



SOARING EAGLE RANCH

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Fort Collins, CO 80521

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Transfer Fee: \$300.00

Status Letter Fee: \$25.00

2011 Annual Dues: \$547.00

Septic Inspection Fee: \$25.00

Reserves Fee: None

Dues Pay For: Maintenance of Common Areas and Non-Potable Irrigation System

Board of Directors: Controlled by Homeowners

Utility Providers:

Gas: Xcel Energy (800) 895-4999
Electric: Poudre Valley REA (970) 226-1234
Water: North Weld (970) 356-3020
Trash: Ram Waste (970) 226-3396
Schools: Windsor
Municipality: Town of Windsor

Soaring Eagle Ranch

Architectural Control Submittal



SOARING EAGLE RANCH

Property Information:

Owner Name: _____ Lot No.: _____

Street Address: _____

Phone: _____ E-mail _____

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- * All requests *must* conform to the submittal requirements of the Residential Improvement Guidelines (ARC) and Residential Site Restrictions (section III - 3.4).
 - * **Proposed improvements (including new construction, additions, landscaping, fencing, play structures, basketball goals, and other improvements) *must* include a site plan clearly illustrating the proposed improvement(s) and both the landscape and building envelopes.**
 - * Please submit to Soaring Eagle Ranch HOA, c/o Metro District Management, LLC, 417 S. Howes Street, Fort Collins, CO 80521, (970) 484-0101, Fax (970) 419-0997, metrodistrict@gmail.com.
 - * Site plan, construction plans, landscape plans, and/or drawings *must* be submitted in .pfd format.
 - * Additional photo or image support *must* be submitted in .jpg or png file.
 - * Incomplete submittals will not be considered.

Description of Improvements:

Planned Completion Date: _____

By signing below I agree to receive approval from the ARC before proceeding with any proposed improvements. ARC approval is limited to the attached submittal. Any changes will require that such changes be submitted to the ARC for approval. ARC approval does not constitute legal opinion. All improvements shall be completed in accordance with the laws and codes of the Town of Severance, Weld County, or the State of Colorado, and I agree to obtain the proper permits. Neither the ARC nor Soaring Eagle Ranch Homeowners Association is responsible for evaluating the safety or soundness of the construction design, materials, or methods proposed. I agree to consult with an architect, engineer, surveyor, and/or hydrologist as necessary to review my proposed construction. I further understand that I am responsible for the timely completion of the proposed improvements as approved.

Owner Signature _____ Date _____

FOR ARC USE ONLY

Approved _____ Approved subject to conditions _____ Denied _____

Comments/Conditions:

Date Received _____ ARC Signature _____ Date _____

BASKETBALL GOALS

The following guidelines govern the use of all basketball goals, all of which (with the possible exceptions of play toys, which are subject to storage requirements) require ARC approval. Incomplete applications will be rejected. All others will be considered fairly on a case by case basis, the intent of which is to allow the activity (basketball) while maintaining a reasonable standard of style and order in the community.

Basketball goals will be approved in the sole discretion of the ARC, based upon the specifics of the proposed installation and the particulars of the intended location. Please review the following for guidance, *before* making an application.

2.10 Basketball Backboards, Portable and Permanent Backboards. ARC approval is required for every type of basketball goal. No basketball goal, whether permanent or portable, shall be permitted to remain in the "front" yard when not in use. Basketball goals may, in the sole discretion of the ARC, be conditionally approved for "rear" and "side" yard locations, subject to the following:

1. Applicant shall submit an application defining the specific design, model, and/or type of basketball goal (documented by drawings, photographs, etc.) to the ARC in writing as provided for in section III.)3.3) of the *RESIDENTIAL IMPROVEMENT GUIDELINES*.
2. In general, basketball goals should exhibit the following minimum standards:
 - a. A shatterproof backboard 50" in width or more.
 - b. Steel frame construction.
 - c. Good condition.
 - d. Stability to remain upright in adverse weather conditions.
3. Applicant shall include on said application the proposed location of the basketball goal (accompanied by a site plan, photograph, or drawing clearly illustrating the proposed location) to the ARC in writing, as provided for in section III.)3.3) of the *RESIDENTIAL IMPROVEMENT GUIDELINES*.
4. Portable basketball goals measuring less than 7.5' feet in height, or with backboards less than 48", or supported by poles less than 3" in diameter, shall be considered **Play and Sports Equipment** subject to the storage requirements of Section 2.56 of the *RESIDENTIAL IMPROVEMENT GUIDELINES*.
5. Use of portable basketball goals in other locations may be permitted if properly stored when not in use.
 - a. "Properly stored" shall mean in:
 - i. A garage
 - ii. An enclosed storage area
 - iii. A place otherwise screened from view.
 - b. "When not in use" shall mean:
 - i. Any period of more than eight hours without continuous play
 - ii. The period between the hours of 10 P.M. and 6 A.M.
6. Unless otherwise approved by the ARC, no basketball goals may be attached to a residence or garage.

Soaring Eagle Ranch Architectural Review Committee

PLAY STRUCTURES

A swingset or other play structure is considered an accessory building, if it is over six feet high or more than 24 square feet. This includes virtually all of the new play structures on the market today.

2.57 Playhouses. ARC approval is required. If structure is more than 24 sq. ft. or over six (6) feet high, it shall be considered an accessory building. See Accessory Buildings, Section 2.2.

As accessory buildings, they are subject to the following requirements, the highlighted criteria of which are very important.

2.2 Accessory Buildings. Committee approval is required. Approval will be based upon, but not limited to the following criteria:

- (a) Must be of the same or generally recognized as complimentary architectural style and color as that of the residence.*
- (b) Maximum sizes will be 8' x 10' x 8 ½' in height including skids, foundation or concrete slab. Requests for approval will be reviewed on a case-by-case basis, taking into consideration the lot size, square footage of the home and proposed location of shed or accessory building.*
- (c) All sides must be "screened" by a fence, vegetation, or the home. Vegetation must be evenly distributed on all exposed sides and must not allow more than 50% of building to be viewed from ground level.*
- (d) Any utilities to accessory building shall be underground.*
- (e) Shall be located in the side or rear yard within the Building Envelope.*
- (f) Roof must match the existing roof on residence unless otherwise approved by ARC.*
- (g) Should not unreasonably obstruct adjacent neighbor's views of mountains or open areas.*
- (h) Materials must match existing residence unless otherwise approved by ARC.*

Note: A playhouse shall not be considered an accessory building if it is less than 24 square feet and is less than 6 feet in height from highest peak to ground. See Section 2.57 Playhouses.

The foregoing criteria are requirement. Each application should include a description of how the applicant will meet these requirements. Since all play structures must be within the building envelope, a plat, showing the property's building envelope and the position of the proposed improvements within such envelope, must be included with every application for a play structure.

Soaring Eagle Ranch

Architectural Review Committee



SOARING EAGLE RANCH

Native Grasses

According to *Residential Improvement Guidelines (ARC) and Residential Site Restrictions* (section 2.46) the timing of the planting of grass is as follows:

Unless otherwise approved by the ARC, in its sole discretion, any Lot on which a dwelling is completed between May 1 and September 1 of any year shall complete grass, seeding or sodding erosion and weed control landscaping within thirty (30) days after the completion of the dwelling... All dwellings completed in other months shall complete grass, seeding, or sodding erosion and weed control landscaping by the next July 1st.

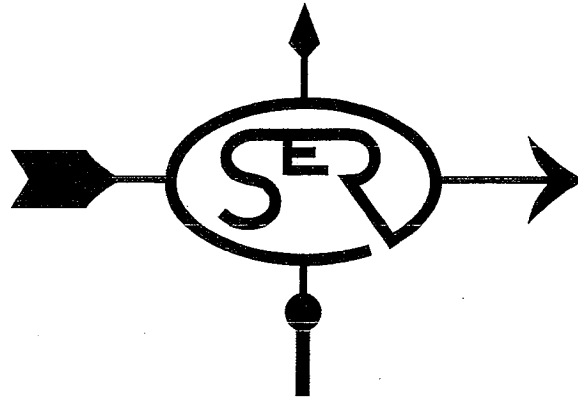
The guidelines further specify that the Owner is responsible for seeding that portion of the entire lot which is not otherwise improved as follows:

Additionally, all landscaping on each Lot shall be located within the Landscaping Envelope Area, unless otherwise approved by the ARC, in its sole discretion; provided, however, that the portions of the Lot outside of the Landscaping Envelope Area will be planted by the Owner with a drought-tolerant native grass seed mix which will be the same seed mix used in the Common Areas.

The seed mix in question is the *Aggressive Dry Land Mix* available at Pawnee Buttes Seed Company <http://www.pawneebuttesseed.com>. This is the recommended mix; however, another similar mix may be approved upon submission to the ARC.

Since a significant area of any lot is always scarred by excavation, construction traffic, etc., much of the native grass on the site before construction is destroyed and must be replanted. Such soil compaction during construction renders drilling the native seed a much more effective application than broadcasting it. Therefore native grass areas should be *drilled*, rather than *broadcast*, for best results, and the fall and/or spring are generally good times. Contact Pawnee Buttes for seeding suggestions, contractors, etc.

It is important to time the seeding of the areas with the expectation of seasonal moisture, since irrigation water is not authorized for the establishment of native grasses, except when field watering is authorized, and the signs are posted.



RESIDENTIAL IMPROVEMENT GUIDELINES (ARC) AND RESIDENTIAL SITE RESTRICTIONS

Revised March 20, 2008

These Residential Guidelines have been prepared by the Architectural Review Committee of the Soaring Eagle Ranch Homeowners Association. The Architectural Review Committee reserves the right to add to or modify these guidelines at its discretion. Please check with the Architectural Review Committee to be certain that you have the latest edition.

RESIDENTIAL IMPROVEMENT GUIDELINES AND RESIDENTIAL SITE RESTRICTIONS FOR SOARING EAGLE RANCH

I. INTRODUCTION.

1.1 Basis for Guidelines. These Residential Improvement Guidelines and Residential Site Restrictions are intended to assist homeowners in Soaring Eagle Ranch in the design of their homes and landscaping and other improvements to their property, and as provided for in Article 9, Sections 4 and 5 of the Declaration of Covenants, to list the rules and regulations adopted by the Homeowners Association with respect to the use of Residential Sites. **THE DECLARATION OF COVENANTS FOR SOARING EAGLE RANCH P.U.D., REQUIRES PRIOR APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE BEFORE ANY IMPROVEMENT TO PROPERTY INVOLVING A RESIDENTIAL LOT IN SOARING EAGLE RANCH.** "Improvement to property" is very broadly defined in the Covenants. For instance, an "improvement to property" would include any landscaping or change of the grade of property; the construction or installation of any accessory building, patio, deck, pool or hot tub; the demolition or removal of any building or other improvement; and any change of exterior appearance of a building or other improvement. In order to assist homeowners, the Covenants authorize the Architectural Review Committee (hereinafter "ARC") to establish guidelines and to establish certain pre-approved designs for several types of improvements to property and to exempt certain improvements to property from the requirement for approval. This booklet contains the guidelines established by the ARC with respect to residential property. Throughout this document the term "property" shall refer to a residential site.

1.2 Contents of Guidelines. In addition to the introductory material, these Guidelines contain: (a) a listing of specific types of improvements which homeowners might wish to make with specific information as to each of these types of improvements; (b) rules and regulations applicable to residential sites; (c) a summary of procedures for obtaining approval from the ARC; (d) some attachments for such things as fences and trash enclosures; (e) a definition section to define specific words or words in quotations.

1.3 Architectural Review Committee. The ARC consists of not more than three (3) persons who are appointed by the Developer. Upon the sale of all lots owned by Developer, the ARC shall be appointed on an annual basis by the Board of Directors of the Homeowners Association from among the lot owners.

1.4 Committee Address and Phone. The address of the ARC will be the same as the address of the Homeowners Association. The present address of the ARC is the property management company, ProHOAm, 363 West Drake Road, Suite 3, Fort Collins, CO 80526. The phone number of the ARC is 970-266-2531.

1.5 Effect of Covenants and Environmental Handbook. The Declaration of Protective Covenants, Conditions and Restrictions for Soaring Eagle Ranch P.U.D., (hereinafter "Covenants") and the Environmental Handbook are documents governing property within Soaring Eagle Ranch P.U.D. Particular areas or groups of lots become part of the Homeowners Association by annexation pursuant to a Supplemental Declaration. Copies of the Covenants, and of the Environmental Handbook, if applicable, are delivered to new homebuyers when they purchase their homes and are available at any time at the ARC office. Each homeowner should review and become familiar with the Covenants and any Supplemental Declarations applicable to his or her property. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Covenants, the Environmental Handbook, or of any Supplemental

Declaration and, if there is any conflict or inconsistency, the Covenants, the Environmental Handbook, and Supplemental Declaration will control. Provisions relating to the use of property and to improvements to property are found in Article IX of the Covenants.

1.6 Effect of Governmental and Other Regulations. Use of property and improvements to property must comply with applicable building codes and other governmental requirements and regulations. Approval by the ARC will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies. For general information about Town of Severance requirements, homeowners may write or call the Town at 970-686-1218.

1.7 Interference with Utilities. In making improvements to property, homeowners are responsible for locating all water, sewer, gas, electrical, satellite dish or other utility lines in easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved and homeowners will be responsible for any damage to any utility lines. All underground utility lines and easements can be located by contacting the following entities:

QWest: (Telephone)	1-800-244-1111
Xcel Energy (Gas)	1-800-772-7858
Poudre Valley REA (Electric)	1-970-226-1234
North Weld Water District	1-970-356-3020
Trash Hauler:	One company to be Determined & Designated

1.8 Goal of Guidelines. Compliance with these Guidelines and Restrictions, the provisions of the Covenants, and the Environmental Handbook, if applicable, will help preserve the inherent architectural and aesthetic quality of Soaring Eagle Ranch. 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 very far in creating an optimum environment which will benefit all homeowners. By following these Guidelines and Restrictions and obtaining approvals for improvements to property from the ARC, homeowners will be protecting their financial investment and will help insure that improvements to property are compatible with standards established for Soaring Eagle Ranch. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines and Restrictions, the ARC's interpretation thereof shall be final and binding.

II. SPECIFIC TYPES OF IMPROVEMENTS – GUIDELINES.

2.1 General. Following is a listing, in alphabetical order, of restrictions as well as a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each. **UNLESS OTHERWISE SPECIFICALLY STATED (SEE SECTION 3.2), 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 MADE.** In some cases, where it is specifically so noted, a homeowner may proceed with the improvement without advance approval by the ARC if the homeowner follows the stated guideline. In some cases, where specifically stated, a type of improvement is prohibited. If you have in mind an improvement not listed below, ARC approval is required.

2.2 Accessory Buildings. Committee approval is required. Approval will be based upon, but not limited to the following criteria:

- (a) Must be of the same or generally recognized as complimentary architectural style and color as that of the residence.
- (b) Maximum sizes will be 8' x 10' x 8 ½' in height including skids, foundation or concrete slab. Requests for approval will be reviewed on a case-by-case basis, taking into consideration the lot size, square footage of the home and proposed location of shed or accessory building.
- (c) All sides must be "screened" by a fence, vegetation, or the home. Vegetation must be evenly distributed on all exposed sides and must not allow more than 50% of building to be viewed from ground level.
- (d) Any utilities to accessory building shall be underground.
- (e) Shall be located in the side or rear yard within the Building Envelope.
- (f) Roof must match the existing roof on residence unless otherwise approved by ARC.
- (g) Should not unreasonably obstruct adjacent neighbor's views of mountains or open areas.
- (h) Materials must match existing residence unless otherwise approved by ARC.

Note: A playhouse shall not be considered an accessory building if it is less than 24 square feet and is less than 6 feet in height from highest peak to ground. See Section 2.57 Playhouses.

2.3 Additions and Expansions. ARC approval is required. Additions or expansions to the home will require submission of detailed plans and specifications. Materials should match the existing residence.

2.4 Address Numbers. Each lot will be required to have a mailbox column at the driveway entrance set according to U.S. Postal Service specifications, and designed according to the Soaring Eagle Ranch Fence Detail criteria. (See Fence Detail Diagram)

2.5 Advertising. All trade signs, which includes, but are not limited to landscaping, painting and roofing, may only be displayed while work is in progress and must be removed upon completion of the job. Sign may not exceed 2'x3'. Realty signs, see Signs, Section 2.67.

2.6 Air Conditioning Equipment. ARC approval is required. Window units installed at street level must be located in a "side" or "rear" yard and must be concealed from adjacent properties. Installation of air conditioning equipment above street level will not be permitted. See also Evaporative Coolers, Section 2.27

2.7 Antenna. Under Article IX, Section 15 of the Covenants, exterior radio antennae, television antennae, microwave or satellite dish antennae or other electronic signal, receiving or transmitting equipment may not be erected in residential portions of Soaring Eagle Ranch unless approved by the ARC, or as otherwise allowed by State or Federal law. Due to the development of satellite antennae technology, the ARC, as a waiver and modification to the restrictions on antennae contained in Article IX, Section 15, adopts the following guidelines:

2.7.1 Satellite Antennae. One (1) small satellite antennae may be installed and maintained on any privately owned site, but only upon compliance with the following conditions:

- (a) Prior written approval of the ARC must be obtained, both before installation and before relocation of any previously approved existing satellite antennae;

- (b) The satellite antennae must be 24 inches or less in diameter and must be indistinguishable from other structures, devices or improvements otherwise allowed in the community and/or by the Covenants and/or these Guidelines;
- (c) The satellite antennae must not be visible from the front of the privately owned site upon which it is located;
- (d) Adequate screening (fencing, shrubbery, etc.) as is deemed appropriate by the ARC to effectuate the intent of paragraphs (b & c) and also to adequately screen the satellite antennae from neighboring privately owned sites, parks, parkways, greenbelts, school grounds, and open space must be proposed and provided;
- (e) All satellite antennae installed on a privately owned site are restricted for the personal use of the owner of the site;
- (f) When located at ground level, the top of the satellite antennae unit may not exceed forty-five (45") inches above grade;
- (g) The installation of the satellite antennae must comply with any zoning requirements and building codes, if applicable, with evidence of such compliance to be provided to ARC.

NOTE: ARC approval of a satellite dish antennae is in no way to be construed as a representation, guaranty, warranty, etc., by the ARC and/or the Soaring Eagle Ranch Homeowners Association that reception and/or transmission signals will be adequate or will remain undisturbed by vegetation or improvements located on surrounding properties.

2.7.2 TV Antennae, Radio Antennae and Other Antennae. Although approved satellite antennae may be installed on privately owned sites, all other exterior radio, TV or other antennae shall remain restricted from residential privately owned sites.

2.8 Awnings. See Overhangs, Section 2.49

2.9 Balconies. See Decks, Section 2.22

2.10 Basketball Backboards, Portable and Permanent Backboards. ARC approval is required for every type of basketball goal. Free standing, pole mounted backboards may not be constructed in the "front" yard, whether permanent or sleeve-set. Garage mounted backboards may be approved. Portable freestanding basketball boards may be conditionally approved if reasonably placed for play and properly stored when not in use. "Rear" and "side" yard pole mounted basketball backboards may be approved based upon, but not limited to, the following considerations: proximity of goal to the property lines, proximity to the neighbor's living area, landscaping and vehicles.

2.11 Birdbaths. ARC approval is not required if placed in "rear" yard and of a height not greater than 3 feet including any pedestal. Placement in "front" or "side" yard requires ARC approval.

2.12 Birdhouses and Birdfeeders. Committee approval is not required for one "rear" yard installation. Size is limited to 1 x 2 feet. Additional units or location in "front" or "side" yard needs ARC approval.

2.13 Boats. See Motor Vehicles/Recreational Vehicles, Section 2.48.

2.14 Building Envelope: Each lot contains a designated building envelope as identified on the Site Plan and which will be enforced according to the provisions of the Plat and the Covenants. The location and set-back of each building on any Lot shall be determined, in the sole discretion of the Committee which setback and location restrictions and limitations shall be at least consistent with all applicable governmental zoning ordinances, subdivision regulations and building codes. The Committee may, in its sole discretion, require and

enforce varied and more restrictive set-back and location requirements with respect to the various Lots located in the Soaring Eagle Ranch Subdivision. No portion of any improvement or building on a Lot may encroach upon another Lot. Unless otherwise approved by the Committee, in its sole discretion, all improvements on a Lot, including, without limitation, the Owners' residence, all garages, storage sheds, other buildings, and all fencing, shall be located within the designated Building Envelope Area.

- 2.15 Business Activity From a Residence.** Each lot shall be used as a site for a residence and for no other purpose. No commercial business or trade shall be conducted on any lot, except such home occupations as defined and permitted under applicable zoning codes or regulations. Said home occupations are not allowed if there will be a change from the normal residential restrictions including, but not limited to: trash, sound, odor, signage, traffic, vehicles, parking, and deliveries.
- 2.16 Campers.** See Motor Vehicles/Recreational Vehicles, Section 2.48
- 2.17 Car Covers or Carports.** Not permitted. See Sections 2.21 and 2.48 for allowable methods of vehicle storage.
- 2.18 Circular Drives.** See Driveways. See Section 2.26.
- 2.19 Clothes Lines and Hangars.** ARC approval is not required for temporary clothes lines or clothes drying structures in the backyard which can be, and are in fact, taken down after each use. Note that clothing, fabrics and other articles may not be hung, dried or aired so as to be visible from other properties.
- 2.20 Compost.** ARC approval is required. Container must not be immediately visible to adjacent properties and odor must be controlled. Underground composting is not allowed.
- 2.21 Commercial and/or Oversized Vehicles.** A commercial vehicle is defined as, but is not limited to, a vehicle that has a business name or logo on it, has equipment attached to or is used for the purpose of providing services to an individual or corporation. An oversized vehicle is defined as a vehicle that cannot be parked within the garage. All commercial vehicles must be parked in the garage. Oversized vehicles or un-garageable commercial vehicles must have committee approval to be parked in the driveway or on the street. Such approval will be based upon, but not limited to, no more than one vehicle, affect on curb appeal, affect on safety, and affect on street traffic. No vehicle, whether commercial or oversized, shall be parked in such a manner that it blocks the walkway.
- 2.22 Courtyards** Courtyard walls must be built using the same exterior finish of the house and cannot exceed 4' in height. ARC approval is required prior to installation. Maximum overall length of the wall is 200' with no section exceeding 50' without a break, such as a gate, wrought iron, material change or 3' directional jog.
- 2.23 Decks.** ARC approval is required. Must be wood or other material similar to the material of the residence and, if painted, must be a color similar to or generally acceptable as complementary to the residence. Elevated decks require masonry component on columns or posts, or a covered deck using same roofing materials. Must be installed as an integral part of the residence and patio area. Must be located so as not to obstruct or diminish greatly the view of adjacent property owners or to create an "unreasonable" level of noise for adjacent property owners. Construction shall not occur

over easements and must be confined to the Building Envelope. See Architectural Standards.

- 2.24 Dog Runs.** ARC approval is required. Considerations may include, but not be limited to, location in “rear” or “side” yard and abutting the home, proximity to neighbor’s residence, “screened” from view, type of cover if utilized, limited in size to 250 square feet, and no higher than the existing perimeter fencing. If a cover is used, the cover type and materials used must be addressed in the request for approval, generally tarpaulins are not approved. “Dog kennels” are not allowed.
- 2.25 Doors.** ARC approval is not required for the addition of screen or other type doors to a home or an accessory building if the material matches or is similar to existing doors on the house and if the color is generally accepted as a complimentary color to that of the existing doors on the house. Security treatments for doors and windows must be approved by the ARC.
- 2.26 Drainage.** ARC approval is required for any change affecting drainage. Article IX.9 of the Declaration of Protective Covenants requires that each lot owner be responsible for providing adequate water drainage from the lot into existing storm drains or street gutters so that water does not drain onto adjacent lots. The established drainage pattern as engineered and constructed by the Developer/Builder prior to (or in some cases, immediately following) conveyance of title from the Developer/Builder must not be interfered with, except as approved in writing by the ARC. When installing your 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 flow over walkways, sidewalks or driveways into the street. The ARC may require a report from a drainage engineer as part of landscaping or improvement plan approval. Landscaping should conform to the established drainage pattern. Sump pump drainage should be vented a reasonable distance from the property line to allow for absorption on the lot.
- 2.27 Driveways.** Extension, expansion, or resurfacing 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. To avoid long expanses of concrete driveways, the ARC may require most properties with three car garages to taper the driveway to 15’ at the curb. See Motor Vehicles/RVs, Section 2.48. Driveways in Soaring Eagle must have a concrete pad outside of the garage and a concrete apron at the street entrance which extends from the street to at least 15’ beyond the culvert. It is preferred that concrete or asphalt be used for the remainder of the driveway, however recycled asphalt or gravel (color to be approved by the ARC) may also be used.
- 2.28 Evaporative Coolers.** ARC approval is required. No rooftop installations are allowed. See Air Conditioning Equipment, Section 2.6.
- 2.29 Exterior Lighting.** See Lights and Lighting, Section 2.45. Any addition to the original exterior fixtures (garage, front and rear doors) must be approved. Note: Builders are not at liberty to install accessory lighting without proper authorization.
- 2.30 Equestrian Lots 1, 8, 53, 50, 70 and 76:** The Equestrian Lots are located adjacent to Highway 257 and are designed to serve as a buffer between Highway 257 and the residential lots. These lots are subject to specific provisions, as follow, and as further addressed in the Environmental Management Handbook and the Covenants:
- a) Building envelopes for houses and barns are specifically depicted on the Site Plan of the Property.

- b) The Committee, in its sole discretion, must approve the mix of livestock allowed on these lots.
- c) No more than one head of livestock per two acres will be allowed.
- d) Each owner must submit a management plan to the ARC for review and approval addressing types and quantity of livestock. Also included must be a plan for the care and management of the livestock and the outbuildings, fencing, trailer and equipment parking, etc., that will be proposed on these lots.

2.31 Fences.

A. General Statement: Fences and/or walls constructed by the Developer along or abutting property lines, arterial streets, collector streets, and local streets may not be removed, replaced, painted a different color or altered, including adding a gate, without approval of the ARC. If any such fences and/or walls constructed by the Developer which are located on a homeowner's property are damaged or destroyed by the homeowner, then the homeowner shall repair or recondition the same at homeowner's expense.

B. Fence Criteria: Refer to document Soaring Eagle Ranch Homeowner Fencing Detail included herein. Fences planned to be located in the rear or side yards along property lines (not previously installed by Developer) must be constructed exactly in accordance with the specifications shown on the Soaring Eagle Ranch Homeowner Fencing Detail attached to these guidelines. ARC approval of the location of the fence is required prior to installation by submitting a simple sketch, using the site plan of the lot showing the fence line and gates and any variations in height. The ARC will require a transitional section of fencing where it is applicable for symmetry and aesthetics. No electrical fences will be allowed. No stone, block, plastic, chickenwire, hogwire, barbed wire or strand wire will be allowed.

C. Fence Location: Fencing is allowed only within the Building Envelope (See Section 2.14). This restriction creates corridors for the movement of wildlife between houses as well as view corridors. No fencing or other barriers may be constructed in the areas outside of the Building Envelope. No fencing is allowed in front yards. All Fencing shall be setback a minimum of 12' from the front corners of the house.

D. Drainage Under Fencing. It is important to remember that certain drainage patterns may exist along or under proposed fence locations. When constructing a fence, be sure to provide a space of 2" to 3" between bottom of the fence and the ground elevation so as not to block these drainage patterns.

E. Maintenance and Staining: Regular physical and aesthetic maintenance of fencing is required. The maintenance of the lot side of fencing installed by Developer between greenbelts and lot lines becomes the responsibility of each homeowner sharing that fence portion. The Developer/ HOA will maintain the greenbelt side of shared fences. Stone columns, if any, will be maintained by the Developer/ HOA; however, homeowner is responsible for any damage done by homeowner. Staining of all fences must be done with the approved stain for Soaring Eagle Ranch. See Fencing Plan and Details document.

2.32 Firewood Storage. See Wood Storage, Section 2.95

2.33 Flagpoles. ARC approval is required. May not exceed height of the peak roof line of the house.

- 2.34 **Garbage Containers and Storage Areas.** See Trash Pickup, Containers, and Enclosures, Section 2.81.
- 2.35 **Gardens – Flower.** ARC approval is not required. All flower gardens must be weeded, cared for and carefully maintained.
- 2.36 **Gardens – Vegetable.** ARC approval is not required if “screened” and if located in the rear or side yard. It must be weeded, cared for and carefully maintained.
- 2.37 **Gazebos.** ARC approval is required. Must be an integral part of the landscape plan and must not obstruct adjacent property owners’ primary view.
- 2.38 **Grading and Grade Changes.** See Drainage, Section 2.25.
- 2.39 **Greenhouses.** ARC approval is required. Approval will be based upon but not limited to general aesthetics, quality and permanence of materials used. Adequate screening will be required.
- 2.40 **Hanging of Clothes.** See Clotheslines and Hangers, Section 2.19.
- 2.41 **Hot Tubs.** ARC approval is required. It is suggested that it be an integral part of the deck or patio area and/or the rear yard landscaping. Must be in the rear or side yard. Must be installed in such a way that it is not immediately visible to adjacent property owners and that it does not create an unreasonable level of noise for adjacent property owners.
- 2.42 **Irrigation Systems.** Underground manual or automatic irrigation systems will not require approval of the ARC. Overspray from irrigation systems shall not encroach onto other properties. See Page 3 of the Environmental Management Handbook.

NON-POTABLE WATER used in the irrigation systems is not fit for human consumption. Owners should take appropriate precautions to prevent any person from drinking non-potable irrigation water or otherwise making any use of such water which may be damaging to a person’s health. To the extent such water may be harmful to animals, the Owners and those otherwise having the care, custody and control of such animals should also take appropriate precautions to prevent any animal from drinking the non-potable irrigation water or otherwise exposing the animal to such water in a manner which would be damaging to the animal’s health. Neither the Declarant nor the Homeowners Association shall be liable for any claims resulting from the use of non-potable irrigation water for any purpose other than irrigation and, by accepting a deed to a Lot, the Lot Owner knowingly and voluntarily waives any such claims against the Declarant, its assignees and the Association. Please refer to Environmental Handbook.

- 2.43 **Jacuzzi.** See Hot Tubs, Section 2.40.
- 2.44 **Junk / Inoperable Vehicles.** See Motor Vehicles/Recreational Vehicles, Section 2.48.
- 2.45 **Kennels.** Not allowed. See Dog Runs, Section 2.23 and Definitions.
- 2.46 **Landscaping.** ARC approval is required for all landscaping. Each owner shall complete a landscape plan, complete with a timetable for starting and completion, and this plan shall be submitted for written approval by the ARC contemporaneously with the submission of the dwelling plans, or within thirty (30) days after the dwelling is occupied. (Builder owned houses for sale excepted.) Landscaping plan should include a drawing, to scale, showing location of various trees, shrubs, flower beds, walkways,

berms, play areas, water features, etc., with types of plants intended for use clearly marked. Buffalo grass will not be approved as a front yard lawn grass. A maximum of 20,000 square feet of irrigated landscaping is allowed. The ARC is empowered to remove or have removed any shrubs, plants, trees, gardens, swimming pools, playground areas, gazebos, water features, and the like, not having received the approval of the ARC.

Unless otherwise approved by the ARC, in its sole discretion, any Lot on which a dwelling is completed between May 1 and September 1 of any year shall complete grass, seeding or sodding erosion and weed control landscaping within thirty (30) days after the completion of the dwelling and the remainder of all landscaping will be completed in accordance with the timetable described in the landscape plan, but not later than six (6) months after the dwelling is inhabited, unless otherwise extended in the sole discretion by the ARC. All dwellings completed in other months shall complete grass, seeding, or sodding erosion and weed control landscaping by the next July 1st and the remainder of all landscaping will be completed in accordance with the timetable described in the landscape plan but not later than six (6) months after the dwelling is inhabited. All Owners of Lots other than Developer shall cut and control all weeds and vegetation growing on all Lots, whether vacant, occupied, or those with improvements under construction.

Additionally, all landscaping on each Lot shall be located within the Landscaping Envelope Area, unless otherwise approved by the ARC, in its sole discretion; provided, however, that the portions of the Lot outside of the Landscaping Envelope Area will be planted by the Owner with a drought-tolerant native grass seed mix which will be the same seed mix used in the Common Areas.

The Privately Owned Open Space (See Lot Diagram) on each lot will be mowed by the lot owner.

- 2.44 **Latticework.** ARC approval is required for any type of trellis or latticework.
- 2.45 **Lights and Lighting.** ARC approval is required to change or add exterior lighting. Therefore, the use of motion detector spots, spotlights, flood lights or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) require ARC approval. Considerations may include, but not be limited to, the visibility, style and location of the fixture. 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 cause glare to other homeowners (bullet type light fixtures are recommended.)
- 2.46 **Motorcycle.** See Section 2.48.
- 2.47 **Motor Homes.** Not permitted to be located or parked permanently in residential areas. See Motor Vehicles/Recreational Vehicles, Section 2.48.
- 2.48 **Motor Vehicles/Recreational Vehicles.** No recreational vehicles, campers, campers on/off a vehicle, boats, mobile homes, horse trailers or other trailers, tractors, motor homes or trucks (other than a pickup) may be stored or parked in such a manner as to be visible from any other property for longer than forty-eight (48) consecutive hours (2 days) during any month, except as may be approved in writing by the ARC. Such vehicles may be kept only within garages or enclosed structures approved by the ARC. Periodic movement of the vehicle for the sole purpose of circumventing this standard shall not qualify the vehicle for exception from this standard.

No vehicle shall be allowed to be parked or stored on a residential lot unless it is located on the driveway, in the garage or hidden from view by an enclosure which has been approved by the ARC.

Inoperable vehicles (Legal and/or mechanical) cannot be repaired, constructed or allowed to remain on any property so as to be visible from any other property.

- 2.49 Overhangs/Awnings.** ARC approval is required. The color must be the same as or generally recognized as complementary to the exterior of the residence.
- 2.50 Painting.** ARC approval is required for all exterior painting. The submittal must contain the manufacturer's paint chips with name and code number. Approval will take into consideration, but not be limited to the "sheen" of paint, the home's architecture, stone or brick accents, roofing color, and color of neighboring properties.
- 2.51 Patio Covers.** ARC approval is required. Must be constructed of wood or material generally recognized as complementary to the home and be similar or generally recognized as complementary in color to the colors in the home. Free-standing patio covers may be permitted as well as extensions of the roof.
- 2.52 Patios – Enclosed.** See Additions and Expansions. Section 2.3
- 2.53 Patios – Open.** ARC approval is required. Must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. Must be similar or generally accepted as a complementary color and design of the residence.
- 2.54 Paving.** ARC approval is required, regardless of whether for walks, driveways, patio areas or other purposes and regardless of whether concrete, asphalt, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers are used as the paving material.
- 2.55 Pipes.** Exterior pipes and equipment must be approved. Adequate screening may be required. PVC pipes are usually not allowed. See Utility Equipment, Section 2.85.
- 2.56 Play and Sports Equipment.** ARC approval is required if equipment is more than seven (7) feet in height. Playground equipment to be located within the Building Envelope. Play equipment or items used for front yard play are to be stored out of view when not in use. Plastic equipment must be stored out of view from neighboring yards if the lot is not fenced. Consideration should also be given to securing lightweight play equipment, which is subject to movement by high winds. Swing sets must be constructed of wood and stained with the same color as used for the fencing throughout Soaring Eagle Ranch. A playground area should be designated on the approved landscaping plan for construction of play equipment such as swing sets, playhouses and forts. (This designation allows neighboring homeowners to plant screening landscape features.)
- 2.57 Playhouses.** ARC approval is required. If structure is more than 24 sq. ft. or over six (6) feet high, it shall be considered an accessory building. See Accessory Buildings, Section 2.2.
- 2.58 Poles.** See Flagpoles, Utility Equipment, Basketball Backboards, Birdhouse, etc.
- 2.59 Pools.** ARC approval is required. Above-ground pools will be discouraged. See Hot Tubs, Section 2.40.

- 2.60 **Radio Antennae.** See Antennae, Section 2.7.
- 2.61 **Roofs (Replacement)/ Rooftop Equipment.** ARC approval is required if material is changed. Rooftop equipment must be approved and must be painted a color similar or generally accepted as complementary to the exterior of the house and installed so as to minimize the visibility of the equipment on the roof.
- 2.62 **Saunas.** ARC approval is required.
- 2.63 **Screen Doors.** See Doors, Section 2.24.
- 2.64 **Septic System.** See Environmental Handbook for Septic System details and diagram.
- 2.65 **Exterior Shutters.** ARC approval is required. Exterior mounted security roll type shutters are not allowed.
- 2.66 **Siding.** ARC approval is required.
- 2.67 **Signs.** ARC approval is required for most signs. Temporary signs advertising property for sale or lease which are no more than 4 feet in height and no more than 2'x3' in dimension, and which are conservative in color and style may be installed on the lot without ARC approval provided there is no more than one sign per lot. All other signs, including address numbers and name plate signs must be approved by the ARC. No lighted signs will be permitted.
- 2.68 **Skylights.** ARC approval is not required if 3'x5' or smaller.
- 2.69 **Solar Energy Devices.** ARC approval is required. See Roofs, Section 2.61.
- 2.70 **Spas.** See Hot Tubs, Section 2.40.
- 2.71 **Sprinkler Systems.** See Irrigation, Section 2.41.
- 2.72 **Statues.** ARC approval is not required if they are installed in rear yard and of a height not greater than 5 feet, including any pedestal.
- 2.73 **Storage Sheds.** See Accessory Buildings, Section 2.2.
- 2.74 **Sunshades.** See Overhangs, Section 2.49.
- 2.75 **Swamp Coolers.** See Evaporative Coolers, Section 2.27 and Rooftop Equipment, Section 2.61.
- 2.76 **Swing Sets.** See Play and Sports Equipment, Section 2.56.
- 2.77 **Television Antenna.** See Antennae, Section 2.7.
- 2.78 **Temporary Structures.** ARC approval is required. Tents, shacks, temporary structures or temporary buildings are prohibited without the prior consent of the ARC, and except in unusual circumstances such consent will not be given. Camping tents for occasional overnight sleeping by children or party tents will not require ARC approval if left up for not longer than 72 hours.
- 2.79 **Temporary Vehicles.** See Motor Vehicles/Recreational Vehicles, Section 2.48.

- 2.80 **Trailers.** See Motor Vehicles/Recreational Vehicles, Section 2.48.
- 2.81 **Trash Containers, Enclosures, and Pick Up.** One sanitation company may be designated for use throughout Soaring Eagle Ranch in order to restrict heavy truck traffic on the privately owned roads to one day per week. Trash enclosures require approval of ARC. Trash, refuse, garbage, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored or allowed to accumulate on any lot except within an enclosed structure or appropriately screened from view. Trash containers may be placed on the street for pickup the evening prior to pickup. Trash containers must be properly stored the evening of pickup. See Compost, Section 2.20.
- 2.82 **Treehouses.** Will not be permitted.
- 2.83 **Trucks.** See Section 2.21 and 2.48.
- 2.84 **Underground Installations.** ARC approval is required.
- 2.85 **Utility Equipment.** Installation of utilities or utility equipment required ARC approval unless located underground or within an enclosed structure. Pipes, wires, poles, utility meters and other utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure. See Section 2.58.
- 2.86 **Vanes.** See Windchimes, Section 2.94.
- 2.87 **Vehicles (Large).** See Motor Vehicles Section 2.21 & 2.48.
- 2.88 **Vents.** See Rooftop Equipment, Section 2.61.
- 2.89 **Walls.** See Fences, Section 2.30
- 2.90 **Walls – Retaining.** ARC approval is required. Walls should not void reasonable fencing of property lines, nor disturb certified drainage plans.
- 2.91 **Water Systems.** ARC approval is not required if the water system is completely contained within the dwelling unit and causes no architectural change to the exterior of said dwelling unit.
- 2.92 **Wells.** Not permitted. No mining or extraction of minerals shall be permitted on any lot.
- 2.93 **Windows: Tinting, Security Bars, etc.** ARC approval is required. Note, security bars may not be approved on second story windows and windows visible to the street.
- 2.94 **Windturbines, Windvanes, Windchimes, Directionals, etc.** ARC approval is required.
- 2.95 **Wood Storage:** ARC approval is not required. Wood must be located in the side or backyard, adjacent to the house; must be neatly stacked; and must not be located so as to block any existing drainage pattern on the lot.

III. PROCEDURES FOR ARC APPROVAL:

- 3.1 **General.** These Guidelines are published to assist Owners and Builders in complying with the Covenant provisions of Soaring Eagle Ranch and to encourage all residential construction to be completed in conformity with the provisions for architectural control. These are guidelines only and the ARC does have final approval authority for the plans submitted. Individual items may be waived or other requirements added to produce an acceptable outcome or may be varied by location and lot to enhance compatibility.

As indicated in the listing of specific types of improvements, there are some cases in which advance written approval of the Architectural Review ARC is not required if the guidelines with respect to that specific type of improvement are followed. In a few cases, as indicated in the listing, a specific type of improvement is not permitted under any circumstances. **IN ALL OTHER CASES, INCLUDING IMPROVEMENTS NOT INCLUDED IN THE LISTING, ADVANCE OR PRIOR WRITTEN APPROVAL BY THE ARC IS REQUIRED BEFORE AN IMPROVEMENT TO PROPERTY IS COMMENCED. THIS SECTION OF THE GUIDELINES EXPLAINS HOW SUCH APPROVAL CAN BE OBTAINED.**

All construction plans in Soaring Eagle Ranch submitted to the ARC will be evaluated by the Developer. The ARC reserves the right to require a review by a registered Architect and approval will be based upon conformance with the submittal requirements, architectural standards, and the construction regulations described herein. The intent of the review process is to ensure that each home has individual design quality and integrity while remaining compatible with the overall neighborhood.

- 3.2 **Drawings or Plans.** The ARC requires all submittals to list the address and legal description of the property and the name and address of the property owner. Submittal must be made prior to commencement of work on any Improvement to Property. The submittal must include "descriptions, surveys, plot plans, drainage plans, elevation drawings, construction plans, specifications and samples of materials and colors" as the ARC may reasonably request showing the nature, kind, shape, height, width, color, materials and location of the proposed improvement. In some cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect or draftsman, and a simple drawing and description will be sufficient. In the case of major improvements, such as room additions, structural changes or accessory building construction, detailed plans and specifications, prepared by a licensed professional, may be required. Whether done by you or professionally, the following guidelines should be utilized in preparing drawings or plans:

- A) The drawing or plan should be done to scale and should depict the property lines of your lot and the outside boundary lines of the home as located on the lot. If you have a copy of an improvement survey of your lot obtained when you purchased it, this survey would be an excellent base from which to draw.
- B) Existing improvements, in addition to your home, should be shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, walks, decks, trees, bushes, etc.
- C) The proposed improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed improvement, including the materials to be used and the colors. (Example: Redwood deck, 10'x12' with 2" x 4" decking. Natural stain.)

- D) The plan or drawing and other materials should show the name of the property owner, the address of the home and a telephone number where the property owner can be reached.

3.3 **ARCHITECTURAL REVIEW REQUIREMENTS:**

Submission of Drawings and Plans. Please complete the “Architectural Control Submittal” form by checking off the items that are specific to the request, and making sure that these items are addressed on the drawings or plans. A copy of this form is included on page 19. Samples of exterior color selections must be submitted for ARC approval using the form provided on page 20. Two copies of the drawing or plan must be submitted to the ARC. **The items shown on the “Architectural Control Submittal” form must be submitted and ARC approval received prior to any construction activity.**

3.4 **SUBMITTAL REQUIREMENTS:** Before construction begins each Owner must submit the following items for review by the ARC and all submittals are to be clearly marked with the Owners name and phone number, mailing address, lot number and address:

- A) **Site Plan** (2 copies) which indicates the following:
- Building location & Building Envelope (dimensioned from all property lines)
 - Setbacks and easements
 - All driveways, decks, pads, sidewalks, etc., locations
 - Grading and drainage plan, including flow arrows
 - Top of Wall elevations for house, garage, and all step-downs
 - Elevations of all corners of each lot
- B) **Construction Drawings** (2 sets – One will be returned to you) indicating:
- Exterior elevations, all sides, showing dimensioned trim, railing & door details
 - Indications of exterior materials
 - Exterior details including chimneys, exterior stairs, decks, railings and columns, and location of required standard address block on front elevation.
 - Roof Pitches.
 - Building height
- C) **Colors and Exterior Finishes:**
- Actual color samples of exterior finishes and paint colors on 8 ½ x 11 format (No photos, except for brick or stone. Use Color Submittal Form)
 - Color picture of roof selection with specifications & 40 year warranty details.
- D) **Landscape and Fencing Plans:** (2 sets – One will be returned to you)
- Site plan showing landscape envelope location and square footage (non-linear landscape boundary is encouraged); fencing location (within Building Envelope) and setbacks; mailbox location; grass; location & type of trees & shrubs; rock; berms; fountains or ponds; terracing, retaining walls; decorative features; lighting; Private Open Space, etc.

- E) **Additional Improvements:**
- Any other anticipated items such as dog runs, storage areas, etc. Additional construction to a home or landscaping after completion of an approved site must be submitted to ARC for approval prior to initiating such changes or additions.
- F) **Fees and Deposits:** Checks should be made payable to Soaring Eagle Homeowners Association:
- \$500 Fee will be collected for ARC, septic and landscape inspections.
 - \$1,500 Compliance Deposit, refundable as follows:
- a) **\$500 of Deposit.** Upon completion of the structure or improvement being built on any lot, confirmed by a Final Inspection approval by the Building Inspection Department or a Certificate of Occupancy, the Owner shall request a Compliance Inspection by the ARC. Upon approval of substantial compliance with the plans and specifications that were previously approved by the ARC, including inspection of the septic system installation, \$500 of the Compliance Deposit may be refunded to the Owner at the sole discretion of the ARC. Said inspection shall occur within one week of receiving a written request for the inspection.
- b) **\$1,000 of Deposit.** Upon the completion of the installation of landscaping on any lot, and the installation of the irrigation tap, the Owner shall request a Compliance Inspection by the ARC. Said inspection shall occur within one week of receiving written request for inspection. Upon approval of substantial compliance with the landscaping and irrigation plans and specifications that were approved by the ARC, \$1,000 may be refunded to the Owner at the sole discretion of the ARC.

In the event of non-compliance with any part of the ARC requirements, the entire Compliance Deposit may be forfeited in whole or in part by the Owner, at the sole discretion of the ARC, to be used by the Soaring Eagle Ranch Homeowners Association to remedy the non-compliance or otherwise enforce the Declaration of Protective Covenants.

3.5 BUILDING CODE: All residential structures must conform to the applicable building code of the Town of Severance. Approval by the ARC of plans submitted to them does not imply compliance with any building code or ordinances. The Owner and Builder shall be required to obtain a building permit from Severance and obtain the necessary inspections for a Certificate of Occupancy.

3.6 CONSTRUCTION FENCING: All lots must be fenced with temporary mesh fence prior to any construction-related activity. The rear of the lot and both sides out to the curb must be fenced in order to contain trash and prevent encroachment onto adjoining properties or open space. Owners must access their lots through the front only and may not dump excavated soil or debris on neighboring property.

3.7 CONSTRUCTION MAINTENANCE: All Owners are responsible for maintaining their lots by controlling weeds and trash. Each lot should have it's own temporary power, trash container, and portable toilet, unless several Owners have agreed to share these facilities.

SOARING EAGLE RANCH
ARCHITECTURAL STANDARDS:
(REQUIREMENTS ARE SUBJECT TO CHANGE)

- 1) **DIVERSITY OF STYLES:** It is the intent of the ARC to ensure that each home is compatible with the neighborhood as a whole, while encouraging individuality of style.
- 2) **MINIMUM SQUARE FOOTAGE:**
 Unless otherwise approved by the ARC in their sole discretion, no dwelling may be erected unless the finished floor space area thereof, exclusive of basement, open porches, garages, and attached out-buildings is at least:

Dwelling Style	Minimum Square Footage
Ranch	1800 Square Feet
2 Story	2200 Square Feet

- 3) **BUILDING LOCATION & BUILDING ENVELOPE: (SEE LOT DIAGRAM)**
- Minimum front yard setback is 60' from front property line.
 - Minimum back yard setback is 100' from rear property line.
 - Minimum side yard setbacks are 10' from Landscape Envelope boundary and 60' from edge of Right of Way
 - Front loading garage must be setback 8' from front of house.
 - Maximum driveway width at street is 15'.
 - All lots require side-load or rear-load garages, or garages setback/recessed 8' from front of house. Please see attached Lot Diagram to clarify setback requirements for house, garage and driveway.
 - Setbacks may be varied by ARC review for unusual lot dimensions.
- 4) **LANDSCAPE ENVELOPE: 20,000 Sq. Ft. MAXIMUM- (SEE FIGURE 4)**
- Minimum side yard setback for Landscape Envelope is 25' from side property lines, or 40' from edge of Right of Way or wetlands.
 - Maximum of 50' beyond rear of Building Envelope.
- 5) **SEPTIC ENVELOPES: (SEE LOT DIAGRAM, ENVIRONMENTAL HANDBOOK AND RECORDED PLAT)**
- The septic envelopes are 2,500 square feet (42 x 60) and are located based upon the following criteria:
 - minimum of 10' from any property line
 - minimum of 20 feet from any structure
 - minimum of 100 feet from any water course (Larimer & Weld Canal, Wetlands)
 - minimum of 200 feet from Windsor Reservoir
 - See Recorded Plat for locations of Septic Envelopes
 - No landscaping or construction of any kind is allowed in Septic Envelopes. Turf or approved native seed only.

- 6) **ARCHITECTURAL REVIEW FEES:** Although preliminary submittals are not required, they are encouraged. The ARC will review any Builder's or Owner's plans, sketches or conceptual drawings at any stage before final submittal. This process should help Owners avoid the expense and frustration of a possible ARC disapproval of a formal submittal.

Each formal submittal for architectural approval must be accompanied by the \$500 Fee for Inspections, and the \$1,500 Compliance Deposit. The ARC will provide a written response within 10 working days after submittal. Final approval of plans is valid for twelve (12) months. Construction must begin within this period or, if not, plans must be re-submitted and reviewed again, as if they had not been submitted or reviewed before. (NOTE: The ARC may adjust the fee schedule for submittals and review at any time, and may require a review by a registered Architect.)

7) **EXTERIOR ELEVATIONS:**

EXTERIOR FINISH:	50% minimum of entire front elevation to be masonry or stucco, with 4' full vertical corner wraps minimum. Stucco must be upgraded design with built-out windows and/or other detailing. Brick or stone is encouraged on front elevations with stucco. Rear and side elevations, especially those on roads, corners or open spaces, should also include architectural enhancements such as gable ends, pop-outs, bay windows, masonry, etc.
SIDING:	Hardboard Siding—Painted minimum or equivalent. 8" Maximum reveal. Vertical siding only as accent or complimentary to specific styles.
CORNERBOARDS:	1x6 Battons minimum
FASCIA & SOFFITS:	Minimum 8" fascia; Minimum 16" soffits
WINDOWS	1"x4" minimum window surround
OVERHANG	Minimum 16"
ROOF SLOPE	6/12 Pitch minimum; 12/12 Pitch maximum (Predominant roofs) Other roof pitches may be approved if complimentary to area style.
VENTS, PIPES, CHIMNEY CAPS:	To be located on roof slope away from street whenever possible and painted to match trim, siding or roof material.
DECKS:	Any elevated decks require masonry component, ie. columns, posts, or a covered deck using same roofing materials as house.
COLORS:	Color selection sheets showing body & trim paint and exterior masonry selection must be approved by ARC before installation. All exterior railing, wood, trim must be painted or stained.
ROOFING:	40 Year heavy textured, shadow composition shingle in approved color; OR Tile or slate which has been approved by ARC. Metal roofs or cement tile may be approved if necessary to the architectural style of home and are of a natural color. Standard composition shingles are not acceptable. Spanish style, barrel tile will not be accepted.
HEIGHT:	35' maximum as measured from the average grade at the house.

BUILDING ENVELOPES:	Building envelope to contain all vertical permanent improvements, including buildings, outbuildings, fences, decks, gazebos, etc. See Lot Diagram
GARAGES	All garages must be side-load, rear-load, or recessed at least 8' from front of house. (Rear-load and Side-load are encouraged.) See Lot Diagram
FENCING:	See Homeowner Fence Detail document for specific requirements.
LANDSCAPING:	The intention of the approval process is to encourage an open, natural feel between lots. Plans which define a rigid landscape envelope boundary are discouraged while plans which curve naturally into each lot's Private Open Space are encouraged. The Plan must designate a Maximum of 20,000 s.f. for a Landscape Envelope. All lots must have a detailed landscaping plan approved by ARC before installation. Plans to be submitted with dwelling plans or no later than 30 days after close of sale. Grass seeding or sod to be installed within 30 days of closing on all homes completed between May 1 and September 1 of any year. Homes completed after September 1 st must have grass by next June 1 st .

8) **CONSTRUCTION MAINTENANCE:** All Owners are responsible for maintaining their lots by controlling weeds and trash. Each lot should have it's own temporary power, trash container, and portable toilet, unless several Owners have agreed to share these facilities.

DEFINITIONS:

Boat: A boat is a structure designed for navigation on the water and propelled by oars, paddles, sails, or active power, and includes any object commonly understood to be a boat.

Camper Coach: An item of mounted equipment which, when temporarily or permanently mounted on a motor vehicle, adapts such vehicle for use as temporary living or sleeping accommodations.

Camping Trailer: A vehicular portable unit mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping or travel use.

Common Areas: Outlots that have been or will be dedicated to the Homeowners Association for the purpose of greenbelts, streetscapes, clubhouse, pool, waterfall, etc.

Concealment: Requires that 80% of the area or object be hidden from the view of the adjacent properties.

Dog Kennel: A structure where animals are individualized for purposes of boarding, breeding or training or any type of commercial venture.

Dog Run: A contained space that is intended to allow one or more animals free movement in the out of doors.

Legally Inoperable: A vehicle's licensing status – e.g. expired plates.

Mechanically Inoperable: A vehicle's physical status – e.g. car is not road-ready (motor dysfunctional, drive train out, flat tires, etc.)

Mobile Home: A mobile home is any type of trailer or vehicle body, regardless of any appurtenances, additions, or other modifications thereto, without independent active power, manufactured upon an integral chassis or under carriage and designed either for travel over the highways or for housing accommodations or both.

Motor Home: A vehicular unit, built on a self-propelled motor vehicle chassis, primarily designed to provide temporary living quarters for recreational, camping, or travel use.

Natural Resource Conservation Area: This is a 72-acre open space which has been set aside from development and human access to provide a permanent buffer from human activity or contact with the wildlife of Fossil Creek Reservoir. No access is allowed.

Recreation Vehicle: A recreational vehicle is a vehicle-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own active power or is mounted on or drawn by another vehicle.

Screened: Requires that 50% of the area or object be hidden from the view of adjacent properties.

Sheen: Sheen is the degree of luster of a dried paint film. ARC will approve paint with an angular sheen of 0-25 degrees for base and trim colors.

Trailer/Trailer House: A trailer is any vehicle coupled to, or drawn by any motor vehicle. A trailer house is a trailer designed to serve wherever parked as a dwelling or a place of business.

Travel Trailer: A vehicular portable unit, mounted on wheels, primarily designed and constructed to provide temporary living quarters for recreational, camping or travel use.

Truck Camper: A portable unit, designed to be loaded onto, or affixed to, the bed or chassis of a truck, constructed to provide temporary living quarters for recreational, camping or travel use. This does not include pickup trucks $\frac{3}{4}$ ton or less in size with a topper or shell that does not exceed the height of the cab.

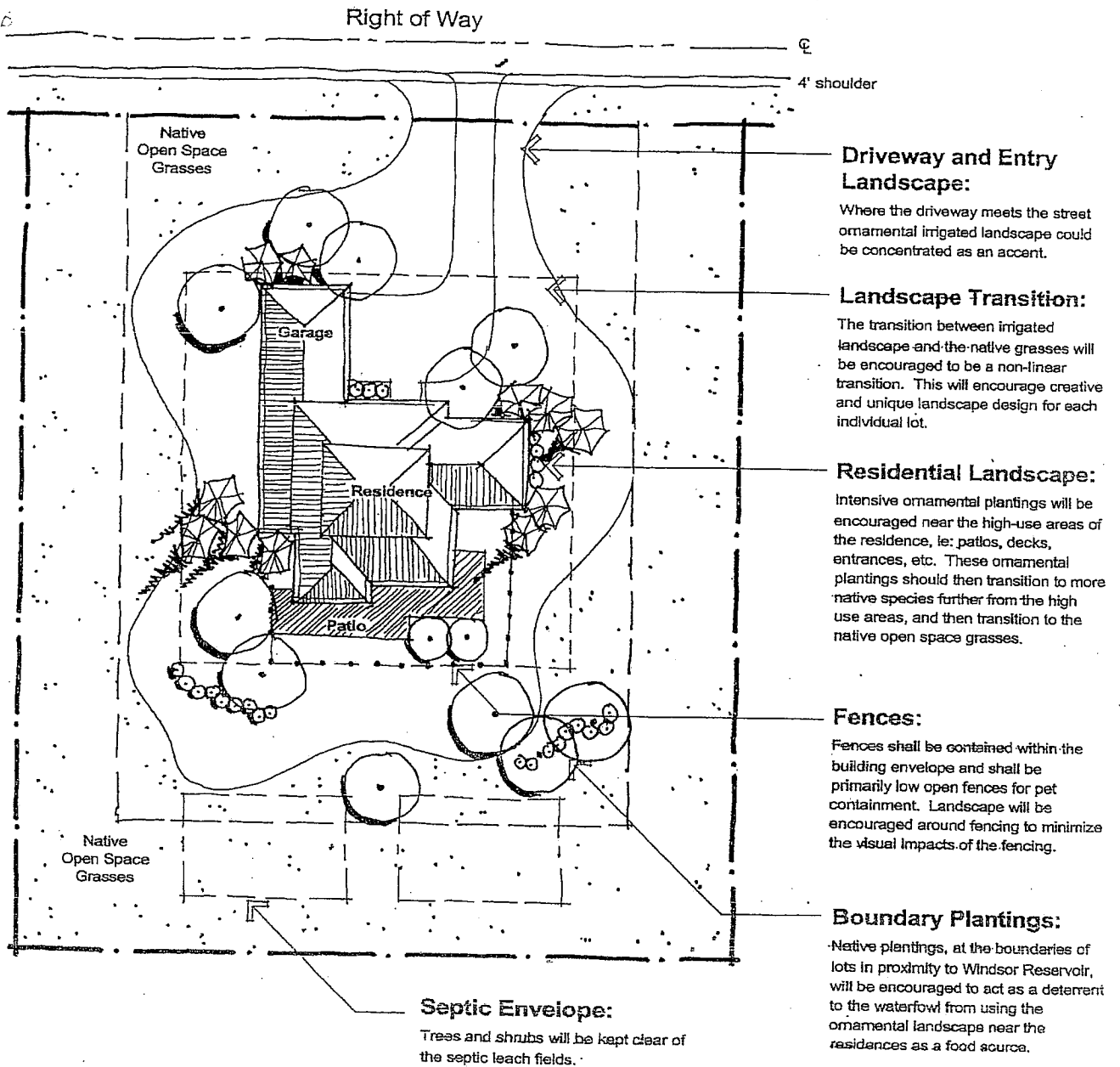
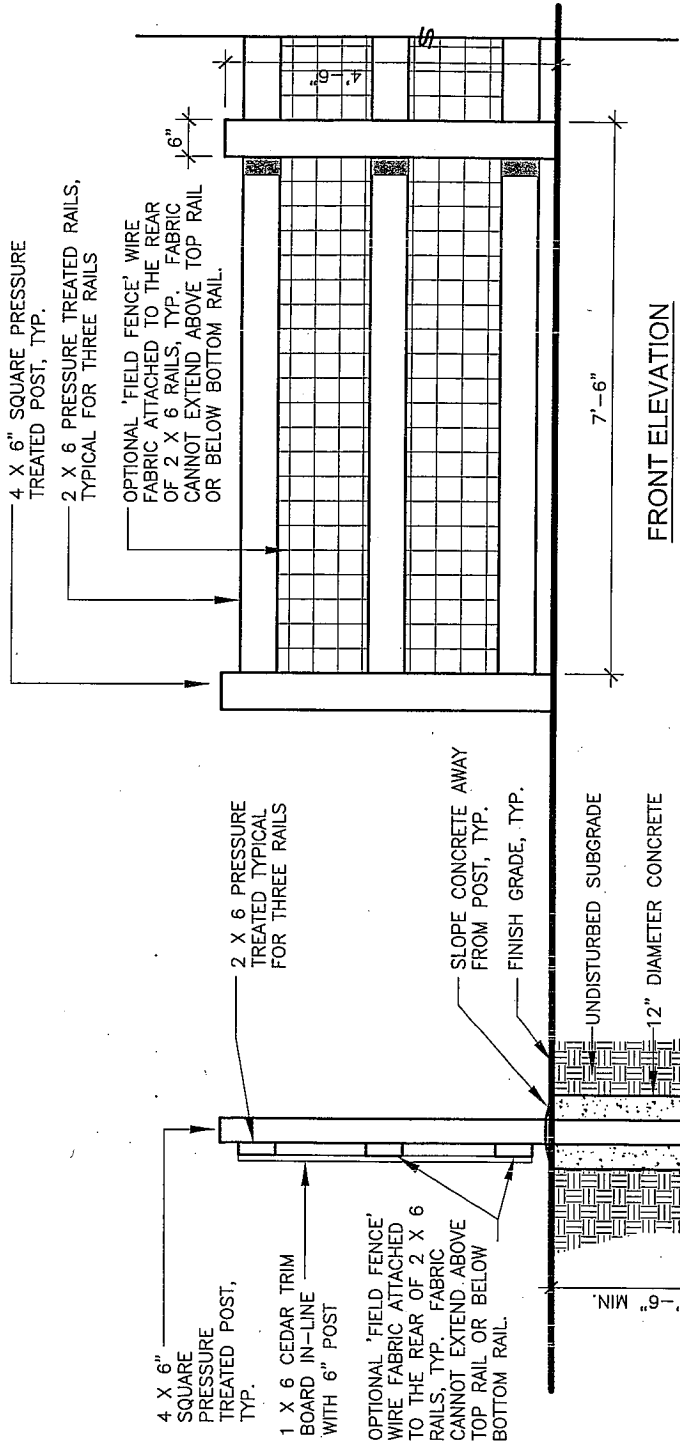


Figure 4

Typical Individual Lot Landscape



FRONT ELEVATION

SCALE 1/2" = 1'-0"

NOTE:
 HOMEOWNER FENCING SHALL BE CONTAINED WITHIN THE BUILDING ENVELOPE. REFER TO THE SOARING EAGLE RANCH LOT DIAGRAM FOR FENCE SETBACKS AND RESTRICTIONS.

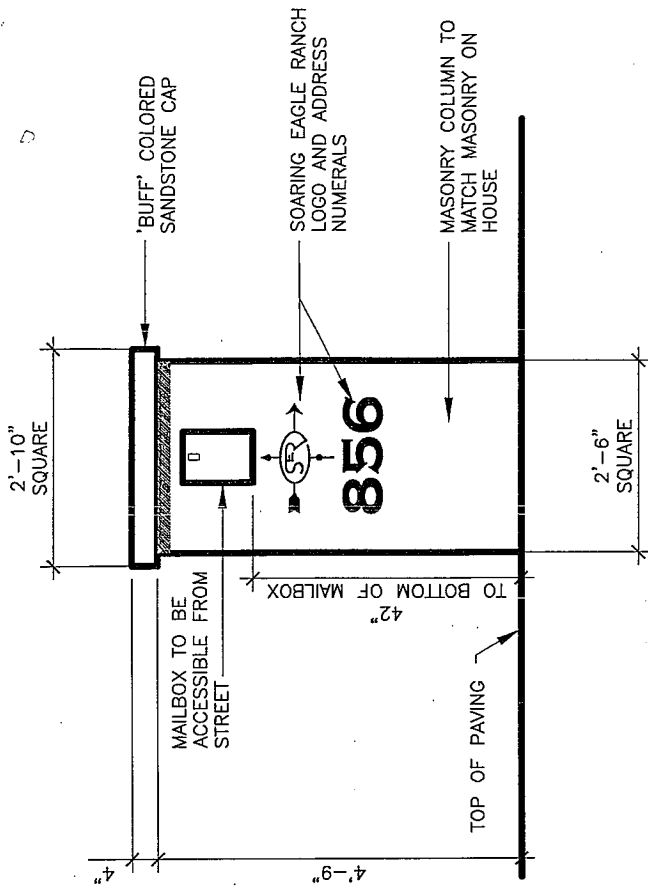
ALL FENCING TO BE INSTALLED ACCORDING TO ARCHITECTURAL REVIEW COMMITTEE (ARC) APPROVED FENCING PLAN AND DETAILS. FENCING PLAN MUST BE SUBMITTED TO ARC PRIOR TO INSTALLATION.

SECTION

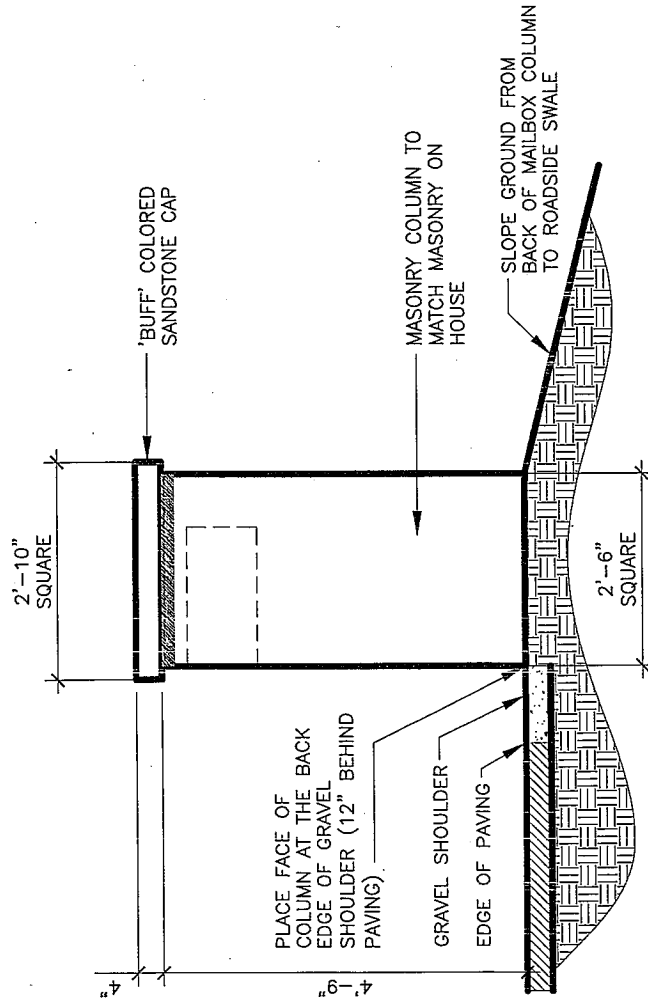
SCALE 1/2" = 1'-0"

SOARING EAGLE RANCH

Homeowner Fence Detail



ELEVATION VIEW FROM ROADWAY



ELEVATION VIEW PERPENDICULAR TO ROADWAY

- MAILBOX NOTES:
1. MAILBOX TO BE INSTALLED WITHIN COLUMN AND SHALL MEET UNITED STATES POST OFFICE STANDARDS.
 2. CONTACT THE SOARING EAGLE RANCH HOMEOWNER'S ASSOCIATION TO OBTAIN THE SOARING EAGLE RANCH LOGO.
 3. THE ADDRESS NUMERALS SHALL BE 6 INCHES HIGH.

SOARING EAGLE RANCH

Homeowner Mailbox Detail

Right of Way

15' Driveway Max.

gravel shoulder

40' from edge of R.O.W.

25' from property line

12' Min.

10' Min.

8' Min.

12' Min.

10' Min.

60' from edge of R.O.W.

Fencing shall be contained within the Building Envelope and shall be setback 12' min. from front corners of the house

50'

50'

Right of Way

Garage Setback:

Side or Rear Load Garages are encouraged. Front Load garages will be required to be setback from the front of the house a minimum of 8 feet.

Lot Boundary and Private Open Space:

The open space between the landscape envelope and the lot boundary will be planted to match the Common Open Space and will be maintained by the Lot Owner.

Building Envelope:

The building envelope will contain all of the vertical permanent improvements, including buildings, outbuildings, fences, decks, gazebos, etc.

Landscape Envelope:

The landscape envelope contains all irrigated/ ornamental landscape planting including trees and shrub plantings. The amount of irrigated landscape will be limited to 20,000 square feet unless a xeriscape landscape which will utilize less water per square foot is proposed.

Septic Envelope:

The septic envelopes shown on the plat are 2,400 square feet (40 x 60) and are located based upon the following criteria:

- minimum of 10 feet from any property line
- minimum of 20 feet from any structure
- minimum of 100 feet from any water course
ie: Larimer and Weld Canal, Wetlands
- minimum of 200 feet from Windsor Reservoir

Please see subdivision plat for locations of Septic Envelopes

Note:

Any area disturbed by construction shall be re-seeded by homeowner with approved seed mix to match open space areas.

SOARING EAGLE RANCH

Lot Diagram