

Timber Ridge

Design Guidelines & Homeowner Handbook August 2015

WELCOME TO TIMBER RIDGE

The Brookwood Subdivision Filing 1 (Timber Ridge) Homeowners Association has prepared this booklet to assist you with basic information about the Association, its architectural policies and procedures, and with other guidelines of the community. We hope you will find it helpful, and will refer to it when you have questions about covenant enforcement, are preparing a request for the Design Review Committee, or need information about other association matters.

COMMON QUESTIONS

The Brookwood Subdivision Filing 1 (Timber Ridge) Homeowners Association is a not-for-profit corporation organized under the laws of the State of Colorado. The Association is administered by a Board of Directors who has the responsibility for financial management, enforcement of covenants, and provision of certain services to members of the Association. The Board is normally assisted in these tasks by a professional association management firm.

Each person residing within the Timber Ridge community is a mandatory member of the Association with obligations to abide by the covenants and pay assessments. The members of the Association will meet at least annually to elect Directors and to conduct other business as may properly come before the Association.

Any questions or concerns that need clarification should be directed to the Association Management Company. If they are unable to respond to you, they will forward the issue to the Association's Board of Directors or appropriate committee.

PROPERTY MANAGEMENT COMPANY:

Teleos Management Services

Angie Elliott, Manager

191 University Blvd.

Suite #358

Denver, CO 80206

Phone 720-398-7882

info@teleos-services.com

The Association is governed by several documents: Amendment in its Entirety and Restatement of Declaration of Protective Covenants, Conditions and Restrictions for Brookwood Subdivision Filing No. 1 (Timber Ridge) (the "Amended and Restated CC&Rs"), which was recorded on September 21, 2012, at Reception Number 2012070604 in the records of Douglas County, Colorado; the Bylaws; the Articles of Incorporation; and this booklet. Please review these materials at your earliest convenience so you are familiar with the obligations and requirements of members.

The Association is responsible for covenant enforcement and maintenance of Tracts for the community. The assessments also provide for management fees, directors/officers liability insurance, newsletter publication and business supplies.

The Association is NOT responsible for the following:

- Snow removal on streets – all streets within the community are public streets and the Town of Castle Rock is responsible for snow removal.
- No maintenance of any home or privately owned lot – this is the responsibility of each owner.
- The Association has no authority to intervene in matters of civil law such as boundary or drainage disputes. In some cases, the Town of Castle Rock Police Department or Code Enforcement Office may handle matters more effectively than the Association. Items of this nature might include roaming animals, abandoned vehicles, or persistent noise problems.

ARCHITECTURAL POLICIES

A spirit of cooperation between the Design Review Committee (the “DRC”) and the members of the Association will go far in creating a harmonious environment to benefit all homeowners. This will help protect your financial investment and provide compatibility of improvements.

All improvements you plan to make on your property **MUST BE SUBMITTED AND APPROVED** by the DRC prior to installation, unless a specific “pre-approval” is listed in the following pages. The term “improvement” includes but is not limited to such items as new construction, landscaping, fencing, patios, decks, pools, hot tubs, play equipment, pet enclosures, deck covers, gazebos, storage facilities/sheds, room additions, and exterior materials and colors. All reviews are made on their individual merit - approval or denial in one instance does not necessarily mean the same decision in a different set of circumstances.

PLEASE NOTE: On-site personnel, such as a sales person or construction supervisor, do not have authority to approve architectural request items – you must submit them to the DRC as specified below.

SUBMITTAL PROCEDURES

1. Please use the submittal form on the last page of this booklet to help you coordinate all information. Requests for approval should be mailed, e-mailed or faxed to the management company (addresses and fax numbers are on the submittal form and on the introductory page). The management company will forward requests to the Design Review Committee, track them through the process and return written information to you regarding the Committee's decision.
2. Plans and specifications should be detailed and include the following:
 - Plot plan showing the location of the improvement(s).
 - Landscaping descriptions – identify trees (species, quantity, size, location), shrubs (species, quantity, size, location), mulch areas, flower beds, vegetable plots, pathways, play equipment, etc.
 - Height, width, length, materials description, and color samples for any structures or equipment.
 - Paint samples must be at least 8" x 10"
 - Don't forget to include your name, your address and phone number (mailing address for you if different than that of the property).
 - **New home construction must submit a complete set of architectural plans (24"x36"), including colors and materials, to the DRC for review and approval BEFORE application for building permits.**
3. **PLAN AHEAD! The DRC strives to respond to requests quickly, however, the Committee normally meets once per month at irregular intervals, and it may take up to 45 days after the submittal is received for a response to be sent to you.**

Decisions will be mailed to you in written format and will be one of four responses:

- Approval
- Approval with conditions
- Request for additional information
- Denial

If you do not receive a written response within 45 days, the request is deemed DISAPPROVED. Please contact the management company as soon as possible to discuss the issue.

If a request is denied, you may appeal the decision of the DRC to the Board of Directors by submitting a written request through the management company within 30 days of denial. The Board of Directors will then set a date for a hearing and notify you as to the time and place.

Any improvement installed without approval is subject to removal at the owner's sole expense. The Owner may also be subject to fines or other legal action.

DESIGN GUIDELINE SUMMARY

Following is an alphabetical list of improvements, some “pre-approved” items for more commonly requested changes, and several items that are specifically prohibited.

This is not intended to be an all-inclusive list of possible submittal items -- any item not included must be submitted for approval

- 1.1 Basis for Guidelines:** These Design Guidelines are intended to assist homeowners in Timber Ridge in the making of improvements to their property.

These Design Guidelines are authorized by the Amendment in its Entirety and Restatement of Declaration of Protective Covenants, Conditions and Restrictions for Brookwood Subdivision Filing No. 1 (Timber Ridge) (the “Amended and Restated CC&Rs”), which was recorded on September 21, 2012, at Reception Number 2012070604 in the records of Douglas County, Colorado. In the event these Design Guidelines conflict with the Amended and Restated CC&Rs, the Amended and Restated CC&Rs shall prevail.

BE SAFE! IF YOU HAVE QUESTIONS, ASK FIRST!

2.1 Accessory Structures

Approval is required prior to installation.

All structures, such as gazebos, greenhouses, pergolas or play sets will be evaluated on their individual merit, use, location on lot, and appearance. Samples, brochures, photographs, materials description, and a plot plan (showing easements and the structure TO SCALE) are required. Structures should be placed to avoid unreasonable influence into neighboring yards. Structures should be complimentary to the existing dwelling.

See also Dog Runs, Play Equipment and Storage Structures.

2.2 Additions & Remodeling

Approval is required prior to installation. Additions, expansion, or remodeling which will alter the exterior of any residence must include detailed plans, specifications, dimensions, and location. All plans for such improvements must match the overall theme of the residence. Those that do not will automatically be denied.

Certifications from licensed engineers and/or architects may also be required and all appropriate city or county permits must be obtained.

2.3 Address Numbers

Approval is not necessary if replacement of address numbering matches exactly to existing numbering. Approval is required to replace or relocate existing address numbers with anything of different shape, size, texture, etc. Numbers may not exceed 6” in height.

2.4 Advertising

See Signs.

2.6 Antennas

No exterior radio antennas, television antennas or other antennas may be erected unless approved in writing by the Committee. Any facility for the transmission or reception of audio or visual signals shall be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure. Notwithstanding the foregoing, neither the restrictions nor the requirements of the Section shall apply to those antennas (which may include some satellite dishes and other devices) that are specifically covered by the Telecommunications Act of 1996, as amended from time to time. As to antennas which are specifically covered by the Telecommunications Act of 1996, as amended, the Committee shall be empowered to adopt rules and regulations governing the types of antennas that are permissible hereunder, and to the extent permitted by the Telecommunications Act of 1996, as amended, establishing reasonable, non-discriminatory restrictions relating to appearance, safety, locations, and maintenance.

It is preferred that any allowable antennae be placed in the rear of the home and placed to

avoid unreasonable influence into neighboring yards. Coverage material should be placed to screen the antennae whenever possible; so long as it does not interfere with signal or reception.

2.7 Awnings & Overhangs

Approval is required prior to installation. Awnings or overhangs should be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. Must provide four (4) swatches of fabric/material to be used and state if awning or overhang is retractable or permanent. Any awning or overhang must be kept in a neat, clean and attractive condition.

2.8 Basketball Hoops

PORTABLE HOOPS: Approval is not required provided the following guidelines are met:

- For safety and access reasons, hoops may not be placed in the street or on the sidewalk unless during actual play. Portable hoops are allowed in the driveways from April 1 through September 30. From October 1 through March 30, they must be stored out of view from any street, common area or ground floor of any adjacent lot.

FRONT YARD POLE MOUNTED HOOPS: Approval is required

- Pole must be placed within 2' of the side of the driveway, and minimum 8' behind sidewalk,
- Hoop shall be placed on a black pole or pole painted to match the home. Maximum height of hoop is 10 feet.
- Recommended installation is a removable pole with a ground sleeve no further than 4" above grade.
- Backboard must be clear or painted to match the surface on which it is mounted, and kept in good repair. Net must be neutral in color and kept in good repair.

BACK-YARD INSTALLATION: Approval is required prior to installation. All requests will be evaluated on placement and circumstances of each backyard, as well as court area surface, visual screening, and proximity to neighbors. See also Play Equipment.

2.9 Boats

See Vehicles

2.10 Business Activities

Home businesses must have approval. In general, home businesses must not have regular visitors, clients, employees, or deliveries; nor be apparent or detectable by sight, sound, or smell from the exterior of the Lot.

2.11 Campers

See Vehicles

2.12 Clotheslines

Exterior clotheslines, drying racks and drying yards are not permitted.

2.13 Decks

Approval is required prior to installation. Decks must be redwood or wood-look material (Trex Deck). Wood decks shall be left their natural color, stained with a clear sealer, or may be stained in a color that is compatible with the color scheme of the home. Painted decks are not permitted. Wood-look materials must also be a color compatible with the color scheme of the home. Decks must appear to be an integral part of the residence, and, in general, no part of the stairs or landings will be allowed to extend into the side property area beyond the back corners of the home. Deck railing must also match that of the deck, existing railing on the house or the general scheme within the community. Deck skirting is not allowed on decks that are more than 2ft above finished grade. No freestanding decks will be approved.

The DRC may require that open areas under decks be closed from view or that the deck be stepped to conform more closely to the existing grade.

2.14 Deck Covers

Approval is required prior to installation. Must be of material to match either the deck or the home in both material and color. Consideration must be given regarding line-of-sight views from neighboring properties.

2.15 Decorations, Seasonal

No approval is required provided materials are in good taste, not installed earlier than 30 days prior to the holiday, and are removed within 15 days following the holiday. See also Flags.

2.16 Decorations, Permanent

Any permanent items such as yard statuary, benches, arbors, birdbaths, fountains, wall-mounted art, etc. are not allowed in the front area of the property. A birdhouse or birdfeeder, which is mounted on a pole *may only* be installed in the backyard, and will still

require DRC approval.

2.17 Dog Runs

See Pet Enclosures and Houses

2.18 Doors

DRC approval is not required if the following conditions are met:

- Screen/Storm/Security doors: must be a neutral color, or match existing color of home. Scrollwork and filigree is not permitted.
- Entry doors: must be stained or painted a color that is compatible with trim and siding color of home.

Any other door style or color must be submitted for approval. Unpainted aluminum doors are not permitted. See also Painting.

2.19 Drainage

There shall be no interference with the established drainage pattern over any property within the Community except as approved in writing by the DRC. Approval shall not be granted unless provision is made for adequate alternate drainage. The “established drainage pattern” shall mean the drainage pattern that exists at the time the overall grading of any property is completed and shall include any established drainage pattern shown on any plans approved by the DRC. The established drainage pattern may include the drainage pattern: (a) from Association Properties over any Lot or Tract; (b) from any Lot or Tract over the Association Properties; (c) from any property owned by any third party over any Lot or Tract; (d) from any Lot or Tract over property owned by any third party; or (e) from any Lot or Tract over another Lot or Tract.

Each property owner is required to contain mud, silt, or other debris on his/her own property. Owners are not allowed to increase or decrease historical flows of water onto adjacent property.

2.20 Driveways & Sidewalks

Extension, expansion or widening of a driveway is not allowed. Parking in rear or side yard area is not permitted.

Sidewalk repair does not require prior approval, however the repair must be completed to match existing sidewalk exactly. Sidewalk or walkway additions of any kind require prior approval.

2.21 Fences

Approval is required prior to installation of any type or location of fencing. All fences must be an open-rail style not exceeding 54” in height. All fences must be constructed of Cedar material. All fences must be left untreated or stained with Preserve Wood Penetrating Oil Stain & Sealer Color – Cedar.

A recommended fence detail is provided in Exhibit B to these Guidelines.

No fence is permitted forward of the front 1/3 of the house. Fences for private patios, dog runs, etc. must be attached to the house. Each case will be considered on its individual merit and need. All fences must adhere to Town of Castle Rock regulations.

A welded wire mesh may be installed on open-rail fences to contain pets. However, chicken wire and chain link material is NOT permitted anywhere in the community.

2.22 Flags and Flagpoles

The display of the American flag on a unit owner’s property, in a window of the unit, or on a balcony adjoining the unit, may not be prohibited if the American flag is displayed in accordance to the Federal Flag Code, P.L. 94-344; 90 stat. 810; 4 U.S.C. SECS 4 to 10 (see separate). Bracket holders are permitted without prior approval. One American flag and/or one Colorado flag are permitted to be displayed provided the flag(s) do not exceed 5’ square feet. Approval is required for all other flags/banners.

2.23 Garage Sales

No approval is required for garage sales provided the items for sale are personal household goods, and have not been purchased for re-sale in bulk, at auction or estate sale, and provided the sale is held in such a manner so as to not disturb other residents of the area. All garage sales must comply with applicable municipal requirements. The Association reserves the right to place limitations on the number of times in one year that an individual property can be used for garage sales.

After the conclusion of the garage sale, no items can be left out on the driveway, sidewalk, or street unless the homeowner is having the items picked up. In no circumstance can items

remain visible for 48 hours.

See also Signs.

2.24 Garages

Each residence shall have a garage with the capacity for minimum two cars. For safety reasons as well as aesthetics, garage doors should not remain open for an unreasonable amount of time.

See also Vehicle Parking.

2.25 Gardens

Approval is required for flower and vegetable gardens and beds and should be shown on submittals of landscaping plan. Vegetable gardens are limited to back yards and height of mature plants shall not exceed 6 feet. All gardens shall be kept in a neat, weed-free condition.

2.26 Gazebos

Approval is required prior to installation for all freestanding structures. Each submittal will be considered on its individual merit and intent. See also Accessory Structures.

2.27 Grade Change

See Drainage.

2.28 Greenhouses/ Sunrooms

Approval is required prior to installation. Each submittal will be considered on its individual merit and intent.

2.29 Hot Tub, Spa, Sauna, etc.

Approval is required prior to installation for any exterior hot tub, spa equipment, sauna or Jacuzzi. The equipment must be designed as an integral part of a deck or patio area, and installed in such a way that it is not immediately visible to or will adversely impact neighbors by noise, drainage or other such problems. The equipment will only be permitted in back yards at ground level.

2.30 Landscaping

Any form of landscaping, such as retaining walls, gravel, rock, impervious surface material, structures, grass, trees, shrubbery, etc. must have approval prior to installation.

Considerations should be given to plant materials that do not require excessive moisture around foundations. Neighbor's view should be considered when locating trees and shrubbery.

Landscaping shall be completed within 6 months after initial conveyance of the property to the home owner, with consideration given to planting seasons. Should an extension be foreseen due to time of year, written notice must be made to the DCR prior to the 6 month expiration, at which time; the DRC will issue a new time requirement to the owner, but in no case later than 9 months after conveyance.

Landscaping must be kept at all times in a neat, healthy, and attractive condition. See also Drainage.

See page 14 for plant material and other landscaping minimums/requirements.

2.31 Latticework

Latticework is not permitted.

2.32 Lights, Exterior Lights

Lighting must be approved by the DRC and also must be in accordance with the following guidelines:

- No exterior lights of any sort may be erected, placed, installed, or otherwise incorporated into the property wherein any glare or direct light is visible beyond the perimeter of the property. This applies to all lighting including, but not limited to, entry lights, garage lights, driveway illuminations and interior lights visible from off the property.
- Walkway lighting must be directed to the ground and shall not exceed 24" in height
- Lighting fixtures shall match other exterior fixtures so as to be less obtrusive.
- Exterior lighting must be conservative in design and be as small in size as is reasonably practical.
- Town of Castle Rock standards

2.33 Motor Homes

See Recreational Vehicles

2.34 Painting

Approval is required prior to painting, however **repainting with the same colors as**

originally installed does not require DRC approval. The DRC will take into consideration the color tone and brightness, architectural style, stone or brick accents, roofing colors, and compatibility with other colors. No adjacent properties shall be allowed to use the same color scheme.

Color samples must be at least 8"x10", and marked clearly as to the areas in which they will be used. The submittal package must also include a color picture of the home that indicates the current color scheme. Exterior finishes shall be subtle muted tones of gray, green, brown, beige, ivory, slate, etc. Accent and "punch" colors, such as front doors, shutters, etc. may be more pronounced, however in no case shall bright, neon, fluorescent, or primary tones be allowed.

Painting must adhere to the Town of Castle Rock's Ridgeline/Skyline Ordinance.

2.35 Patios

Approval is required prior to installation. Materials compatible with the home in color and size such as pavers, flagstone, or concrete should be utilized.

See also Additions/Expansions and Decks.

2.36 Patio Covers

Approval is required prior to installation. See Deck Covers.

2.37 Pets

No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot or Tract except (a) domesticated birds and fish and other small domestic animals permanently confined indoors and (b) an aggregate of not more than three domesticated animals (e.g., two cats and one dog) provided that they are not kept, bred or maintained for any commercial purpose. Subject to the foregoing exceptions, no animal of any kind shall be permitted that in the opinion of the DRC makes an unreasonable amount of noise or odor or is a nuisance. All household pets shall be controlled by their Owner and shall not be allowed off the Owner's Lot except when properly leashed and accompanied by the pet owner or such owner's representative. Each Owner of a household pet shall be financially responsible and liable for any damage caused by said household pet. The DRC shall have the right, but not the obligation, to adopt and issue standards and requirements regarding the keeping, boarding and maintenance of animals in the Community, provided that any such standards and requirements are consistent with this Declaration.

The Town of Castle Rock Municipal Code, Title 6, Chapter 6.02.140(A)(5) requires that persons appearing with animals upon public ways and within public places must carry means for the removal of pet waste (e.g. a plastic bag) and shall be required to remove such waste. These rules shall also apply to common areas and to any portions of a Lot visible from the street or from neighboring yards.

2.38 Pet Enclosures & Houses

Approval is required for all pet enclosures. Maximum size of pet enclosure is 400 square feet. Suggested methods of containment are:

- Open rail fencing with heavy gauge wire.
- Redwood picket fencing with spaced installation.
- Redwood picket fencing with "shadow-box" installation,
- "Invisible" below-ground electronic containment systems.
- Other styles may be considered by DRC if architecturally compatible with style of home.

Chicken wire and Chain link material is NOT permitted anywhere in the community.

Wood or recycled wood-look materials are recommended.

The maximum size of a pet house that may be installed is 16 square feet and may not be visible above the fence line. All other pet houses require approval prior to installation. Pet houses must be compatible with the home in material and color, and installed in the back yard only.

2.39 Play Equipment

Approval is required prior to installation. This includes fort-style play structures, swing sets, climbing equipment, sport courts, putting greens, etc. Equipment shall be in the back yard and must be a minimum of 6' from any property line. Maximum allowable height of swing sets/play structures is 12' from ground with natural wood and/or earth-tone finishes. Additional landscape screening or setbacks may be required depending on location of play area and proximity to adjacent properties.

See also Basketball Hoops and Trampolines.

Sport courts will be evaluated on an individual basis. Sport courts may not exceed 625 square feet, must be at least 15' from any property line, placed in back yards only, and finish materials shall be of a neutral color such as green or gray. **In addition, written acknowledgement from all immediately adjacent neighbors is required indicating their approval or disapproval of proposed plans.** The Association reserves the right to deny any court for any reason, and may require vertical landscaping improvements or other screening material. Back yard basketball hoops will be reviewed under the same criteria as sport courts.

2.40 Retaining Walls

Approval is required prior to installation. Retaining walls shall be decorative block or dry stack (natural stone). Any retaining/landscape wall in excess of 36" in height is required to have a professional engineer's certificate, accompany the request. Maximum height of any single retaining wall shall not exceed eight (8) feet.

The engineer's certificate must certify structural soundness and that historical water flows onto adjacent lots will not be impacted. See also Drainage.

2.41 Roofing

Approval is required prior to installation. Concrete or clay tile, quarry tile, or slate are the materials of choice. Some steel or copper roofs may be permitted at the discretion of the DRC. Cedar shingles and shakes are not permitted due to Castle Rock fire regulations. Composition roofs are prohibited. Recognizing that future technology may render other materials more compatible, different roofing products will be considered on a case-by-case basis.

2.42 Sheds

See Storage Structures.

2.43 Siding, Exterior Material

Approval is required prior to installation, for any change, repair or replacement to any exterior materials on the home. Further, areas that were painted must remain painted and areas with masonry must be left as masonry in their original colors and texture. Lap siding is not permitted.

2.44 Signs

Approval is required for all signs with the following exceptions:

- One sign advertising the lot/home for sale or for lease, not to exceed 4' in height and 3' x 2' in dimension. Sign shall be removed within 1 week after closing/transfer of property.
- One special event sign (e.g. yard sale, birthday, etc.) not to exceed 4' in height and 3' x 2' in dimension which may be posted no more than 24 hours before the event, no more than 4 hours after the event, and no more than 48 hours total.

Any political signs are restricted to the following:

- May not be displayed earlier than 45 days before election and 7 days after.
- One sign per political office or ballot issue that is contested in a pending election.
- May not exceed 36" x 48" in size.
- Must remain within owners property lines.
- Political signs may NOT be placed on any common area.

Homeowners may NOT place signs of any kind on common areas without DRC approval.

2.45 Skylights

Approval is required prior to installation. Skylights must be installed as an integral design component of the roof, at the same pitch and angle of the existing roof. Bubble style skylights are not permitted.

2.46 Solar Energy Devices

Approval is required prior to installation. All such devices must be integrated into the existing design of the home, and if roof mounted, shall be at the same pitch and angle of the existing roof. No exterior plumbing may be visible from the street or adjoining properties. All solar energy devices must be installed by a professional.

2.47 Square Footages

Homes constructed on the Estate Lots (Lots 1-18) shall include a minimum square footage on the ground level of 3,000 square feet. The DRC reserves the right to restrict square footages on the non-Estate Lots on a case by case basis.

2.48 Storage Structures

Storage structures require prior approval and will be considered on a case-by-case basis. Storage sheds are discouraged, however, any proposed shed shall meet the minimum

following criteria:

- Sheds may not exceed 6' in height, this includes peak of roof.
- Sheds may not be larger than 48 square feet.
- A minimum 6' setback from any property line is required. Sheds should not be placed within the boundaries of a utility easement.
- Vertical landscape materials or other screening may be required to minimize the impact on adjoining properties.
- All storage sheds must utilize the same material, color, pitch, design and roof of the home and shall be maintained in a clean, neat, and attractive condition at all times.
- Other restrictions may also be imposed, based on the Committee's evaluation of the lot, grade, and visibility from the street or adjoining properties.

See also Additions & Remodeling.

2.49 Swamp Coolers, AC

All cooling devices shall be installed at ground level or completely contained within the structure. Exterior roof-mounted or window-mounted swamp coolers, evaporative coolers, or air-conditioning are not permitted. Penetration of exterior for installation of cooling devices is not permitted, other than what may be required for service lines.

2.50 Satellite Dishes

The DRC must approve the location of all satellite dishes. No satellite dishes in excess of 39" in diameter are permitted. See also Antennas.

2.51 Swimming Pools

Approval is required prior to installation.

All appropriate permits must be obtained from the governing municipality and all safety requirements met. Permanent above-ground pools are prohibited.

2.52 Swing sets

See Play Equipment.

2.53 Trampolines

Approval is required prior to installation. The top surface of the trampoline shall not exceed 6' in height from ground level and placed in the back yard at least 6' from any property line. Safety netting or other containment materials may not exceed 10' in height from ground level. The trampoline must be kept in a neat, clean, and maintained condition.

2.54 Trailers

See Vehicles and Vehicles, Parking.

2.55 Trash Containers

Trash containers shall only be placed at curbside for pickup after 6:00 a.m. on the day of pick-up and shall be returned to a proper storage location by 9:00 p.m. the day of pick-up. Trash containers shall be stored out of sight at all times except on the day of pickup, and shall be kept in a clean and sanitary condition.

2.56 Tree Houses

Tree houses are not permitted.

2.57 Unsightly Conditions

No unsightly articles or conditions shall be permitted to remain or accumulate on any lot. By way of example, but not limitation, such items could include rock or mulch piles, construction materials, abandoned toys, inoperable vehicles, dead or dying landscaping, peeling or faded paint, gardening equipment not in actual use, fencing in disrepair, etc.

Gravel, rock mulch, bark mulch, timbers, block, or other types of bulk landscaping material or construction material must be installed on the lot or moved to a location not visible from the street within 14 days of delivery.

2.58 Vehicles

No recreational vehicles ("RV", camper, trailer, motor home) or commercial vehicles (larger than ¾ ton, defined as a commercial vehicle by the Department of Motor Vehicles, or a vehicle with permanent advertising material) may be parked or stored in view at any time except during transport to or from the lot, or for purposes of loading or unloading, for a period not to exceed 24 hours. **Only upon prior written waiver** from the DRC, a recreational vehicle belonging to an owner's visitor may be parked on the owner's lot or adjacent street for a period not to exceed 72 hours. The DRC specifically reserves the right to limit the number of times in any one season in which a waiver is granted.

Other types of "recreational" vehicles or "recreational" equipment such as boats, jet skis, off-road motorcycles, snowmobiles, etc. are addressed under Vehicles.

2.59 Vehicles, Parking

Garages are intended for the storage of vehicles. To the extent that the garage is used for

purposes other than storing a vehicle, owners are permitted to park one LESS vehicle for each garage space so utilized.

No unlicensed, abandoned or inoperative vehicles are allowed to be parked or stored on any visible portion of the property at any time except during transport to or from the property, and then only for a period not to exceed 24 hours.

2.60 Vehicles, Repair

Repairs of vehicles shall be performed within the confines of closed garage (unless such repair creates a health or safety hazard); however, any such vehicle under repair shall not be allowed to become an unsightly article or nuisance.

2.61 Vehicles, Electric Charging Station

Electric charging stations must be placed inside garages and not on the exterior. Such charging stations must be professionally installed by a licensed or certified installer.

2.62 Waterfalls, Features

Approval is required prior to installation

2.63 Weather Vanes

Approval is required prior to installation.

2.64 Windows

All windows shall be painted or stained wood, vinyl, composite with non reflective metal framers and dividers. Reflective glass and reflective window tinting are not permitted.

2.65 Window Coverings

Windows shall be covered with curtains, draperies, or other acceptable coverings within 3 months of occupancy. Window coverings shall be compatible with the architectural character of the residence. Reflective shades or film-type window coverings are specifically prohibited. Windows that are decorative in nature, such as transoms, side lights, or special accent shapes, are not required to be covered.

2.66 Wood Storage

Approval is required. Firewood shall be neatly stacked and shall be located within a screened enclosure or other appropriate feature. Wood piles and enclosures may not exceed 4' in height.

PLANT MATERIAL AND LANDSCAPE MINIMUMS/REQUIREMENTS

To maintain the integrity and aesthetics of our community, the Design Review Committee for Timber Ridge has implemented size minimums and quantity requirements for front and rear yard landscaping. Once approval is received and landscaping installed, all yard areas must be maintained and kept in a neat, attractive and well-groomed condition. Although not required, a professional landscape plan and installation is highly recommended. All owners are required to have landscape plans approved and all landscape complete within six (6) months from the date of close on the home. Please note that failure to comply with the given time frame may result in heavy fines and further action by the association.

The Committee encourages the use of drought tolerant plant materials, referred to as xeriscape, for new installations or existing landscape changes. Creative landscapes are highly advised and the use of non-living materials such as mulch or rock can be an ideal way to achieve this. Mulches modify the extremes of soil temperature, improve soil by producing humus, reduce evaporative loss and reduce weed growth and slow erosion. Examples of acceptable mulch (ground cover) are listed below as well. All plants must meet the American Association of Nurserymen Standards. Automated irrigation systems are required for both front and rear yards.

Please note requirements of the Urban/Wildland Interface Area Vegetation Management Plan attached hereto as Exhibit A.

Plant Material Size Requirements:

- Deciduous trees – 2.5” caliper
- Ornamental trees – 2” caliper
- Evergreen trees – 8’ height
- Shrubs – 5 gallon container
- Mulch – 1 Cubic yard per 80 sq. ft. area and at a 4” depth.
- Rock or Stone Mulch – 2” minimum to cobble size, minimum 3” in depth.
- Groundcover (excluding mulch), annuals and perennials – 1 gallon.

Irrigated Turf Maximums Based on Lot Size:

None stipulated.

Ground Cover may consist of the following:

- Rock or Stone Mulch – 2” minimum to cobble size, minimum 3” in depth.
- Organic mulch of a 3” depth (wood or bark chips, pine needles, cones, sticks, straw or leaves).
- Breathable (non-plastic) weed barrier under all ground cover.
- Large Cobble of 3”-12” in diameter for designated drainage ways, 3:1 slopes and in water features.

Recommended Plant Material List:

Deciduous Trees:

Bur Oak
Green Ash
Quaking Aspen
Narrowleaf Cottonwood
Canada Choke Cherry
Hackberry
Amur Maple
Rocky Mountain Maple
Select Hawthorne Species

Evergreen Trees:

Colorado Blue Spruce
White Fir
Douglas Fir
Ponderosa Pine
Pinon Pine

Evergreen Shrubs:

Broadmoor Juniper
Buffalo Juniper
Common Mountain Juniper
Rocky Mountain Juniper
Mugho Pine

Ground Covers, Vines & Perennials:

Plains Aster
Prairie Aster
Bee-Balm
Black-Eyed Susan
Blanket Flower
Purple Prairie Clover
White Prairie Clover
Blue Columbine
Red Columbine
Yellow Columbine
Chiming Balls
Prairie Coneflower
Purple Coneflower
Plains Coreopsis
Virginia Creeper
Blue Clematis
Aspen Daisy
Ox-Eye Daisy
Blue Flax
Wild Geranium
Dotted Gayfeather
Wild Grape
Wild Hops
Kinnikinnick
Lupine
Creeping Mahonia
Firecracker Pentstemon
Rocky Mountain Pentstemon
Sidebells Pentstemon
Creeping Potentilla
Fringed Sage
Wild Strawberry
Purple Leaf Wintercreeper
Common Yarrow

Deciduous Shrubs:

River Birch
Silver Buffaloberry
Red Chokeberry
Black Chokeberry
Western Sand Cherry
Native Chokecherry
Alpine Currant
Golden Currant
Squaw Currant
Redtwig Dogwood
New Mexico Locust
Mountain Mahogany
Nannyberry
Dwarf Ninebark
Mountain Ninebark
Gambel Oak
Mountain Privet
New Mexico Privet
Selected Potentilla Species
Rabbit Brush
Boulder Raspberry
Native Pink Rose
Prickly Rose
Selected Sage Species
Serviceberry
Mountain Snowberry
Rock Spirea
Threeleaf Sumac
Selected Sumac Species
Twinberry
Thinleaf Alder
Selected Viburnum Species
Bluestem Willow
Dwarf Arctic Willow
Slender Willow
Yucca

Exhibit A

Urban/Wildland Interface Area Vegetation Management Plan

A. WITHIN 30 FEET OF A STRUCTURE (Building Envelope and Immediate Area)

1. CREATE A "DEFENSIBLE SPACE" TO REDUCE THE LIKELIHOOD OF A DAMAGING WILDFIRE IN THE IMMEDIATE VICINITY OF THE HOME. DEFENSIBLE SPACE IS THE AREA WHERE VEGETATION HAS BEEN DESIGNED, INSTALLED AND MAINTAINED TO REDUCE THE POSSIBILITY OF FIRE SPREADING BETWEEN THE LANDSCAPE AND THE BUILDING.
2. IF NATIVE VEGETATION HAS BEEN SUCCESSFULLY RETAINED IN THIS AREA, PRUNE TREE CANOPIES FROM THE GROUND UP TO A MINIMUM HEIGHT OF 8 FEET. REMOVE ANY SMALL OR SUPPRESSED STEMS IN THE UNDER STORY OF DOMINANT TREES.
3. WHEN PRESENT, THIN ANY SHRUBS, PARTICULARLY GAMBLE OAK GROWING BELOW THE CANOPY OF LARGER RETAINED TREES.
4. PRUNE RETAINED CONIFEROUS TREES TO MINIMIZE CROWN OVERLAP; ISOLATE INDIVIDUAL TREES BY PRUNING BACK CANOPIES TO CREATE A SEPARATION BETWEEN TREES.
5. THIN DENSE, CONTINUOUS GAMBLE OAK STANDS AND PRUNE TALLER SPECIMENS UP FROM THE GROUND TO CREATE A MORE OPEN, TREE-LIKE FORM. REMOVE SECTIONS OF LARGE BUT LOW GROWING STANDS TO CREATE DISCONTINUOUS ISLANDS OF VEGETATION.
6. INSTALL A CONTINUOUS NON-IRRIGATED ROCK MULCH BED FOR MINIMUM OF 3 FEET AROUND THE PERIMETER OF THE BUILDING.
7. MINIMIZE FOUNDATION-TYPE PLANTINGS, ESPECIALLY ADJACENT TO COMBUSTIBLE SIDING. KEEP ALL SHRUBS PLANTING A MINIMUM OF 3 TO 5 FEET FROM THE FOUNDATION. EXCLUDE MORE FLAMMABLE SHRUB SPECIES (CONIFEROUS EVERGREENS) AND SPACE SHRUBS TO CREATE LOW, NON-CONTINUOUS PLANTS NEAR THE BUILDING.
8. PLANT ONLY DECIDUOUS TREE SPECIES WITHIN THIS ZONE. PROVIDE IRRIGATION AS REQUIRED FOR THE SUCCESSFUL ESTABLISHMENT AND LONG TERM HEALTH OF NEW TREES.
9. PLANT TREES FAR ENOUGH AWAY FROM THE BUILDING THAT, AT MATURITY, TREE CANOPIES WILL NOT OVERHANG THE ROOF.
10. PLANT SOD OR SEED WITH FIRE RESISTANT GRASS SEED MIXES.
11. PROVIDE IRRIGATION TO TURF GRASSES WITHIN THIS AREA TO PREVENT SUMMER DORMANCY
12. MAINTAIN TURF GRASS HEIGHT TO A MAXIMUM OF 6 INCHES.
13. PLANT WILDFLOWERS ONLY IF THEY WILL BE IRRIGATED AND WILL BE CUT BACK TO A MAXIMUM HEIGHT OF 8 INCHES AT THE END OF THE GROWING SEASON (FOLLOW SEED PRODUCTION).
14. DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OUTSIDE OF THIS ZONE (OFFSITE OR IN AREA C).

B. BETWEEN 30 FEET AND 125 FEET FROM THE STRUCTURE (Tree Preservation Area)

NOTE THAT THE EXTENT OF THIS ZONE IS AFFECTED BY SLOPE, IS GREATER WHEN STRUCTURES ARE AT THE TOP OF THE SLOPE OR ON LEVEL GROUND.

1. CLEAR SMALL DIAMETER, SNOW BENT, DISEASED, DAMAGED OR SUPPRESSED STEMS IN THE UNDER STORY OF LARGER PINE TREES.
2. PRUNE TO RAISE THE CANOPY OF LARGE, EXISTING TREES TO 8-15 FEET ABOVE THE GROUND.
3. THIN SHRUBS GROWING DIRECTLY BENEATH LARGER TREES PER SECTION A, NO.2 ABOVE.
4. REMOVE ANNUALLY, DEAD STEMS AND BRANCHES FROM SHRUBS AND TREES.
5. SPACE NEWLY PLANTED TREES AND LARGE SHRUBS AT LEAST 20-25 FEET APART TO PROVIDE A MINIMUM OF 10 FEET BETWEEN CROWNS AT MATURITY.
6. PRUNE THE BRANCHES OF SMALLER OR NEWLY PLANTED TREES AS THEY GROW, UP TO A HEIGHT OF 8-15 FEET ABOVE THE GROUND. DO NOT OVER PRUNE THE CROWNS OF SMALLER TREES.
7. TRIM NATIVE GRASSES AND WILDFLOWERS IN THE FALL OR SPRING TO A MAXIMUM HEIGHT OF 8 INCHES.
8. DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OFF SITE, OR BY BURNING (IF PERMITTED), CHIPPING OR CUTTING DOWN AND DISTRIBUTING THROUGHOUT THE AREA. BRUSH PILES FOR WILDLIFE SHOULD BE LOCATED AT THE OUTER LIMITS OF THIS ZONE.
9. RETAIN ONE TO TWO STANDING DEAD TREES PER ACRE FOR WILDLIFE HABITAT.

C. BEYOND 125 FEET OF THE STRUCTURE (Preservation/Environmentally Sensitive Area)

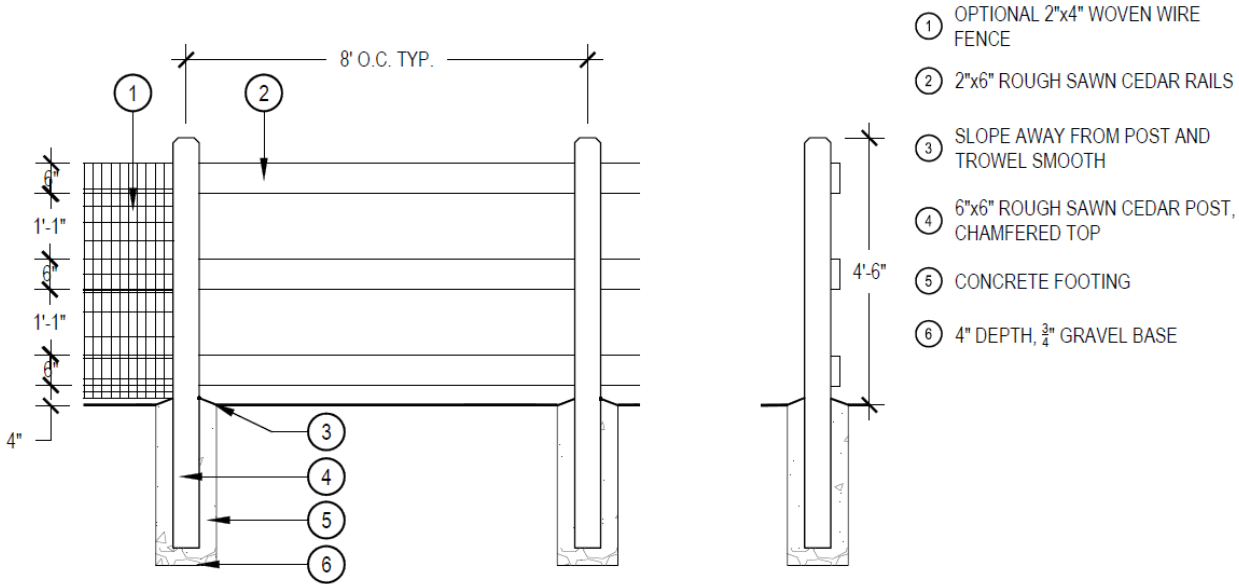
1. CLEAR SMALLER UNDER STORY TREES AND SHRUBS PER SECTION B, NO. 1 ABOVE.
2. UNDERTAKE SELECTIVE THINNING TO IMPROVE HEALTH AND APPEARANCE OF WOODED AND NATIVE BRUSH AREAS.
3. REMOVE SMALLER TREES IN CROWDED STANDS TO INCREASE TREE SPACING.
4. RETAIN AN INCREASED NUMBER OF STANDING DEAD TREES PER ACRE FOR WILDLIFE HABITAT UNLESS THEY POSE A THREAT TO UTILITIES OR HUMAN USE.
5. SLASH OR PLANT TRIMMINGS MAY BE DISPOSED OF WITHIN THIS AREA.

Fencing Restrictions Per Section 5.5 of the Brookwood PD Zoning Regulations:

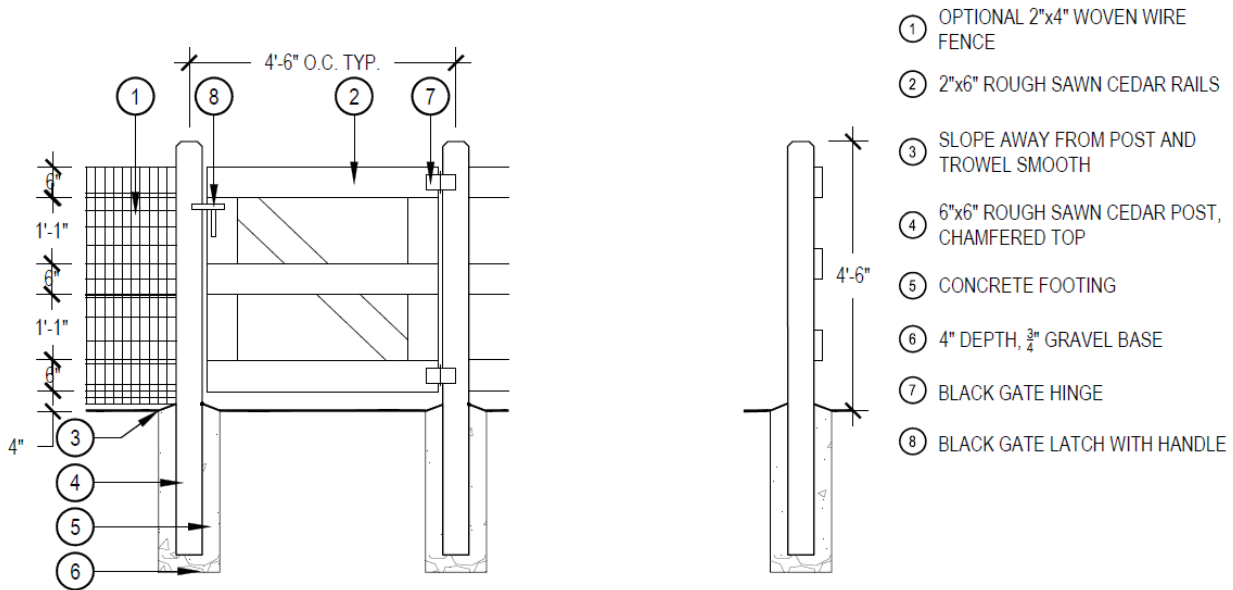
- A. NO FENCES SHALL BE PERMITTED WITHIN SINGLE-FAMILY ESTATE OR SINGLE-FAMILY HOME PLANNING AREAS EXCEPT FOR PRIVATE PATIOS; DOG RUNS, ETC. ATTACHED TO THE PRINCIPAL STRUCTURE. SAID FENCE SHALL BE NO HIGHER THAN ALLOWED BY TOWN REGULATIONS, AND SHALL BE FINISHED IN A MANNER CONSISTENT WITH THE ARCHITECTURAL CHARACTER OF THE STRUCTURE. PROPERTY LINE FENCING IS NOT ALLOWED WITH THE EXCEPTION OF A PROJECT BOUNDARY FENCE. ANY SUCH BOUNDARY FENCE SHALL BE CONSTRUCTED SO AS NOT TO RESTRICT WILDLIFE MOVEMENT THROUGH THE SITE.
- B. FENCE PERMITS FROM THE TOWN OF CASTLE ROCK ARE REQUIRED FOR THE CONSTRUCTION OF ANY FENCE IN EXCESS OF CURRENT TOWN STANDARDS.
- C. RETAINING WALLS, WHICH ARE WITHIN THREE FEET OF A PUBLIC RIGHT-OF-WAY OR PUBLIC UTILITY, DRAINAGE OR OTHER EASEMENT, WHICH ARE IN EXCESS OF 30" IN HEIGHT, SHALL REQUIRE CERTIFICATION BY A PROFESSIONAL ENGINEER AS TO DESIGN AND STRUCTURAL STABILITY. TOWN OF CASTLE ROCK STANDARDS SHALL APPLY FOR ALL OTHER WALLS.
- D. NO BARBED WIRE OR ELECTRIC FENCE SHALL BE PERMITTED.
- E. NO FENCE OVER 42" IN HEIGHT SHALL BE PERMITTED WITHIN THE REQUIRED FRONT SETBACK.
- F. THE MAXIMUM HEIGHT OF ANY SINGLE RETAINING WALL SHALL NOT EXCEED EIGHT FEET.

Exhibit B

3 Rail Fence



3 Rail Fence Gate



Treatment: All fences must be left untreated or stained with Preserve Wood Penetrating Oil Stain & Sealer Color – Cedar.

Timber Ridge Design Review Request Form

Applicant Name _____
Address _____
Phone and e-mail _____

Please read the Design Guidelines prior to submittal. All requirements and attachments must be met before a submittal will be reviewed. **If you do not receive a written response within 45 days, the request is deemed DISAPPROVED.**

ATTACH PLANS AND SPECIFICATIONS: Describe proposed improvement below. <input type="checkbox"/> A copy of your plot plan is required. <input type="checkbox"/> Include paint chips, description of building materials, landscape plans & plant identification, fence layout, elevation drawings, brochures (e.g. patios, decks, structures, play sets) and any other information pertinent to the request.
I understand I must receive approval from the Design Review Committee in order to proceed and a response may take up to 30 days. I understand architectural approval does not constitute approval of the local building department and I may be required to obtain a building permit. I agree to complete improvements promptly after receiving approval. I understand all projects are subject to final inspection by the Design Review Committee, and if modifications are made to the plans, I must resubmit them for approval.
Applicant Signature _____ Date _____

Approvals are based on conformance with the Declaration of Covenants and aesthetic concerns. The Committee makes no representation of approval of structural integrity. Drainage issues and existing slopes are crucial elements to be considered when installing improvements. Each owner is individually responsible for any change to the grade or for changes to the flow of water onto adjacent properties.

PLEASE DO NOT WRITE IN THIS BOX – FOR COMMITTEE RESPONSE ONLY

ITEMS APPROVED:	Date Request Received: _____
ITEMS APPROVED WITH THE FOLLOWING CONDITIONS:	
ITEMS <u>DENIED</u> FOR THE FOLLOWING REASONS:	
Completion Required By: _____	Date: _____
Committee Member Signature: _____	

PROPERTY MANAGEMENT COMPANY:

c/o Teleos Management Services
Angie Elliott, Manager
Phone: 720-398-7882
Email: info@teleos-services.com

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