

ROMAR

DESIGN GUIDELINES

November 29, 2001

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ROMAR

Part I. Introduction

The Design Guidelines for Romar (Design Guidelines) give direction to Builders and Homeowners in preparing plans that will implement sensitive land use practices, promote design excellence, and make improvements that enhance the appearance of this quality neighborhood within the community. It is possible that different portions of the Romar community will be governed by additional Design Guidelines administered by additional Architectural Review Committees.

Administration of the Design Guidelines

In order to maximize the aesthetic benefits to the neighborhood and to bolster property values, all proposed exterior home and site improvements will be evaluated by the Architectural Review Committee (ARC) using these Design Guidelines. It is the responsibility of the ARC to ensure that all proposed improvements meet or exceed the requirements of these Design Guidelines and to promote a quality design for this neighborhood. These Design Guidelines are intended to aid the Builder and Owner in meeting these standards.

Legal Authority

The legal authority for these Design Guidelines and specific duties and powers of the ARC are defined in the First Amended and Restated Subassociation Declaration of Covenants, Conditions and Restrictions for Romar recorded November 1, 2001 in Book 2168, at Page 1830 as Reception No. 01103712 (Declaration). All Owners should refer to the recorded documents for the complete text of the Declaration. This Declaration is the basis of the authority for these procedures and is legally binding.

The Declaration will control if there are any discrepancies between these Design Guidelines and the Declaration. Defined terms shall have the same meaning as used in the Declaration unless otherwise specifically defined in these Design Guidelines.

In addition to the Declaration and these Design Guidelines, the following documents govern the use of land at Romar, and should be reviewed in their entirety by all Builders and Owners prior to commencement of the development process:

1. Romar West Planned Development recorded November 19, 1999 at Reception No. 99098082 and First Amendment recorded July 28, 2000 at Reception No. 20052296.
2. Wildlife Buffer / Landscape Plans recorded April 21, 2000 at Reception No. 00026973.
3. Plat for Romar West recorded April 21, 2000 at Reception No. 00026974 and the

Plat for the Romar West 1st Amendment which will be recorded subsequent to the formal adoption of these Design Guidelines.

The following table is a guide to assist in determining the location of the Blocks within Romar that are referenced in the Planning Area designations described in the Romar West Planned Development.

<u>Romar West Block</u>	<u>Planning Area Reference</u>
1	6
2	7
3	8
4	1, 2
5	1
6	3
7	5
8	4

Variances

Approval of any proposed plans is within the sole discretion of the ARC, which shall have the authority to grant reasonable variances from compliance with any of the provisions of these Design Guidelines when circumstances such as topography, natural obstructions or other practical difficulties, hardship, aesthetic or environmental considerations may require. Such variances must be evidenced in writing and signed by a majority of the members of the ARC, and shall be granted only in such circumstances where the granting thereof shall not: (i) be materially detrimental or injurious to other property or improvements in the neighborhood; (ii) militate against the general intent or purpose of either the Declaration or these Design Guidelines; and (iii) set a precedent for any other applicant. Any Owner seeking a variance from the County of Douglas must have first obtained ARC approval of such variance application.

Revisions to Design Guidelines

The Association's Board of Directors reserves the right to revise these Design Guidelines from time to time as changing conditions and priorities dictate as is further explained in the Declaration.

Fees

The ARC may establish reasonable processing and review fees for considering any requests for approvals submitted to it, which fees shall be paid at the time the request for approval is submitted. The current review fee for the initial submittal is \$450.00. If required, a second review is \$200.00, and if a third review becomes necessary, the fee for that review is \$200.00.

Part II. Design Review Procedures

All Builders, Homeowners, contractors, subcontractors and/or their designated representatives

shall comply with the following procedures in order to gain approval for any improvement to property within Romar. All improvements of any nature to be undertaken in these neighborhoods, with exception of improvements made by the Declarant, whether new residential construction, subsequent exterior renovations, remodels, or home site improvements, including but not limited to walks, driveways, drainage, fencing, lighting, statuary, landscape planting, painting, signage or other exterior improvements is subject to review under these Design Guidelines. Additionally, Builders or Developers have the option of obtaining non-site specific plan approval from the ARC for construction of improvements on multiple Lots. Unless otherwise specifically stated herein, drawings or plans for a proposed improvement must be submitted to the ARC and the written approval of the ARC obtained before the improvements are commenced. As used herein, the terms "Builder" and "Developer" shall have the same meaning as used in the Declaration.

Construction documents must be approved in writing by the ARC prior to submission to the Douglas County Building Department for a Building Permit.

Pre-Design Site Meeting

A pre-design site meeting with a representative of the ARC is available to Builders and Owners for the purpose of reviewing the criteria of these Design Guidelines, the requirements for submittals and to conduct a site analysis of the homesite. The site analysis will assist the Builders and/or Owner in understanding the intrinsic qualities of the homesite including the potential and limitations for his or her proposed ideas.

Submission of Drawings and Plans

Architectural Plan Review

For new building construction or major improvements, such as room additions, remodels, structural changes or accessory building construction, the Builder or Owner shall submit to the ARC one set of construction documents to include the following:

1. One set of Architectural Plans for each Model Plan at a scale of $\frac{1}{4} = 1 - 0$, including:
 - A. Architectural elevations (front, sides and rear).
 - B. A hillside submittal package showing typical proposed grade lines, finish floor elevations, top of slab elevations, building height calculations, and any other required submittals under the Douglas County building permit regulations.
 - C. Floor plans, including square footage for each floor.
 - D. Roof plans indicating pitches, ridges, valleys and location of mounted equipment.
 - E. Indication of all proposed exterior materials.
 - F. Exterior details, including items such as chimneys, exterior stairs and decks, railings, and deck supports.
 - G. Any other proposed improvements (ie decks, awnings, hot tubs, etc.)

2. Site Plan of the lot, at a scale of 1" = 10' or 1" = 20' , including:
 - A. Lot lines and dimensions, building setbacks, street right-of-way, curb lines, easements and preservation areas.
 - B. Existing and proposed contour lines at 2' intervals extending to all property lines, existing or proposed street elevations, finish grade at building corners, drainage swales.
 - C. Building footprint, main finish floor and garage slab elevations.
 - D. Walks, driveways, decks, accessory structures, privacy fencing (no fencing on property lines permitted), retaining walls with top and bottom of wall elevations.
 - F. Any other required submittals under the Douglas County building permit regulations.
3. Exterior colors, materials and finishing, including:
 - A. Schedule of all finished exterior materials and colors, including exterior lighting, siding/downspouts, fascia/gutters, roofing, garage doors, front door, and all trim.
 - B. Samples of materials at appropriate size may be required at the discretion of the ARC.

Landscape Plan and Other Site Improvements Review

Approval shall be obtained prior to installation of any landscaping or any other site improvements including, but not limited to, dog runs, play equipment, fencing, deck or patio additions, site lighting, etc. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, landscape architect, or draftsman, but at a minimum shall be drawn to scale and shall have sufficient detail to permit a comprehensive review by the ARC. The following guidelines should be utilized in preparing drawings or plans:

1. The drawing or plan should be done at a scale of 1" = 10' or 1" = 20' and should depict the property lines of your lot and the "footprint" of the home as located on the lot. Existing improvements, in addition to your home should be shown on the drawing and identified. Such existing improvements include driveways, walkways, decks, trees, shrubs, etc.
2. All proposed plant locations, types, quantities and sizes, location of turf and other ground cover materials should be shown on the plan and labeled. The plan should exhibit grading and layout of all additional landscape improvements such as berms, walks, structures not covered under the approved architectural plan review.
3. Plans for any other site improvements, such as play/sports equipment, dog runs, hot tubs, trellises, retaining walls, fencing, lighting gazebos, etc. should be shown on the plan with a description of the proposed

improvements (trellises, gazebos, fencing, etc.) an elevation drawing to scale of the proposed improvement is required.

Revisions and Additions to Approved Plans

Any revision and/or addition to the approved architectural or landscape plans made by either the Builder, Owner, or as required by Douglas County, must be resubmitted for approval by the ARC. The revised plans must follow the requirements outlined above. The ARC will then review the plans and provide a written response no later than 30 days after the submittal.

Action by ARC

The ARC will meet regularly to review all plans submitted for approval. The ARC may require submission of additional material and may postpone action until all required materials have been submitted. The ARC will contact you, in writing or by phone, if the ARC feels additional materials are necessary or it needs additional information or has any suggestions for change. The ARC has 30 days within which to respond with their initial comments, recommendations and approval or disapproval.

Certification of Accuracy

The ARC, at its sole discretion, may require the Builder to provide a Certificate of Accuracy from a registered licensed Surveyor (hired by the Builder) attesting to the accuracy of the following:

1. The building foundation is located as approved by the ARC in the final approved plans.
2. The building foundation elevation is as approved by the ARC in the final approved plans.

The certificate must be in the form of an improvement survey showing dimensions of the foundation to property lines and elevations (related to USGS datum or equivalent benchmark) of top of foundation walls. Points at which elevations are taken must be clearly identified and correlate with the location of the top of the foundation as shown on the final approved plans.

Review of Work in Progress

As provided in the Declaration, the ARC shall have primary authority to enforce the provisions of these Design Guidelines. The ARC may review all work in progress to the extent required to ensure that the construction or work complies with any and all approved plans and construction procedures. Absence of such reviews or notification during the construction period does not constitute either approval by the ARC of work in progress or compliance with these Design Guidelines or the Declaration. The ARC may withdraw approval of any project and require all activity at such project be stopped, if deviations from the approved plan or approved construction practices are not corrected or reconciled within ten (10) days after written notification to the Builder or Owner specifying such deviations or such longer period as the ARC may specify. Any

ARC visits are in addition to standard inspections required by other jurisdictions throughout the construction process.

Effect of Governmental and Other Regulations

Approval of plans by the ARC shall not be deemed to constitute compliance with the requirements of any local, zoning, safety, health or fire codes, and it shall be the responsibility of the Builder, Owner or duly authorized representative submitting plans to assure such compliance. Nor shall approval waive any requirements on the part of the Builder, Owner or representative to comply with setbacks, height restrictions, or other 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 local jurisdictions, where applicable.

Period of Plan Validation

Final approval of plans is valid for twelve (12) months unless otherwise agreed to by the ARC and the Builder or Owner in writing. Construction must begin within this period. If not, plans must be resubmitted for review by the ARC. Unless a different time is specified in the Declaration, all work authorized shall be completed within the time specified by the ARC, and in any event, within 18 months following commencement of the work.

Part III. Design Guidelines

Compliance with these Design Guidelines will help preserve the inherent architectural and aesthetic quality of the Romar community. It is important that the improvements to property be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the ARC and neighbors will go far in creating an optimum environment that will benefit all Owners. By following these Design Guidelines and obtaining approvals for improvement to property from the ARC, Builders and Owners will be protecting their financial investment and will help insure their improvements to property are compatible with the standards established for the Romar neighborhood.

Site Development Standards

Building Setbacks / Distance Between Structures / Maximum Building Coverage

Blocks 1, 2, 3, 4 and 5 shall be developed in accordance to the Class I Conventional Development Standards of the Romar West Planned Development. Blocks 6, 7 and 8 shall be developed in accordance to the Class II Residential Development Standards of the Romar West Planned Development.

Streetscape Variety

In order to maintain architectural variety along the residential street, homes of the same model or front elevation must maintain a minimum of one (1) lot between one another. In addition, homes

with the same floor plan but with a different elevation must maintain a minimum of one (1) lot between one another. Front yard set backs must be offset by at least two feet from the adjacent lots on either side. On corner lots, a ranch style home or other significant single story element, other than a garage, should be encouraged on the side facing the intersecting streets.

Variation in colors and materials should be maintained from homes next to each other and across the street.

Grading, Drainage and Erosion Control

All buildings must be designed to fit the finish contours of the lot without excessive grading. Where grading is necessary, cut and fill slopes should be kept to a maximum of 3:1. Retaining walls require ARC approval and should be utilized where slopes would exceed 3:1. No grading shall extend beyond existing property lines of the home site without obtaining the expressed written permission of the ARC and the Owner of adjacent property.

Surface drainage upon and across any lot must be addressed through the implementation of sound construction and grading practices. Existing points of entry and exit to and from a lot by historic surface drainage must be respected. Any improvement, which creates an obstruction to surface flows resulting in a backup of water onto a neighboring lot or tract, is strictly prohibited. It is the responsibility of the Builder and Owner to insure that proper drainage around the home is provided and maintained. When installing landscaping, it is very important to insure 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. Water should fully flow over walkways and driveways into the street.

During all site construction, techniques for controlling erosion within the homesite and onto other sites shall be mandatory and strictly enforced by the ARC. Techniques include the use of sedimentation basins, filtration materials such as straw bales or permeable geotextiles, and slope stabilization fabrics or tackifiers.

Driveways and Parking

Where feasible, driveways paralleling property lines should be avoided. Use of curvilinear drives with gentle curves is encouraged. Driveways should intersect the street at no less than 60 degrees and should not exceed 15% in slope. Where feasible, garage doors should be de-emphasized by offsetting, angling and/or turning them away from the street. Driveways shall be paved with concrete or colored concrete. Other driveway materials require specific ARC approval.

Extension or expansion of driveways requires ARC approval. Any approved driveway expansion shall not be intended to promote the parking or storage of any vehicle off the driveway on a side yard. Request for circular driveways will be reviewed on a case-by-case basis by the ARC with consideration given to, but not necessarily limited to, the setback of the home from the street, the size of the lot and distance of street frontage.

Ancillary Improvement Standards

All of the following ancillary improvements require ARC approval unless specifically noted otherwise:

Accessory Buildings

Accessory buildings, such as storage sheds and gazebos shall be located in the rear yard or in a location not prominently visible to the street, and shall adhere to the site development and architectural standards. Generally, storage areas should be fully attached to and architecturally compatible with the home. Detached storage sheds will be discouraged. Requests for approval for accessory buildings will be reviewed on a case-by-case basis, taking into consideration the lot size, square footage of the home and proposed location of the accessory building. Gazebos must be an integral part of the landscape plan. No carports or temporary sheds will be allowed.

Air Conditioning Equipment

Ground level and window air conditioning units, including swamp coolers, must be installed at street level only, must be located in a side or rear yard only, and must be screened from adjacent properties.

Awnings / Patio Covers / Shutters

Awnings, patio covers and shutter colors must be complementary to the exterior color of the home. Patio covers must be constructed of wood or material generally complementary to the home and be similar or complementary in color. Where utilized, support posts for patio covers must be a minimum of 6 X 6 in size.

Basketball Backboard (Portable and Permanent)

Requests for any free standing, pole mounted backboard will be considered by the ARC in the front yard along the side of the driveway only or in side and rear yard areas subject to the following considerations: proximity to the property lines, proximity to the neighbor's living areas, landscaping and vehicles. Portable freestanding basketball boards may be conditionally approved if reasonably placed for play and properly stored when not in use. Portable backboards require the same approval for placement as permanent backboards.

Exterior Lighting

ARC approval is required to change or add any exterior lighting. In reviewing lighting requests, the ARC will consider the visibility, style, location and quantity of the light fixtures. Exterior lighting for security and/or other uses must be directed towards the ground and house whereby the light cone stays within the property boundaries and the light source does not cast glare onto adjacent properties.

Fencing

Yard Fencing: To allow for a more open and spacious feeling for the neighborhood, perimeter lot fences are strictly discouraged. The ARC is recommending that when the perimeter fence is requested, it be of the two rail split-rail type. To further control access through this type of fence, a small opening welded wire mesh can be attached to the inside portion of the perimeter.

Dog Run Fencing: The ARC encourages the use of underground invisible dog run fences to promote the open character of the neighborhood. The ARC may allow above ground dog run fencing on a case by case basis. The location and size of the dog run will be determined with consideration given to its impact on adjacent properties and streets. Generally, dog run areas should not exceed 300 square feet and fence height should not exceed five feet. The dog run fencing should be located immediately adjacent to the home and be compatible with the home in material and color. Chain-link fencing shall not be permitted. Dog runs must be well screened with landscaping from neighboring properties and streets.

Privacy Fencing: The ARC may allow solid privacy fencing surrounding or shielding patios and decks on a case-by-case basis. The location and size of the privacy fence will be determined with consideration given to its impact on adjacent properties and streets. The privacy fence should not exceed 5 to 6 in height and should be compatible with the home in material and color. Privacy fencing along property lines will not be allowed.

Hot Tub/Jacuzzi

Hot tubs and jacuzzis should be designed as an integral part of the deck or patio area and must be located in the side or rear yard areas with appropriate screening from adjacent neighboring properties and streets.

Painting/Repainting

The Design Guidelines require muted colors. All exterior finishes should be subdued in earth tones such as gray, green, brown, muted blues or reds, or other similar colors. Homes located along highly visible areas and main through streets will be stringently evaluated. ARC approval is required for all exterior painting or repainting of the home and accessory buildings. The submittal must contain the manufacturer's paint chips with the name and code number. Approval will take into consideration, but not be limited to, the color tone and brightness, the home's architecture, stone or brick accents, roofing color, compatibility with other body/trim colors, and the colors of neighboring properties. Downspouts should be painted to match the body color of the home. Generally, garage doors should be painted a muted color and blend with other colors of the home.

The color palette being submitted should ensure that the color of the housing roofs and walls and other materials shall be as recommended above, such as colors which blend with the natural site conditions and minimize light reflective qualities. White trim is prohibited on any homes on lots adjacent to Daniel's Park in Planning Areas 1, 2 and 4.

Play and Sports Equipment

Play equipment should typically be located in rear yard areas and set back a minimum of five feet from property lines. Consideration shall be given in the location of play equipment so as not to create an undue disturbance on neighboring properties. Play equipment shall be of predominantly muted, earth tone colors and shall not exceed eight feet in height unless otherwise approved by the ARC. Play equipment or items used for front yard play should be stored out of view when not in use. Play houses larger than 30 square feet or over six feet in height shall be considered an accessory building. (See Accessory Buildings and Basketball Backboard sections).

Roof Replacement/Rooftop Equipment

ARC approval is required if roof material or color is changed. Roofing color should be complementary to other colors on the home. Rooftop equipment must be approved and be painted a color similar or complementary to the roof and surrounding materials and installed to minimize the visibility of the equipment on the roof.

Satellite Dishes/Antennae

One satellite dish antennae may be installed on a residential lot subject to the following conditions:

1. The satellite dish/antennae is one meter or less in diameter.
2. To the extent feasible, the satellite dish/antennae should be placed in the rear or side yard in such a manner that it is screened from adjacent street(s) and neighboring properties.
3. The satellite dish/antennae should be installed at the lowest possible placement, utilizing ground level siting (unless a signal is unattainable).
4. The satellite dish/antennae may be required to be painted to match the surrounding environment or screened with a reasonable amount of plantings to minimize its visual impact to surrounding areas.

Screen/Security Doors and Windows

ARC approval is not required for the addition of screen doors or storm windows added to a home if the material and color matches or is similar to existing doors and windows on the home. Security treatments for doors and windows must be approved by the ARC.

Signs/Address Numbers

One temporary sign advertising property for sale or lease which is no more than four feet in height and no more than eighteen inches (18 ") by twenty-four inches (24 ") in dimension, and which is conservative in color and style may be installed on the lot without ARC approval. All trade signs, which include, but are not limited to, landscaping, painting, remodeling, etc., may only be displayed while work is in progress and must be removed upon completion of the job. All other signs, including address numbers and nameplate signs must be approved by the ARC.

The ARC may dictate the style of address numbers and name plate signs. Lighted signs will be considered by the ARC on a case-by-case basis only. Notwithstanding the foregoing, neither Romar Mirage, LLC ("Mirage"), nor D.R. Horton, Inc. ("Horton"), shall be subject to the provisions of this paragraph. However, both Horton and Mirage shall have the right to object to and require modifications to be made in any signs installed by the other within Romar.

Solar Equipment/Skylights

All solar equipment and skylights shall also be incorporated into the structure and building mass and be architecturally compatible with the residence.

Swimming Pools

Requests for swimming pools will be reviewed on a case-by-case basis by the ARC with consideration given to, but not necessarily limited to, the size of the yard area, setback from impact on neighboring properties and size of pool enclosure.

Wood Storage

Wood must be located in the rear yard, must not be visible to the street, and be neatly stacked. ARC approval is not required for the storage of wood.

Yard Ornaments

Yard ornaments, including but not limited to, birdbaths, birdhouses, fountains, sculpture, statues, flags and banners, etc. require ARC approval. Location of yard ornaments in the front yard is discouraged. Flagpoles on private lots shall not be allowed except for installation in model home areas or other areas subject to specific approval by the ARC.

Architectural Standards

No mandatory architectural "style" is required for Romar. However it is the intent of these standards that residential design solutions develop proportions and details appropriate to the chosen style, home site and neighboring properties. To this end, careful scrutiny will be given to the massing, proportions, overall scale and the homes' materials, color and textures. To accomplish this goal the following minimum architectural standards shall apply to both new home construction and home remodels or renovations.

Massing

In reviewing the forms of a proposed building, careful scrutiny will be given to the massing, proportions, and overall scale of the building in relation to the building site. The ARC will encourage designs that use appropriate residential building scale. Large unbroken planes are not considered in keeping with the desired scale of the development. Therefore, courtyards, stepped walls, integrated decks with well designed and proportioned railings, and covered entries are encouraged to develop well balanced massing. This will avoid a "three-story look" on walk-outs.

Upper floor levels which are smaller than the building footprint are encouraged in order to reduce overall building scale.

The ARC will also be reviewing the location, type, and size of door and window openings for their effect on proportions and continuity. Side and rear elevations of the home which are prominently viewed from public streets, parks or other public areas will be given equal importance and must maintain the continuity of the building massing and detailing. On corner lots, a ranch style home or other significant single story element, other than a garage, should be encouraged on the side facing the intersecting streets.

Walls and Openings

The walls of a building are an important part of its overall visual impact and should be carefully detailed. Exterior materials should be consistently used throughout the building. The connection from the walls to the foundation should be treated such that the foundation becomes a very minor element. Location, type and size of window openings should be carefully considered for effect on style, proportions, continuity, and illumination. Entries should be well articulated but at a human scale. Covered entries and recessed openings at doors and windows are strongly encouraged to lend shadow and detail.

Architectural Detailing

In order to add definition and break up flat planes of walls the use of architectural elements to create shadow lines is encouraged to be incorporated in the design of the home. Architectural elements to accomplish this definition include recessed windows, deep eaves and offset wall planes, window shutters, well proportioned porches, etc.

Maximum Building Height

Building height and profile should be in scale with the surrounding structures and topography. The typical maximum height of a structure is 35 feet as measured according to Douglas County regulations and standards. Certain lots have been restricted to a maximum building height of 15 feet to the eaves and 27 feet maximum height from the existing grade as determined by the Douglas County building code.

Exterior Materials

It is encouraged that the exterior front elevation wall surface incorporate a second material, such as stone, manufactured stone or masonry. This second use of material is to be used on the exposed surfaces on the sides where abutment to streets or open space allow for greater visibility. Specifically, rear elevations on Lots 6 through 10 in the Block 7 and all Lots abutting Block 5 shall keep the same continuity of upgraded materials all the way around the home. Additionally, Planning Areas 1, 2, 3, 4, 5 and 6 will have a minimum of 30% of the first level wall elevation, (around the entire perimeter of each home), also be of this upgraded material. All columns and any exposed walk out portion shall also be of this same upgraded material. An exception to this requirement shall be for homes deemed by the ACC to be appropriately well-detailed. To ensure

that sufficient massing of deck supports exists for those homes abutting Block 5 minimum 18 x 18 column dimensions will be required for homes which feature these design elements. Wrapping building masses, expressing chimneys and detached columns in stonework adds visual interest. Use of bright, unfinished, colored, reflective or mirrored surfaces or glass is not permitted. Concrete foundation walls shall not be exposed and shall be faced or finished to blend with the general architectural design. The maximum width of lap siding is eight inches (8).

Roof

The roof form is the most prominent visual element of a home and central to define its architectural character. Therefore, the form and materials used to create a building's roof will be carefully reviewed by the ARC. Styles such as: gable, hip, and shed roof will generally be acceptable for residential construction, while mansard, flat and A-frame roofs are strongly discouraged. Care must be given when combining roof forms to maintain the integrity of the architectural forms. Well-detailed fascia and eaves treatments serve to frame the roof as a strong design element. Roofing materials must be considered with respect to harmony of color and texture with other materials on the home and adjacent properties. For planning areas 4, 6, 7 and 8 the material must, at a minimum, be asphalt, designer, laminate, composition or dimensional multi-layer 40 - year architectural shingle. For planning areas 1, 2, 3 and 5 the material must be either natural or man made tile.

All extensions from the roof, such as chimneys, flues, roof vents, gutters, skylights, etc. must be carefully located and finished to complement other elements of the design. Unfinished and exposed metal detailing will not be allowed if visually prominent. If possible, flues and vents should be located out of view of the front of the home.

Decks

Decks must maintain the overall form and be a natural extension of the architecture. Decks and balconies must be integrated into the building through the use of similar materials and detailing. Deck supports must have a substantial scale that visually anchors them to the ground and should be a minimum 8 X 8 in size, (except those lots having a more stringent requirement).

Landscaping Standards

Owners shall be responsible for installation of landscaping for the front and rear of their lot within six months of occupancy of their residence, weather permitting; provided that for Blocks 1, 2 and 3, the Builder shall provide complete landscaping for the front yards of each of the building sites from side of property line to side of property line and from back of sidewalk to front of the house. The landscaping of the rear yards will be the responsibility of the Owners. No obstruction will be allowed in drainage tracts that would restrict or limit the storm water runoff.

Two main objectives of Romar are to conserve the unique natural features and aesthetic qualities of the hillside areas including the preservation of existing scrub oak, coniferous trees, and other natural features such as rock outcroppings, and to minimize water run-off and soil erosion problems incurred in adjustment of the terrain. In reviewing landscape plan submittals, the ARC

will be evaluating plans to ensure that these objectives are met to the maximum extent possible.

Landscape Guidelines

Landscaping should consist of a combination of sodded turf areas and shrub and ground cover bed areas. A minimum of two shade or evergreen trees shall be planted in the front yard area. Shade trees shall be a minimum of 2 1/2 caliper and evergreen trees shall be a minimum of 6 - 8 in height. Shrub and ground cover bed areas should be no less than 15% or more than 30% of the total yard area. These minimum landscape standards may be waived by the ARC for lots that incorporate and retain existing natural vegetation.

A large expanse of mulch or bed areas without substantial shrub or ground cover planting is unacceptable. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be strictly prohibited. Bed areas on adjacent lots should be coordinated to provide visual continuity from one lot to another and minimize definition of property boundaries.

Water Conservation

In the landscaping of residential lots, it is urged that plant materials, irrigation systems, and maintenance practices be utilized which conserve water. It should be noted that using xeriscape landscaping practices, a more traditional "green" appearance can still be achieved while using much less water than typical suburban residential landscapes. The ARC recommends that Owners review the xeriscape brochure titled "How to Xeriscape" produced by the Denver Water Department.

Landscape Irrigation

A sprinkler system should be installed in all front yard areas. Care shall be given in the design of the system to minimize over spray on walkways, driveways and streets. Because water conservation is a desired community goal, system designs should utilize the most current state-of-the-art water conservation technologies. Digital controllers, drip irrigation, low water consumption irrigation heads and micro-jet spray heads are just a few examples of the technology currently available. Watering is recommended to be done in the early morning or evening.

Patios, Decks and Paving Materials

Patios, decks and other paving materials should be compatible and harmonious with the structure and surrounding neighborhood and must be an integral part of the landscape architectural design. Material and colors must be compatible with those of the main structure. Natural or synthetic wood decks shall be permitted with any type of building material. It is recommended that paving materials be in earth tone colors. Deck materials and appearance shall be appropriately maintained.

Retaining Walls

Retaining walls may be used to accommodate or create changes in grade. Walls must be properly anchored to withstand overturning forces and should incorporate weep holes into the wall design to permit water to be released behind them. Walls should not exceed four feet in height and should be located so as to not alter existing drainage patterns.

Vegetable Gardens

Vegetable gardens must be located in the rear or side areas of the home site so that both the garden and its accessory operating areas are substantially screened from view of adjacent homes and public areas. Tall plants, such as corn and sunflowers, must be completely screened from view.

Landscape Maintenance

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.

Sight Triangle Maintenance

The Homeowners of private property containing a traffic sight triangle are prohibited from erecting or growing any obstructions which are inconsistent with all applicable ordinances, regulations and governing law, including, but not limited to The Sight Triangle Standards of the Douglas County Code.

Part IV. Construction Regulations

In the interest of all Builders and Owners, the following regulations shall be enforced during the construction period. These regulations shall be a part of the construction documents contract for each residence, and all Builders and Homeowners shall abide by these regulations.

OSHA

All applicable OSHA regulations and guidelines must be strictly observed at all times.

Construction Hours

Construction hours shall be between the hours of 7:00 A.M. and 7:00 P.M., Monday through Saturday.

Construction Access

Declarant may designate specific access points for exclusive and limited use by the construction vehicles.

Construction Trailers, Sheds or Temporary Structures

All construction shelters shall be approved by the ARC as to their size, configuration, and location. All temporary structures shall be removed upon completion of construction. Maximum duration per approval shall be 12 months.

Excavation

Excess excavation material shall be removed from the property and shall not be placed in common areas or on roads. Excavation, except for utility trenching, shall be on the Owner's home site only. Contractors are prohibited from spreading excess debris or material over the remainder of the home site, preservation areas, roadway, other property, or any other home site. Extreme care shall be taken by Builders and Owners to protect and preserve existing vegetation and other natural features on their lots.

Debris and Trash Removal

Regular cleanup of the construction site is mandatory. All trash and debris shall be stored in a bin or trash container and shall be removed on a weekly basis or when full. All soil and debris flowing into the streets(s) or open spaces from the construction site shall be cleaned as needed. All trash must be disposed of off site on a weekly basis. A fine may be imposed by the ARC for noncompliance with these requirements.

Vehicles and Parking

All construction vehicles must be parked so as not to inhibit traffic or damage surrounding natural landscape or allowed to park on other lots or open space property. Construction vehicles shall not be left on community roads overnight. The ARC may designate, at time of plan review or during construction, specific areas for parking of construction workers vehicles and/or equipment.

Pets

Contractors, subcontractors, and employees are prohibited from bringing dogs or other pets to the construction site.

Blasting

If any blasting is to occur, the contractor shall be responsible for informing all residents in the proximity of the blasting site.

Restoration and Repair

Damage to any property other than an Owner's Lot shall be promptly repaired at the expense of the person or entity causing the damage.

Dust, Noise and Odor

Every effort shall be made to control dust, noise (including the personal use of radios, CD and tape players), and odor emitted from a construction area. The contractor will be responsible for watering, screening or alleviating dust problem areas as well as controlling noise and offensive odors from the home site.

Prohibited Uses and Activities

The following items are prohibited in this community:

1. Changing oil of vehicles and equipment without proper receptacles and removal procedures.
2. Concrete equipment cleaning or concrete dumping shall be confined to the home site and shall be removed prior to completion of home.
3. Removing any rocks, trees, plants, or topsoil from any portion of the property other than the Owner's home site subject to ACC approval.
4. Careless treatment of trees, open space or preservation areas.
5. Signs other than approved construction or real estate signs.
6. Careless use of cigarettes or flammable items.
7. Firearms.
8. Open fires.
9. On home site dumping of trash or EPA controlled substances.
10. Careless or reckless driving.
11. Driving across any open space, preservation or non-designated construction areas.
12. Illegal drugs.

V. Miscellaneous

Non liability

ARC approval pursuant to these Design Guidelines does not approve or guarantee engineering design or compliance with law and applicable governmental ordinances or regulations (such as zoning and building ordinances), and does not reflect any representation by the ARC, the Association or the Declarant, or any of their respective members, directors, officers, agents, or employees of compliance with any law, or zoning, building or other land use regulation. Neither the ARC or its members, the Association nor the Declarant assumes any liability or responsibility for engineering design or compliance with law and applicable governmental ordinances or regulations or any other matter relating thereto, other than these Design Guidelines. Neither the ARC, its members, its agents, the Association, the Declarant, nor any successors, assigns, agents, employees or officers of them shall be liable to any Owner or other person for any damage, loss, or prejudice suffered or claimed on account of: (1) approval or disapproval of any plans, (2) performance of any work, whether or not pursuant to approved plans, drawings, and specifications, or (3) development of any property within the subdivision.

Aesthetic Considerations

Aesthetic considerations relating to any improvement or other matter that is addressed in these Design Guidelines are within the scope of the design review process, and the ACC may deny or condition any application or request before it on the basis of aesthetic considerations, including the design theme for the development and specific areas within the development as well as the aesthetic consistency of a proposed improvement or other matter with the surrounding landscape and structures.

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

Deciduous Shrubs:

River Birch
Silver Buffaloberry
Western Sand Cherry
Golden Currant
New Mexico Locust
Gambel Oak
Selected Pontentilla
Native Pink Rose
Serviceberry
Threeleaf Alder
Thinleaf Alder
Dwarf Arctic Willow

Nannyberry
Red Chokeberry
Native Chokecherry
Squaw Currant
Mountain Mahogany
Mountain Privet
Rabbit Brush
Prickly Rose
Mountain Snowberry
Selected Sumac Species
Selected Viburnum
Slender Willow
Dwarf Ninebark

Black Chokeberry
Alpine Currant
Redtwig Dogwood
Mountain Ninebark
New Mexico Privet
Boulder Raspberry
Selected Sage Species
Rock Spirea
Twinberry
Bluestem Willow
Yucca

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