SILVER HAWK

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DESIGN GUIDELINES

DESIGN REVIEW COUNCIL

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1 INTRODUCTION

1.1 PROJECT OVERVIEW

Silver Hawk is a community of 70 total single-family, residential lots. Silver Hawk is located in the City of Colorado Springs. Silver Hawk is planned to include a variety of housing types for entry level and first time move up homebuyers.

1.2 THE DESIGN REVIEW COUNCILS

Design Review Council has been created to oversee the implementation of Design Guidelines and to enforce the Declaration of Covenants, Conditions and Restrictions.

1.3 THE ROLE OF DESIGN GUIDELINES

The purpose of the Silver Hawk Design Guidelines ("Design Guidelines") is to create an environment that is pleasing from both aesthetic and practical points of view. The Design Guidelines apply to Improvements within Silver Hawk, including site planning, architectural design, landscape design, fences, walls, signage, entry monumentation, lighting and site furnishings for all residential Lots.

Design is a complex process balancing many issues. These Design Guidelines try to balance the immediate wishes of a homeowner/builder with the long-term responsibilities to the community and environment. These Design Guidelines are not intended to be rigid regulations, nor are they intended to promote a particular type of design. Variations from these Design Guidelines may be appropriate when weighed against other considerations within the discretion of the governing Design Review Council.

The Design Guidelines for Silver Hawk work in concert with the Declaration of Covenants, Conditions and Restrictions for Silver Hawk, recorded _____, as Reception No. _____. ("CC & R's"). If there is any conflict between the Design Guidelines and the CC & R's, the CC & R's shall prevail.

The Design Guidelines do not supersede or modify any existing applicable codes, ordinances or regulations.

1.4 THE DESIGN REVIEW COUNCIL

The purpose of the Silver Hawk Design Review Council ("DRC") is to enforce the Design Guidelines and the CC & R's and to review and approve proposed Improvements by Builders and Owners within Silver Hawk, according to the procedures outlined in Section 2.

Neither the Master Developer, nor the DRC assumes responsibility for assuring that plans conform to applicable local codes, ordinances or regulations.

The Design Guidelines are to be interpreted by the DRC in its sole discretion. Additionally, the DRC may amend the Design Guidelines from time to time, so long as they do not conflict with the CC & R's.

1.5 DEFINITIONS

Builder: The entity that constructs Improvements on a Lot for later sale to a third party.

CC & R's: The Declaration of Covenants, Conditions and Restrictions for Silver Hawk, recorded on _____ at Reception No. _____ and all subsequent supplements and amendments thereto.

Town/City: City of Colorado Springs.

Design Guidelines: The Silver Hawk Design Guidelines as applicable to Silver Hawk. The Design Guidelines are written primarily to set parameters for the construction of residences and other Lot Improvements.

District(s): The Silver Hawk Metropolitan District, a quasi-municipal corporation and political subdivision in the State of Colorado.

District Area: All real and personal property and easements that are owned and maintained by the District for the use and enjoyment of Silver Hawk property owners.

District Area Fence or Wall: A fence or wall within a District Area, owned and maintained by the District.

DRC: Design Review Council for Silver Hawk, as set forth in the CC & R's.

Front Yard: The area in the front portion of the Lot, beginning from the back of sidewalk to 5' beyond each side of the front corners at the home.

Lot: A physical portion of the Property (as defined in the CC & R's which is designated for separate ownership or occupancy and the boundaries of which are depicted upon the Plat together with a non-exclusive easement for use and enjoyment in any property owned by the Districts. The term Lot shall not include any property owned by a public body.

Lot Numbers: All Lot Numbers for Silver Hawk referred to in these Design Guidelines are based on Lot Numbers from recorded final Plat for Silver Hawk.

Lot Fence or Wall: A fence or wall on a Lot, which is not designated as a District Area or Open Space fence or wall. Lot fences or walls shall be constructed by the Master Developer, Builder or Owner in compliance with the Design Guidelines.

Master Developer: Lorson South Land Corp. & Silver Hawk Metropolitan District, the developer of Silver Hawk, its successors or assigns, also referred to as "Declarant" in the CC & R's.

Neighborhood Names: Names for neighborhoods within Silver Hawk may be pre-selected by the Master Developer to reflect the community theme and amenities. Other names for temporary or permanent signage must receive written approval by the DRC prior to use.

Neighborhood Tracts: All real and personal property that are owned and maintained by the District for the use and enjoyment of Silver Hawk property owners.

Open Space: An unimproved parcel or area of land or water set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such Open Space which is owned and controlled by a District.

Open Space Fence or Wall: A side or rear Lot line fence or wall adjacent to an Open Space area which is located on a Lot.

Owner: The Person or entity who holds fee simple title to a Lot within Silver Hawk.

2 PROCEDURES FOR SUBMISSION OF PLANS TO THE DESIGN REVIEW COUNCIL

In accordance with the recorded CC & R's, all improvements to a residential lot must be approved by the DRC prior to beginning construction on the Improvement. This requirement applies to permanent structures only, such as fences, decks, house and garage additions, storage sheds over twenty-five square feet, play structures and equipment, retaining walls and spas. This requirement also applies to the initial landscaping on a residential lot, as well as subsequent material changes to landscaping.

It is suggested that plans for an Improvement be submitted at least 45 days prior to the commencement of the work on the Improvement, to allow time for the DRC to review the plans. In the event submitted plans and specifications are not acted upon by the DRC (i.e. written approval, disapproval or request for additional information or materials) within forty-five (45) days of acknowledgement of receipt, the plan shall be considered approved. Plans should be as complete and concise as possible in order to reduce the time required to review and approve them.

2.1 HOUSE PLANS — RESIDENTIAL PRODUCTION BUILDERS

Builders of production homes to be built are required to submit building elevations for each proposed floor plan and elevation to DRC. A master approval for each elevation/plan will be issued by DRC so that it is not necessary for the builder to submit plans for each lot. Also, the production builder shall submit for DRC approval a master color scheme document showing roof, trim, brick or stone veneer, siding, and stucco colors to be used at Silver Hawk. Should any custom colors be used that are not

part of the approved master color scheme, these colors shall be submitted to the DRC for approval.

2.2 FENCE PLANS

If the construction of a fence is planned, a lot sketch should be submitted that clearly shows property lines, all Improvements on the Lot, and location of the proposed fence, the dimensions of the fence and distances from property lines and front of residence. A description of the type and material of the fence should also be included. Also, if gates or wire attached to the inside of the fence are being proposed, these should be included in the submission. All fencing shall be stained to match perimeter fencing in the subdivision. Colors and materials are listed as an attachment hereto.

2.3 LANDSCAPE PLANS

A landscape plan for each Lot shall be submitted to the DRC for approval prior to installation of any landscaping. Landscape improvements shall be completed within 60 days for homes closed between March 1st and August 31st, and by April 30th for homes closed between September 1st and February 28th of the previous year. This shall include all lot fencing.

All Builders and Owners are advised to confer with the Silver Hawk Service Metropolitan District regarding its requirements and restrictions at the time of submission of landscape plans.

2.4 VIOLATIONS

Upon completion of an Improvement, the Builder or Owner shall give notice to the DRC that the Improvement has been completed and the DRC shall have thirty (30) days to inspect the premises to ensure that the Improvement conforms to the Design Guidelines, the CC & R's, the approved plans and any further requirements imposed by the DRC. If the DRC fails to inspect or advise the Builder or Owner of any noncompliance within the thirty (30) day period, it shall be presumed that all DRC requirements have been satisfactorily complied with. Any noncompliant Improvement which is deemed to comply solely as a result of the DRC failure to inspect or failure to advise of the noncompliance, shall be

treated as a variance from the Design Guidelines within the DRC 's discretion and shall not constitute a waiver or estoppel of the Design Guidelines as to other Lots within the community. The DRC may assess fines and/or penalties against a Builder or Owner after written notice and an opportunity for a hearing has been provided, and the DRC has determined that a violation of the CC & R's has occurred or is occurring due to the actions or inaction of an Owner, his or her guest, tenant, lessee, invitee or licensee, resident or other occupant of his or her residence.

The DRC may provide the following notices and impose the following fines:

1st Notice of Violation (Courtesy Notice): Written notice to property Owner giving nature of the alleged violation and request for compliance within fourteen (14) days.

2nd Notice of Violation (Courtesy Notice): Written notice to property Owner that the alleged violation has not been corrected and providing notice of a hearing at which the property Owner may appear prior to the imposition of a fine of $50.00.

3rd Notice of Violation ($75.00 Fine): Written notice to property Owner that the alleged violation has not been corrected and a fine of $75.00 has been imposed. Property Owner is given additional written notice that an additional $25.00 fine will be imposed every ten (10) days that the alleged violation remains uncorrected.

Attorney's fees, liens and costs incurred by the DRC in seeking enforcement of the CC & R's and the Design Guidelines, shall be a charge against the Owner of the Lot and shall be billed to the Owner's account at the DRC.

3 LOT IMPROVEMENT STANDARDS

3.1 PARKING

The following applies:

A minimum of two (2) vehicular parking spaces within an enclosed garage shall be provided for at the primary residence on each Lot. A minimum of two (2) vehicular parking spaces shall be provided on the driveway.

The area of the driveway must not equal more than 65% of the front portion of any Lot. Please refer to the following sections in the CC & R's: Section 3.24 Prohibited Vehicles, Section 3.29 Garage and Driveway and Section 3.33 Parking. The DRC may require a temporary parking permit for vehicles used by persons visiting or residing at the residence for longer than seven (7) days.

3.2 MODEL HOME COMPLEXES

3.2.1 Model Home Parking

When parking lots' for model home complexes are provided, they must be paved in asphalt or concrete.

3.2.2 Model Home and Sales Center Landscaping

Landscape requirements for model homes are the same as for Lots. Upgraded landscaping on models is recommended.

3.2.3 Temporary Trap Fencing

3.2.3.1 The location of temporary trap fencing may require approval of the Town/City or City. The Builder is responsible for submitting

plans for temporary trap fencing to the appropriate agencies, including the DRC , for approval.

3.2.3.2 Temporary trap fencing shall be consistent in color and style with the architecture of the model homes. Chain link fences are prohibited. The height of trap fences shall not exceed 4 feet.

3.2.3.3 Temporary trap fencing shall be removed upon the sale of the model homes and any damaged curb, gutter, street, sidewalk, etc., shall be repaired to Town/City/City standards.

3.2.4 Temporary Sales Trailer

The location, materials and colors of Temporary Sales Trailers must be approved by the DRC and shall be constructed of wood, simulated wood, or other approved siding material. Doors and windows shall be trimmed to provide architectural interest.

The trailer hitch, wheels, undercarriage, air conditioning units or other equipment shall be screened from public view with wood or lattice type material painted to blend with the colors of the Temporary Sales Trailer. In addition, evergreen shrubs are encouraged to hide the base of the trailer from view.

The immediate area surrounding Temporary Sales Trailers is to be landscaped within 45 days of delivery of the trailer to a Lot.

When provided, portable toilets shall be screened from view with landscaping or fencing. The location of the portable toilet and method of screening must be approved by the DRC.

3.2.5 Construction Trailers

Construction trailers and their location must receive written approval from the DRC . The areas around a construction trailer are to be kept in a neat and orderly fashion.

3.3 LOT GRADING AND DRAINAGE

3.3.1 Drainage

Lots shall be graded to provide positive drainage away from all buildings.
Drainage shall not be adjusted, blocked or redirected from the grading

plan approved by the Town/City/City. A below grade foundation drainage pipe has been provided to every Lot for connection of foundation perimeter drain only. NO LOT SURFACE AREA DRAINS OR DOWNSPOUTS SHALL BE CONNECTED TO THIS DRAIN.

Any damage to areas outside a Lot caused by construction activity of the Owner or Builder shall be repaired to original condition at the Owner's or Builder's expense.

3.3.2 Berming

Berming may be used to soften the impact of structures and fences, as well as to provide screening and spatial separation between adjacent dwellings or roadways. The height of berms may vary, but slopes shall not exceed 3:1.
Berming within Lots adjacent to District Areas is allowed and encouraged, subject to the guidelines noted in 3.3.1 above. Owners may change existing berming so long as it conforms to the guidelines in 3.3.1 and does not significantly alter the streetscape or compromise the District fence. The design of slopes should produce a continuous and rolling appearance consistent with the existing topography of the Open Space and District Areas. Berming shall not restrict or change the Lot's original drainage pattern and water flow.

3.3.3 Slope Requirements and Erosion Control

Slopes shall be limited to a slope of 3:1 or less. Retaining walls or other acceptable alternatives must be used to maintain slopes at 3:1 or less. Please refer to Section 7.2 for retaining wall guidelines.

Builders and Owners are required, pursuant to the Town/City/City of Windsor Development Code, to provide adequate temporary erosion controls during the construction of site improvements and buildings. Preventative measures such as temporary barriers (hay bales and silt fences) and temporary drainage structures (sediment ponds) may be used. All disturbed soils and slopes shall be maintained in a clean and orderly condition by the Owner or Builder.

3.3.4 Utility or District Easements

Fences, landscaping and other features may be located within utility or District easements provided they do not interfere with the use, operations or access to such easements. Any party preparing to commence construction shall verify easements and allowable uses within these easements with the appropriate utility company and/or District and/or Town/City/City.

3.4 SINGLE FAMILY DETACHED HOME STANDARDS AND SETBACKS

3.4.1 Single Family Home Development Standards

The Single Family Home Development Standards (Standards) are intended to create a quality living environment for Silver Hawk. The Standards are based on the Town/City development standards in the Zoning Code. In some cases, the Standards for Silver Hawk may be more restrictive than Town/City standards.

3.4.2 Setbacks

Setbacks are as noted on the approved Plat/Development Plan or other related document.

3.4.3 Projections into Setbacks

Encroachments or projections into setbacks for architectural features such as chimneys, decks and patios are subject to the Town/City Zoning Regulations and any applicable Town/City codes or ordinances. Deviations requiring a variance must be approved by the DRC prior to submittal to the Town/City. Local fire codes may require special building requirements for architectural elements located closer than 10 feet apart between adjacent Lots. No encroachments may be permitted into any utility or District easements, except as allowed by the utility company or District.

3.4.4 Driveways For the Primary Residence Garage (Attached or Detached Garage)

Driveways shall meet the width, thickness and Lot coverage requirements identified in the Town/City Zoning Regulations. In addition, driveways may not

comprise more than sixty-five (65%) percent of the front portion of any Lot. Dirt, gravel and asphalt will not be permitted for use as a driveway material, except as provided for under Section 3.4.5. Driveway materials such as concrete, colored concrete, brick, tile, slate, textured concrete and combinations thereof are allowed.

3.4.5. Square Footage

Unless otherwise approved in writing by the DRC, no dwelling unit shall be erected on any Lot which, exclusive of basements, porches, patios, covered but unenclosed areas, garages, and any attached accessory buildings has a gross livable finished floor area less than 1,200 square feet for a single level or ranch style dwelling unit. For multi-level dwellings the gross livable finished floor area shall be not less than 1,700 square feet. Notwithstanding the above minimum square footage requirements, if, in the sole and absolute discretion of the DRC, the size, construction cost, architectural design or other features of a proposed dwelling unit cause it to be compatible to existing dwelling units within the Property, the DRC shall have the authority to grant a variance within 25 square feet the minimum square footage requirements set forth in this Section.

4 ARCHITECTURE

The purpose of the architectural guidelines for Silver Hawk is to encourage variety as well as harmony within a neighborhood and among surrounding neighborhoods. **All architectural drawings shall be approved by the DRC.**

4.1 BUILDING MASSING

4.1.1 The mass of a residence should be scaled to reduce its apparent size and provide visual interest and depth. Box-like designs are not acceptable. The following is encouraged for single-family residences:

4.1.1.1 Front-loaded garages generally shall not project more than 15 feet from the main building face. The projection may be measured from the front covered porch, if, in the DRC's discretion, the porch provides substantial architectural interest.

4.1.1.2 Consideration should be given to the design of upper levels and how these masses appear from streets, adjacent Lots, or District Areas. Variety can be achieved by providing "movement" of upper story orientations and locations. Avoid repetitive forms over garages.

4.1.1.3 Design building elements that are visually "heavier" on the lower story and those that are less massive or "lighter" on the upper story. An upper story should not appear heavier and have disproportionately greater bulk than the portion of the building (or columns) that supports it.

4.1.1.4 In addition, front-loaded (3) or more car garages, where provided, are encouraged to have a 2-foot minimum offset between the garage doors. The offset may be away from or towards the street, but in no case shall it reduce the driveway apron or setback to less than the minimum building setback.

4.2 BUILDING ELEVATIONS & MATERIALS

Front, side, and rear elevations facing District Areas shall be well articulated to reduce boxiness. A minimum of two front elevation designs shall be provided for each floor plan. Where possible, adjacent and opposite facing single-family residences should not have a plan with similar elevation or color scheme. The following shall also apply:

- Roof pitch 5/12 minimum
- Overhanging eves 12” minimum
- Fascia 8” minimum
- Corner boards 1x4” minimum
- Window wraps 1x4” minimum (Front elevation and/or side elevation on corner lots)
- Porch railing detail must be submitted with house plan
- Lap Siding 8” max reveal
- Masonry or other upgraded materials shall be applied to front elevations to around 30% of the front elevation and shall wrap front corners a minimum of 2’
- Masonry or other upgraded materials shall be applied to enhance and diversify front elevations and shall be in quantities and located in areas that are proportionate to the overall massing of the front elevation

4.3 DECKS, BALCONIES AND COVERED PATIOS

The design of elevated decks, balconies and patio covers, including colors and materials, shall be consistent with the main structure and not appear to be a subsequent addition. All vertical elements (deck railings, supports, and columns), fascia and overhead structures shall be painted or stained to match or complement the main structure. Metal railings may be painted an accent color which is consistent with the approved color schemes.

Columns or supports are encouraged to appear substantial and proportionate to the building mass of the home. When the distance from the finished grade to the bottom of the deck joists is four (4) feet or greater, supports shall be a minimum 6 inch post**,** the supports shall be a minimum of 10 inches wide in each direction.

Exterior stairs or steps shall not project out from a home or deck for more than four risers from the deck or home without a 90-degree turn after the fourth riser. Exterior stair landings shall not project out perpendicularly into the yard.

In no instance shall a Builder or Owner install a temporary bar across a door, sliding glass door or French door to an intended exterior deck. All exterior decks shall be constructed at the same time as the construction of the residence.

4.4 ROOF MATERIALS AND COLORS

A variety of roof colors is encouraged. Use of dimensional composition shingle, concrete or clay tile, standing seam metal and built-up roofing is acceptable. Built-up roofing must have a medium to dark tone of gravel.

4.5 ROOF FORM

In general, a simple, dominant roof form should be used in conjunction with complimentary, secondary and minor roof forms/elements. The dominant roof form should be oriented from front-to-back in order to lower apparent roof heights. Hip and gable roofs intersecting the dominant front-to-back roofs are encouraged. Gables, dormers, hip and other smaller roof elements should be proportional to the spaces they cover and to overall roof sizes and forms.

4.6 BUILDING WALL MATERIALS

Acceptable painted/finished wall materials include manufactured siding and shingles, natural wood, stucco, brick and stone. Reflective materials, unfinished concrete or unfinished precision concrete block are not permitted. Aluminum or vinyl siding shall be reviewed and approved by the DRC on a case-by-case basis.

When applying dissimilar materials on exterior elevations, logical termination points should be identified. The return on outside corners of dissimilar materials shall be a minimum of 2 feet.

4.7 EXTERIOR COLORS

A variety of exterior colors is encouraged. **Exterior colors shall be limited to earth tones and muted (not vibrant or flashy) colors.** Downspouts should be a similar color to the adjacent surface upon which it is attached. Where possible, adjacent and facing single-family residences should not have a similar color scheme. Please refer to Section 2 for information on color scheme review and approval.

4.8 ACCESSORY STRUCTURES

All Improvements over 25 square feet such as garden or utility sheds, gazebos, greenhouses, hot tubs, spas or detached garages shall match the architectural details, material and color of the residence. They must be of new material, maintained in a like-new condition and meet building setback requirements. Approval must be obtained from the DRC for all accessory structures in excess of a total of 25 square feet of floor area.

4.9 ANTENNAE, SATELLITE SYSTEMS, POLES, UTILITY LINES AND TRANSMITTERS

The Telecommunications Act of 1996 allows satellite dishes measuring **1** meter in diameter or less to be installed such that acceptable signal reception is not impaired.

Except for utility meters, pipes for water, gas, sewer, drainage or other purposes, all wires, poles, aerials, antennae, satellite dishes in excess of one meter and other facilities for the transmission or reception of audio or visual signals or electriTown/City or other utility facilities shall be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure. No exterior radio antennae, television antennae, or other antennae of any type shall be erected or maintained within the Lot, except as set forth below or otherwise as may be approved by the

DRC. No exterior radio antennae, television antennae, or satellite dish shall exceed one (1) meter in diameter and project higher than four (4) feet above the tallest projection of the residence or other Improvement. Placement of antennae in the front yard is prohibited unless reception is not available in the rear and side yards.

4.10 PLAY AND SPORTS EQUIPMENT

All play and sports equipment, with the exception of play structures, is to be placed on the Lot and cannot be placed within the building setback areas. All equipment must be maintained in like-new condition.

Only a basketball backboard with rim is allowed to be permanently placed in the front portion of any Lot, either permanently attached to the residence or placed on a permanent pole. Basketball backboards not located in the front portion of the Lot must be set back a minimum of 10 feet from a property line.

All other play equipment, sports equipment, recreational equipment, play structures, swing sets, and amusement structures shall not be permanently placed in the front portion of any Lot. Temporary use of such other equipment is allowed in the front portion of the Lot only during active play.

The maximum height of any play or sports equipment, except basketball backboards, is 8 feet. Play structures up to 12 feet tall, not closer than twelve (12) feet from the rear property line and not within the side yard setback, are allowed.

GENERAL LANDSCAPE CRITERIA

Landscape guidelines for Silver Hawk are intended to promote variety while maintaining continuity among neighborhoods and adjoining Lots.

5.1 WATER CONSERVATION AND IRRIGATION

The Silver Hawk Metropolitan District may have water restrictions and suggestions on water conservation. The District recommends a maximum of 2,500 square feet of landscaped, spray-irrigated area. The cost per gallon of water substantially increases for areas in excess of 2,500 square feet. Use of plant materials (including xeriscaping), irrigation systems and maintenance practices that conserve water are encouraged. Watering systems should be designed to minimize overspray and water waste. All landscaped, irrigated areas must meet soil amendment installation standards as dictated by industry standards; typically 2 inches of installed topsoil.

Owners are encouraged to install underground irrigation systems on their Lots.

5.2 PLANT MATERIAL SETBACKS

Trees with vigorous, shallow root systems such as willows and cottonwoods are not recommended within 10 feet of building foundations, driveways, and curbs.

Care should be used in placement of trees and plant material so access and visibility are not impaired near sidewalks, roadways and building entrances.

5.3 LANDSCAPE GRADING

The finish grade of the Lots shall meet the standards set by Town/City. Planting, earth mounding and hardscape areas shall not impede or significantly alter drainage patterns.

5.4 LANDSCAPE RESTRICTION

Builders and Owners should refer to Town/City of Windsor, utility company, District or other applicable governmental agency standards for landscaping within a sight visibility triangle, around fire hydrants and utility boxes, vaults and meters.

5.5 ROCK AND WOOD MULCH

Shrub and perennial beds are encouraged to be mulched with either rock or wood mulch and lined with landscape fabric or other acceptable weed barrier. The combining of rock and wood mulch in the same planting bed is not permitted. Exposed bare ground should be kept to a minimum.

Rock mulch size shall be a minimum of $^1/_4$ inch diameter and a maximum of 1-1/2 inch diameter. Smaller mulch may be used in sandboxes and larger sizes may be used in drainage and accent areas as specifically approved by the DRC. Acceptable rock mulch color includes natural and earth-toned colors. Prohibited types of rock mulch include lava rock, white marble, black granite or any similar types and colors to these materials.

Wood mulch must be of high quality and consistent size. It should be of natural color without added pigment. Chipper mulch is not an acceptable material due to its tendency to be easily blown by the wind.

All mulched areas (rock and wood mulch) adjacent to turf grasses should be bordered by a steel or concrete edger.

5.6 ARTIFICIAL TURF

The use of artificial turf is prohibited unless expressly approved by the DRC.

6 CRITERIA FOR LANDSCAPE IMPROVEMENTS

6.1 TIMING OF LANDSCAPE IMPROVEMENT INSTALLATION

A landscape plan for the entire Lot shall be submitted to the DRC for approval prior to installation. Entire landscape improvements shall be completed within 60 days for homes closed between March 1st and August 31st, and by April 30th for homes closed between September 1st and February 28th of the previous year. This shall include all lot fencing. It is suggested that plans for improvements be submitted at least 45 days prior to the commencement of the improvements, to allow time of the DRC to review the plans.

6.2 FRONT YARD LANDSCAPE IMPROVEMENTS

Requirements for Silver Hawk require a minimum number of one tree and five shrubs in the front yard of each home. DRC may adopt additional requirements.

The required trees must be a minimum size of 1-1/4" diameter calipers for deciduous trees and a minimum of 6' tall for evergreen trees planted in the front portion of a Lot. Trees planted in the rear or side yard areas are in addition to the minimum requirements for trees in the front yard outlined below.

6.3 SIDE AND REAR YARD LANDSCAPE

Side and rear yard landscaping shall provide a natural transition between the Lot and its surroundings. Owners of Lots shall landscape and maintain their yards in a neat and orderly fashion.

Owners are responsible for landscaping and maintaining the area behind the curb to their property line, unless that area is in a District Area.

6.4 WEEDS AND DISEASED TREES

Per Section 3.9 of the CC & R's, all yards and open spaces and the entire area of every Lot (except approved landscape areas) shall be kept mowed to a maximum height of 6 inches. In addition, each Lot shall be kept free from brush or other growth or trash which, in the reasonable opinion of the DRC, is unsightly or causes undue danger of fire. All yards and open spaces and the entire area of every Lot on which no Improvement has been constructed, shall be kept free from

plant or weeds infected with noxious insects or plant diseases and from weeds which, in the opinion of the DRC, are likely to cause the spread of infection or weeds to neighboring property. Trees infected with mistletoe, pine beetle or other diseases shall be removed by the Owner. Removed trees shall be replaced in a

timely manner and meet the requirements of Section 6.2.

6.5 CONCEPTUAL LANDSCAPE DIAGRAMS

Conceptual Landscape diagrams must be submitted by each builder for approval and conform to the standards listed herein. These diagrams will represent the use of the recommended 2,500 square feet of spray-irrigated landscape, as well as other landscape elements. The diagrams show that a cohesive, sustainable landscape is achievable within the guideline criteria.

Use of drip irrigation for planting areas and trees outside the spray-irrigated areas is encouraged. The use of native seed mixes is recommended for areas outside the spray-irrigated areas, but may require periodic watering to become established.

7 FENCING AND WALLS

7.1 LOT FENCES AND WALLS

Fencing shall conform to a 6’ privacy fence and fences and walls (fencing) to be constructed on a Lot will require prior approval of the DRC. Split rail fencing may be approved by the DRC for lots that abut open space or the lake but only along the rear lot line. Full yard fencing must be accomplished at the same time as landscaping is required. The winged section of fencing from at the front of each home shall be offset from the front corners of each house approximately 5 feet. Fencing on corner lots can be installed on the property line and must take into account all line of site requirements. Fencing will be off-set from sidewalks on corner lots. Colors and materials are listed as an attachment hereto.

7.1.2 District Fencing

District fencing will be installed based on the approved Development Plan. It is owned and maintained by the District. Gates providing access to District Areas or Neighborhood Parks are prohibited. Colors and materials are listed as an attachment hereto.

7.1.3 Side or Rear Yard Fencing (Not Adjacent to District Areas or Open Space)

Where allowed, Fencing installed adjacent to a street shall face outward with the framework exposed to the interior of the yard.

7.2 RETAINING WALLS

Retaining walls shall be as low as possible with a maximum height of 3 feet unless otherwise necessary. All walls must be approved by the DRC. Prior to building any retaining walls, check with the Town/City regarding whether a permit is required. Grade changes that require walls in excess of this height shall be terraced, with a minimum separation between walls of 3 feet, and include landscaping between the walls. Any fencing above the retaining walls must have a minimum offset from the retaining wall of 4 feet.

Acceptable finish materials for retaining walls visible from the street or District areas shall include natural stone, manufactured stone, masonry (except grey precision block) and stucco. The use of boulders and dry set stone is highly recommended.

Other materials such as textured or split-face concrete block, high quality wood timbers and other materials that are consistent with the natural surroundings and architecture of the residence may be considered on a case-by-case basis.

All concrete-backed retaining walls should be waterproofed and must be adequately drained on the uphill or surcharge side.

7.3 LANDSCAPE LIGHTING

Lighting design should take into account the effect on neighboring homes, preventing light spillage onto adjacent properties. Floodlights for the purpose of lighting large areas shall not be permitted except for security purposes with limited use, or where approved by the DRC.

Colored or multiple hanging lights other than seasonal decorative lights installed from November 15th to January 15th are prohibited.

7.4 MAILBOXES AND NEWSPAPER DELIVERY RECEPTACLES

Mailboxes will consist of grouped mailbox units provided and maintained by the United States Postal Service. The Postal Service will determine the location of these group mailbox units. Location and design of newspaper delivery receptacles must be approved by the DRC.

7.5 TRASH RECEPTACLES

All containers used for the purpose of storing waste shall be screened from public view. Trash receptacles shall be put out at the curb no earlier than the night before the day it will be picked up, and put away no later than the evening on the day it has been picked up. Trash must be stored in a durable container with a lid to prevent trash from blowing onto the adjacent properties or streets.

MASTER SIGNAGE PROGRAM

The purpose of the Master Signage Program is to provide some visual cohesiveness with respect to monumentation and signage, as well as enable visitors to recognize and identify neighborhoods within Silver Hawk. It addresses both permanent signage and temporary marketing signs. Illustrations are schematic only and are to be used as a guideline.

8.1 PERMANENT SIGNS

8.1.1 Silver Hawk Community Signs: Monument signs that identify Silver Hawk at primary entrances or along major roadways may be installed when shown as a required improvement. The District will ultimately be responsible for maintaining permanent signage. Colors and materials are listed as an attachment hereto.

8.2 TEMPORARY SIGNS

8.2.1 Community Directional Signs: Direct people to the different builders' projects throughout Silver Hawk. These signs are not subject to Design Review Council review.

8.2.2 Project Marketing Signs: Identify each different production builder's project. Prior to installation, these signs will need to be approved by DRC. The Builder is responsible for designing, applying for permits, fabrication, maintenance and removal.

8.2.3 Temporary Sales Trailer Sign, Model Complex Sign, Model Parking Sign, Construction/Development Sign: The Builder is responsible for designing, applying for permits, fabrication, maintenance and removal. Prior to installation, these signs will need to be approved by DRC.

8.2.4 Lot Signs: Identifies a production Builder's lot.

8.2.5 Event Banner

8.2.6 Event Directional

8.3 SIGN SUBMITTAL AND APPROVAL PROCESS

Signage requiring DRC approval will require a letter of authorization from the DRC prior to installation. Signage submittals to the DRC must include diagrams and specifications. Approval by the DRC shall not be deemed to be approval by the Town/City, nor shall it imply that the submitted designs are in compliance with Town/City codes, ordinances or regulations.

8.4 ALLOWABLE SIGNS NOT REQUIRING A PERMIT

The following signs, if not illuminated (with exception of the national or state flag, which may be illuminated), shall be allowed without obtaining DRC approval.

8.4.1 One (1) properly displayed United States and/or Colorado State flag not exceeding twenty-five (25) square feet in flag area on a pole not to exceed thirty (30) feet in height.

8.4.2 "Open House" signs displayed up to 8 hours per day.

8.4.3 All temporary non-commercial signs including, but not limited to, religious, charitable, civic, homeowners association, education, political or cultural poster or special events of a civic, philanthropic, educational or religious purposes. Refer to the Town/City Zoning Code for specific limitations. Temporary political signs must be removed within five (5) days after an election.

8.4.4 One (1) unilluminated, double-faced real estate advertising sign, for sale (on a resale basis), lease or rent of a single-family residence. Such

sign shall not exceed six (6) square feet in area or six (6) feet in height. It shall be situated within the property line and in no event shall encroach upon the public right-of-way, District Areas or Golf Course. It shall remain only during the period of time the premises are being offered for sale, lease or rent, and shall be removed within seven (7) days after the property has been sold, leased or rented, or the offer for sale, lease or rent has been terminated. The property shall be deemed sold upon close of escrow, transfer of legal title, or upon execution of an installment sales contract, whichever occurs first.

8.5 PROHIBITED SIGNS

The following signs are prohibited:

a) Any sign not approved by the DRC, which requires DRC approval.

b) Animated signs

c) Balloons or other inflatable, wind activated or spinning devices

d) Flashing signs

e) Revolving signs

f) Roof signs not approved by the DRC

g) Sandwich boards, trailer signs, open house signs or other portable signs (except where approved as noted in these Design Guidelines)

h) Pole mounted pylon signs

i) Signs painted directly on wall surfaces

j) Any sign emitting sound or substances

k) Window signs mounted on or within four (4) feet of the interior window surface unless part of DRC approved Master Signage Plan for a particular Lot.

1) Signs which, by their color, wording, design, location or illustration, resemble, distract attention from, or conflict with any traffic control devices or directional signs

m) Signs that create a safety hazard by obstructing clear view of pedestrian and vehicular traffic

n) Builder, owner or custom lot signs within the public right-of-way or on District propert