

HOMEOWNER INFORMATION

FOR

FARMLORE NORTH

(Relating to Farmlore North-Residential, City of Brighton, County of Adams)

DESIGN STANDARDS

RULES AND REGULATIONS

CONSTRUCTION REGULATIONS

FARMLORE NORTH DESIGN STANDARDS

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Refer also to FARMLORE Design Guidelines submitted October 13, 2020
(Approved by City of Brighton DRC 7/30/2021)

INTRODUCTION

The Farmlore Design Guidelines (approved by City of Brighton DRC 7/30/21) have been prepared to help the City of Brighton, home buyers, builders, architects and residents in developing appropriate architectural and site plans for Architectural Review Committee (ARC) submittal and are designed as a benchmark and not intended to be an exclusive architectural list.

In an effort to assure owners and residents of Farmlore that proper standards of development and construction will be maintained, the Declarant, as defined in the Master Declaration of Covenants, Conditions, and Restrictions for Farmlore (the “CCRs”), has established the following additional Design Standards, Rules and Regulations and Construction Regulations (the “**Design Standards**”) for the benefit of all. These Design Standards are supplemental to, and do not in any way alter, the provisions and requirements contained in the City of Brighton Land Use Code or other municipal or government regulations or official documents pertaining to Farmlore, such as, zoning ordinances, recorded plat and any amendments, Brighton Lakes PUD – First Amendment (PUD), Brighton Lakes Overall Development Plan (ODP), and the CCRs. Copies of these recorded documents are typically included with the title commitment exceptions provided with each Site purchase but an electronic copy can be furnished to each builder and homeowner upon request.

Prior to any construction on Sites or property within Farmlore, approval from the ARC is required. No building, fence, patio, deck, planting, play equipment, landscaping or other structure, whether permanent or temporary (an “Improvement to Property” as more fully defined in the CCRs), shall be erected, placed or altered on any Site until the construction plans and specifications have been approved by the ARC as to the structure to be built, materials used, harmony of external design and color with existing structures, topographical location, finished grade elevation and aesthetic relationship with other existing improvements.

The ARC shall have the exclusive right to refuse approval (in its sole subjective opinion, based on findings of the ARC), of any Improvement that is not suitable or desirable for this development. All plans and specifications are to be approved in writing by the ARC and final approved plans and specifications shall be maintained by the ARC for five years. Changes made to the final approved plans or any additions affecting the external appearance of an approved Improvement to Property, are subject to the requirements within the recorded PUD, ODP, CCRs, these Design Standards, the Brighton DRC approved Design Guidelines, any municipal or government requirements, and must be approved by the ARC prior to installation.

The ARC and/or the Declarant (as the same relates to approval granted to Principal Builders) have the authority to grant variances when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. The Declarant (as it relates to approval for Principal Builders) or the ARC shall have the right, from time to time, to waive, at their sole discretion, any provision of the Design Standards. However, no such waiver shall be

construed or held to be a waiver of any provision of the Design Standards or Design Guidelines or of the same provisions as to any other party.

These Design Standards, may at any time, from time to time, be added to, deleted from, repealed, amended, and modified, reenacted or otherwise changed as provided in the CCRs.

Unless otherwise defined in these Design Standards, initially capitalized terms used in these Design Standards shall have the meaning given to the same in the CCRs.

Enforcement of Covenants and Design Standards and Design Guidelines

The Lakes Metropolitan District No. 4 (the “District”) shall have responsibility for the enforcement of the architectural and landscaping requirements of the CCRs and these Design Standards, as the same relates to the property within the boundaries of the District, as more fully provided in the CCRs. The District, its agents, and the ARC will investigate written complaints concerning violations of the requirements/prohibitions of the CCRs or these Design Standards, if such complaints are signed and dated by the person making the complaint. The District, its agents, and the ARC shall use all reasonable means to maintain the anonymity of complainants. If a violation is found as a result of a complaint or through its own inspections, the District shall notify the Owner whose property is in violation, in writing, requesting that appropriate action be taken to achieve compliance in accordance with the District’s policy related to the enforcement of covenants and rules. If compliance is not achieved, the District may take enforcement action (including assessing fines, fees, and penalties) in accordance with the CCRs and District’s enforcement policy then in effect. Specific duties and powers of the ARC and the District are more fully set forth in the CCRs.

Other Conditions

APPROVAL OF PLANS BY THE ARCHITECTURAL REVIEW COMMITTEE SHALL NOT BE DEEMED TO CONSTITUTE A WARRANTY, ASSURANCE, OR REPRESENTATION BY THE APPROVING PARTY OR COMPLIANCE WITH THE REQUIREMENTS OF ANY FEDERAL, STATE OR LOCAL REQUIREMENTS INCLUDING LOCAL BUILDING, ZONING, SAFETY, HEALTH OR FIRE CODES. IT WILL BE THE RESPONSIBILITY OF THE OWNER OR OTHER PERSON SUBMITTING PLANS TO ASSURE SUCH COMPLIANCE. NOR SHALL APPROVAL WAIVE ANY REQUIREMENTS ON THE PART OF THE OWNER OR HIS/HER AGENT TO COMPLY WITH SETBACKS, HEIGHT RESTRICTIONS, OR REQUIREMENTS UNLESS SUCH WAIVER OR VARIANCE IS SPECIFICALLY REQUESTED AT THE TIME OF SUBMITTAL AND PROVIDED THAT THE WAIVER OR VARIANCE MAY PROPERLY BE GRANTED BY THE ARC AND CONFORMS WITH APPLICABLE CITY OF BRIGHTON ZONING REQUIREMENTS.

DESIGN PHILOSOPHY AND DIVERSITY OF ARCHITECTURAL STYLES

Farmlore North is a planned unit development (PUD) community that allows for a diversity of product types such as farmhouse, craftsman, prairie, foursquare, and other styles approved by the ARC including modern interpretations of each on varying Site sizes. Mixed uses are permitted south of E. 144th Avenue between Chambers Road and the future S. 19th Avenue. A combination of single-family homes in varying designs and exterior finishes and color schemes shall be mixed together along the streetscape to create variety and visual interest. Construction will occur in

several phases. Phase 1 will consist of front load and alley load single family detached homes along with paired homes with private alleys. Phases 2 and 3 allow for additional front load and alley load single family, townhomes, and mixed uses. Farmlore North will also consist of common area open space areas with natural and irrigated landscaping, a centrally located neighborhood park and community park with play equipment designed for a variety of ages, trails for walking, bike riding, and a future recreation center. The City of Brighton's future Prairie Lakes Regional Park and Open Space is located along the eastern boundary of Farmlore North. Trail uses are integrated throughout the community to create connectivity and opportunities for active and passive recreation and will be owned and maintained by the District. It is the intent of these Design Standards to create a standard of architecture and landscape quality that is consistent and cohesive throughout the community. The guidelines have been established to balance the individual architectural designs with the overall character of Farmlore North.

ARC and the City of Brighton DRC approval was provided for builder architectural plans prior to the issuance of a residential building permit.

Topics are listed below in alphabetical order for ease in locating pertinent information by category.

Address Numbers

Approved address numbers are required on all new buildings in such a position as to be plainly visible and legible from the street or road fronting the Site and shall contrast with their background. Styles shall be consistent for each product type. ARC approval is required to replace, alter or relocate existing address numbers, unless the address numbers are replaced using the same size, style, type and color of the number currently on the residence.

Awnings or Overhangs

ARC approval is required for any awnings or overhangs including design, materials, color and location. Awnings should be an integral part of the house or patio design. The color and materials shall be complimentary to the exterior of the residence.

Building Siting and Drainage

A site plan showing proposed elevations and drainage shall be submitted as part of the ARC application. All grading and drainage must comply with Articles 3 and 4 of the CCRs and in accordance with geo-tech soils reports. No grading will extend beyond Site lines. Exterior grading will be adequate for drainage away from the house and adjacent homes. Proposed contours must coincide with existing overlotted contours at property lines.

No Site owner shall modify or change the topography or contour of any drainage areas or easements, including drainage swales. It is especially important that any altered drainage patterns over a Site not cause soil erosion on adjacent properties.

Carriage Unit / Accessory Dwelling Unit

Carriage units and accessory dwelling units ("ADU") are permitted in accordance with the City of Brighton Land Use Code, the PUD and Farmlore Design Guidelines approved by the Brighton DRC and the CCRs, subject to compliance with the City of Brighton regulations and the prior written approval of the ARC and the criteria outlined below.

A carriage unit or an ADU shall be architecturally compatible with the main residence in design, color, style, materials, decorative elements, and roof pitch and may be required to have at least one

plane break. In no case may the carriage unit or ADU be more than 700 sq. ft. and can be a maximum of 28 ft in height. All carriage units or ADU structures must be on a poured foundation. No temporary and/or portable buildings or pre-fabricated buildings will be allowed.

A carriage unit or ADU may be serviced off the primary dwelling unit's water tap subject to the City of Brighton regulations.

PRIOR TO CONSTRUCTION OF ANY CARRIAGE UNIT OR ADU, THE OWNER SHALL SUBMIT TO THE ARC FOR APPROVAL ALL PLANS AND SPECIFICATIONS WITH THE SAME REQUIREMENTS AS SUBMITTING THE PRIMARY RESIDENCE.

Clotheslines

Retractable clotheslines may be permitted on a Site only after approval by the ARC. If permitted, all lines will remain in the retracted position when not in use. Clothes will promptly be removed when dry.

Colors

Repainting with the original exterior colors does not need ARC approval. Otherwise, ARC approval is required. No color palette can be repeated on adjacent homes.

Construction Start and Completion Times

Unless a variance delaying commencement of construction of any Improvement to Property is approved in accordance with the provisions of the CCRs, construction shall be completed within 12 months of the date of approval by the ARC.

Decks and Deck Supports

Deck, stairs, or attachments to the house and all support members will be installed in accordance with the stamped engineered plans using approved materials. Decks may be constructed of redwood, composites, or other material compatible with the residence or as approved by the ARC. Deck rails can be redwood or wood, composites, or iron rails painted black. All decks, deck rails, support posts, porches etc. made of wood must be protected with a clear preservative sealant (varnish is not permitted), stained, or can be painted to be compatible with the primary or secondary color of the residence unless other weather resistant materials such as Trex decking, etc. in a compatible color are used. Deck vertical support posts can be redwood, finished wood, or masonry to a finished minimum of 4 inches x 4 inches. Only unenclosed rear yard decks and related screens, trellises, etc. may be proposed for construction within or as part of the residence.

ARC approval is required on design, color and location of decks. Plans must show the exterior elevations, designate materials and colors to be used, include dimensions at a scale of ¼ inch equal to one foot, and show existing and proposed grading.

Dog Runs and Dog Houses

Dog run location, size and materials are all subject to approval by the ARC and may be submitted on your landscape plan or separately if needed. Dog runs must be located in the rear yard and substantially screened from view from neighbors and adjacent public streets and areas with landscaping or other approved materials. Dog houses are subject to approval by the ARC unless they are inside an approved dog run and screened from view. Chain link fence is prohibited for use in any portion of the dog house, dog run, or dog enclosure.

Driveways and Walkways

Driveways must be concrete. Materials used to create special paving patterns are subject to ARC approval prior to installation.

Walkways as part of a landscaping plan may be concrete, brick, concrete pavers, flagstone, or other natural materials to create the most attractive landscaping effect and are subject to review and approval by the ARC.

Driveway lighting and driveway or walkway entry columns must match or compliment other elements of the architecture of the home and are subject to approval by the ARC. All lighting must comply with exterior lighting standards.

Exterior Lighting

Exterior lighting shall be LED and should be subdued and directed downward with no harsh glare to surrounding properties to meet the International Dark-Sky Association's (IDA) standard for reducing light pollution (or in other words, minimizing glare) into the night sky. Lights that are Dark Sky compliant have positive features like being fully shielded at the top so the light is directed downward. The lighting should minimize light spill onto adjacent properties and may be permitted by the ARC for such purposes as illuminating entrances, garages, decks, driveways, walkways, etc. In all cases, exterior lights should be of a design compatible with the structure and indicated on the architectural plan and landscaping plan.

On single family attached (SFA) product, all residential alley access product types shall require low level wall mounted lighting fixtures near the garage door.

Ground lighting along walks must be maintained in a working and sightly manner. Low-voltage or solar powered ground lighting fixtures which are typically affixed by stakes or similar posts are to be maintained in good aesthetic repair, be functional, not be a tripping or other physical hazard along pedestrian pathways, and remain generally vertical in their presentation.

This requirement does not apply to streetlight styles and fixtures that may be required by the City of Brighton for the development.

Approval is not required for replacing existing lighting, including coach lights, with the same or similar lighting, color and style as originally installed.

Exterior floodlights, searchlights, spotlights, sodium vapor lights, etc. are prohibited. Approval is required to modify or add exterior lighting, subject to the following.

- Considerations will include, but may not be limited to, the visibility, style and location of the fixture.
- Any exterior lighting must be "cutoff" fixtures directed to eliminate glare to neighboring properties.
- Ground lighting along walks must be maintained in a working and sightly manner. Low-voltage or solar powered ground lighting fixtures which are typically affixed by stakes or similar posts are to be maintained in good aesthetic repair, be functional, not be a tripping or other physical hazard along pedestrian pathways, and remain generally vertical in their presentation.

All exterior lighting is subject to the approval of the ARC.

Exterior Mechanical Equipment

All exterior mechanical equipment, such as air conditioners, cooling, heating or other mechanical equipment located outside a residence shall be screened from view by other Sites and from the streets by fencing, materials matching exterior house material or with landscaping to reduce impact. Equipment should be installed in such a manner to minimize visibility from the street and minimize noise to adjacent property owners. Under no circumstances will these mechanical items be roof mounted or located in a window of the house. ARC approval is required.

Exterior Storage Areas

Accessory and storage sheds are permitted subject to ARC review. Structures are subject to City of Brighton accessory structure setbacks and shall match the main structure with exterior siding and masonry materials, paint colors, and roofing material. Sheds are limited to a maximum of 65 sq. ft. and maximum height of 10 feet. Pre-fabricated sheds are NOT allowed.

Fire Pits

No more than one fire pit shall be allowed on each Site, and any such fire pit shall be gas operated, subject to City of Brighton regulations.

Fireplaces

Fireplaces and the full height of their chimneys, if any, must be fully enclosed with compatible materials. Fireplace, furnace and stove flues should be consolidated and fully enclosed within the chimney. All exposed metal flues or pipes shall be enclosed by the chimney cap. Exterior fireplaces designed as part of a deck, patio or outdoor living areas are also subject to approval by the ARC.

Flagpoles and Flags

ARC approval is required for freestanding flagpoles. Flags may not be illuminated without the prior approval of the ARC. Any request for lighting must detail the type and location of the lighting, and any such lighting shall be placed so as not to disturb homeowner or occupants of neighboring Sites. Flagpoles attached to the front of the house do not require approval as long as the pole top does not rise above the level of the bottom sill of the second story windows and is a maximum of 6 feet long. The flag size shall be appropriate to the pole to which it is attached.

Gardens / Greenhouses

Approval is not required for flower or vegetable gardens in the back yard that do not exceed one hundred (100) total square feet. Other flower or vegetable gardens require the approval of the ARC. All flower gardens must be weeded, cared for and maintained. Greenhouses are not permitted.

Gazebos/Pergolas

ARC approval is required. A gazebo or pergola must be an integral part of the rear yard landscape plan and must be similar in material and design to the residence. The color must be generally accepted as a complementary color to the exterior of the residence or stained in a color that is complementary to the color of the exterior of the residence. Wood pergolas can be painted, stained, or a wood preservative (no varnish) and must be regularly maintained. Gazebos/pergolas may not be located within any setbacks established pursuant to regulations of the City of Brighton.

Hot Tubs, Jacuzzis and Swimming Pools

Hot tubs, jacuzzis and pools, including privacy fencing and screening, will be integrated into the design of the home and landscaping and shall not have lights for night use that would constitute a nuisance to any other Site owner. Hot tubs and jacuzzis must be an integral part of the deck or patio area and of the rear yard landscaping, and be installed in such a way that it is not immediately visible to adjacent property Owners and that it does not create an unreasonable level of noise for adjacent property Owners. In some instances, additional plant material, around the hot tub, may be required for screening. Non-vegetative screening materials should match or complement the house or deck structure. Above-ground pools are not allowed. Safety fencing around swimming pools must also meet the City of Brighton code requirements. ARC approval is required.

Lawn Art

In order to preserve a harmonious landscape plan, all lawn art, sculptures, fountains, decorations, ornaments and other similar decorations in view from the street or any adjacent Site must be submitted to and approved by the ARC prior to installation.

Mailboxes

Individual mailboxes are not permitted in residential areas. Mailbox kiosk stations will be located throughout the community and installed in accordance with U.S. Postal Service regulations. Mailboxes will be preassigned and homeowners are responsible for coordinating the pickup of keys from their Builder and coordinating delivery of mail directly with the Brighton Post Office after the residence closing.

Patios

ARC approval is required. Open 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 Owners. In some instances, additional plant material around the patio may be required for screening or integration into the landscape design. The patio and materials must be similar or generally accepted as a complementary color and design to the residence.

Patio covers must be constructed of material consistent with the home and be similar or generally recognized as complementary in color to the colors on the house.

Play and Sports Equipment

No swing sets, play sets, trampolines, swimming pools, and all other types of play equipment and facilities can be installed without prior ARC approval as to size, style, color and location. No swing and play sets or other large-scale recreational equipment shall be maintained on a Site which is visible from any street and must be placed in the rear yard. A minimum 5 foot setback from the property line is required for trampolines, swing sets, fort structures, etc. so as not to create an undue disturbance. If approved, swing sets must be constructed of natural or weather resistant materials; i.e., no metal swing or play sets will be allowed.

Basketball backboards are not permitted to be mounted directly above any garage. ARC approval is not required for portable basketball backboards subject to the following: (a) portable units cannot be placed in the public rights of way, streets, sidewalks or street lawns; (b) location must be in the driveway or in the side or rear yard; and (c) portable basketball backboards may be left out when not in use only if the backboard, hoop, and net are in good repair. Portable basketball backboards that are not in good repair, including the hoop and net must be stored out of sight when not in use

and may not be left out for more than 24 hours.

Retaining Walls

Retaining walls should be a maximum of two feet in height constructed of brick, natural stone, stone pavers or similar materials that match or compliment the residence and subject to approval by the ARC. Terracing should be used where additional height is required. In exceptional cases where additional height may be needed, engineered plans may be required per City of Brighton code. Exposed concrete, treated wood, concrete block or creosoted railroad tie retaining walls are specifically forbidden. Retaining walls that are curvilinear and divided are preferred to straight, long walls. All retaining wall designs and materials must be submitted for approval by the ARC.

Roofs

Roofing materials will be architectural style dimensional asphalt shingles or concrete tile in shake style in earth tone colors. When asphalt shingles are used for single family detached (SFD) and single family attached (SFA) product type, three distinct colors are required to be dispersed throughout each product type area. Reroofing with the same type material and color does not need ARC approval; otherwise, ARC approval is required.

Satellite Dishes and Antennae

All Permitted Antennae shall comply with the CCRs and be installed with emphasis on being as unobtrusive as possible to the Community. Maximum size of any satellite dish is one meter in diameter. Site owners are encouraged to utilize screening, unobtrusive placement, planting, camouflage and other measures to ensure that the aesthetics of the community are protected and safety of such devices. Depending upon location and as determined by the ARC, the apparatus may be required to be screened or painted within 10 days of installation to blend with the object from which it protrudes to minimize visual intrusion.

To the extent that reception is not substantially degraded or costs unreasonably increased, all permitted antennae shall be screened from view from any street and nearby Sites to the maximum extent possible and placement shall be made in the following order of preference:

- (1) Inside the structure of the house, not visible from the street.
- (2) Rear yard or side yard, behind and below the fence line.
- (3) Rear yard or side yard, mounted on the house, in the least visible location below roofline.
- (4) Side yard in front of wing fence, screened by and integrated into landscaping.
- (5) Back rooftop.
- (6) Front yard screened by and integrated into landscaping.

If more than one location on the Site allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above shall be used, and the least visible site shall be selected. Permitted antennas shall not encroach upon common areas or any other owner's property.

Solar Energy Devices

ARC approval is required to review aesthetic conditions except for pre-approved rooftop solar panels installed by the original builder. Passive and active solar energy systems must be integrated into the architecture of the residence area and meet all applicable safety, building codes and electrical requirements. Solar collection panels should blend into overall architectural massing

and roof form designs and panel edges must be of a color compatible with the roof color. Solar panels should be at the same pitch as the roof, even though the slope may not be "optimal". For solar collection, a small increase in panel size may be required to increase the efficiency of the collector array which is preferable to the visual conflicts of different angles and slopes on the roof. Solar panels will not protrude more than one foot above roof surface or above ridgeline of a roof. No exterior plumbing may be visible.

Trash Enclosures

Trash enclosures must be approved by ARC. The enclosure shall be constructed of wood and painted to match the siding or be stained to match the existing fence depending on the materials used. The enclosure must be located adjacent to either the rear or side of the house. The enclosure must be four-sided and completely enclosed, with one side being a side or rear wall of the home. No more than one enclosure will be permitted on any Site. The size of a trash enclosure is limited to 4 feet x 4 feet in dimensions, and no more than 4 feet in height. The enclosure must screen trash receptacles from all sides.

Trellis, Arbors, Latticework

Approval is required for any type of installation of trellis, arbor, or latticework. Adequate framing is required. The inside height of a proposed arbor or trellis must not exceed 8 feet, 6 inches. Considerations will include, but may not be limited to, height, color and material. Arbors must be complementary to the residence and shall be painted or stained in colors that are complimentary to the residence. Professionally prepared plans for arbors are highly encouraged to expedite the approval process; otherwise, a photograph or catalog picture must be provided.

Windows: Tinting, Security Bars, Well Covers, etc.

ARC approval is not required for window well covers that are manufactured with metal or plexiglass. All others require ARC approval.

ARC approval is required for any visible window tinting. Highly reflective and/or dark tinting is considered too commercial for residential applications and is not permitted.

No "burglar bars," steel or wrought iron bars or similar fixtures, whether designed for decorative, security or other purposes, shall be installed on the exterior of any windows of any structure.

LANDSCAPING

ALL PROPOSED LANDSCAPE IMPROVEMENTS REQUIRE APPROVAL FROM THE ARC PRIOR TO INSTALLATION IN ACCORDANCE WITH THE CCRS. Minimum landscaping standards have been created in order to assure that each homeowner enjoys the benefit of a well landscaped community in accordance with the City of Brighton standards. Homeowners are encouraged to design attractive and unique landscape plans within these guidelines with an emphasis on utilizing low water use plant materials. While plans are not required to be designed by professional landscape designers, it is strongly recommended in order to create the best plan for the individual home site.

All Sites must have an automatic irrigation system installed with the landscape. All irrigation systems should be designed by a landscape architect, designer or irrigation specialist to ensure water management and plant growth. The irrigation system must be designed so that water does

not cross property lines and so the irrigation system is in complete compliance with the individual home's soil report recommendations, specifically with regard to the no-irrigation zone at the edge of the home's building foundation. All irrigation systems shall comply with any applicable City of Brighton codes.

For the purpose of a common reference, these general landscaping definitions shall apply to the following section:

- **Landscaped Areas:** Planting beds containing trees, shrubs, ground covers, annuals, perennials, mulch and edging.
- **Turf:** Sod or irrigated grass such as Bluegrass or artificial turf in rear yards
- **Mulch:** Organic material such as bark, gravel and other types of ground cover that are not grass (river rock is not considered mulch).

All proposed landscape improvements including trees, shrubs, turf, mulches, walls, gardens, water features, curbing, re-vegetation, etc. are subject to the criteria listed below and plans are to be submitted to and approved by the ARC within 60 days of initial home closing. Landscaping additions which were not part of the initially approved plan must receive separate ARC approval.

Landscape Criteria and Planting Requirements

Initial front yard landscaping shall be installed by the builder and must be in compliance with applicable City of Brighton codes.

Front yard and street facing side yard area of any Site shall be landscaped with living plant materials. The landscaped area shall include 100% of the unimproved Site area and ground cover over said 100%, which may include drought-tolerant plantings.

- 1 ornamental tree (2 inch caliper of 8 to 10 foot planting height) is required for every 30 feet of building frontage.
- Evergreen trees (6 to 8 foot planting height) may be substituted for ornamental trees at a rate of 1 for 1 up to 50% of the requirement.
- 8 shrubs (24 inches or 5-gallon) per 30 feet of building frontage. 3 ornamental grasses may be substituted for each shrub up to 50% of the requirement.
- Side elevations on corner Sites shall provide this standard on at least 25% of the building.
- All other unbuilt or unpaved areas of a site shall require ground cover, perennials, grasses, rock, mulch or other natural and permeable surfaces. Up to 50% of any landscape area may consist of inorganic (non-living) decorative material provided it is designed and arranged in a way that can infiltrate runoff through associated planting areas. Large, unbroken expanses of gravel or decorative rock will not be accepted except within five feet of the home on the Site and in other areas only with approval by the ARC, which approval may or may not be granted at the Committee's sole discretion.
- Refer to the DRC approved Design Guidelines and PUD for prototypical plant list.
- Artificial turf may be installed in the back yards of Sites in accordance with the following:
 - Artificial turf may be considered in fenced rear yard areas. Total artificial turf area of any height may not exceed 70% of the rear yard. The color must be similar to the geographical area, preferably a blended, multi-color monofilament fiber. The design intent is for artificial turf to emulate natural grass. Submittal must include the intended use and a sample of the proposed material showing the color and pile

height.

- Professional installation is required and must include a weed barrier and a porous, aggregate road base for drainage.
- Proper infill for residential application, such as silica sand or “Envirofill” for kid and pet areas must be used. If only for a pet-use area, a product with less secondary thatch may be used. Infill must not be toxic to humans or pets and must blend into the turf and not be visually distracting.
- The established drainage pattern may not be blocked or altered by the installation of artificial turf.
- A weed suppressor must be used under seams and the seams must be properly secured.
- If an artificial turf area will meet a native area, it must be separated with a barrier of at least four inches of hardscape or planting area.
- Artificial turf must be cleaned as necessary and periodically groomed to maintain its appearance. The District reserves the right to inspect and require replacement after the life expectancy has been reached, typically 15-20 years, or if the turf is not maintained in good condition.

Landscape Drainage Maintenance on Site

There will be no interference with the established drainage pattern over any property except as approved in writing by the ARC. Approval will not be granted unless provision is made for adequate alternate drainage. The "established drainage pattern" will mean the drainage pattern which exists at the time the overall grading of any property is completed and will include any established drainage pattern shown on any plans approved by the ARC. The established drainage pattern may include the drainage pattern from Common Elements over any Site, from any Site over the Common Elements, or from any Site over another Site.

Each Site owner is responsible for any erosion control that may be necessary to protect adjacent Sites or common areas from damage due to drainage or related erosion.

When installing landscaping, it is very important to ensure 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.

Landscaping Installation and Completion Times

Landscape plans must be submitted to and approved by the ARC within 60 days of home closing. Landscape plans should be designed with a focus on water conservation and xeric techniques such as:

- a. incorporate a "zoned planting scheme" to reduce water demand by grouping plants with similar water requirements together in the same hydrozone;
- b. use water-conserving grasses such as fescue sods; use drought tolerant plants, suitable to the region, with low watering requirements;
- c. incorporate soil amendments and use of organic mulches that reduce water loss and limit erosion;

- d. install efficient automatic irrigation systems that incorporate water conservation measures, including spray heads for ground cover and drip irrigation for shrubs and trees.

For landscape plans approved between April 1st and September 30th, all landscaping shall be installed by the homeowner within 60 days of plan approval. All landscape shall be installed within a reasonable time for all approvals granted between October 1st and March 31st of a calendar year as determined by the ARC and based upon weather conditions. If the residence is completed after September 30th, the landscaping shall be completed no later than May 31st of the following year. The builder is required to install front yard landscaping with an automatic underground irrigation system, including the detached front tree lawn area, and any street facing side yard. The homeowner is responsible to install the landscaping for the rear and any interior side yards within 60 days after plan approval or within the time frames set out above. The homeowner is responsible for full maintenance of the tree lawn area and trees (the area between the sidewalk and street) located directly in front of the residence including replacement after expiration of the builder one-year warranty period. Tree lawn trees shall be replaced with the same originally planted tree species and type to maintain streetscape. Landscaping shall proceed with diligence and shall be completed within 30 days after the date of commencement of installation. Homeowners may not alter the final Site grading and drainage or interfere with utility easements.

The ARC may grant an extension for the installation of trees, sod, shrubs, and other living materials due to adverse weather conditions and due to permit and water restrictions that may be imposed by the City of Brighton. However, if an extension has been granted by the ARC, landscaping will be installed as soon as weather permits or as soon as a permit is available and/or water restrictions have been relaxed or removed.

Landscape Maintenance / Death or Destruction of Living Material

Landscaping must be maintained with appropriate water, fertilizer, mowing, pruning, and weeding. However, weeds must be mowed and maintained below five inches in height.

In the event of death or destruction of any landscaping, including trees, shrubbery or sod, tree lawn area, the Owner shall be required to replace such landscaping within 15 days after such death or destruction, or as soon as practical considering plant material, weather, and growing season. Tree lawn trees shall be replaced with the same originally planted tree species and type to maintain streetscape.

Failure to comply with the above landscaping requirements can result in fines and additional costs in accordance with fine structure adopted by the Board.

Landscape Plan

A plan for preparing the Site for planting trees and lawn, grass, or other appropriate ground cover, including natural covers, and appropriate shrubbery for the entire Site, including the area up to the street pavement and right-of-way detached street tree lawn area will be submitted and approved by the ARC in accordance with these Design Standards and the CCRs.

The “landscape plan” must be drawn at a scale of 1 inch = 20 feet or larger and be submitted to the ARC prior to commencement of landscaping and include the following:

1. Scale – written and graphic, and North arrow
2. Existing and proposed structures and paving

3. All proposed landscape improvements including trees, shrubs, turf, mulches (bark, gravel, etc.), vegetable gardens, etc.
4. Berms, walls, fences or any other buffering device
5. Planting to be removed or relocated
6. Title block with name of owner, name of person preparing plan, address, and date prepared
7. A written or graphic statement describing type of irrigation system proposed and areas to be covered
8. Plant schedule showing number and location of plants of each species, plant name, size and condition (B&B or container)
9. Any other proposed improvements visible to adjacent Site owners or the public

Landscape Site Distance at Intersections

No fence, wall, hedge or shrub planting on corner Sites can obstruct sight distances at intersections. Maximum mature height is three feet. Clear sight distances must be maintained to meet Brighton Municipal Code Section 3.01D.2.

FENCES AND GATES

All fencing location and materials require approval from the ARC. See Fencing Exhibit A to these Design Standards.

A consistent fence design shall be utilized for all fences and gates throughout Farmlore. Final fence design and fence plan shall be provided to the ARC as part of the landscape plan and fence locations must meet City of Brighton sight triangle requirements. Project perimeter fencing will be installed in accordance with the approved PUD and final landscape plans for each phase of construction.

All fences shall be set back a minimum of five feet from all sidewalks or side yards of a Site adjacent to a public or private street. No fences will be permitted to protrude in front of the front elevation of any residence; however, front yard fences may be permitted if consistent for an entire product type, meet City of Brighton height and style standards and Farmlore approved materials and style, and receive ARC approval as part of the builder master plan approval. ARC approval is required for fence location, material, style, and color prior to installation.

A 42 inch high wood, vinyl, composite or concrete open 3-rail fence is required on Site lines at the following conditions:

1. Backing or siding to parks.
2. Landscape tracts.
3. Open space tracts.
4. Rear Site lines of double frontage Sites.
5. Side yards along public right-of-ways.
6. As may be specified by the ARC.

Welded wire mesh is allowed for pet enclosure and placed on the inside (homeowner) side of the fence. Wire mesh shall be 2 inch x 2 inch or 2 inch x 4 inch with a galvanized finish. Colored mesh is not permitted. This type of weld wire can be purchased at Home Depot, Lowe's or other building materials stores. "Chicken wire" and chain link is not permitted. Failure to install the

correct galvanized weld wire is subject to removal.

A 6 foot solid privacy fence of wood, vinyl, composite, or concrete is only permitted on single family detached and single family attached Sites at the following locations:

1. Internal shared Site boundary lines.
2. On side or rear Site boundaries on Sites not adjacent to parks, open space or a perimeter.
3. As may be specified by the ARC.

All fencing will be installed in such a way that it does not alter or impede drainage.

Gates must be made from the same type of material and color as the fence from which it is attached and may be installed by the homeowner for access to the homeowner's rear or side yard. ARC approval is required for gate size and location. A homeowner will not be permitted to install a gate into a perimeter fence owned and maintained by the District without prior ARC approval that will be reviewed on a case-by-case basis.

Privacy fencing will not be allowed around swimming pools except to screen pool equipment. The homeowner is responsible for meeting any safety code requirements pertaining to swimming pool fencing.

Any other fences, such as interior fencing to screen patios, hot tubs, swimming pools, trash receptacles, support arbors, etc., will be of a type, finish, color, etc., compatible with the building architecture. This fencing must be located and detailed as part of the landscape plan for review and approval by the ARC prior to installation.

Fencing at perimeters and common areas will be installed and maintained by the District. All fencing on private Sites will be installed by the builder, subdistrict, or homeowner. Maintenance for fencing on private Sites shall be by the homeowner. Maintenance on fences on attached product shall be by the District or subdistrict.

SIGNAGE

In addition to the specific signs discussed below, homeowners or occupants of a Site may display up to two signs on the Site, no more than two feet by three feet in size each. Signs may not be illuminated. In addition the following signs may be displayed on a Site subject to the criteria set forth below.

Contractor Signs

Two contractor signs per Site will be allowed at any one time that are not larger than 3 square feet per sign. Contractor signs (such as for roofing, landscaping, painting, etc.) can be displayed while work is in process and must be removed within three days of completion of the work the contractor was performing.

Real Estate Signs

Homeowners will be allowed to put up standard real estate "For Sale" or "For Rent" signs for the purpose of marketing their home. Real Estate signs may not have a face larger than 6 square feet and may not be higher than 5 feet. No more than two "For Sale" or "For Rent" signs will be allowed per Site. Homeowners may not attach such signs or other signs to any District owned

fencing or property. “For Sale” or “For Rent” signs must be removed within three days of the sale or lease of the property.

Security and Other Notices

Signs may be erected to notify the public of a Security System, Beware of Pet, Non-Smoking Environment, etc. These signs will be allowed as long as they are kept in good repair, are placed in an appropriate location to the subject matter and are otherwise not considered unsightly. These types of signs may not have a face larger than 12 inches x 18 inches placed horizontally or vertically.

ARC SUBMITTAL PLAN PROCESS AND REQUIREMENTS

The following information outlines the submittal plan process and is designed to be used as a tool prior to preparing a submittal for review by the ARC. If there are any questions regarding a submittal or the process, please contact a member of the ARC.

The Declarant under the CCRs shall appoint the ARC for Farmlore North until such time as the Declarant no longer owns any property within the Project Area or Annexable Area. Thereafter, the ARC will be appointed by the District.

Submittals

ARC approval is required prior to the construction or installation of any Improvement to Property. Submittals shall include the following, as applicable:

1. Completed copy of the submittal checklist listing all plans and elevations and features.
2. Site plan showing location of improvements, setbacks, easements, grading, drainage, etc.
3. Exterior details, including light fixture locations, exterior stairs, decks, railings, etc.
4. At least one cross section of the structure indicating roof pitches and height.
5. Cutsheets of exterior lighting fixtures showing manufacturer, style, color and locations.
6. Color selections for stone, brick, roof, exterior body, trim, and accent colors.
7. Landscape plan depicting all landscape and plant materials, quantities, and sizes for single family detached rear or side yards.
8. Fencing diagram and fencing materials and colors for all proposed fencing.
9. Any additional information as may be requested by the ARC.

All plans shall comply with these Design Standards, the Farmlore Design Guidelines approved by Brighton DRC 7.30.21, PUD, CCRs, and Brighton code requirements.

All plans shall be submitted electronically unless otherwise requested by the ARC and include the appropriate fee, all completed forms, and architectural or landscape plan information as requested on the Submittal Instructions Form located in this packet. ARC will not review partial or incomplete submittals.

Submittal Address

All complete submittals shall be submitted to:

Electronic Copies to Farmlore ARC:
To Current Management Company:
Vintage Homes and Land
Paula Lindamood at paula@vhlco.com

Erika Volling at erika@vhlco.com

Subject Line: Farmlore ARC Submittal for (Owner's Name and Property Address)
Large files should be submitted via a file share link or other file share program.

Mailing address for fees and architectural or landscape hard copies, if requested:

Farmlore ARC
c/o The Lakes Metropolitan District No. 4
200 W. Hampden Avenue, Suite 201
Englewood, CO 80110
Telephone - 303.346.6437

Submittal Review Fee and Timing

Refer to the ARC application submittal forms for appropriate submittal review fees. When applicable, checks should be made payable to: The Lakes Metropolitan District No. 4.

Upon receipt of all required documents, the ARC will review the plans and will provide a written response to the applicant/owner. The ARC shall notify the applicant in writing of a final determination within 60 days after its receipt of a completed application and all required information. Until ARC approval has been granted, the homeowner is not authorized to commence construction of an accessory structure, landscaping, fencing, or other improvements that require ARC approval.

In the event of any disapproval or changes by the ARC of final submittal, re-submittal of plans will follow the same procedure as an original submittal with no additional fee.

Consistency of Decision and Enforcement

All decisions and approvals shall be made with the intent of preserving the ARC objectives, and the community's best interest. Therefore, the interpretation, level of enforcement, and the decisions of the ARC may vary with location and time. Past ARC approvals and decisions in no way indicate the result of future approvals and decisions. All Improvements or Property must be submitted on an individual basis and past approvals do not extend to new Improvements to Property. Enforcement by the ARC regarding a specific Improvement to Property in no way requires enforcement for another improvement, including identical improvements at different locations. Any non-compliance with these Design Standards, ARC requirements, the CCRs, or the Rules and Regulations may be enforced as allowed under the CCRs.

Additional Construction, Landscaping or Exterior Changes

Additional construction, landscaping, or accessory living area improvements or changes before, during, or after completion of an approved Improvement to Property must be submitted to the ARC for approval prior to initiating such changes or additions.

Exemptions

The following types of changes, additions or alterations do not require the approval of the ARC. Although exempt from review by the ARC, all work must proceed in accordance with all federal, state and local codes, ordinances and regulations having jurisdiction at the site and these Design Standards.

- Addition of vegetation to a Site in accordance with a previously approved landscape plan.
- Modifications to the interior of a structure when those modifications do not materially

affect the outside appearance of a structure.

- Repainting and/or re-staining in originally approved colors.
- Repairs to a structure in accordance with previously approved plans and specifications.
- Seasonal decorations if removed within approved time period.
- Removal and replacement of dead or diseased vegetation located within the Site or tree lawn area with the same original plant materials.

Time Limitation on Approvals

Final approval of architectural plans is valid for 12 months, unless extended as provided in the CCRs. Failure to complete any Improvement to Property within 12 months of plan approval (subject to extension as provided in the CCRS) shall constitute noncompliance with the requirement for approval of the Improvement to Property.

Work In Progress

The ARC may inspect all work in progress and give notice of non-compliance. Absence of such inspection and notification during the construction period does not constitute either approval by the ARC of work in progress or compliance.

Waiver Review

The ARC reserves the right to waive or vary any of the procedures or standards set forth at its discretion for good cause shown.

DAMAGES

THE ARCHITECTURAL REVIEW COMMITTEE SHALL NOT BE LIABLE FOR DAMAGES TO ANYONE SUBMITTING PLANS TO THEM FOR APPROVAL, OR TO ANY OWNER BY REASON OF MISTAKE IN JUDGMENT, NEGLIGENCE, OR NONFEASANCE ARISING OUT OF OR IN CONNECTION WITH THE APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE ANY PLANS OR SPECIFICATIONS. EVERY OWNER OR OTHER PERSON WHO SUBMITS PLANS TO THE ARCHITECTURAL REVIEW COMMITTEE FOR APPROVAL AGREES, BY SUBMITTAL OF SUCH PLANS AND SPECIFICATIONS, THAT HE/SHE/THEY WILL NOT BRING ACTION OR SUIT AGAINST THE ARCHITECTURAL REVIEW COMMITTEE OR ITS MEMBERS, AGENTS, CONSULTANTS, ETC. TO RECOVER DAMAGES.

SUBMITTAL FORMS

The application forms for ARC approval are attached to these standards. All plans submitted for review must be drawn to scale. All plans shall be of the same sheet size. Exterior color selections must be approved prior to being applied to the dwelling. A display board showing the front elevation and all colors and exterior materials to be used must be provided before final approval will be given. Landscaping plans must be drawn to scale and must show all existing improvements and all proposed improvements, including plantings, walls, gazebos, fences and gates, proposed dog runs, play areas and equipment, etc. Electronic documents provided to the ARC will be retained by the ARC for the ARC records.

**FARMLORE NORTH DESIGN REVIEW
SUBMITTAL INSTRUCTIONS**

Steps in Submitting Plans to the Architectural Review Committee for consideration:

- Step One: Complete the Application Form**
- Step Two: Complete the Materials and Colors Form (when applicable)**
- Step Three: Complete the Submittal Checklist Form**
- Step Four: Forward Forms, Materials and any applicable Fees to the ARC (Application Form, Materials and Colors Form, Submittal Checklist Form, and Required Drawings and Materials)**

Design Review Fee Structure:

<u>Submittal</u>	<u>Initial Review Fee</u>	<u>Re-submittal Fee</u>
Architecture and Site Plan	\$300.00	No Fee
Landscape Design (Initial)	\$50.00	\$100.00
Carriage Unit or ADU (<i>if submitted later than primary residence</i>)	\$150.00	No Fee
Fencing Plan	\$25 (No fee if included with landscape plan)	\$50.00
Other Submittals	\$25.00	\$50.00

This fee structure has been created in order to offset any expenses for review by consultants, professional architects and landscape designers to review appropriate plans as members of the ARC.

**If you have any questions regarding your submittal, please contact:
The Lakes Metropolitan District No. 4
c/o Vintage Homes and Land, LLC ■ 303-346-6437**

**FARMLORE NORTH
ARCHITECTURAL DESIGN REVIEW
APPLICATION FORM**

Contact Information: (This is where review comments will be sent unless notified otherwise)

Name: _____

Current Address: _____

City/State/Zip: _____

Home Phone: _____ Cell: _____ Business: _____

Submitted For:

Site Number: _____ Block Number: _____ Street Address: _____

Please check what is being submitted for review:

- Architecture and Site Plan
- Landscape Design
- Fencing Plan: Perimeter, Interior, Privacy, etc.
- Other: Carriage Unit or ADU, Play Structures, Swimming Pools, Signage, etc.
- Is this a _____ First Submittal or a _____ Re-submittal?

A detailed drawing of all improvements must be attached to the application to show location and dimensions. Complete the materials color form with this application. For painting projects, please include a color sample.

Contractor: _____

Planned Start Date: _____ Completion Date: _____

Any comments regarding your submittal the ARC should consider?

- ARC Fee Enclosed if applicable (See Fee Table) - Please make checks payable to:
The Lakes Metropolitan District No. 4
200 W. Hampden Avenue, Suite 201
Englewood, CO 80110

I understand that I must receive approval from the The Lakes Metropolitan District No. 4 Architectural Review Committee before construction can commence. I have read, understand and agree to be bound by the Hold Harmless Acknowledgement and the Other Conditions on page 2 of this application form.

Date: _____ Signature: _____

Date: _____ Signature: _____

This form must be signed above and on page 2 to be considered for ARC Review.

**THE LAKES METROPOLITAN DISTRICT NO. 4 - ARC
APPLICATION AND REVIEW FORM
FOR ARCHITECTURAL IMPROVEMENT OR EXTERIOR CHANGE**

HOLD HARMLESS ACKNOWLEDGEMENT

Unless defined in this Hold Harmless Acknowledgment, initially capitalized terms used herein shall have the meaning given to the same in the Master Declaration of Covenants, Conditions, and Restrictions for Farmlore (the "CCRs"). There shall be no liability on the Board of Directors, the Architectural Review Committee (hereinafter referred to as the ARC), the management company, nor any authorized committee representative of the District for any loss, damage or injury arising out of, or in any way connected with, the performance of the duties of the ARC.

I/We agree to hold harmless the Board of Directors and/or ARC members in their review of any matter submitted to the ARC. Neither the ARC nor the Board of Directors is responsible for any matters relating to safety, whether structural or otherwise, on conformance with building codes or other governmental laws and regulations, nor shall any ARC approval of an Improvement to Property be deemed approval of such matters.

OTHER CONDITIONS

1. I/We will pay for and secure any/all necessary licenses and permits as may be required by law and will not start on the Improvement to Property until I/we have obtained all required approvals and permits. Approval of the Improvement to Property or change by the ARC DOES NOT constitute approval by local governmental entities, including but not limited to local building or zoning departments; nor drainage design, nor structural soundness.
2. I /We will be responsible for future maintenance and repairs of the Improvement to Property. The District will NOT maintain the Improvement to Property, nor will the District be responsible for repairing any damage to the Improvement to Property, nor any damage caused as a result of the Improvement to Property. In the event the construction of the requested Improvement to Property causes damage to any other property within the community, I/we will bear the full responsibility for that damage.
3. I /We will be responsible for immediate, proper disposal of any/all trash, debris, material, etc. generated as a result of the work. Use of District or Principal Builder trash receptacles is prohibited.
4. All applications, denied or approved, are further subject to the District governing documents; the CCRs, the Design Standards, and the Rules and Regulations.
5. I/We authorize entry onto my property for exterior inspection.
6. I/We will be responsible for the District's reasonable attorney fees and costs related to my failure to obtain approval or to properly complete the Improvement to Property regardless of whether my request or application is later approved.
7. The ARC may request additional information relating to my/our Improvement to Property prior to approving this request and/or prior to the completion of the improvement and I /we will immediately comply with any such request(s). Failure to comply shall result in the withdrawal of the ARC approval, if previously granted, and waiver of any time limits imposed upon the District.
8. If the Improvement to Property as built or completed does not conform to the Improvement to Property as approved by the ARC, upon written request of the ARC, I/we will at my/our own expense and cost, promptly restore the property to substantially the same condition as existed prior to commencement of the Improvement to Property.

Signature of Owner _____ Date submitted _____

Signature of Owner _____ Date submitted _____

This application must be signed here and on page 1 to be considered.

APPLICATION APPROVED SUBJECT TO:

APPLICATION DISAPPROVED FOR THE FOLLOWING REASONS: _____

FARMLORE NORTH DESIGN REVIEW
MATERIALS AND COLORS FORM

Please submit this form to accompany your materials, colors, and lighting information for ARC consideration.

Site Number: _____ Block Number: _____ Address: _____

Date: _____

Owner: _____

Exterior Material: _____

Manufacturer: _____

Color: _____

Style: _____

Exterior Material: _____

Manufacturer: _____

Color: _____

Style: _____

Exterior Material: _____

Manufacturer: _____

Color: _____

Style: _____

Paint/Stain Colors: _____

Manufacturer: _____

Body Color: _____

Trim Color: _____

Other Colors: _____

Roofing Material: _____

Manufacturer: _____

Color: _____

Style: _____

Exterior Lighting: _____

Manufacturer: _____

Color: _____

Style: _____

Deck/Porch Material: _____

Color: _____

Style: _____

Railings: _____

Fencing Material: _____

Style: _____

Color: _____

Height: _____

FARMLORE NORTH DESIGN REVIEW
SUBMITTAL CHECKLIST FORM

Please submit this form to accompany your application form, materials and colors form and materials and colors board with architectural plans and any applicable fees to the Architectural Review Committee as the final step in the review process.

Site Number: _____ Block Number: _____ Address: _____

FORMS

- Completed Application Form (2 pages)
- Completed Materials and Colors Form
- Completed Checklist Form (this form)

SITE PLAN (Required for all improvements after initial Master Builder Plan approval)

- Building Location within Setbacks
- Setbacks and Easements
- Driveway Location and Percentage of Slope
- Grading and Drainage Plan
- Top of Foundation Elevations (Including Garage and Basement)

ARCHITECTURE (Plans at Scale of 1/4" = 1' 0")

- Floor Plans (Check all below that apply with this submittal)
 - Accessory Living Area building
- Exterior Elevations
- Cross Section
- Location of Exterior Lighting
- Cut Sheets of Exterior Light Fixtures
- Materials and Color Form
- Color and Material Samples

OTHER

- Landscape Plan (not required with Architectural Submittal)
- Fencing Plan (required with Landscape Plan)
- Detached Accessory Living Area Building with Garage (if applicable, not required with Architectural Submittal)
- Other Improvements (if applicable, not required with Architectural Submittal)

FEES (Check all that apply)

- | | | |
|---|--|---------------------------|
| <input type="checkbox"/> Architecture and Site Plan | _____ Initial Review \$300 | _____ Re-submittal No Fee |
| <input type="checkbox"/> Landscape Design | _____ Initial Review \$50 | _____ Re-submittal \$100 |
| <input type="checkbox"/> Accessory Building | _____ Initial Review \$150 | _____ Re-submittal No Fee |
| <input type="checkbox"/> Fencing Plan | _____ Initial Review No Fee
(if included with landscape plan) | _____ Re-submittal \$50 |
| <input type="checkbox"/> Other Submittals | _____ Initial Review No Fee | _____ Re-submittal \$50 |

FARMLORE NORTH CONSTRUCTION REGULATIONS

In order to ensure a safe, neat and orderly development site, the Declarant has established certain Construction and Safety regulations for Farmlore North.

Construction Operation Hours

Daily working hours for builders and their subcontractors for each construction site will be limited to 7:00 a.m. to 7:00 p.m. Monday through Sunday.

Construction Parking Areas

Construction crews will park only on the Site or tract they are working or in designated street parking areas. Under no circumstances will construction parking block or impede access to neighboring properties.

Erosion Control/Stormwater Management

All builders, contractors and homeowners shall be responsible for erosion control on their Sites during construction and through installation of landscaping. This includes the prevention of erosion into the drainage swales or storm water facilities, cleaning and sweeping of streets adjacent to the Site as well as weed mowing.

Homeowners should ensure that the landscape installation contractor is aware that the homeowner is personally responsible for any erosion control that may be necessary to protect the Site, adjacent Sites, common areas, public streets (including right of way), detention ponds and other storm water facilities from silt runoff and damage due to landscaping. The stockpiling of rock, mulch, or dirt on the streets during construction and landscaping is prohibited. Dirt, mud or debris that results from any activity on the site shall be promptly removed from public roads, open spaces and driveways. The City of Brighton, State of Colorado, ARC and/or the Developer may assess fines for non-compliance of erosion control measures.

The Declarant WILL NOT be held responsible for individual storm water management and nest management practice violations. Each builder and/or homeowner will be held accountable for any costs incurred by the Developer to remedy enforcement violations issued by the City of Brighton, the State of Colorado, or the EPA.

Site Maintenance and Weeds

All Sites shall be kept in a clean and sightly condition and maintained in a condition free of all rubbish and debris. Weeds shall not be permitted to overgrow at any time and shall be mowed to a maximum height of 5 inches. All owners shall comply with the City of Brighton, Adams County, and State regulations for noxious weed control.

Utilities

Builders, their subcontractors, and homeowners must call for utility locates at least 3 business days before digging, grading or excavating within Farmlore North. In making improvements to property, Owners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Owners should not construct any improvements over such easements without the consent of the utility involved, and Owners will be responsible for any damage to any utility lines. The utility notification center of Colorado's phone number is **1.800.922.1987**.

FARMLORE NORTH
COMMUNITY RULES AND REGULATIONS
(Relating to Farmlore North, City of Brighton, County of Adams)

Common Areas – No Damage

Any damage to community property or common areas by an individual resident of Farmlore North will be billed to that individual or its responsible party.

Holiday Decorations

Exterior Holiday decorations including but not limited to Christmas, Hanukah, or Kwanza lights, lawn ornaments or figurines, etc. can be installed not sooner than 30 days prior to the holiday and must be removed within 30 days following the last day of the holiday. Party decorations must be removed within one day following the last day of the party.

Noise

No excessive and disruptive noise will be allowed in the community. This includes but is not limited to parties, bands, work equipment, excessively loud vehicles, etc. Owners understand they live in a new home community where construction will occur during construction hours.

Patios and Decks

Patios, decks, and gazebos will not be used for hanging garments or other articles or for cleaning rugs, household articles or other items, and will not be used for storage other than patio furniture and barbeque grills.

Pets

The number and types of pets that may be kept on a Site may be regulated by the City of Brighton's codes. Pets cannot be bred, kept, or sold for commercial purposes. All pets are subject to the CCRs and the City of Brighton Municipal Code. Invisible fences or other constraints cannot encroach into common areas. Dogs may not be chained as a means of containment.

When dogs are walked in the community, their Owners shall be responsible for controlling the pet and cleaning up their pet's waste and proper disposal. Pet waste stations will be available at various trail locations for owner's use. Cats are not permitted to roam free at any time.

Trash

All garbage and other waste shall be kept in sanitary containers and stored inside the garage or other approved structure so that containers are not visible from the street. Weekly trash pickup is provided through the District for all homeowners and bi-monthly recycling, if available, through the selected trash company. Trash containers may be placed at the street the evening before pickup and shall be returned by the end of the trash pickup day. Builders are required to contract for trash service during the building process and empty trash bins as necessary.

Vehicle Parking and Storage

No boat, camper (on or off supporting vehicles), trailer, tractor, truck (other than a one ton or smaller pick-up truck not used for commercial purposes), towed trailer unit, motorcycle, snowmobiles, disabled, junk, or abandoned vehicles (defined as a vehicle without an operable propulsion system therein or which has not been driven under its own propulsion for a period of

two weeks or more), motor home, mobile home, camper, recreational vehicle, or any other vehicle, the primary purpose of which is recreational, sporting, or commercial use, shall be parked or stored in, on, or about any Site except within the attached garage, except that any such vehicle may be otherwise parked as a temporary expedient for loading, unloading or delivery for up to 72 continuous hours, or for an emergency. This restriction, however, will not restrict trucks or other commercial vehicles that are necessary for the construction or maintenance of the Sites, common areas, other property or improvements.

All residences with a minimum 2-car garage shall utilize at least one garage space for the parking of a personal vehicle. Additionally, Owners and occupants shall not be permitted to utilize designated guest parking in the alley load and paired home areas for additional parking of personal vehicles.

No parking will be allowed in the alleys as these areas are to remain open as a fire lane. Owners will be required to observe posted street and alley signage at all times. Parking violations can result in fines and towing.

Vehicle Repair

No maintenance, servicing, repair, dismantling, or repainting of any type of vehicle, boat, machine, or device may be conducted upon a Site or in any common area, except within a structure which screens the sight and sound of the activity from the street and from other homeowners and Sites. This restriction does not preclude the washing or polishing of a vehicle.

Yard Maintenance and Weeds

All Sites, whether vacant, occupied, or those with improvements under construction, shall be kept in a clean and sightly condition and maintained in a condition free of all rubbish and debris. Weeds shall not be permitted to overgrow at any time and shall be mowed to a maximum height of five inches. All owners shall comply with the City of Brighton, Adams County, and State regulations for noxious weed control.

Failure to Comply

It benefits all homeowners in the Farmlore North community to have established Design Standards and Rules and Regulations to promote the common good and enjoyment of each homeowner's investment, protect property values, and maintain a pleasant living environment. Pursuant to the CCR's, failure to adhere to the Design Standards, CCRs, and the Rules and Regulations as outlined in these documents may result in monetary penalties. Furthermore, the homeowner may be held responsible for costs incurred by the District or ARC to resolve the issue, such as, but not limited to, legal expenses. By state statute and legal documents, unpaid penalties are a first lien on a property in question and may be foreclosed through judicial proceedings.

Failure to comply with the CCRs, Design Standards, the Rules and Regulations, or other governing documents of the Community shall be subject to the enforcement and collection policies of the District for Farmlore North.

PLEASE REFER TO THE DISTRICT'S POLICIES FOR:

- Covenant and Rule Enforcement and Fines
- Collection of Unpaid Assessments, Fees, and Other Charges

All Policies can be located on the District's website at: TheLakesMetroDistricts.com.