

RIDGEVIEW AT STETSON HILLS MASTER  
HOMEOWNERS ASSOCIATION INC.

ARCHITECTURAL GUIDELINES

With Revisions Adopted  
Nov 18, 2008  
Oct 21, 2009  
Feb 9, 2011

## I. INTRODUCTION

A. DEFINITIONS - The following words, when used in these Regulations, shall have the meaning hereinafter specified:

1. "Association" means this Ridgeview at Stetson Hills Master Homeowners Association, Inc., a unit owners' association organized under section 38-33.3-301 of the Act.
2. "Board" means the Board of Directors of the Association.
3. "Committee" or "Architectural Review Committee" means the committee appointed by the Declarant or by the Association to review and approve or disapprove requests for architectural approval, as more fully provided in the Declaration.
4. "Common Elements" means any real estate owned or leased by the Association other than a Home.
5. "Community Area" Shall mean the real property described on exhibit A together with any and all improvements now or hereafter on such real property and appurtenance and rights to such real property.
6. "Declarant" Shall mean Ridgeview Development, LLC, a Colorado limited liability company; ROCOLO I, LLC, a Colorado limited liability company, and SWAT I, LLC, a Colorado limited liability company, its successors and assigns. A person shall be deemed a "successor and assign" of Declarant only if specifically designated in a duly recorded instrument as a successor or assign of Declarant under this Declaration, and shall be deemed a successor and assign of Declarant only as to the particular rights or interests of Declarant under this Declaration which are specifically designated in the written instrument. Notwithstanding the foregoing, a successor to Declarant by consolidation or merger shall automatically be deemed a Successor or assign of Declarant under this Declaration.
7. "Declaration" Shall mean this Declaration of Covenants, Restrictions and Easements for Ridgeview at Stetson Hills in its entirety, including all attached exhibits and an subsequent amendments.
8. "Architectural Guidelines means these Architectural Guidelines, as such may be amended from time to time by the Committee with the consent of the Board.
9. "Existing Improvements" means all existing exterior improvements, structures, and any appurtenances thereto or components thereof of every type or kind, and all existing landscaping features, including but not limited to, buildings, outbuildings, swimming pool, tennis courts, patios, patio covers, awnings, solar collectors, panning or other finish materials on any visible structure, additions, walkways, sprinkler systems, garages driveways, fences, screening walls, retaining walls, basketball

hoops, stairs, decks hedges, windbreaks, plantings, trees, shrubs, flowers, vegetables, sod, gavel, bark, exterior light fixtures, poles, signs, exterior tanks, and exterior air conditioning, cooling, heating and water softening equipment.

10. "Home" means a residence that has been built, or is to be built, on property that is in the Community.
11. "Owner" means the Declarant, a builder, or other person who owns a Lot, but does not include a person having an interest in a Lot solely as security for an obligation. The Declarant is the owner of each Lot provided for in the Declaration until that Lot is conveyed to another person who may or may not be a Declarant.
12. "Parcel" means any separate lot, plot of land, or parcel of land, which is contained in the Community, and on which a Home is located or is planned to be constructed or located (or on which more than one Home may be located in the case of property which contains or is planned to contain condominiums, cooperatives or apartments).
13. "Proposed Improvements" means any improvements which has not yet been constructed, installed or erected, and includes demolition or removal of any building or other structure and also includes any of the exterior appearance of a building or other Existing Improvement.

B. ARCHITECTURAL GUIDELINES FOR THE FOR THE ARCHITECTURAL REVIEW COMMITTEE - The Declaration requires prior approval by the Committee or it's designated representative before any Proposed Improvement is constructed, erected, placed, or altered. These Architectural Guidelines establish certain acceptable designs for different types of Proposed Improvements. These Architectural Guidelines apply to residential property in the Community, and are intended to assist the Owners. Prior to installation or commencement of construction, all Proposed Improvements (except those constructed by the Declarant) must be submitted to the Committee for review and approval.

C. CONSENT OF ARCHITECTURAL GUIDELINES - In addition to the introductory material these Architectural Guidelines contain:

1. A list of specific types of Proposed Improvements which Owners might wish to make, with specific information as to each of these types of Proposed Improvements;
2. A summary of procedures for obtaining approval from the Committee;

D. EFFECT OF THE DECLARATION - Each Owner shall receive and should become familiar with the Declaration. Nothing in these Architectural Guidelines shall supersede or alter the provisions or requirements of the Declaration.

E. EFFECT OF GOVERNMENTAL AND OTHER REGULATIONS -- Use of any property in the Community and any Existing Improvements must comply with applicable building

codes and other governmental requirements and regulations. Approval and permits from Colorado Springs should be obtained where required. Approval by the Committee will not constitute assurance that Existing Improvements or Proposed Improvements comply with applicable governmental requirements and regulations, or that a permit or approvals are not also required from applicable governmental bodies. For information about City of Colorado Spring's requirements, Owners should write or call City of Colorado Spring's Building Department.

- F. INTERFERENCE WITH UTILITIES - In making Proposed Improvements, Owners are responsible for locating all water, sewer, gas, electric, telephone, cable television, irrigation lines, and other utility lines and easements. Owners should not make any proposed Improvements over such easements without the consent of the utility involved, and Owners will be responsible for any damage to utility lines. Underground utility lines and easements can usually be located by contacting the Utility Notification Center of Colorado at 1-800-922-1987.
- G. GOAL OF ARCHITECTURAL GUIDELINES - Compliance with these Architectural Guidelines and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of the Community. It is important that the Proposed Improvements be made in harmony with and not detrimental to, the rest of the Community. A spirit of cooperation with the Committee and neighbors will go far in creating an optimum environment, which will benefit the Owners. By following these Architectural Guidelines and obtaining approvals for Proposed Improvements from the Committee, Owners will be protecting their financial investment and will help to promote Proposed Improvements that are compatible with the other Homes and property within the Community.
- H. INTERPRETATION OF THE ARCHITECTURAL GUIDELINES – The Committee shall interpret these Architectural Guidelines.
- I. ENFORCEMENT OF DECLARATION AND ARCHITECTURAL GUIDELINES - The Committee shall have primary responsibility for the enforcement of the architectural requirements of the Declaration and these Architectural Guidelines. The Committee will investigate written complaints of Owners for violations of the, architectural requirements of the Declaration or these Architectural Guidelines if such complaints are dated and signed by the Owner. The Committee, the Board, and employees of the Association shall use all reasonable means to maintain the anonymity of complaining Owners. The Committee shall be allowed access to the property of the Owner filing the complaint for purposes of verification of the complaint. If a violation is found, the Committee shall notify the Owner whose property is in violation, in writing, requesting that appropriate action be taken to achieve compliance. If such Owner does not bring his property into compliance with the Declaration and Architectural Guidelines within thirty (30) days, or the time specified by the notice, the Committee will request that the violation be referred to the Board for enforcement action, which may include the Board fining the Owner for such non-compliance.

- J. ADVISING OF NEIGHBORS - It is suggested that Owners advise neighbors prior to submitting forms for Proposed Improvements. The Committee may request adjacent neighbor input.

## II. SPECIFIC TYPES OF IMPROVEMENTS - ARCHITECTURAL GUIDELINES

### A. GENERAL

1. The following alphabetical list covers a wide variety of specific types of Proposed Improvements which Owners and builders typically consider installing. Pertinent information is given as to each unless otherwise specifically stated, drawings or plans for a Proposed Improvement shall be submitted to the Committee, and the written approval of the Committee shall be obtained before the Proposed Improvement is made. Drawings or plans shall include dimensions, setbacks, roof slopes, types of materials and both elevations and plan views of all proposed expansions or additions. Applications for paint or stain color changes must be accompanied by samples or chips of the colors to be approved, along with a written description of color schemes of adjacent homes. Drawings plans and other color samples will be retained in Committee files for future reference. The Committee may obtain input from the Board on any request for approvals. In some cases, where specifically stated, a type of Proposed Improvement is prohibited. Proposed Improvements, which are not listed, will require Committee approval.
2. The architectural style of a proposed home shall be consistent with the style and character of the other residences built in the same general area of the Community. The Committee in its sole discretion shall determine such consistency.

B. ADDITIONS AND EXPANSIONS - Committee approval is required. Additions or expansions to the Home will require submission of detailed plans and specifications, including description of materials to be used, and plan and elevation drawings showing dimensions, setbacks, roof slopes, etc. Additions and expansions must be of the same architectural style and color as that of the Home. All work is subject to obtaining required permits from City of Colorado Springs.

C. ADDRESS NUMBERS - Committee approval is required to relocate the address numbers to a position different from that originally installed by the builder. Committee approval is required.

D. ADVERTISING See Signs.

E. AIR CONDITIONING EQUIPMENT - Committee approval is required. - Air conditioning equipment must be ground-mounted and installed in the rear or rear half of the house or side yard. The unit must not be visible from the street right-of-way and must be screened from view. Evaporative/swamp coolers must also be ground-mounted and installed in the rear or rear half of the house or side yard and screened from view unless such installation would result in unreasonable cost compared to other

locations, or would interfere with the efficient operation of the unit. In such cases, the Committee will review supporting evidence and consider alternate locations. Regardless of location or type of equipment, it should be installed in such a way that any noise to adjacent homes is minimized. Installation of air conditioning equipment on the roof of the home or in a window of the home will not be permitted.

F. ANTENNAE – As required to comply with Colorado law, the restrictions set forth in Article 4, Section 4.6 of the Declaration against placement of exterior antennae without prior approval of the Architectural Control Committee are hereby modified to permit any Lot to install (at the owner's sole expense, and solely for the occupant's personal use) any antennae permitted by the OTARD rules adopted by the FCC. Installation of any satellite dish or other device not covered by the OTARD rules (the permitted antennae) shall remain subject to the requirement for advance approval, as set forth in the Declaration; and installation of the permitted antennae shall be subject to the following provisions:

1. Notice. A notification of installation of any permitted antenna (together with required attachments) shall be submitted to the Association's manager no later than ten (10) business days after installation. Users are encouraged (but not required to submit an intent to install in advance of installation of any antenna, and are required to do so in the case of any antenna which rises above the highest point of the roof or for any "transmitting" antenna.
2. Standards for Installation. All permitted antennas shall be installed so as to comply fully with the FCC requirements and so as not to protrude beyond the railing of any balcony, deck or patio, or approved chimney location, and in such a manner as not to cross a Lot line. All installations shall be completed so as not to damage common elements, limited common elements, or individual units, and so as not to void any warranties of the Association or of other owners, or in any way impair the integrity of any building. All installation shall be fully grounded and permanently and properly secured, so that the antenna does not constitute a safety hazard. Roll away antennas are prohibited because they present a significant safety hazard. All installations shall comply with all applicable building and safety codes and with the manufacturer's instructions. installation of any antenna which must be mounted on a roof and any transmitting antenna presents special safety concerns due to the height of such antennae and radiation caused by the transmitter. This area is subject to frequent lightning storms and extremely high winds along the front range (at times in excess of 80 miles per hour), so it is advisable that antenna not rise above the highest point of the roof. The Association is also aware of scientifically-based concerns that transmission devices may present a health hazard from radio frequency ("RF") radiation. As a result, since antennae may be placed in such a way that other owners will be exposed to radiation while the users are transmitting, such installation shall be accomplished by a licensed and insured professional experienced in the proper installation of antennae. Any cabling attached to the outside of the building must be attached to the soffit only, using stables designed for

this purpose and painted to match the building. Any cabling must be mounted so it is tight enough to prevent "wind flapping" against the side of the building.

3. Location. If an acceptable quality of signal can be received by placing the antenna wholly inside a dwelling then outdoor installation is prohibited. To the extent that compliant installation does not impair reception of an acceptable quality signal, unreasonably increase the cost, or unreasonably delay installation, an antenna shall only be installed in the back or side of the home, behind the fence line or deck under the exclusive control of the user and shielded from view to the maximum extent possible from neighboring units or nearby streets. However, if the only means of obtaining an acceptable quality signal at a reasonable cost without delay is to use a roof mounted mast antenna said antenna shall be no larger nor installed any higher than is necessary for reception of an acceptable quality signal, and in no event will any mast exceed the 12 foot height limit allowed by the OTARD rules.
4. Incorrect location. Owners are encouraged (but not required) to submit an intent to install an antenna in advance of any outdoor installation, because the Board will have information as to where an acceptable quality of signal can be received in locations compliant with the Association's guidelines and with the FCC OTARD rules. As a result, if the occupant proceeds with installation without approval, the said owner allows or does so at his/her own risk. In such cases:
  - a) the Association shall have the right to require the owner to provide a letter from a certified installation company (acceptable to the Association) that verifies that the antenna was placed in the only location that would allow an acceptable signal without undue expense; or
  - b) if the letter is not furnished or is otherwise unacceptable to the Association, the Board may hire an expert selected by the Board (who will be allowed to enter the Lot in accordance with Section 13.2 of the Declaration) to test the signal to determine whether the locations preferred by the Architectural Committee would provide an acceptable quality signal without unreasonable delay or expense; and
  - c) If that inspection shows that there are approved locations that would allow for acceptable signal reception without undue expense, then the homeowner must:
    - (1) reimburse the Association for the costs of that testing/inspection, and
    - (2) move the antenna to an approved location at his/her own expense

G. ASTRO-TRUF - Neither Astro-turf nor any other floor covering shall be used on the front porch or any balcony.

H. AWNINGS - See Overhangs.

- I. BALCONIES - Committee and neighbor approval is required.
- J. BASKETBALL BACKBOARDS - Committee approval is required. If garage mounted, the backboard and support structure should be clear or painted the same color as the house, unless otherwise approved by the Committee. Garage mounted backboards in the front yard may not project more than two feet (2) from the front of the garage. Rims and nets on all types of basketball units must be maintained in a neat and clean appearance. Temporary basketball backboards also are acceptable but must be placed in such a manner that they do not block sidewalks and pedestrian walkways and are not placed in streets. If the homeowner wishes to leave the temporary hoop standing, it must be placed in a position not closer to the street than midway between the house and sidewalk, and in no case closer than ten (10) feet to the sidewalk. When left standing, hoops must be secured with proper ballast (e.g., water or sand in the base) per the manufacturer's instructions (e.g., may not place rocks, bricks or other weights on the ballast mechanism). If the temporary basketball hoop is beyond the midpoint of the driveway or closer than ten (10) feet to the sidewalk, it must be stored behind the fence or in the garage when not in use. (Revised Oct 21, 2009)
- K. BOATS - See Motor Home Vehicles.
- L. BUILDING HEIGHT - Requires Committee review and approval and must comply with applicable budding codes and zoning regulations established by the City of Colorado Springs.
- M. CABLE TV ANTENNAS. See Antennas
- N. CAMPERS - See Motor Home Vehicles.
- O. CARPORT - Not permitted.
- P. CIRCULAR DRIVES - See Driveways.
- Q. CLOTHESLINES AND HANGERS. Only retractable clotheslines are permitted. They must be installed behind the fence line (or where the fence line would be) on the side or back of the house in an inconspicuous location. Lines may be used only for the purpose of drying wet laundry. Once dry, laundry must be removed from the line within two hours. Lines must be retracted when not in use.
- R. CLOTH OR CANVAS OVERHANGS - See Overhangs.
- S. COLOR - See Painting.
- T. CORNER VISIBILITY - Compliance with City of Colorado Spring's intersection sight distance criteria required.
- U. DECKS - Committee approval is required. Decks must be constructed of wood, artificial wood, or other material matching the material of the Home and, if painted, must match the color scheme of the Home, unless otherwise approved by the Committee. Decks

must be installed as an integral part of the Home and patio area. Construction of decks over easement areas is not permitted. Dimensions and location must be submitted on drawings.

- V. DOG RUNS - Committee approval is required. Dog runs must be constructed with fencing approved by the Committee. Dog runs must be located in the rear or side yard, abating the Home and substantially screened from view. Dog runs are limited in size to 400 square feet and cannot be higher than the Parcel boundary fence. Wood screening or mature landscape screening is required to bide a substantial view of the dog run. Dog runs must have double fence when next to any Association owned fence and may not use any Association owned fence as part of the dog run fence. If required by the Committee, written consent from adjacent neighbors may be requested. Lot boundary fences that are to be used for part of a dog run must match existing fence installed by builder (i.e., 1 X 4 dog eared cedar).
- W. DOORS - Committee approval is required for the addition or replacement of storm or other type doors to a Home. The material should match existing colors of the Home unless otherwise approved by the Committee. Security doors or security window bars require Committee approval. The approved existing colors will be white, black and the colors of the approved Home colors.
- X. DRAINAGE - See Article 5; Section 5.9 of the Declaration.
- Y. DRIVEWAYS - All driveways leading from the street to an Owners Home or Parcel are to be constructed of permanent, properly formed, hard-surfaced paving (i.e., concrete with a four inch (4") minimum thickness). Modifications to the original driveway require Committee approval.
- Z. EVAPORATIVE COOLERS - See Air Conditioning Equipment.
- AA. EXTERIOR LIGHTING - See Lights and Lighting.
- BB. EXTERIOR MATERIALS AND COLORS - Unless otherwise approved by the Architectural Committee, exterior walls of Dwelling Units shall be constructed of or covered by wood, stone, stucco, and brick or manufactured siding approved by the Architectural Committee. The Architectural Committee shall not approve exterior material for dwelling Units and other Improvements if such materials are not compatible with materials used on neighboring Dwelling Units.
- CC. FENCES
  - a. General - Fences and/or walls/brick columns/entrance monuments (individually and collectively "Fences") constructed by developer and/or builder along or abutting Parcel lines, arterial streets, collector streets or local streets may not be removed, replaced, stained or painted a different color or altered, including adding a gate. If any such Fences constructed damaged or destroyed by Owner or Owner's agents,

guests, or tenants, the Owner shall repair and recondition the same at the Owner's expense.

- b. Design -Any fencing, other than installed by builder, must be approved by the Design Review Committee.
  - i. Double Fences - Not permitted, except see Dog Rm. Double Fences are not the same as double facing. Check with the Committee.
  - ii. Staining - Fencing shall have a transparent natural cedar only.
  - iii. Gates - Double gates are not permuted. Additional gates opening to the street or open space are not permitted.
- c. No plastic or metal chicken wire, chain link, hog wire, barbed wire, stand wire will be allowed. All property line Fence height differentials must be treated with a transition.
- d. Fences shall not be constructed within right-of-way areas or side Parcel easements and, therefore, must be set back from the sidewalk the distances established in City of Colorado Spring's requirements.
- e. Maintenance Responsibility - Deteriorated materials must be replaced by the Owner with materials identical to the original in quality, quantity and design.
- f. Fences shall be no taller than 5 to 6 feet in uniformity with the surrounding homes.

DD. FLAGPOLES - Committee approval is required.

EE. GARBAGE CONTAINERS AND STORAGE AREAS - See Trash Containers.

FF. GRADE AND GRADE CHANGES – See Drainage.

GG. GREENHOUSE WINDOWS - Committee approval is required.

HH. HANGING OF CLOTHES - See Clotheslines and Hangers.

II. HOT TUBS - Committee approval is required. Must be an integral part off the deck or patio area and of the rear yard landscaping. Must be in the rear yard.

JJ. HOLIDAY DECORATIONS - All seasonal decorations must be removed within thirty (30) days following that particular holiday or celebration. Consideration of neighbors should be exercised when decorating for any occasion.

KK. HOME NUMBERS - See Address Numbers.

LL. IRRIGATION SYSTEMS - Underground manual or automatic irrigation systems will not require approval of the Committee. Such systems should not be installed within the first five feet of the foundation.

MM. JACUZZI - See Hot Tubs.

NN. JUNK VEHICLES - See Motor Home Vehicles.

OO. LANDSCAPE AND MAINTENANCE - Committee approval required. Landscaping must be installed within six (6) months after the date of original closing with builder. Landscaping includes sod.

- a. In addition, landscaping shall follow all requirements of City of Colorado Springs.
- b. Gravel, rock and/or soil piles left in front or on visible side yards of Parcels, in the sheet, or on the driveway shall be left not longer than a period of fifteen (15) days. Leaving gravel, rock and/or soil piles on the street are not allowed. Contact Colorado Springs for more specific information.
- c. Delivery and placement of landscape materials shall not damage greenbelt or entry/median areas. Delivery trucks are not allowed to cross these areas (to avoid sprinkler and landscape damage). If this regulation is violated and damage to the Common Elements results, the Owner will be held financially responsible for repairing the damage caused by the Owner or the Owner's agent, guests or tenants.
- d. Xeriscape - Committee approval is required

PP. LIGHTS AND LIGHTING - Committee approval is not required for exterior lighting which is in accordance with the following regulations: Exterior lights must be of the same style and character as those installed by builder on other Homes or Parcels, and be as small in size as is reasonably practicable. Exterior lighting should be directed towards the Home and must be of low wattage to minimize glare sources to neighbors and other Owners. Any variance from these Architectural Guidelines or use of high wattage spotlights or floodlights requires Committee approval.

QQ. LIVESTOCK - See Animals Section 5.10 Committee approval is required. No animal of any kind shall be permitted which in the opinion of the Association makes an unreasonable amount of noise or odor or is a nuisance. No animals shall be kept, bred or maintained within the Community Area for any commercial purposes. No dogs or other pets shall be chained or enclosed on a Lot outside of the Dwelling Unit, except the Architectural Committee, in its sole discretion, may approve dog runs or enclosures, as provided in Section 4.8 and 4.9. To include but not limited to:

FOWL: Any fowl including any chicken, ducks, goose, turkey, pigeon or any other fowl are not permitted.

HOOFED ANIMAL: Hoofed animal including cattle, sheep, goat, horses or mule are not permitted.

POTBELLIED PIGS: A dwarf swine breed weighing less than 100 pounds are not permitted.

Any of the above are not permitted in this HOA permanent or temporary. (revised February 9, 2011)

RR.MICROWAVE DISHES - See Antennas.

SS.MAIL BOXES - Only certified U.S. postal mailboxes are authorized.

TT.MINING AND DRILLING – Not Permitted.

UU. MOTOR HOME VEHICLES - Not permitted to be located or parked permanently within the Community, as set forth in Article 5, Section 5.11. of the Declaration. In accordance with Colorado Springs ordinance, motor vehicles may be temporarily parked only as long as necessary for loading or unloading before and after trips, and shall not exceed 24 hours. If a longer period is validly needed for loading and unloading, then a temporary parking permit must be obtained and displayed (see Temporary Vehicles). Such vehicles may be stored only within garages. The Association does not permit enclosed structures other than garages for this type of storage.

VV. MOTORIZED VEHICLES - Motorized vehicles are not to be driven on greenbelts or Common Elements. This includes snowmobiles, golf carts, motorcycles, minibikes go-carts, mopeds and delivery trucks, but excludes lawn cutting, snow removal or maintenance equipment. Such vehicles shall not be parked so as to be visible from any of the Homes or the street.

WW.OVERHANGS - CLOTH OR CANVAS - Committee approval is required. The color must be the same as the exterior of the Home, unless otherwise approved by the Committee. Metal or fiberglass awnings are not permitted.

XX. PAINTING - Committee approval is not required if color and color combinations are identical to the original color painted. by holder. Color and/or color combination changes require Committee approval.

- a. All exterior colors must be reviewed for approval by the Committee, including repainting of Existing Improvements. The Committee will assess the overall color composition formed by the individual materials. . 2. All roof vent caps, louvers, plumbing stacks, chimney, flashing, valley flashing, etc., are to be painted a color not in contrast with the color of the roofing.

- b. Whenever exterior painting is to be done, all changes must be approved by the Committee prior to commencement of such painting. Changes include any paint or color scheme other than the original brand paint, color number and scheme, which is on file with the builder or the Committee.
  - c. It is recommended that all Homes be painted on a regular schedule to avoid chipping and peeling.
  - d. Garage doors are to be the same color as the siding or trim of the Home or white, unless otherwise requested and approved by the Committee. Outlining the garage door panels in a contrasting color or in a checkerboard design is not permitted.
  - e. Most Homes have multiple tone paint schemes (e.g., siding color, main color and accent color for shutters and doors). New colors submitted should, but are not required to preserve this multiple tone scheme. For example, if the trim was a different color than the doors and shutters originally it should also be different in the submitted colors.
  - f. Color selections should be submitted to the Committee in the form of four sets of manufacturer's paint chips. Please indicate which color chips are for trim, siding and accent (doors and shutters) color. PLEASE PLAN TO SUBMIT REQUESTS IN ADVANCE OF THE THIRTY (30) DAY REVIEW TIME FRAME ALLOWED FOR UNDER THE DECLARATION AND THESE ARCHITECTURAL GUIDELINES.
  - g. All selections are reviewed by the Committee and, in some cases; by a professional consultant.
  - h. In general, after approval, only those areas that are painted may be repainted, only those areas stained may be restained, unpainted surfaces and unstained areas (such as brick) shall remain unpainted and unstained.
- YY. PATIO COVERS - Committee approval is required. Plans must show the exterior elevation, designate materials and colors, and include dimensions.
- ZZ. PATIOS ENCLOSED - See Additions and Expansions.
- AAA. PATIOS OPEN - Committee approval is required.
- BBB. PAVING - Committee approval is required for front yard changes, regardless of whether for walks, driveways, patio areas or other purposes.
- CCC. PIPES - See Utility Equipment.

- DDD. PLAY AND SPORTS EQUIPMENT - Committee approved is required. Equipment shall be located in the rear or side yard. Size of play yards will be considered on a case-by-case basis depending on Parcel size and proximity to neighbors. The maximum height of the equipment should not exceed ten feet (10'). In some cases written consent from adjacent neighbors may be requested.
- EEE. POLES - See Flagpoles, Utility Equipment, Basketball Backboard, etc.
- FFF. RADIO ANTENNAS - See Antennas.
- GGG. ROOFS - Committee approval is required. See Article 4 section 4.5. Contact management company for pre-approved color pallet. (revised February 9, 2011)
- HHH. ROOF TOP EQUIPMENT - Not permitted.
- III. SAUNAS - See Additions and Expansions.
- JJJ. SETBACKS - City of Colorado Springs, requirements must be met.
- KKK. SEWAGE DISPOSAL SYSTEMS - Not permitted
- LLL. SHEDS - Committee approval is required. Materials shall be the same materials as on the exterior of the Home. Sheds shall be allowed only in rear yards and must be screened from view by a Fence. Sheds must be the same color as the exterior of the Home, unless otherwise approved by the Committee. Sheds shall not be more than ten feet, (10') high at the peak, nor larger than 120 square feet. Siding, roofing, and trim materials must match those on the Home. The Committee, in reviewing the application for shed approval shall consider parcel grading, fence locations, landscape screenings, etc., in granting any approvals for a shed.
- MMM. SHUTTERS - EXTERIOR - Committee approval is required. Exterior shutters must be the same materials and painted to match the color scheme of the exterior of the Home, unless otherwise approved by the Committee.
- NNN. SIDING - Committee approval is required Siding must be the same as the siding installed by the builder on other Homes in the Community, and must be painted according to standards established in these Design Guidelines. See Painting Aluminum or steel siding will not be permitted.
- OOO. SIGNS - Subject to City of Colorado Springs' Sign Code, Article 5, Section 5.14. of the Declaration controls signs. Signs are also governed by Colorado's Community Common Ownership Interest Act (CCOIA). Unless permitted in the Declaration, no sign of any kind shall be displayed to the public view on any part of a Parcel or Home, except one professional sign per dwelling advertising a dwelling for sale or rent, signs used by a builder to advertise dwellings for sale or rent during the construction and sale period, and political signs within 45 days before a primary or

general election. No more than one political sign shall be posted for each candidate or ballot issue, and all political signs must be removed not later than seven days after the election. Non-advertising security system signs will be allowed. Builder marketing signs are permitted. Maximum sizes for all signs are governed by the City's sign code (Sec 7.4.406), which generally limits signs to six square feet.

- PPP. SKYLIGHTS - Committee approval is required.
- QQQ. SPAS - See Hot Tubs.
- RRR. SPRINKLER SYSTEMS - See Irrigation Systems.
- SSS. STATUARIES AND FOUNTAINS - Statuaries and fountains of any kind will not be permitted in the front yard without prior approval of the Architectural Review Committee. The Architectural Review Committee will consider limited statuaries and fountains if the proposed improvement is consistent with the overall lot landscape theme, is consistent with house colors (both field and turn), and is located on porch steps or within a five foot boundary from the front of the house. Height of the statuary shall not exceed 36" in height.
- TTT. STORAGE SHEDS - See Sheds.
- UUU. STORM DOORS - See Doors.
- VVV. SUNSHADES – See Overhangs.
- WWW. SWAMP COOLERS – See Air Conditioning Equipment.
- XXX. SWINGSETS – See Play and Sports Equipment.
- YYY. TELEVISION ATTENNAS – See Antennae.
- ZZZ. TEMPORARY STRUCTURES – See Article 10, Section 10.6 of the Declaration.
- AAAA. TEMPORARY VEHICLE PARKING – Permits are required for temporary overnight street parking for guests and loading/unloading of Recreational Vehicles (RVs) and Motor Homes.
  - a. Guest Permits: Permits will not exceed two weeks in length and residents may receive only one permit in any 30 day period. Permits will be issued only for the guest's vehicle.
  - b. Loading/Unloading Permits: Temporary overnight parking permits are available for the purpose of loading and unloading trailers, RVs, or other similar vehicles that would otherwise not be allowed. Permits will be issued for a maximum of four overnights in any 30 day period.

c. Procedures:

- i. Send requests to Diversified Property Mgt (info@stetsonhillshoa.com). Include the color, make, and license plate of the vehicle, and the dates of the visit or loading/unloading.
- ii. Permits must be visibly displayed at all times when the vehicle is parked on the street.

BBBB. TRAILERS - See Motor Home Vehicles.

CCCC. TRASH CONTAINERS - All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner. Trash containers shall be removed from the curbs the same day.

DDDD. TREE HOUSES - Not Permitted.

EEEE. UNDERDRAINS - Modification or impeding the flow of drainage is prohibited.

FFFF. UTILITY EQUIPMENT - Installation of utilities or utility equipment requires Committee 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.

GGGG. VANES - Committee approval is required.

HHHH. VEHICLES - See Motor Home Vehicles and Temporary Vehicle Parking

IIII. VENTS - See Rooftop Equipment.

JJJJ. WALLS - RETAINING - A single retaining wall shall not be, more than thirty-six inches (36") in height (measured at the exposed side) without an engineering plan. Where required by the Committee, a detailed landscape plan, indicating the size and exposure of the retaining wall, shall be provided by the Owner at the time of plan review for approval. Owners are liable for their respective lot drainage and shall not impair adjacent lot drainage patterns. Retaining walls shall be constructed of hick, treated wood, natural stone, or similar materials, subject to approval by the Committee. Committee approval is required for exposed concrete retaining walls.

KKKK. WELLS - Not Permitted.

LLLL. WIND TURBINES – All wind-electric generators must comply with interconnection standards established in rules promulgated by the public utilities

commission pursuant to section 40-2-124, C.R.S. Consistent with Colorado Law (SB1270), any wind-electric generator that interferes with the use and enjoyment of property by other residents is prohibited. Provided proper service and efficiency is not unreasonably limited, wind-electric generators may not exceed ten feet in height and must be installed in the back or side of the home in an inconspicuous location. For safety reasons, the device must be installed at least 10 feet away from the property line, and behind a fence of at least five feet in height (see also FENCES). Noise levels may not exceed levels typically associated with air conditioners.

MMMM. WINDOWS - Committee approval is required for all windows not of the same make or design as originally installed by the builder. Submission of plans and specifications to the Committee shall include a description of the window frame material and color. Replacement windows shall be substantially the same as those initially installed.

### **III. PROCEDURES FOR COMMITTEE APPROVAL**

- A. GENERAL - In a few cases, as indicated in the listing in the preceding Section 11, a specific type of Proposed Improvement is not permitted under any circumstances. In all other cases, including Proposed Improvements not included in the listing in Section 11, advance or prior written approval by the Committee is required before a Proposed Improvement is commenced. This section of the Architectural Guidelines explains how such approval can be obtained.
- B. DRAWINGS OR PLANS - Article 6 of the Declaration requires an Owner to submit to the Committee, prior to commencement of work on any Proposed Improvement, descriptions, plot plans, construction plans, specifications and samples of materials and colors, etc., as the Committee shall reasonably request, showing the nature, kind, height, width, color, materials and location of the Proposed Improvement. In the case of major Proposed Improvements, such as room additions, decks, or structural changes, an architect, engineer, and/or draftsman should professionally prepare detailed plans. However, simple drawings and descriptions may be sufficient for other Proposed Improvements. Whether done by the Owner or professionally contractor, the following provisions should be followed in preparing drawings or plans:
1. The drawing or plan should be done to scale, and should depict the property lines of the Parcel and the outside boundary lines of the Home as located on the Parcel. The minimum scale of these plans shall be one-twentieth inch equals one foot.
  2. Existing Improvements, in addition to the Home, should be shown on the drawing or plan, and identified or labeled. Such Existing Improvements include driveways, walks, decks, trees, bushes, etc.
  3. The Proposed Improvements should be shown, on the plan and labeled. Either on the plan, or an attachment there should be a brief description of the Proposed Improvement, including the materials to be used and the colors.

4. The plan or drawing and other materials should show the name of the Owner, the address of the Home, and a telephone number where the Owner can be reached.
- C. SUBMISSION OF DRAWINGS AND PLANS - Article 6 section 6.3. Two (2) copies of the drawing or plan shall be submitted to the Committee. Plans should be submitted to the Committee in care of the Associations property management company.
  - D. REVIEW FEE - the Committee charges no fee for the review of plans.
  - E. ACTION BY THE COMMITTEE - Article 6 section 6.5. The Committee will meet as required to review plans submitted for approval, The Committee may require submission of additional information or material, and the request will be deemed denied until all required information and materials have been submitted. The Committee will act upon all requests within thirty (30) days after receipt of Architectural Request or thirty (30) days after receipt of all additional information and materials requested by the Committee, whichever is later, unless the time is extended by mutual agreement. All decisions of the Committee will be in writing.
  - F. PERFORMANCE OF WORK - After approval by the Committee a proposed Improvement should be accomplished as promptly as possible, in accordance with the approved plans, drawings and descriptions. The Committee (except landscaping which must be completed within six (6) months of original closing date with builder) must complete the work, in any event, within twelve (12) months after approval.
  - G. COMPLAINTS - All complaints should be submitted to the Committee in writing. The Board and the Committee will take all reasonable action to preserve the anonymity of complaining Owners.
  - H. DECLARATION PREVAILS - The foregoing Architectural Guidelines and procedures are supplementary to all of the terms and provisions of the Declaration, and shall remain in full force and effect. In the event of any actual or apparent conflict between these procedures and the Declaration, the Declaration shall prevail.
  - I. These Guidelines do not apply to Homebuilders who are purchasing lots from the Declarants and whom have had their plans approved by the Declarant.
- IV. AMENDMENT These Architectural Guidelines may at any time, from time to time, be added to, deleted from, repealed, amended, modified, reenacted, or otherwise changed by the Committee, with the approval of the Board.

These architectural guidelines were initially adopted by the Board (which also served at the time as the Architectural Committee) at the organizational meeting of the Board, which was held on the 1<sup>st</sup> day of March, 2004, and revised at a meeting of the Board on the 18th day of November, 2008. As provided in the Declaration and as provided elsewhere in this document, these

Architectural Guidelines are subject to amendment by the Committee with the approval of the Board.

RIDGEVIEW AT STETSON HILLS MASTER HOMEOWNERS ASSOCIATION, INC., a Colorado non-profit corporation.

Sandra Bowers  
Sandra Bowers  
Vice President, Board of Directors  
and Chair, Architectural Control Committee

2/9/11  
Date