a color that is similar to or complementary to the residence. Must be installed as an integral part of the residence and patio area. Must be located so as not to obstruct or greatly diminish the view or create an unreasonable level of noise for adjacent property owners. Must abide by all set-back requirements and may not encroach upon any other Lot.

2.17. Dog Houses, Runs and Pet Enclosures – ARC approval required. Must be screened from view of street and/or public view. Wire and/or chain-link enclosures are not permitted. (See also Fences.)

2.18. Drainage – ARC approval required for any changes affecting drainage. There can be no interference or modification of the final governmental approved drainage and grading plan over any property. When landscaping is installed, it is especially important to ensure that water drains away from the foundation and driveways 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. Water should flow over walkways, sidewalks or driveways, into the street gutters. The ARC may require a report from a drainage engineer at homeowner's sole expense as part of the landscaping or improvement plan approval. Should any improvement affect the drainage upon a Lot or any surrounding property, the homeowner that installed the improvement shall be held solely responsible for any and all damages (including but not limited to French drains, retaining walls, etc). Additionally, the homeowner will be responsible for removing the improvement(s) and correcting the Lot back to the original grade and drainage pattern.

2.19. Driveways – The ARC permits one driveway/parking spot per garage. There shall be no expansion or extension of driveways prior to ARC approval. Homeowners may not install additional parking spaces on the Lot or park within the side yard areas.

2.20. Elevation Treatments – ARC approval required. Architectural design shall incorporate a consistent level of architectural interest in all elevations.

2.21. Entrances (Front) – Synthetic turf/sod is not allowed on walks, front steps or decks. Storm/Screen doors may be installed as long as color of such door compliments paint colors on the residence.

2.22. Evaporative Coolers – Not allowed. (See also Air Conditioning Equipment.)

2.23. Exterior Lighting – See Lights and Lighting.

2.24. Fences – ARC approval required for all fencing and gates. The following are general guidelines regarding fence specifications:

- Fencing location, style and material must match subdivision requirements.

- Fence must be setback a minimum of five feet (5') from the front corners of house and garage.
- Fence must be installed per setback requirements as set by City of Greeley. Please note that it is the homeowner's responsibility to maintain this area between the fence and the street curb. The homeowner accepts the responsibilities assumed by placing a fence in an easement.
- All fencing shall be maintained in good repair and shall be of the size, color and material as approved by the ARC.
- No wooden, metal, wire, plastic or chain link fences shall be allowed, other than what is specifically required within the General Fencing Guidelines and Fencing Exhibit.
- Any rear gates accessing open space and/or outlots must be approved by the ARC and shall not exceed 4' in width.
- General Fencing Guidelines:

See Fencing Exhibit which is attached hereto and incorporated herein by reference indicating specific fencing locations and requirements. Welded wire may be installed inside the split-rail fencing for containment. Fenced areas may not be used as additional parking spaces for commuter vehicles or any vehicles and/or equipment that may be seen above the fence line.

2.25. Fireplaces/Fire Pits – Gas fireplaces must either be housed within the exterior wall or, if protruding to the outside, they must be housed and vented in chase/chimney-like structure to the roof and finished with a decorative top in keeping with the architecture of the home. Homeowners must contact the City of Greeley for regulations and ordinances on fire pits.

2.26. Flagpoles – Approval is not required when displaying the American Flag in a window or when mounted to the front of the residence. Any projecting flagpole shall be no longer than five feet (5'). Flag size cannot exceed five feet (5') in length and three feet (3') in width. The Homeowner shall replace the flag and/or flagpole as necessary in order to prevent wear and tear.

Approval is not required for flag poles mounted to the front of the residence displaying any flags other than the American Flag which are temporary in nature and are only displayed on holidays or in celebration of specific events except as otherwise provided by law or ordinance. They must not be placed earlier than fifteen (15) days prior to the start of the particular holiday/event or celebration and must be removed no later than fifteen (15) days following the particular holiday/event or celebration except as otherwise provided by law or ordinance.

Approval is not required for the display of a service flag denoting the homeowner's or their family member's active or reserve U.S. military service. The flag may be displayed on the inside of a window or door of the unit or immediately below the American Flag on a pole. The flag may not be larger than nine inches ("9") by sixteen inches (16").

ARC approval **IS** required for any stand-alone flagpole. Review criteria may include, but is not limited to the pole location, height, proposed use and size of flag. Standalone flagpoles shall not be allowed in front yards or side yards except for temporary builder show homes.

Flagpoles may not exceed the height of twenty feet (20'). Any builder wishing to install a flagpole which exceeds the twenty feet (20') height, may do so, however such flagpole and any installed lighting must be removed prior to the sale to the subsequent homeowner.

2.27. Gardens – ARC approval required. (See also Landscaping.)

2.28. Hot Tubs – ARC approval required. Must be an integral part of the deck or patio area and of the rear or side yard landscaping. Must be installed in such a way that is not immediately visible to adjacent property homeowners and does not create an unreasonable level of noise for adjacent property homeowners. Top of the hot tub or enclosure shall not extend above fence height and/or screened from public view accordingly. The non-potable irrigation system is for irrigation purposes only, it is not permitted to use the system to fill a hot tub.

2.29. Household Pets – No animals, livestock, venomous reptiles or bees of any kind shall be raised, bred, kept or boarded upon any lot, except that of dogs, cats or other household pets as the same may be defined and determined by the Governing Board may be kept on any portion of the Property, provided the same are not kept, bred or maintained for any commercial purposes. The Governing Board may, in its sole discretion, limit the number, size and weight of household pets which may be kept upon any lot. However, each homeowner shall have the right to keep a maximum of two (2) household pets on any lot. Household pets shall be subject to any and all Rules or Regulations adopted by the Governing Board and all applicable governmental ordinances and laws. Each homeowner with a pet shall be responsible for cleanup and removal of such pet's excrement upon the Common Elements and any Property. Poultry shall comply with Severance Municipal Code.

2.30. Junk Vehicles – See Vehicles.

2.31. Lattice Work – ARC approval required.

2.32. Lights and Lighting – Conventional style with illumination patterns that do not cause a nuisance to neighboring properties. Any exterior lighting installed or maintained shall either be indirect or of such controlled focus and intensity so as not to disturb the residents of adjacent or nearby properties. No light shall be emitted that is unreasonably bright or causes unreasonable glare. Change in exterior light fixtures does not require ARC approval if fixtures meet the rules and regulations contained herein.

2.33. Overhangs (Cloth or Canvas) – ARC approval required. The color must be the same color as, or generally recognized as, a complementary color to the exterior of the residence. The covering may be used over a patio only. Aluminum or fiberglass awnings are not allowed. Must be firmly and properly secured to residence.

2.34. Painting – All houses shall be kept well painted in the color approved with original plans or, if changed, as approved by the ARC. Changes in paint colors require ARC approval. (See also Colors.)

2.35. Patio Covers – ARC approval required. Must be constructed of wood or material generally recognized as complementary to the home and similar or generally recognized as

complementary in color to the colors of the home. Must be firmly and properly secured to property. Temporary patio covers are not permitted.

2.36. Patios (Enclosed) – See Additions and Expansions.

2.37. Patios (Open) – ARC approval required. Patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property homeowners. Must be similar to and generally accepted as a complimentary color and design of the residence. Must be located so as not to block any existing drainage pattern on Property.

2.38. Paving – ARC approval required regardless of whether for walks, driveways, porches, patio areas or other purposes and regardless of whether concrete, asphalt, brick, flagstone, steppingstones, pre-cast patterned or exposed aggregate concrete pavers are used as paving material. Must be located so as not to block any existing drainage pattern on the lot. Additional concrete areas may not be used as additional parking spaces.

2.39. Playhouses/Play Equipment/Sports Equipment – ARC approval required. General guidelines for playhouses or swing set to be less than twelve feet (12') in height at the peak and less than 120 square feet of interior floor space. Basic design, materials and colors must match the residence, and must be incorporated into, and at least screened by the landscape features and ARC approved fence. Must be firmly and properly secured to the property. See also Section 2.7, Basketball Backboards, Portable and Permanent Backboards.

2.40. Pools – ARC approval and detailed plans including the plan for drainage is required. Large above-ground pools are generally not allowed. The non-potable irrigation system is for irrigation purposes only, it is not permitted to use the system to fill a pool.

2.41. Radio Antennae – Shall comply with FCC regulations.

2.42. Roofs – ARC approval required. All roofs shall be, at a minimum, a 25-year warranty composition shingled roof. Weathered wood or comparable color only as approved by the ARC.

2.42.1. ARC approval is not required as long as the replacement shingles match the original installed or approved shingles. ARC approval is required when shingle color will be changed from the previously approved shingles.

2.43. Rooftop Equipment – Not allowed.

2.44. Satellite Dishes – Microwave and/or satellite television dishes are permitted as long as in compliance with FCC regulations.

2.45. Sauna – See Additions and Expansions and Hot Tubs.

2.46. Seasonal and Yard Decorations – Permitted with the following qualifications and conditions except as otherwise provided by law or ordinance:

- 2.46.1.** Christmas decorations shall not be displayed prior to Thanksgiving and must be removed by March 1st of the following year. Illumination of Christmas lights shall not be permitted after January 31st.
- 2.46.2.** No roof figures, animated figures or audible music shall be allowed.
- 2.46.3.** Other holiday decorations should be removed within two (2) weeks of celebrated holiday.
- 2.46.4.** No decorations shall be displayed in such a manner as to be offensive to the neighborhood or create a public nuisance.
- 2.46.5.** Up to three lawn figures are allowed, appropriate for the recognized holiday and subject to above restrictions.
- 2.46.6.** Decorations and illumination patterns shall not cause an unreasonable nuisance to neighboring properties.
- 2.46.7.** Excessive yard decoration may be reviewable but the ARC if the ARC receives complaints.
- 2.47. Setbacks** – The location and setback of each building on any lot shall be determined at the sole discretion of the ARC. Location restrictions and limitations shall be consistent with all applicable governmental zoning ordinances, subdivision regulations and building codes. The ARC may, in its sole discretion, require and enforce varied, less or more restrictive setback and location requirements with respect to the various lots located in the Property. No portion of any improvement or building on a lot may encroach upon another lot.
- 2.48. Siding (Exterior Façade)** – Cement composite siding. Prefinished or painted minimum or equivalent. 20% pigment and 8” maximum reveal. Vertical siding only as accent or complimentary to specific styles.
- 2.49. Signs** – No sign shall be located on any Property except reasonably sized signs offering the Property for sale and except builder or supplier signage during the period of construction, or unless approval for such other sign or signs is obtained in writing from the ARC, said ARC reserving the right to disapprove all such requests for signs except those described above except as otherwise provided by law or ordinance. Builder signs must be removed from Lot within two (2) weeks from date of closing.
- 2.50. Solar Energy Devices** – ARC approval required for all passive and active solar systems. Shall be designed to appear as an integral part of the roof. No exterior plumbing may be visible.
- 2.51. Spas** – See Hot Tubs.
- 2.52. Square Footage** – No dwelling shall be erected, altered or permitted to remain on any lot unless the finished floor space area thereof, exclusive of basement, open porches, garages, and attached out buildings, and based on exterior measurements, is not less than:
- 2.52.1.** 1,200 square feet for a one-story dwelling.
- 2.52.2.** 1,500 square feet for a multi-level dwelling.

- 2.53. Statues** – Subject to 2.4 and 2.46, statues and lawn ornaments are not allowed in the front yards. Statues in rear or side yards shall not exceed five feet (5') in height. Statues and lawn ornaments shall not cause an unreasonable nuisance to neighboring properties.
- 2.54. Swamp Coolers** – Not allowed.
- 2.55. Swing Sets** – See Playhouses/Play Equipment/Sports Equipment.
- 2.56. Television Antennae** – Shall comply with FCC regulations.
- 2.57. Temporary Structures** – Not allowed.
- 2.58. Temporary Vehicles** – No cars which are being repaired, restored or otherwise being worked on may be kept on any Property unless in an enclosed garage. (See also Vehicles.)
- 2.59. Trailers** – See Vehicles.
- 2.60. Trees** – See Landscaping Plans.
- 2.61. Trash Containers** – DISTRICT APPROVED TRASH PROVIDER MUST BE USED. No garbage, refuse, rubbish or cuttings shall be placed on any street, Lot or driveway unless placed in a container suitably located solely for the purpose of trash pickup. All equipment and/or containers for the storage or disposal of such materials shall be kept in a clean and sanitary condition and stored out of public view except on trash service days.
- 2.62. Vehicles** – It is the intent of these Guidelines that the exterior of a Property not be used for the parking or storage of large and/or commercial vehicles and/or equipment of any kind and for any length of time (including overnight) except as necessary for immediate loading and unloading or as otherwise provided by law or ordinance. To that end, no Lot shall be used as a parking or storage area for vehicles or materials of any kind, other than personally owned automobiles of the homeowner except as otherwise provided by law or ordinance.
- 2.62.1.** Vehicles shall be parked on or in garages or driveways, if any, serving the Lot, or in appropriate spaces or areas designated by the Declarant or the District. No unused vehicles, trailers, motor homes, campers, buses, tractor trailers, boats, snowmobiles, all-terrain vehicles, motorcycles or similar recreational vehicles shall be stored or permitted to remain for more than three (3) consecutive days on any Lot except within enclosed garages, or within fully screened, fenced areas (for which the unused vehicle, trailer, motor home, camper, bus, tractor trailer, boat, snowmobile, all-terrain vehicle, motorcycle or similar recreational vehicles in question shall not exceed the height of the fence), all as approved by the ARC. For clarification, it is not acceptable to move any unused vehicle, trailer, motor home, camper, bus, tractor trailer, boat, snowmobile, all-terrain vehicle, motorcycle or similar recreational vehicle and repark every day to avoid enforcement of this provision. Without limiting the foregoing, the ARC or the Governing Board shall have the power to grant permission to store such vehicles on a Lot under such conditions as the approving entity shall deem appropriate to protect the rights of other homeowners. In addition, unused vehicles, trailers,

motor homes, campers, buses, tractor trailers, boats, snowmobiles, all-terrain vehicles, motorcycles or similar recreational vehicles shall be kept, placed, stored or maintained upon any Lot in such a manner that such vehicle is visible from neighboring Lots or any street. Commercial vehicles engaged in the delivery or pick up of goods or services shall be exempt from the provisions of this section provided that they do not remain onsite in excess of the reasonable period of time required to perform such commercial function not to exceed 24 hours. For purposes of this section, a three fourths (3/4) ton or smaller vehicle, commonly known as a “pick-up truck” shall not be deemed to be a “truck” or “commercial vehicle.” The term “unused vehicle” shall mean and refer to any vehicle which has not been driven under its own propulsion for a period of four (4) days or longer. Furthermore, no homeowner or other Person shall park on or about a Lot (or on the streets adjoining any Lot) for more than three (3) consecutive days, more than one (1) personal passenger vehicle, non-commercial pickup truck or other vehicle, it being the intent of this provision that homeowners or other Persons shall not regularly park more than one personal passenger vehicle outside the garage on a Lot.

2.62.2. Commercial vehicles or equipment is allowed when repairing or renovating personal residence for a reasonable period except as otherwise provided by law or ordinance.

2.63. Vents – ARC approval required for all exhaust vents including but not limited to dryers, cook-tops or range-hoods, gas fireplaces and plumbing vents must comply with ARC approved standards upon review on a case by case basis.

2.64. Walls (Retaining) – Rarely permitted pursuant to Section 2.18; ARC approval required with detailed drainage plan.

2.65. Wells – Not permitted upon any Lot.

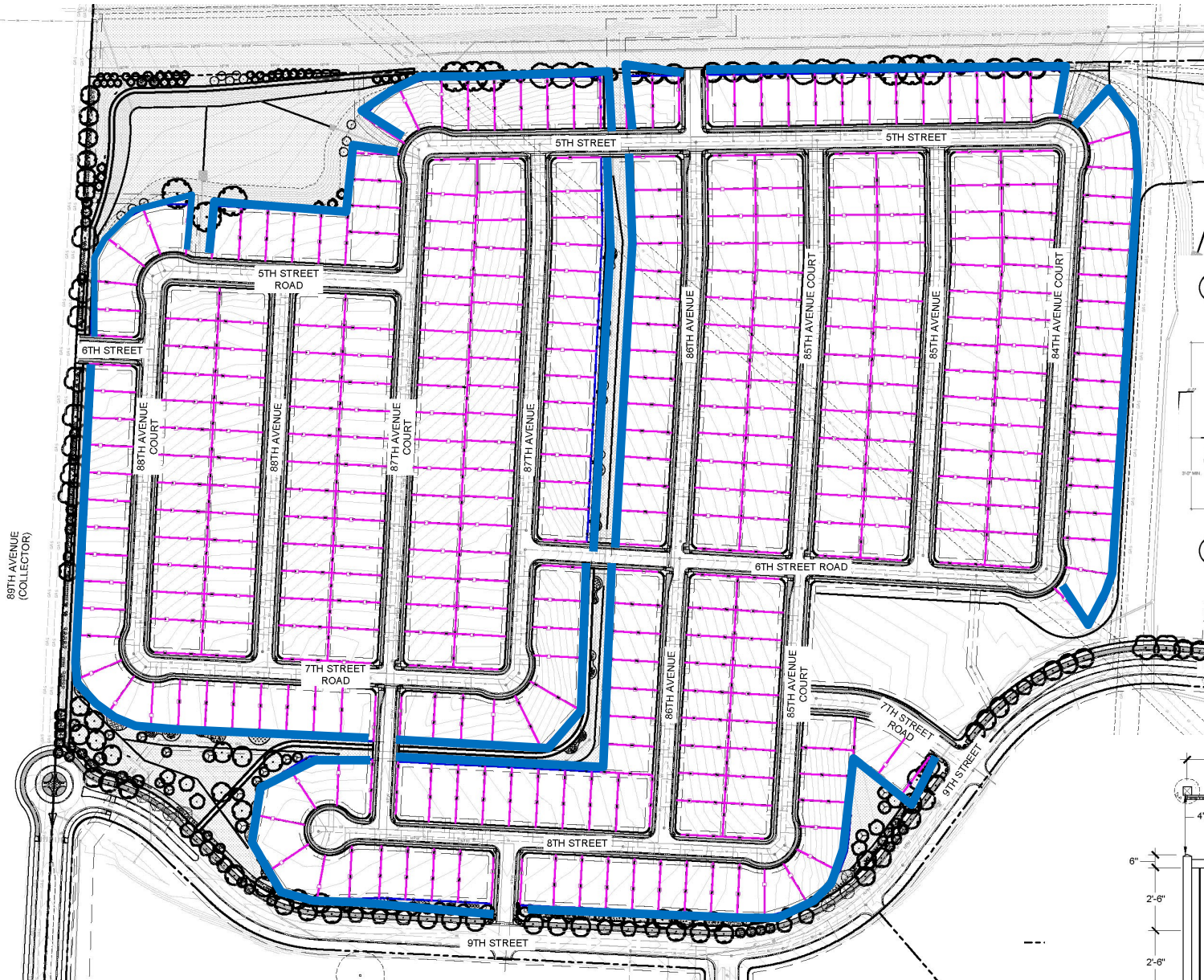
UNION COLONY WEST METROPOLITAN

DISTRICT NOS. 1-8

ARCHITECTURAL STANDARDS

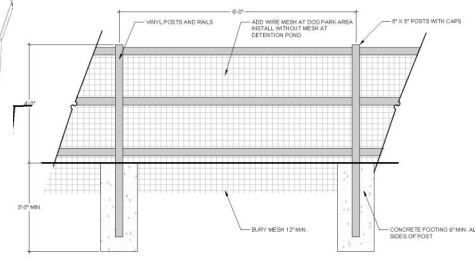
(REQUIREMENTS ARE SUBJECT TO CHANGE)

ITEMS	STANDARD
ABOVE GROUND MINIMUM SQUARE FOOTAGE:	Minimum 1,200 s.f. ranch and 1,400 s.f. split level.
EXTERIORS: Exterior Finish	3' minimum wainscot on front elevation. Brick, masonry or stone. Stucco must be upgraded design with built-out windows and/or other detailing.
Siding	Hardboard/Cement Composite Siding – Prefinished or painted minimum or equivalent. 20% pigment. 8" maximum reveal. Vertical siding only as accent or complimentary to specific styles.
Fascia Soffits	Minimum 6" Minimum 8"
Windows	Painted wood, natural wood, painted steel, anodized aluminum or vinyl cladding. Gridded on all "street sides." Aligned vertically and horizontally.
Overhang	Minimum 12"
Roof Slope	5/12 or greater
Decks	TBD
COLORS:	Color selection sheets showing body & trim paint and brick selection must be approved by ARC before installation. All exterior railing, wood, trim must be painted or stained.
ROOFING:	Owens Corning, 30-year, Weathered Wood or equivalent weight and color.
SET BACKS:	Must conform to City of Greeley standards.
LANDSCAPING:	ARC approval required.
FENCING:	ARC approval required.
TOP OF FOUNDATION:	Minimum elevation as per plans prepared by Engineer. 6" above grade maximum.

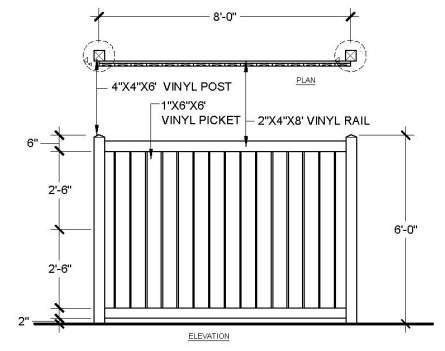


White vinyl, 4', three rail fencing required.

1 TYPICAL 6' WHITE VINYL PRIVACY FENCE
3/8" = 1'-0" OP-UN-36



2 3 RAIL VINYL FENCE
1/2" = 1'-0"



FENCE EXHIBIT

1 TYPICAL 6' WHITE VINYL PRIVACY FENCE
3/8" = 1'-0" OP-UN-36