

DESIGN GUIDELINES

FOR

VENTANA

(Revised July 13, 2007)

TABLE OF CONTENTS

1.	INTRODUCTION.....	1
2.	DESIGN AND CONSTRUCTION RESTRICTIONS.....	1
	2.1 Minimum Floor Area.....	1
	2.2 Height Limitations	2
	2.3 Building Envelopes	2
	2.4 Garages	2
	2.5 Garage Orientation.....	2
	2.6 Utilities	2
	2.7 Color.....	2
	2.8 Materials	3
	2.9 Foundation Walls.....	3
	2.10 Roofs.....	3
	2.11 Dwelling Projections	3
	2.12 Landscaping	3
	2.13 Water Conservation.....	7
	2.14 Site Drainage and Grading	7
	2.15 Paved Areas	7
	2.16 Culverts.....	8
	2.17 House Numbers and Entry Monument.....	8
	2.18 Antenna and Satellite Dishes	8
	2.19 Exterior Mechanical Equipment.....	8
	2.20 Exterior Lighting	9
	2.21 Swimming Pools	9
	2.22 Fencing.....	9
	2.23 Ornamentation	9
	2.24 Play Structures	9
	2.25 Approval of Builder.....	10
	2.26 Leach Fields.....	10
	2.27 Construction Completion	10
	2.28 Construction Site.....	10
	2.29 Signage.....	11
3.	SUBMISSION STANDARDS	11
	3.1 Submission Procedures.....	11
	3.2 Preliminary Submission	12
	3.3 Submission of Plans	12
	3.4 Preliminary Submittal and Review	12
	3.5 Final Submittal and Review.....	13
	3.6 Landscape Plans.....	14
	3.7 Resubmittal of Plans	14
	3.8 Modifications to Approved Plans	14

1. INTRODUCTION

The Design Guidelines ("Design Guidelines") supplement the Declaration of Covenants, Conditions, Restrictions, and Easements for Ventana ("Declaration") to provide specific design criteria for individual homes and Lots within Ventana. Compliance with the Design Guidelines will assist the Owner in expediting the review process.

The interest of the Design Committee ("DRC") in reviewing plans is to assure that a high quality of compatible development within Ventana is consistently achieved. When questions of judgment or interpretation arise, the decision of the DRC shall be final. In order to meet situations which may not be foreseen, it may be desirable from time to time for the DRC to grant variances from certain requirements. Any variance granted shall not be considered to be precedent-setting because the decision shall be made with the welfare of the overall development in mind.

Each Owner will have the opportunity to choose his or her architectural design but the Design Guidelines shall be used to create continuity and harmony in the entire development.

Unless otherwise defined, the capitalized terms and phrases used in these Design Guidelines are as defined in the Declaration.

These Design Guidelines, as revised, supersede and replace any prior versions as of the revision date.

2. DESIGN AND CONSTRUCTION RESTRICTIONS

2.1 Minimum Floor Area

Any dwelling structure ("Dwelling") on a Lot must meet the following minimum floor area requirements:

- For ranch style Dwellings, the main floor shall have at least 2,000 square feet of living floor area exclusive of garages, porches and patios, and the Dwelling shall meet such other floor area requirements as may be imposed by the Town of Windsor.
- For Dwellings which have an upper floor above the main floor, the Dwelling shall have at least 2,500 square feet of living floor area, exclusive of basements, garages, porches and patios, and the Dwelling shall meet such other floor area requirements as may be imposed by the Town of Windsor. The main floor of the Dwelling should preferably contain at least thirty percent (30%) more finished square footage than any upper level of the Dwelling, with the intent being to avoid two story Dwellings with a boxy appearance.

In the event of any inconsistency between Section 2.1 of these Design Guidelines and Town of Windsor requirements, the Town of Windsor requirements shall control.

2.2 Height Limitations

Dwellings shall be a maximum of two (2) stories above grade and shall not exceed thirty-five (35) feet in height measured from grade as determined by the Uniform Building Code.

2.3 Building Envelopes

The building envelope for each Lot is as depicted on Exhibit A, attached and incorporated by reference. The building envelope for any Lot may be amended by the DRC. All Dwellings, including garages, porches and patios are restricted to the building envelope. No structures shall be allowed outside the building envelope.

2.4 Garages

The Dwelling on a Lot shall include a minimum three (3) car garage of a size sufficient to accommodate a minimum of three (3) full-sized automobiles. No oversized garages may be constructed upon a Lot without the prior approval of the DRC upon such terms and conditions as shall be determined by the DRC.

2.5 Garage Orientation

The visual impact of garage doors are an important architectural consideration and shall be minimized by such measures as siting of the Dwelling, protective overhangs or projections and/or special door facing materials. Garage doors which do not face the street are preferred. Garage doors shall be kept closed when not in use.

2.6 Utilities

All utility lines shall be underground.

2.7 Color

The color of the external materials shall generally be subdued to blend with the colors of the natural landscape. Earth tones, generally muted, are required, although occasional accent colors used judiciously and with restraint may be permitted. Colors shall be harmonious and compatible with colors of other Dwellings within Ventana. Once the initial colors have been approved by the DRC, any change in color of any exterior improvements must receive the prior approval of the DRC.

2.8 Materials

Exterior surfaces shall be of materials that blend with one another and are compatible with the natural landscape. A minimum of 30% of each Dwelling elevation area must be masonry or stucco. The use of the following materials will cause problems in achieving the design quality and shall not be allowed:

- Metal as a building skin.
- Mirrored glass or very dark glass, with the exception of solar glass.
- Exposed cinder block.
- Plywood siding with the exception of soffits.
- Board and batten.
- Non-anodized or galvanized metal windows, screen doors, sliding doors or gutters and downspouts.

2.9 Foundation Walls

Foundation walls shall not be exposed more than six (6) inches above finished grade and the walls along the side yard shall be stepped.

2.10 Roofs

All roofs shall require the approval of the DRC. Each structure shall maintain similar roof forms and pitches and shall be consistent with the design elements and character of the Dwelling. Long, unbroken roof lines are discouraged. The overall appearance of all structures shall be an important consideration, of which the roof design and materials remain the dominant form.

2.11 Dwelling Projections

All projections, including, but not limited to, chimney flues, vents, gutters, downspouts, porches, railings and exterior stairways, shall match the materials and color of the surfaces from which they project or extend. Any metal fireplace chimneys shall be enclosed into an architecturally designed element, compatible with the overall Dwelling.

2.12 Landscaping

The intent of the landscape guidelines for Ventana is to create an open natural prairie, between the homes, throughout the community. All irrigated landscaping shall be clustered immediately around the house within a landscape envelope. The goal is to create a compact landscape oasis within an open prairie environment. No trees, shrubs, perennials or irrigated turf are permitted outside of the landscape envelope, likewise, no dryland prairie grasses are allowed inside the landscape envelope. Reference Section 2.12.A and B for further explanation.

The homeowner of each lot is responsible for submitting 3 copies of their landscape plan to the Management Company. A check made to the Management Company, in the amount of \$75.00, should be included with the submitted plan. One round of revisions is included with the above-mentioned fee. Additional rounds of review will incur a fee of \$30.00 per round (see Section 3.6 for additional submittal information).

The landscaping on each Lot is subject to the following restrictions and any other applicable restrictions contained in these Design Guidelines:

- A. Landscape Setback - Each lot in Ventana has a landscape setback. Only the Ventana Native Seed Mix may be planted in this setback. The landscape setback is depicted on Exhibit A and Exhibit B, attached and incorporated by reference. Please note the front Landscape Setback is now zero (0) feet.
 - The landscape setback should be shown and labeled on the submitted landscape plan.
- B. Landscape Envelope - Each lot in Ventana has a landscape envelope. The landscape envelope will be a curvilinear area within the landscape setback and will contain all of the trees, shrubs, perennials, turf and other landscape elements. The exact location and dimensions of the landscape envelope shall be proposed by the landscape designer and reviewed by the DRC. The area of the landscape envelope shall not exceed one gross acre, subject to applicable easements and setbacks. The building footprint and driveway are included in the one-acre area. A typical landscape envelope for a Lot is depicted on Exhibit B, attached and incorporated by reference.
 - The landscape envelope must be shown, labeled, and area, in square feet, listed on the submitted landscape plan.
- C. Completion of Landscaping – At the time of or as soon as reasonably possible following construction of a Dwelling on a Lot, the landscape envelope shall be suitably landscaped by the Owner. The landscaping will include grass, shrubs, groundcover and trees complete with an underground irrigation system, all as provided in the approved landscape plan for the Lot. Lot landscaping must be completed in no event more than 6 months after the issuance of a Certificate of Occupancy or actual occupancy of the Lot (see Section 3.6 below). However, this deadline may be extended in the discretion of the board, for circumstances considered appropriate by the DRC including, without limitation, drought conditions.
 - If the landscape is to be installed in phases, the phases and corresponding deadlines must be listed on the plan.
- D. Irrigated Turf – No Owner may have more than 20,000 square feet of irrigated turf grass within the landscape envelope. New turf should be installed after irrigation water is available in the spring. Typically, irrigation water will be available after May 15th.
 - The square footage amount of irrigated turf should be listed on the plans.

- E. Native Seed – Within the same time frame required for landscaping within the landscape envelope, each Owner shall plant the portion of the Lot lying outside of the landscape envelope in dryland grass using the mix specified by the DRC, as set forth on Exhibit C, attached and incorporated by reference. The dryland seed mix is not to be planted inside of the landscape envelope. After seeding and establishment, the grass should not be irrigated. The deadline for dryland seed planting may be extended in order to plant the seed during the spring or fall (before September 30th). Planting in the summer is strongly discouraged. Dryland seed areas should only be mowed once per year, in the fall, to assist natural reseeding.
- F. Plant Material Requirements– Each Lot shall have a minimum of 6 trees within the landscape envelope (deciduous trees shall be a minimum of 3 inch caliper and coniferous trees shall be at least 5 feet tall). No Russian Olive or Cottonwood trees (with the exception of the lancet/narrow leaf variety) may be planted anywhere within Ventana. Additionally, shrubs, ornamental grasses, perennials, groundcovers, etc. should be naturally incorporated around the house. In the landscaping of the home, homeowners are encouraged to utilize plant materials that conserve water. Although water-conserving landscapes are often associated with a rather bleak or dry appearance, it should be noted that a more traditional “green” appearance can be achieved while utilizing much less water. No trees, shrubs, perennials or turf shall be planted anywhere outside of the landscape envelope.
- A plant list including all plant material species, sizes, and quantities should be included on the landscape plan.
- G. Landscape Screening – In some cases, the use of additional landscape plantings will be required to screen items from adjacent properties. Such items may include, but not be limited to, play structures and sets, trampolines, hot tubs, vegetable gardens, etc. In most cases, the recommended screening must include evergreen trees or shrubs that will cover 75% of the item at installation.
- H. Mulch Types and Rockscapes – Boulders and cobbles present an attractive landscape element if used sensitively within the overall landscape composition. Large expanses of rock mulch without substantial shrub or groundcover plantings are unacceptable. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be prohibited, including the use of black granite, white marble and lava rock. In most cases, fibrous wind resistant wood mulch is recommended.
- Proposed mulch types should be labeled on the landscape plan.
- I. Planting Beds – All planting beds must be located inside the landscape envelope. A typical planting bed shall contain trees, shrubs, or perennials and must be mulched. It is recommended that the mulch be at least 3 inches thick. These beds should be kept weed free and in good appearance. Consistent maintenance is essential for healthy plant materials and the overall appearance of the property.

- J. Vegetable Gardens – All vegetable gardens must be located within the landscaping envelope, in the rear or side yard. Screening will not be required if the vegetable garden remains under four (4) feet. Vegetable gardens above four (4) feet tall, including beanpoles, tomato holders, etc. will be required to be screened from neighboring properties view and the street. Any additional screening must be approved by the DRC prior to implementing. All gardens must be neatly maintained as with any landscaping element, and all gardens must be cleaned up in the fall.
- K. Retaining Walls – Retaining walls shall be reviewed by both the architectural and landscape committees. The wall materials should be consistent with the materials utilized on the home and the overall character of the site. Such walls should be properly anchored to withstand overturning forces. Stonewalls should be made thicker at the bottom than at the top to achieve stability. To avoid destructive freeze-thaw action, all retaining walls should incorporate weep holes into the wall design to permit water trapped behind them to be released.
- Retaining wall materials should be described and listed on the plan.
- L. Leach Fields – The leach field must be located between the landscape envelope and the landscape setback. The Design Review Committee highly recommends all properties along the Challgren Ditch to have their septic system and leach field designed by a Geotechnical Engineer due to proximity of the leach fields to the ditch. This will help expedite Certificate's of Occupancy being issued by Weld County as it will alleviate their concerns with regards to the ditch
- M. Views – No landscaping shall detract from or unreasonably obstruct the westerly views of other Lots.
- N. Berming – Berming is only permitted within the landscape envelope. All berms cannot exceed three (3) feet in height, from the existing grade. Berms should have a curvilinear, natural form rather than an engineered appearance.
- O. Rip-rap – Within the same time frame for installing landscaping within the landscaping envelope, each Owner shall place rip-rap within the drainage areas at the driveway/culvert mouth. Such rip-rap shall comply with the specifications set forth on Exhibit D, attached and incorporated by reference.
- P. Right-of-Way and Property Line – No Owner shall plant or install any landscaping on any Right-of-Way, Common Area or public trail easements. All homeowner landscaping must be contained within that homeowner's property line.
- Q. Irrigation Water – The Ventana Property Owner's Association, a Colorado Non-Profit Corporation, shall be responsible for delivery of irrigation water to each Lot within Ventana. Irrigation water will be subject to availability.
- R. Ditch – No landscaping or monuments, walkways, bridges, or rock mulch is to be

installed in the ditch/right-of-way. Rip-rap is required to be installed at culvert locations only. To create a uniform appearance, the homeowner's association will mow the ditch areas and not the homeowner.

- S. **Landscape Maintenance** – All dead or diseased grass areas, shrubs and trees shall be promptly removed and replaced with suitable replacement landscaping. In the event an Owner shall fail to comply with the landscaping requirements or fails to maintain landscaping installed by the Owner, then, in such event, the Association may elect to complete, refurbish or maintain the landscaping and in such event the Owner shall be deemed to have granted to the Association and its designated agents a license and easement for, on and about each Owner's Lot for the purpose of installing or maintaining such landscaping. In the event the Association exercises its landscaping requirement rights, the Owner of such Lot shall pay to the Association an amount equal to one hundred and twenty-five percent (125%) of the Association's costs incurred. If such Owner shall fail to pay such cost within thirty (30) days after being billed therefore by the Association, the Association shall be entitled to enforce its lien to collect payment for such services, together with any additional surcharges, service fees, penalties and interest as shall be determined by the Association in accordance with the provision of the Declaration.

2.13 Water Conservation

In connection with the landscaping of a Dwelling and other sites, it is urged that plant materials, irrigation systems and maintenance practices be utilized which conserve water. Although water-conserving landscapes are often associated with rather bleak "dry land" appearances, it should be noted that a water traditional "green" appearance can be achieved while using much less water than typical suburban residential landscapes. Consultation with a landscape architect or designer experienced in designing water-conserving landscapes is encouraged.

2.14 Site Drainage and Grading

As part of the approval process, the Owner of each Lot must submit a site drainage and grading plan containing two (2) foot contours and extending fifty (50) feet in all directions from the Lot perimeter. The final site plan or grading plan shall be prepared by an architect, civil engineer or landscape architect licensed in the State of Colorado, shall conform to the master drainage plan and shall indicate both existing and final contours. Finish grades shall include four (4) inch minimum topsoil on all planted areas within the building envelope.

2.15 Paved Areas

All private driveways and parking areas located on a Lot shall be concrete or asphalt, and are subject to DRC approval. Any portion of a driveway within the Tract A Road right

of way must be asphalt paved by the Owner of the Lot connected to the Road by such driveway, and must have at least 6 inches of base course gravel overlaid with at least 3 inches of asphalt. Materials to be utilized to create special paving patterns are also subject to DRC approval. Maximum driveway width shall be twenty (20) feet and minimum driveway width shall be twelve (12) feet; except at turnarounds and at aprons at garages, which widths shall be subject to DRC approval.

2.16 Culverts

All driveway culverts shall be constructed according to the specifications contained on Exhibit E, attached and incorporated by reference.

2.17 House Numbers and Entry Monument

Each Lot has been assigned a street number which has been approved by the appropriate governing authority. Within thirty (30) days following issuance of a certificate of occupancy, each Owner shall install a monument structure for display of house numbers, which monument structure must be of a design and materials approved by the DRC. At the time of construction of a Dwelling on a Lot, the Owner shall be required to provide a sign showing the assigned street number on the Lot, readable from the street.

2.18 Antenna and Satellite Dishes

Exterior radio antennas, television antennas, satellite dishes or other external signal-receiving devices less than one (1) meter in diameter shall be permitted to be installed or erected on a Lot, provided that the Owner of the Lot shall submit a plan for screening, unobtrusive placement, plantings, landscaping, camouflage and other measures to ensure that the aesthetics of Ventana are protected and to ensure the safety of installation. No plan may be required by the DRC which shall prevent, unreasonably delay or unreasonably increase the costs of installation, maintenance or use or preclude reception of an acceptable quality signal.

2.19 Exterior Mechanical Equipment

No mechanical equipment shall be visibly exposed on the exterior of any structure. If unique circumstances require exposure of mechanical equipment and its location is acceptable to the DRC, the equipment shall be either incorporated into the overall form of the structure and/or be permanently screened by an extension of the structure approved by the DRC other than landscaping.

All current air conditioning units installed as of June 1, 2007 are approved in their current locations, without additional screening needed. Any air conditioning units installed after June 1, 2007 must be located in an area with the least visual impact to neighboring properties and must match the color of the house as closely as possible, as approved by the DRC. Air conditioning units will not be allowed on the front of the house.

2.20 Exterior Lighting

No exterior lighting shall be permitted on any Lot except with the written approval of the DRC. Exterior lighting that is subdued will be allowed for purposes such as illumination of entrances, decks, driveways and parking areas and for other approved purposes. No high wall or roof spot lights directed away from the Dwelling shall be permitted. In addition, no tall, pole mounted yard lights and no low pressure sodium lights shall be permitted.

2.21 Swimming Pools

All swimming pools shall be located within rear yard area a minimum distance of ten (10) feet from side or rear building envelope lines. The pools shall be enclosed by a fence approved by the DRC.

2.22 Fencing

No perimeter Lot fencing shall be allowed other than the perimeter fencing installed by the Declarant separating the Roads from each Owner's Lot. Fencing within the landscape envelope shall be subject to approval by the DRC. Such fencing shall be as aesthetically pleasing and unobtrusive as possible, and no chain-link fencing, no solid fencing and no overly decorative wrought iron fencing shall be allowed. Invisible perimeter fencing for the purpose of containing dogs and other pets shall be encouraged.

2.23 Ornamentation

The utilization of non-living objects as ornaments in the landscape shall not be permitted. Such ornamentation includes free-standing flagpoles, driftwood, animal skulls, wagon wheels, sculptures (e.g., flamingos, deer, cherubs, etc.). Individual expression is permissible by review so long as it does not detract from the goal of promoting a pleasing and harmonious landscape character in Ventana.

2.24 Play Structures

No play structures, play equipment, skateboard ramps or other recreation play equipment (trampolines see below) may be installed on any Lot without the prior written approval from the DRC. Equipment shall be located in the rear yard and shall be substantially screened from view (Refer to Section 2.12.G and Exhibit F).

The size of play yards will be considered on a case-by-case basis depending on parcel size, location and proximity to neighbors. Consideration will be given to adjacent properties so as not to create an undue disturbance. The maximum height of the equipment should not exceed twelve (12) feet. Wood structures are encouraged, and they should be constructed of natural stained pressure treated wood or other weather resistant materials. All play and sports equipment must be maintained in a good and slightly

manner.

A. Trampolines – should not exceed 15' in diameter. If a safety net is needed, it should be made of 'invisible' netting and have poles that are NOT brightly colored. Recessed, ground level trampolines are preferred.

- All trampolines should be screened from view of the street and adjacent properties and should not be located within the line of sight.
- The screening must include evergreen trees. Evergreen and deciduous shrubs may be utilized as well. The plant material should cover 75% of the trampoline at installation. It will be necessary to plant larger sized plants to accomplish the required screening. Please list the plant heights, at installation, on the drawings.

2.25 Approval of Builder

The builder of any Dwelling must be approved by the DRC prior to commencement of construction. Approval or disapproval of the builder shall be in the sole discretion of the DRC.

2.26 Leach Fields

The leach field for each Lot must be outside the landscape envelope. In determining leach field location, consideration should be given to landscaping aesthetics and adjacent Lot Owners.

2.27 Construction Completion

All construction, once commenced (exclusive of foundation) must be diligently and continuously pursued and completed not later than twelve (12) months after the commencement date.

2.28 Construction Site

The following rules shall be applicable to all Owners and their contractors in connection with the construction of any improvements upon an Owner's Lot:

2.28.1 During construction of any kind, the site must be kept neat and orderly with materials secured to avoid blowing onto adjacent sites.

2.28.2 There shall be no construction parking in front of completed homes. No overnight construction parking shall be allowed except such areas as may be designated by the Association.

2.28.3 All trash and debris shall be cleaned daily and stored in an enclosed area (i.e., fenced) until weekly removal.

2.28.4 There shall be no construction activity before 7:00 a.m. or after 7:00 p.m. during weekdays or before 8:00 a.m. or after 6:00 p.m. on Saturdays and Sundays.

2.28.5 Any dogs on construction sites must be contained on a leash or within a body of a vehicle and shall not be allowed to constitute a nuisance.

2.28.6 Any mud or debris from a site that is carried onto the Roads must be removed within twenty-four (24) hours.

2.28.7 No concrete trucks will be allowed to "clean out" anywhere within Ventana other than the Lot on which they were called.

2.28.8 All Lot Owners in Ventana shall be responsible for the conduct and behavior of their representatives, builders, contractors and subcontractors. All Owners and their contractors shall be liable for any damage done to Common Area owned or controlled by the Association, including, but not limited to, Road damage resulting from heavy trucks and equipment prior to occupancy of the Dwelling.

2.29 Signage

No signage is permitted at the front entrance at any time, except for signage used by the Declarant or its affiliates or assigns. Not more than one (1) "For Sale" and/or "For Rent" signs will be permitted on the Owner's Property. Signs cannot exceed more than five (5) square feet.

Flags, banners, balloons etc. on a property will not be permitted. The Design Review Committee has the ability to allow these items on a limited basis for an Event, such as an open house, party, etc. The Owner must receive written permission from the Design Review Committee prior to the Event and all items must be taken down immediately following the Event.

3. SUBMISSION STANDARDS

3.1 Submission Procedures

Applications for approval of all structures, buildings, sidewalks, entryways, fencing, signage, exterior lighting, landscaping or other improvements shall be submitted to the DRC at least ten (10) business days (Monday - Friday) prior to the next meeting of the DRC for consideration at that meeting. Two (2) submissions may be required: a preliminary submission and a final submission, which may be waived if the preliminary submission is deemed adequate.

3.2 Preliminary Submission

The preliminary submission shall include an application form, a non-refundable submittal fee of an amount not to exceed \$500.00, and plans and/or specifications. Three (3) copies of such plans and/or specifications shall be submitted and accompanied by a reasonable fee as established by the DRC. The form of the application shall be established by the DRC and shall include the name and address of the builder or contractor who will be performing the work.

3.3 Submission of Plans

Three (3) sets of plans and/or specifications shall be submitted to the DRC in accordance with the following submittal and review procedures.

3.4 Preliminary Submittal and Review

Preliminary plans, including all of the exhibits outlined below, are to be submitted to the DRC ten (10) days prior to its meeting date. The DRC shall conduct this preliminary review during its next meeting date and will respond within ten (10) working days after its review, provided that the preliminary plans are in accordance with requirements outlined below. All preliminary plans shall include:

3.4.1 Site plan (at no smaller than 1"=30') indicating building location, leach field, driveway, parking and grading plan. Topography must be shown by contours at two (2) foot intervals with a base datum of sea level over the total Lot and extended approximately fifty (50) feet outside the Lot on all sides. Top of foundation elevation must be shown.

3.4.2 Subsurface soil investigation by a Colorado licensed soils engineer which indicates soil structure and profile, bearing, and water table.

3.4.3 Roof plan and floor plans at no smaller than 1/8"=1' (1/4" scale preferred).

3.4.4 Exterior elevations at a minimum of two (2) representative locations with both existing and proposed grade lines at same scale as floor plans and grade elevations of street, main floor and top of roof at no smaller scale than 1/8" equals 1'.

3.4.5 Indication of all exterior materials and colors.

3.4.6 Any accessory improvements contemplated on the Lot must be included on the preliminary submittal.

The DRC reserves the right to require specific changes to any part of any applicant's plans or specifications as a condition of the DRC's approval of such plans and to impose additional review fees thereon.

3.5 Final Submittal and Review

After preliminary approval is obtained from the DRC, the following documents are to be submitted in triplicate for final approval consideration. The DRC shall conduct the final review during its regular monthly meeting and will respond within ten (10) working days after the review, provided that the final plans are in accordance with the requirements outlined below. Final plans shall include:

3.5.1 An approximate time schedule indicating starting and completion dates of the Dwelling and utilities hook-up.

3.5.2 Site plan, at a scale of 1"=10' showing building location, including accessory improvements, leach field, driveway, parking, fencing (if any), utility connections and grading plan, including existing and proposed topography at contour intervals of two (2) feet with a base datum of sea level over the total Lot and extended one hundred (100) feet outside the Lot on all sides.

3.5.3 An engineered foundation plan by a licensed Colorado structural engineer addressing the soil conditions determined by the subsurface soil investigation submitted as a part of the Preliminary Submittal.

3.5.4 Roof plan and floor plans at no smaller than 1/4"=1'-0".

3.5.5 Samples of all exterior materials and colors, and window and glass specifications, at a minimum size of 18" by 24".

3.5.6 Exterior elevations with both existing and proposed grades shown at a minimum scale of 1/4"=1'-0".

3.5.7 Wall section and details of fireplace chimney and exterior stairs and decks.

3.5.8 Exterior lighting plan, with photometrics.

3.5.9 Cross-section of structure indicating existing and proposed grade line on the site and showing grade elevations of street, main floor and top of roof.

3.5.10 In addition to the above, exterior building corners of the proposed structure shall be staked on the site for the DRC's inspection.

Construction shall not commence until all of the above requirements are satisfied.

The DRC shall have the absolute discretion to approve or disapprove the Owner's use of a particular contractor and shall have the right to reject the Owner's plans if the DRC does not approve of the contractor selected by the Owner.

Note: Additional construction to a Dwelling and/or changes after completion of an approved structure must be submitted to the DRC for approval prior to initiating such changes and/or additions.

3.6 Landscape Plans.

Landscape plans must be submitted and approved prior to commencement of any landscaping work. Landscape plans may be submitted as part of a preliminary or final submission, or may be submitted after such submissions, bearing in mind that, as provided in Section 2.12 above, Lot landscaping must be completed in no event more than 6 months after the issuance of a Certificate of Occupancy or actual occupancy of the Lot. The landscape plan for each Lot must depict fences, decks, sod, seeded areas, retaining walls, rock, sprinkler system (including area to be irrigated), sizes and species of nursery materials, and any other landscaping-related improvements. Landscape plans must be prepared by a professional landscape designer/architect. It is expected that the landscaping reflected on the landscape plans will be of a nature consistent with, and appropriate to, the premier, high-end Dwellings in Ventana. The minimum scale on landscape plans shall be 1 inch - 10 feet.

3.7 Resubmittal of Plans

In the event of any disapproval of either a preliminary or a final submission, or any separately submitted landscape plan, any re-submission of plans will follow the same procedure as an original submittal. In the event a decision is felt to be improper, a request for a special hearing before the DRC may be submitted in writing to the DRC within seven (7) days of the date of notification of the decision. This request shall be set forth in writing and shall contain the reasons why the decision is felt to be improper and any other explanatory documents which would be helpful to the DRC in reviewing the situation. The DRC will set the special hearing date or shall render its decision based on the documentation in its sole discretion. The decision of the DRC at the special meeting or subsequent to reviewing this material, if no special meeting is deemed appropriate, shall be final. Additional submittal fees may be charged for the foregoing procedure.

3.8 Modifications to Approved Plans

Any change in the condition or appearance of any improvement or landscaping previously approved by the DRC shall require the written approval of the DRC. The DRC shall establish in writing its procedures and fees for such review of proposed changes from previously approved plans.

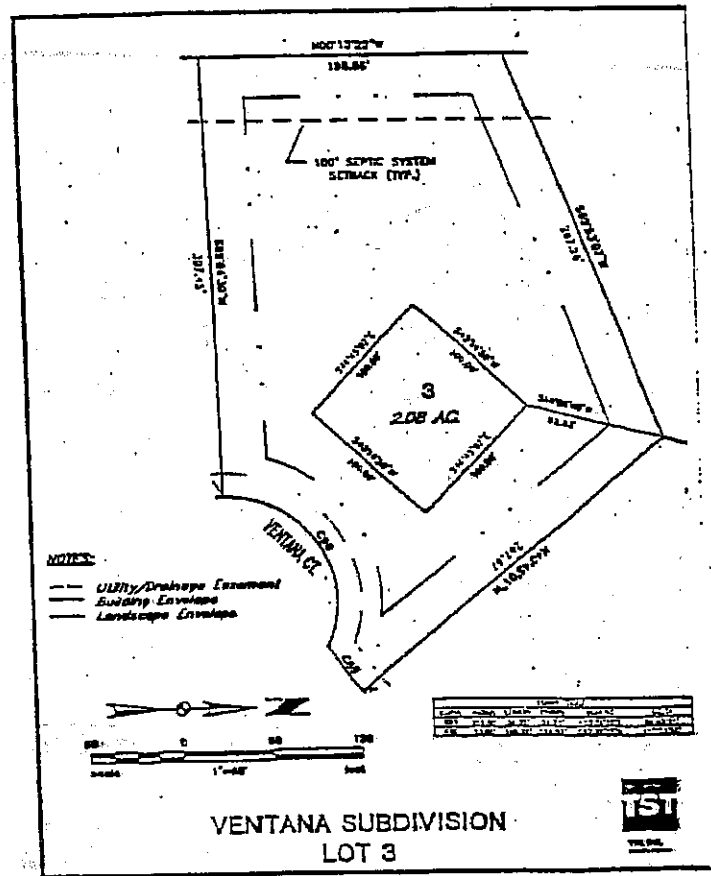
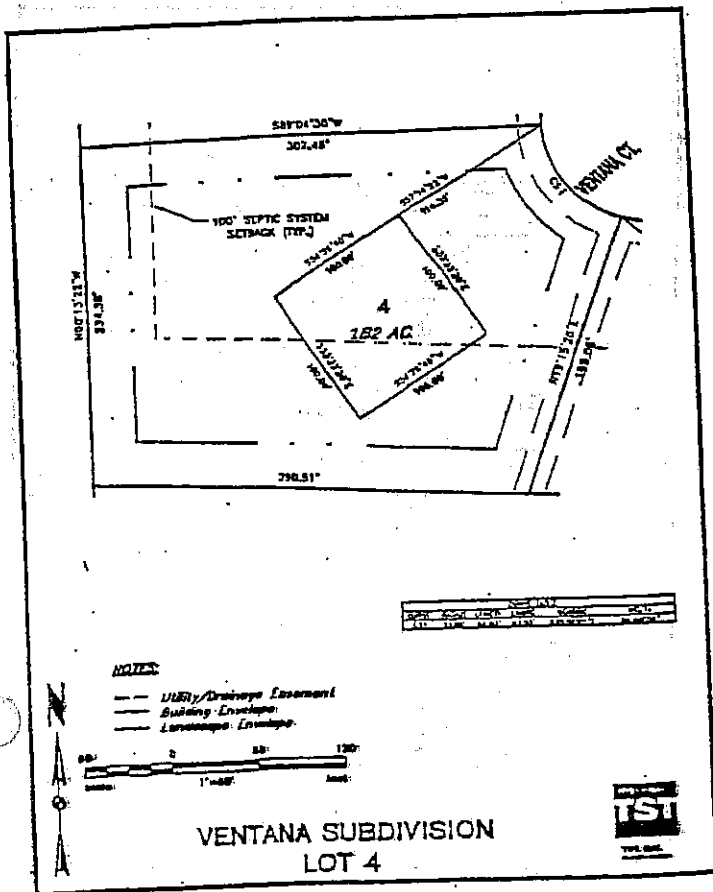
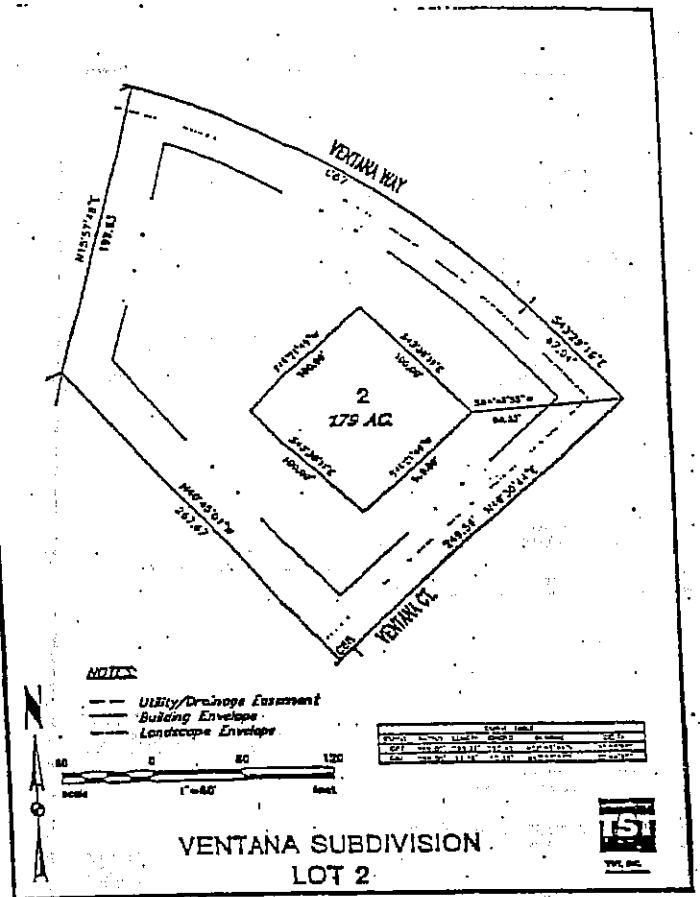
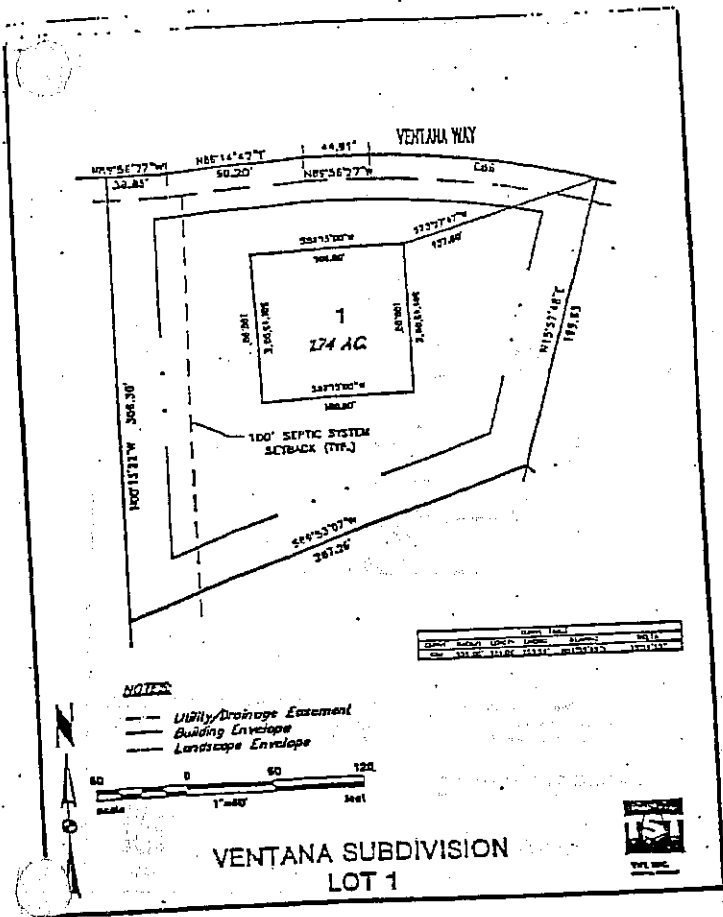
EXHIBIT A TO DESIGN GUIDELINES FOR VENTANA

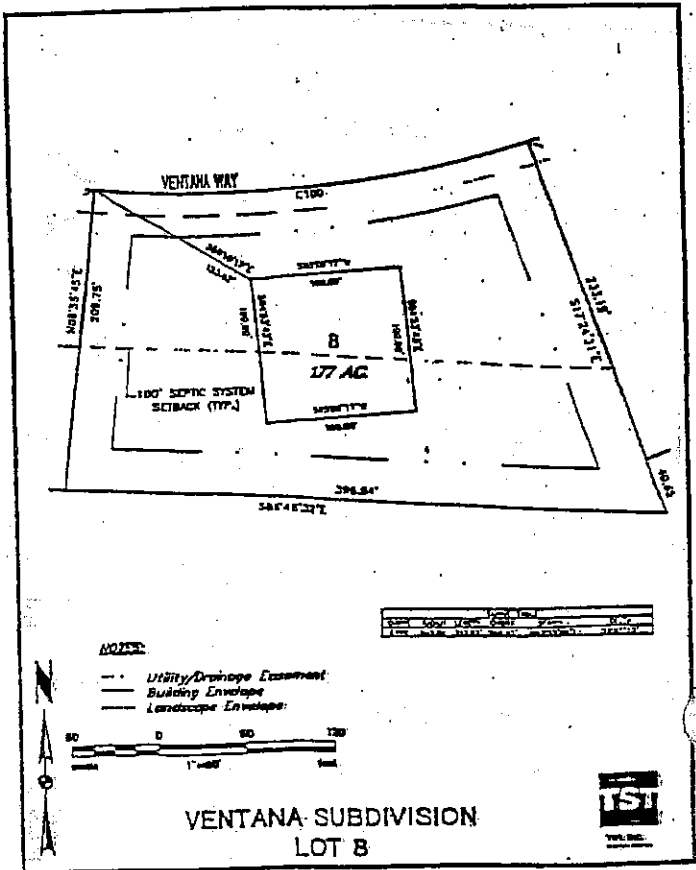
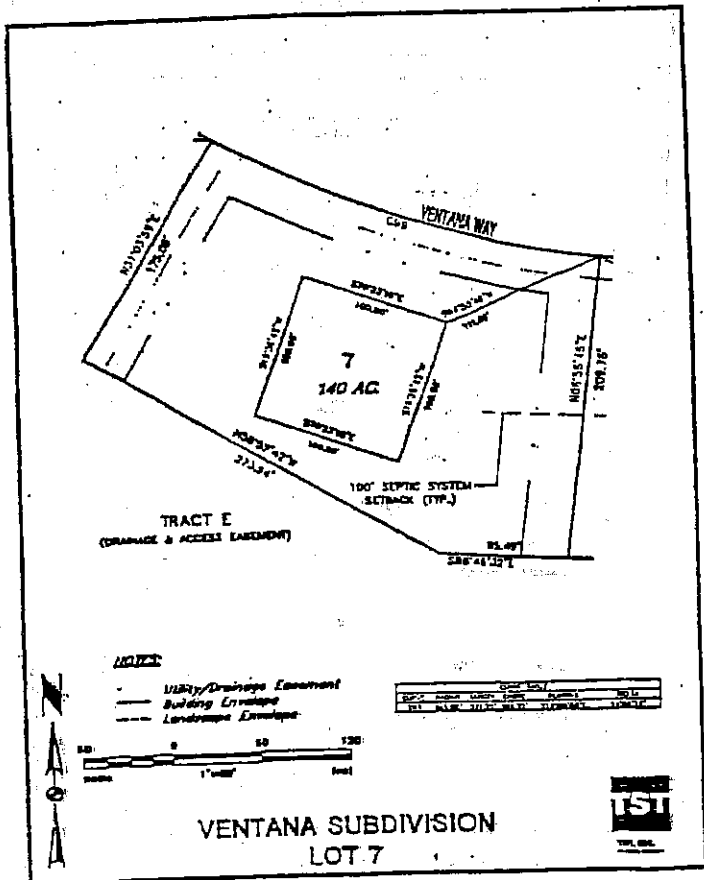
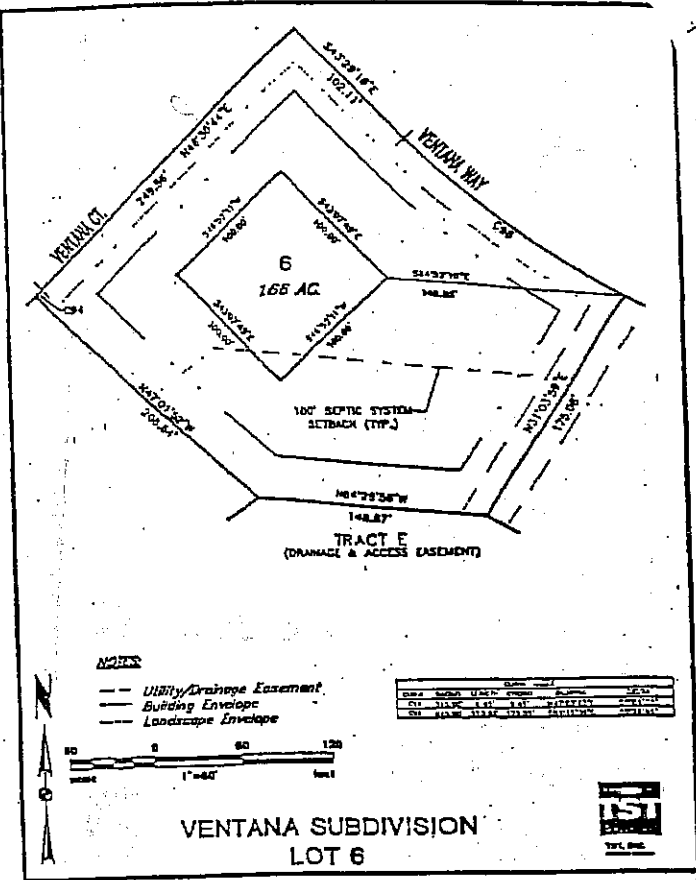
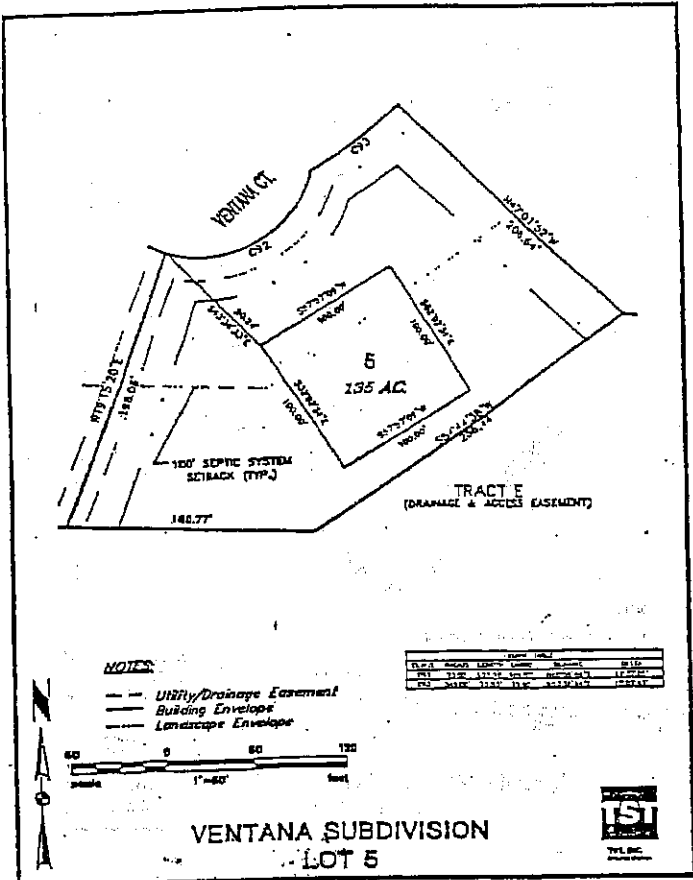
Building Envelopes and Landscape Setbacks

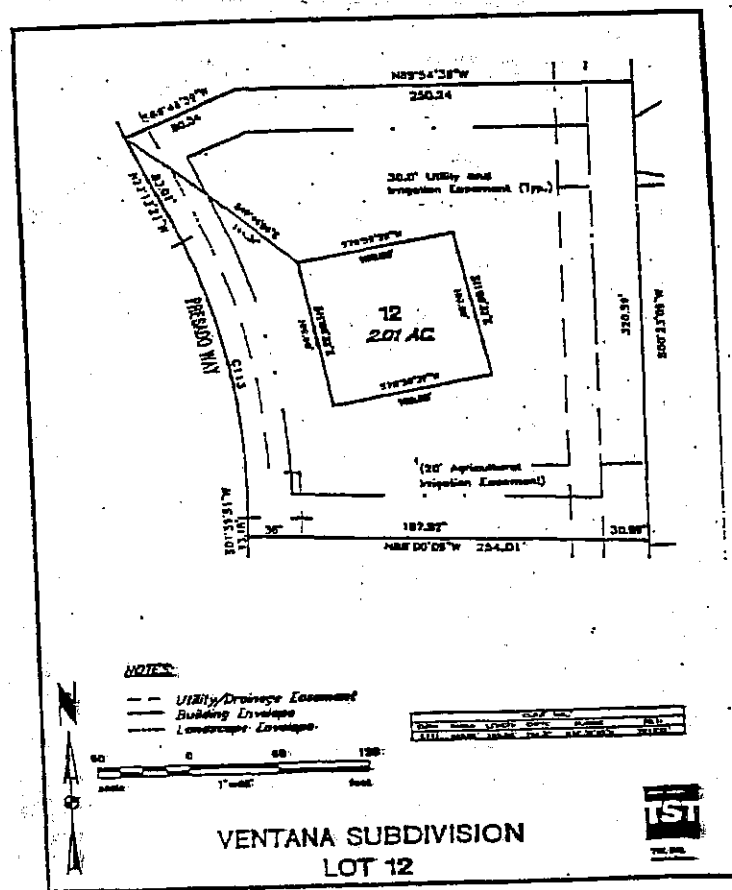
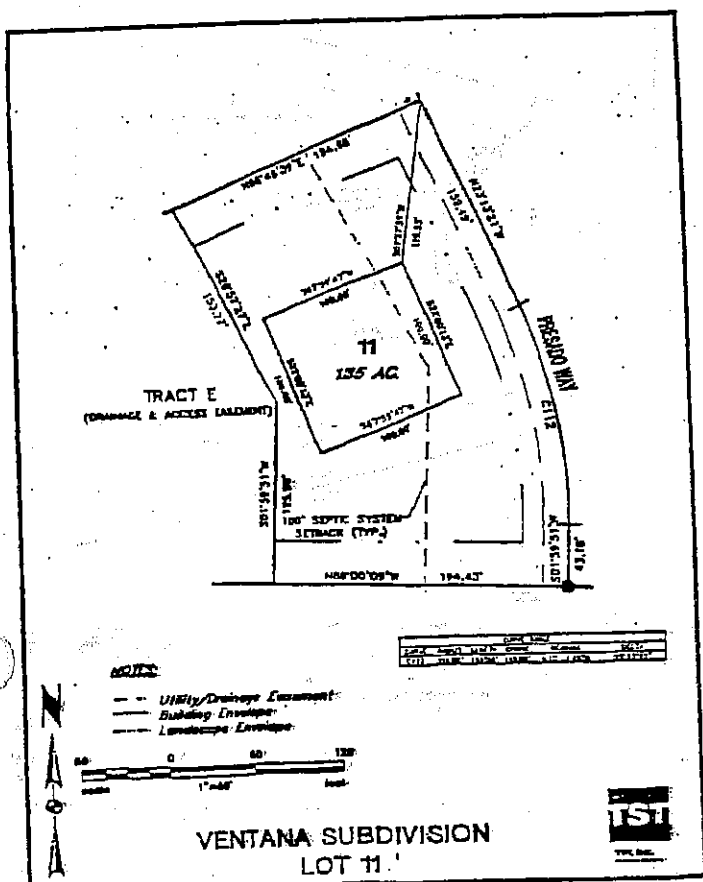
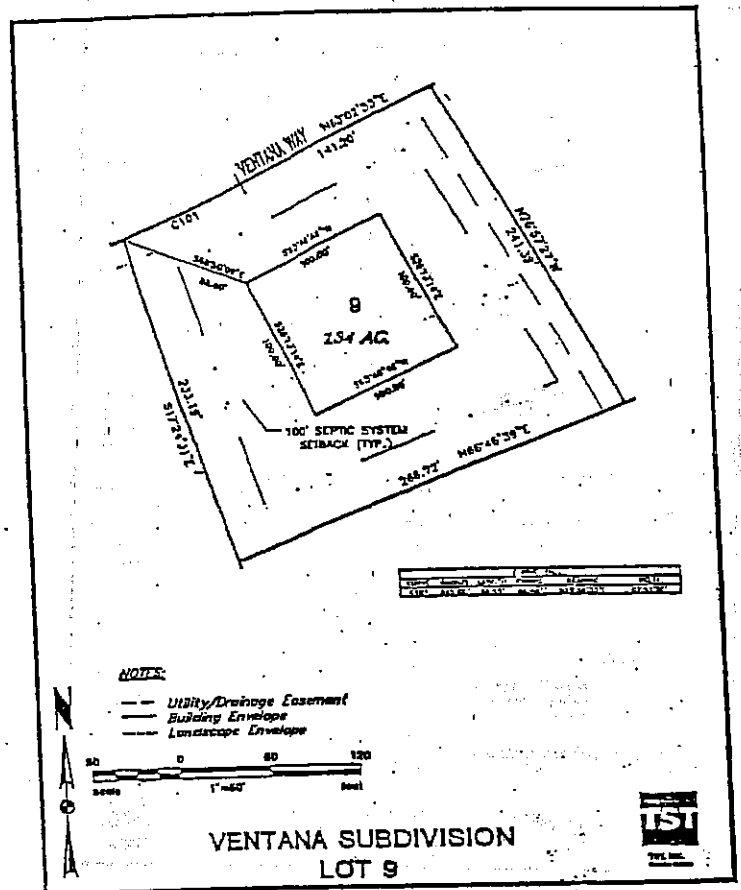
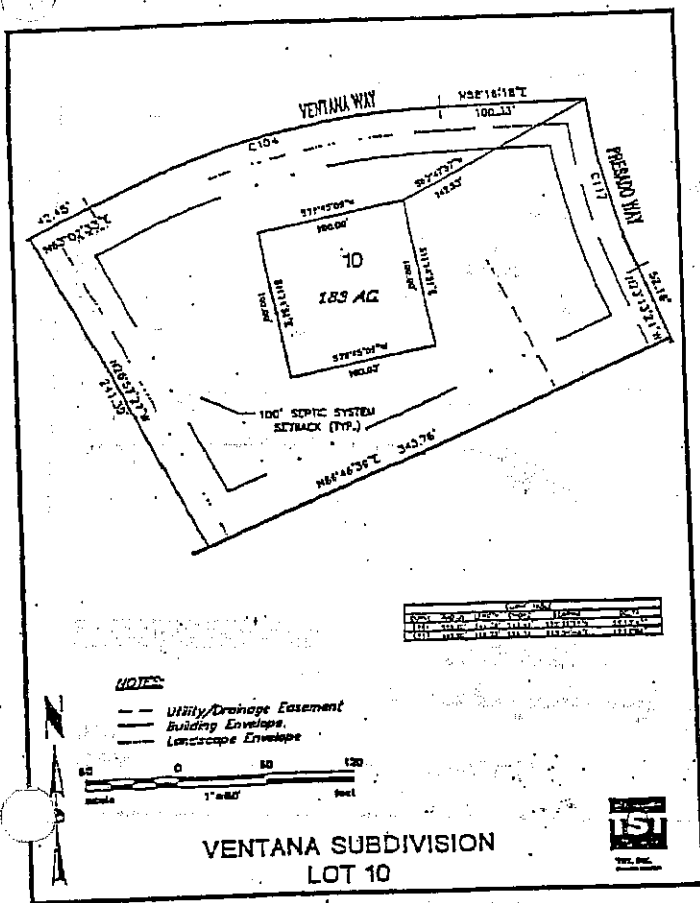
Please note: the Front Landscape Setback is now zero (0) feet.

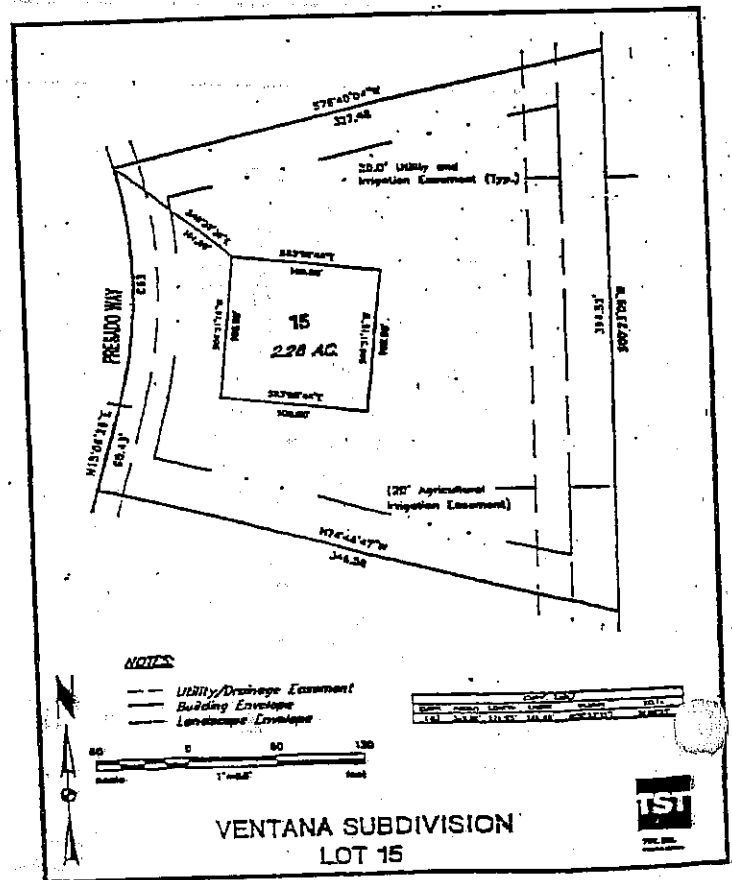
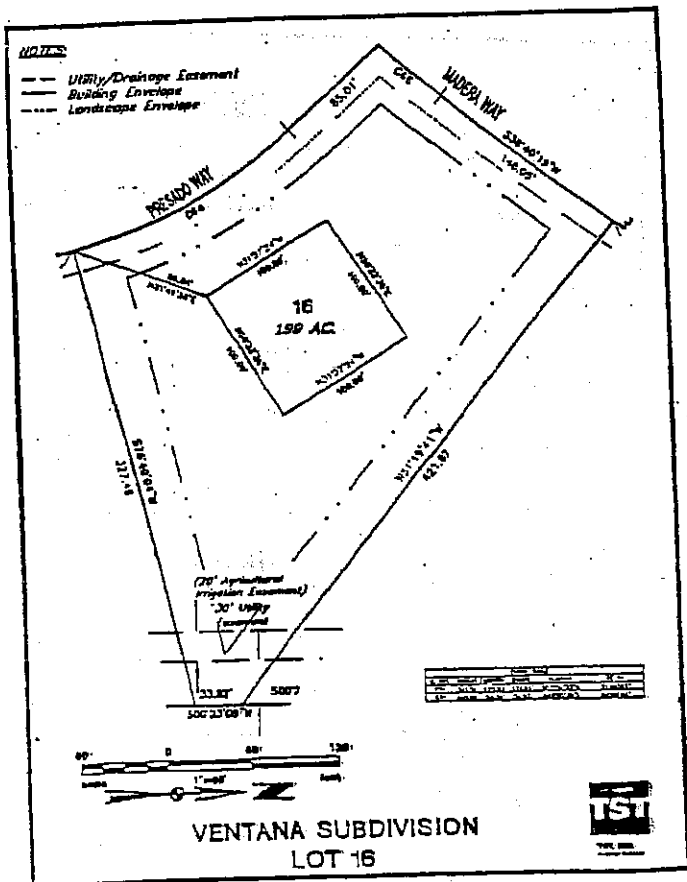
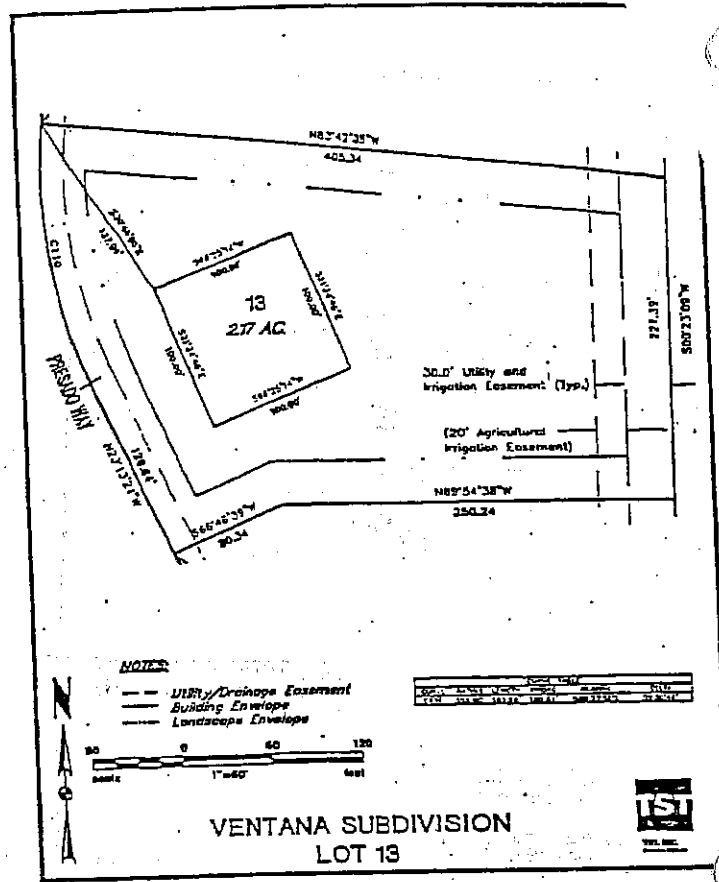
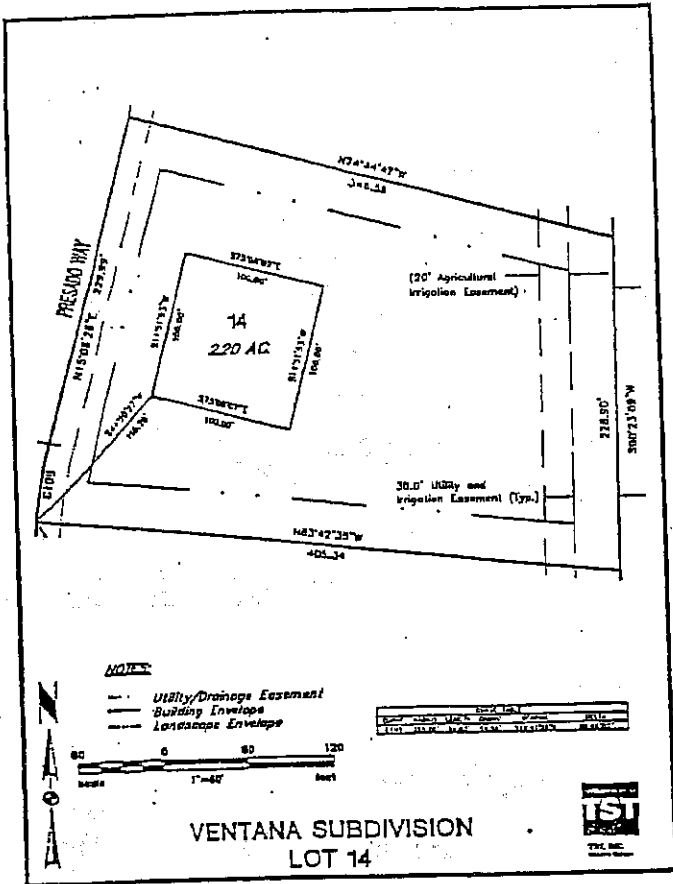
EXHIBIT A TO DESIGN GUIDELINES FOR VENTANA

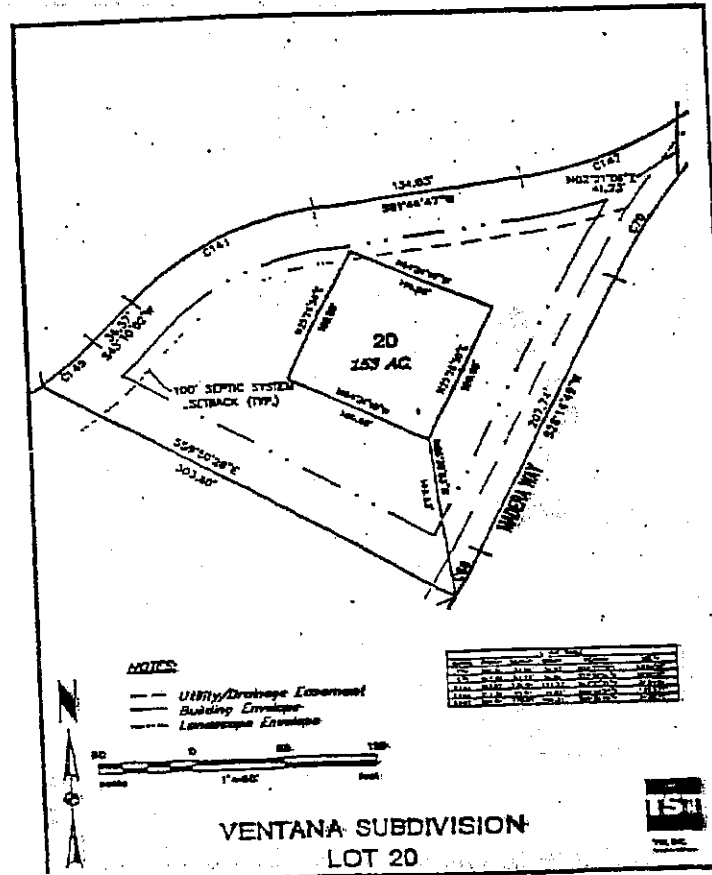
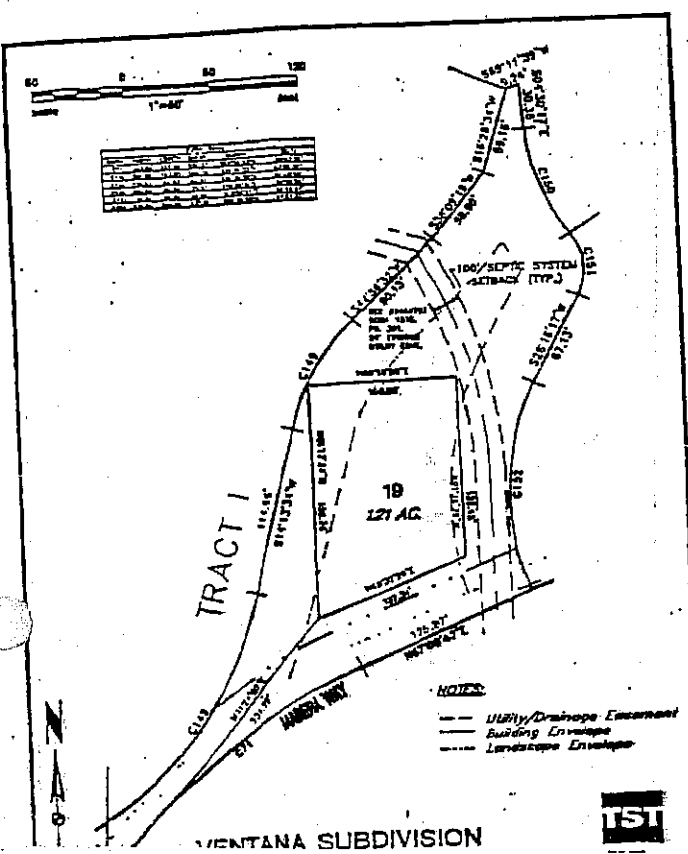
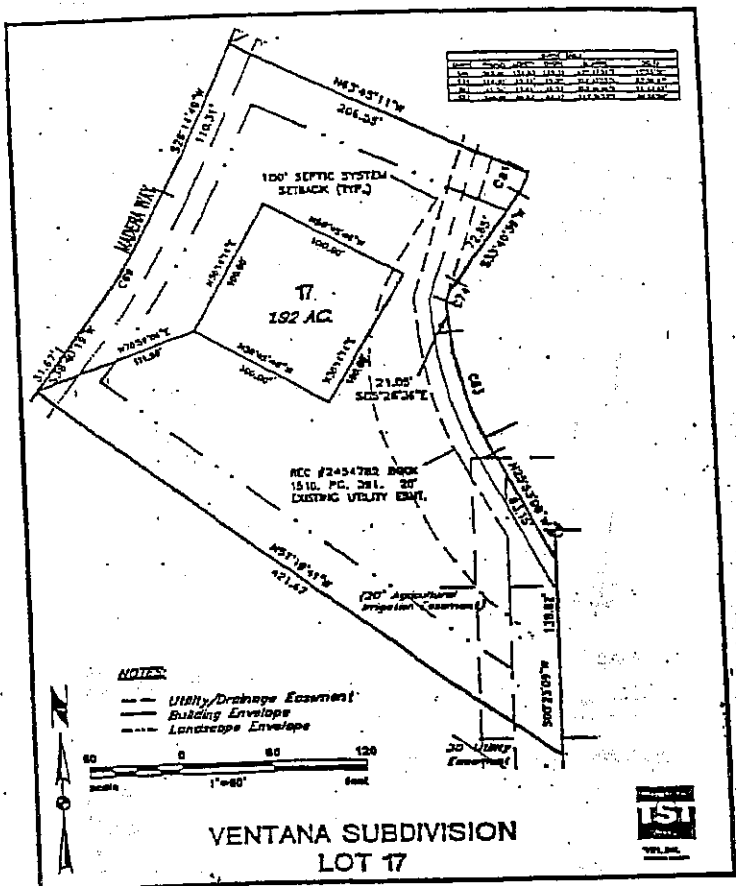
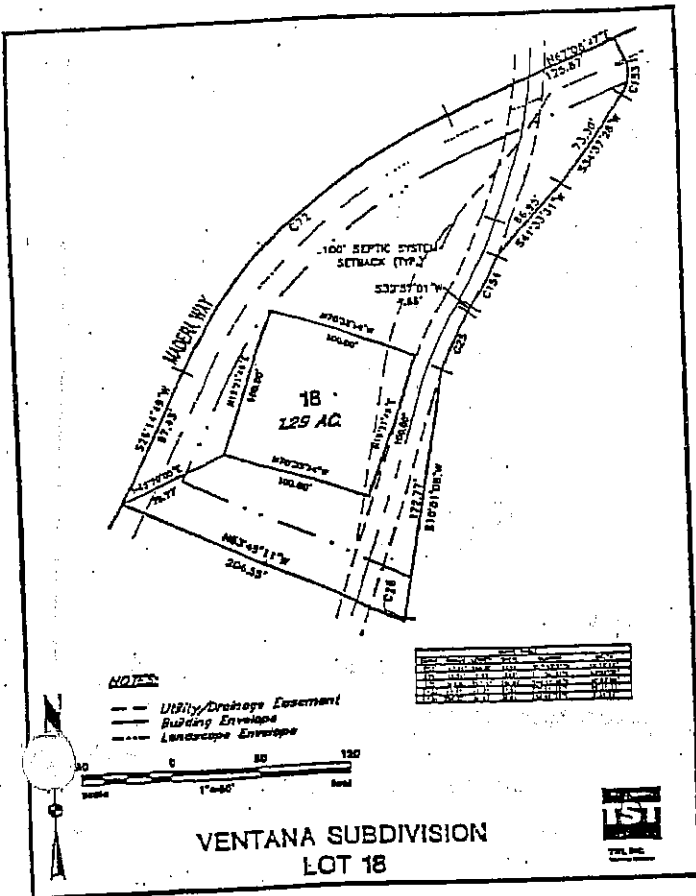
Building Envelopes and Landscape Setbacks

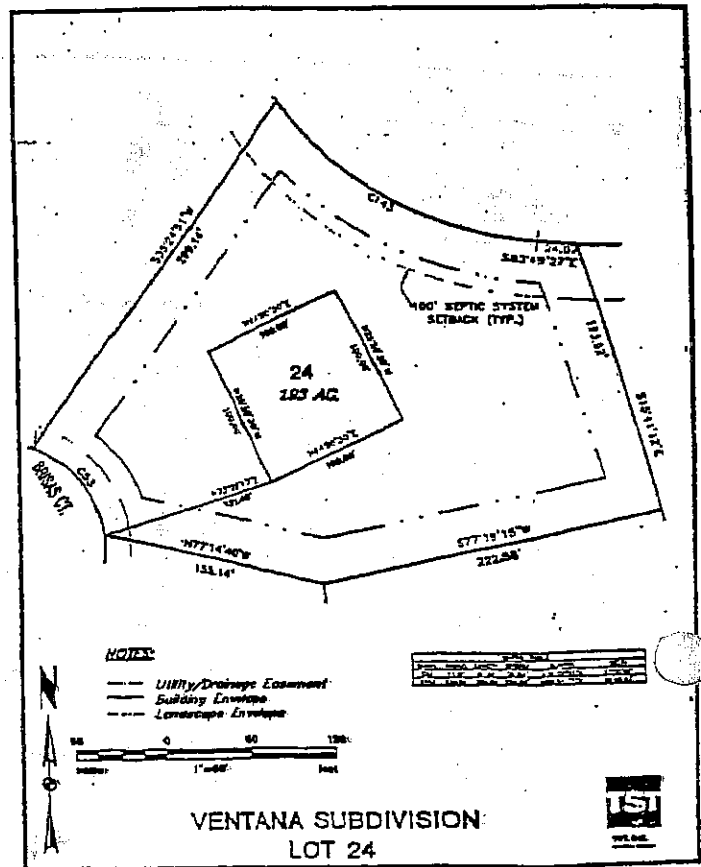
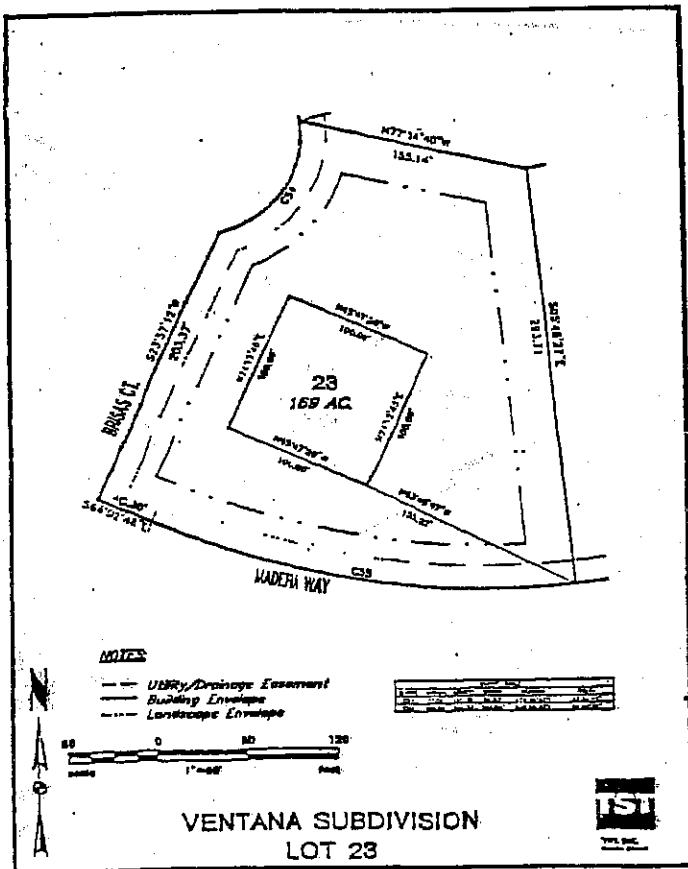
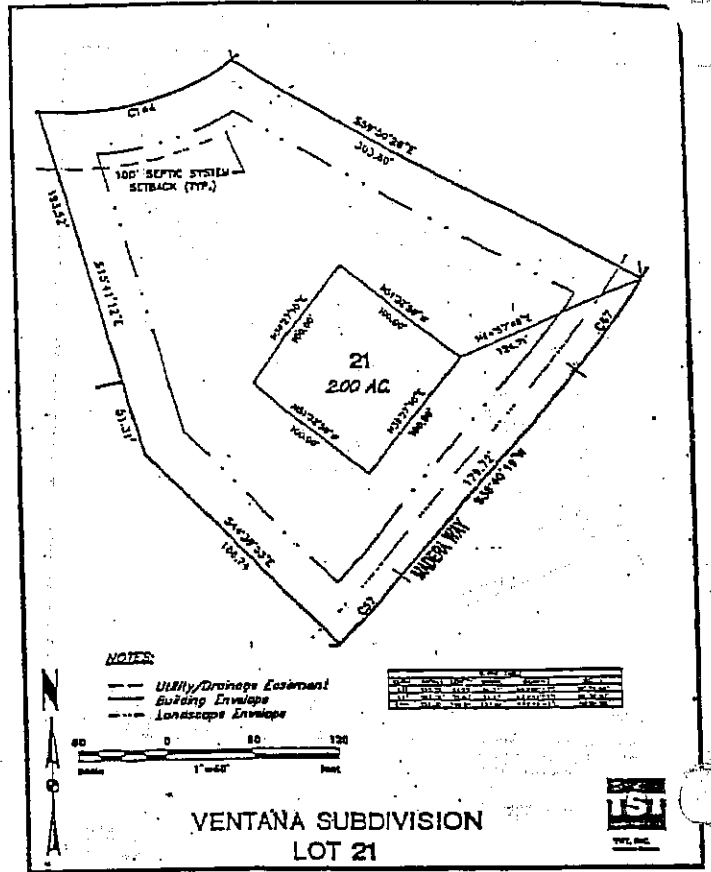
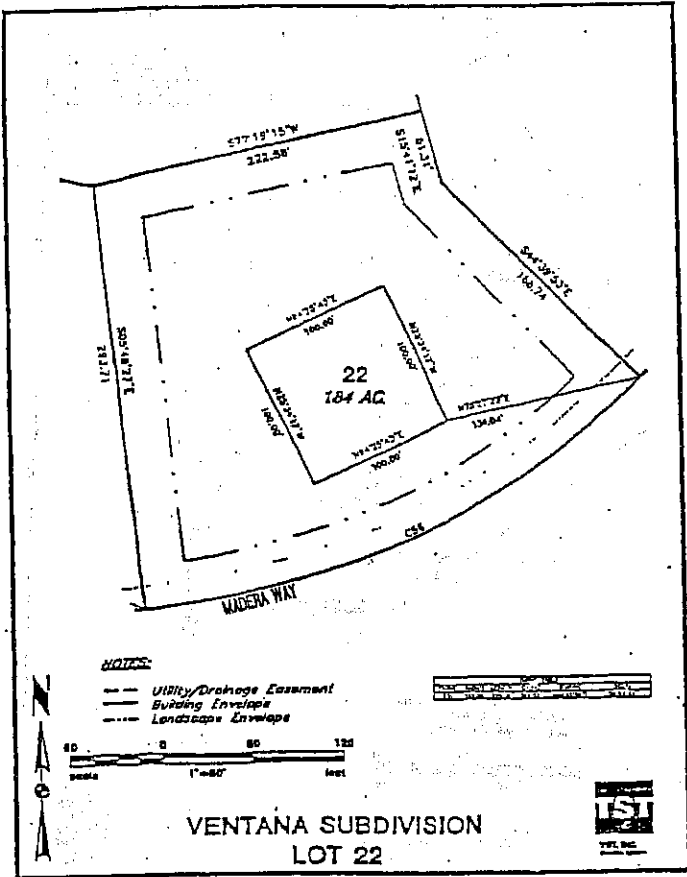


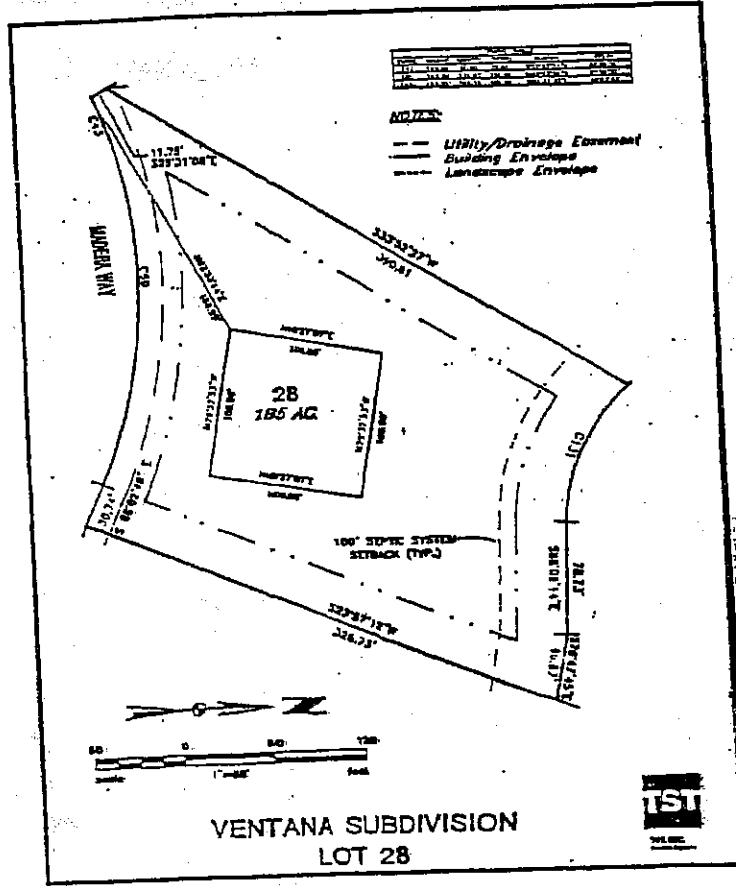
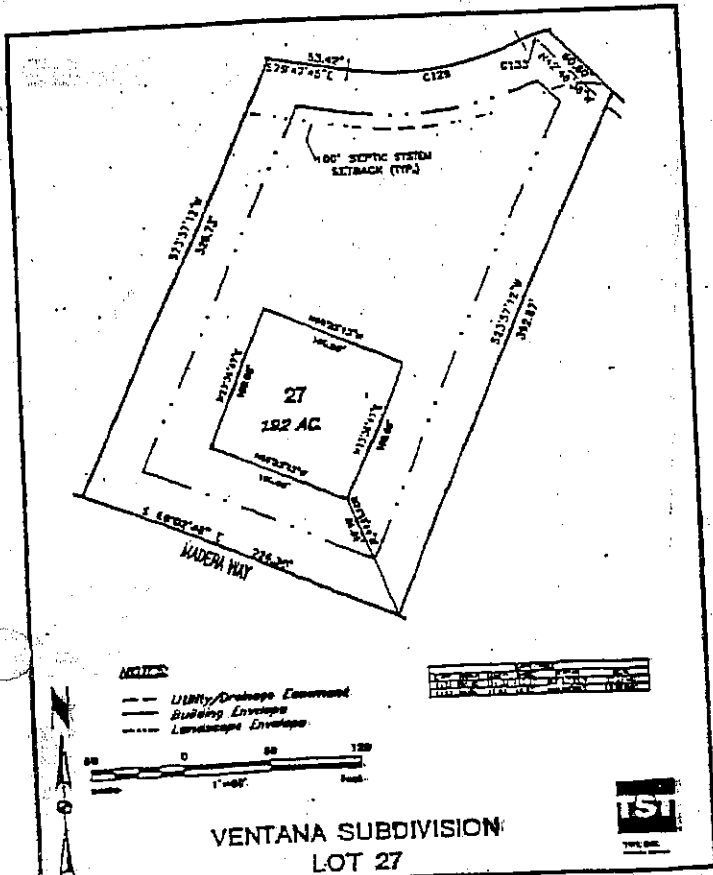
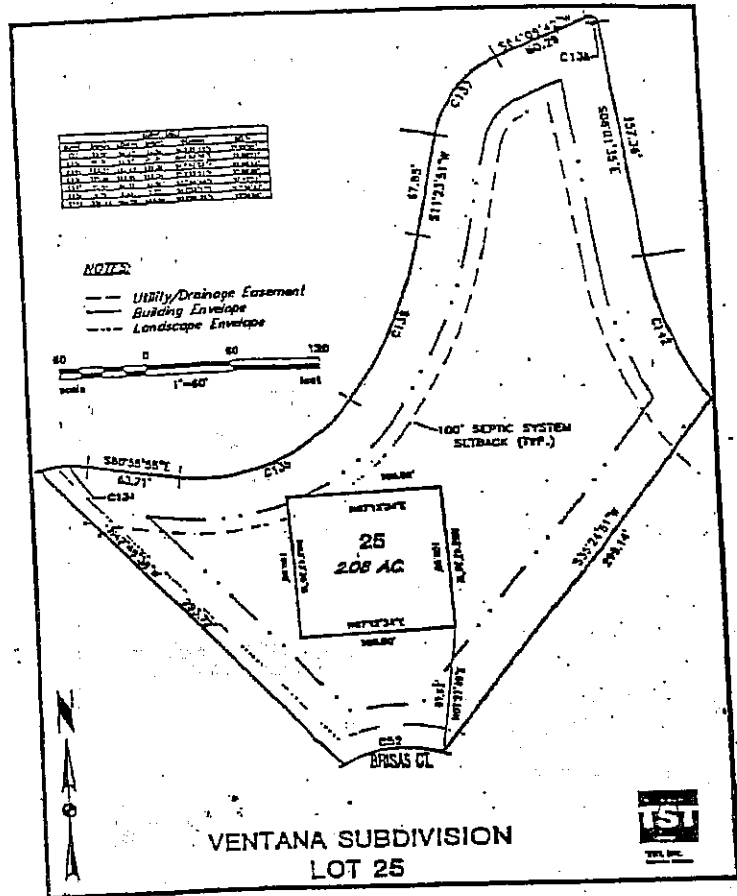
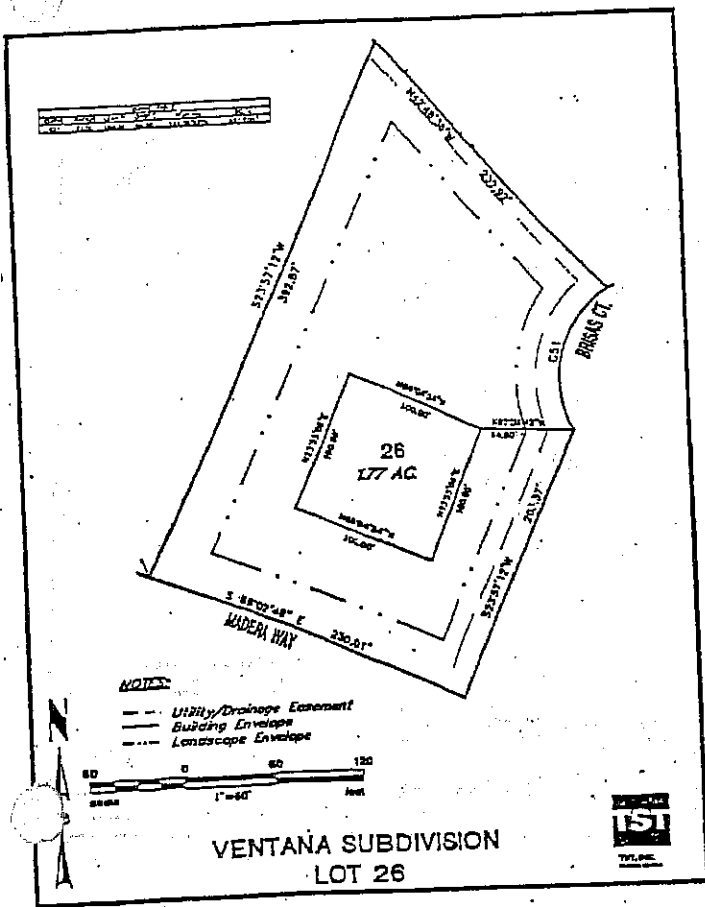


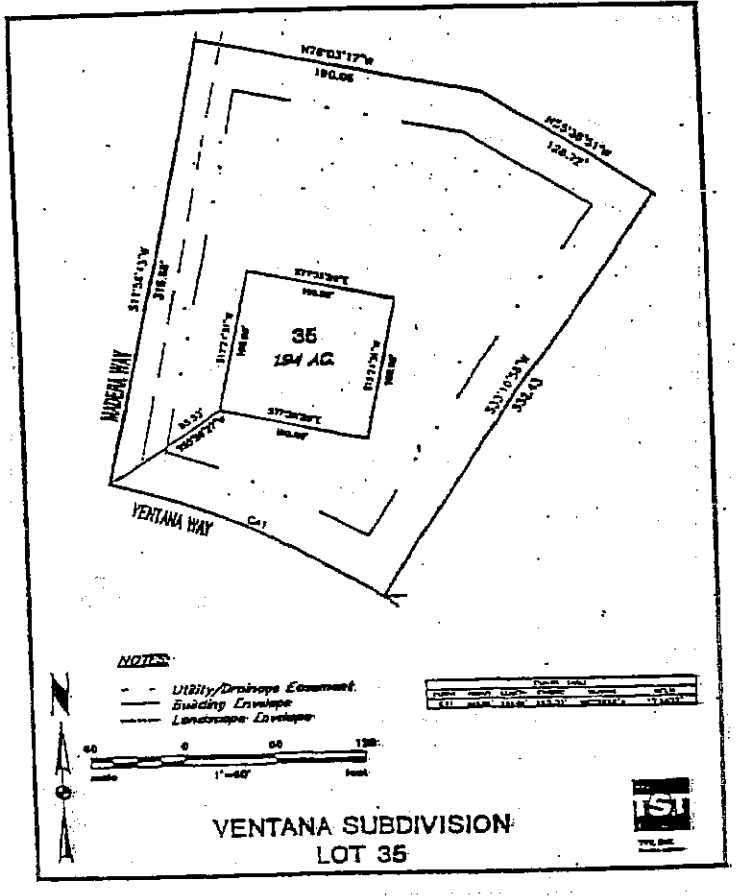
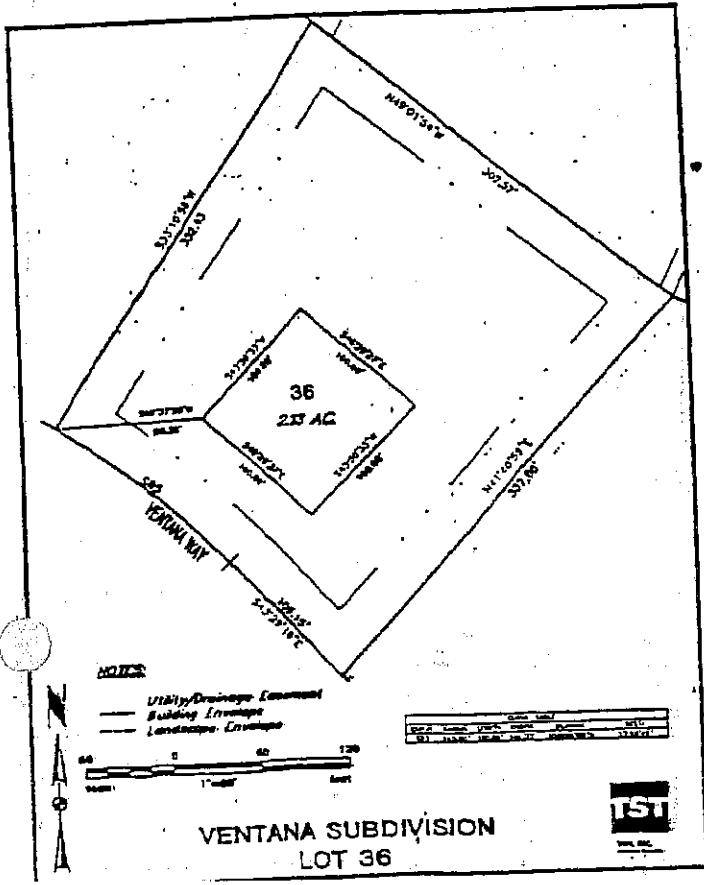
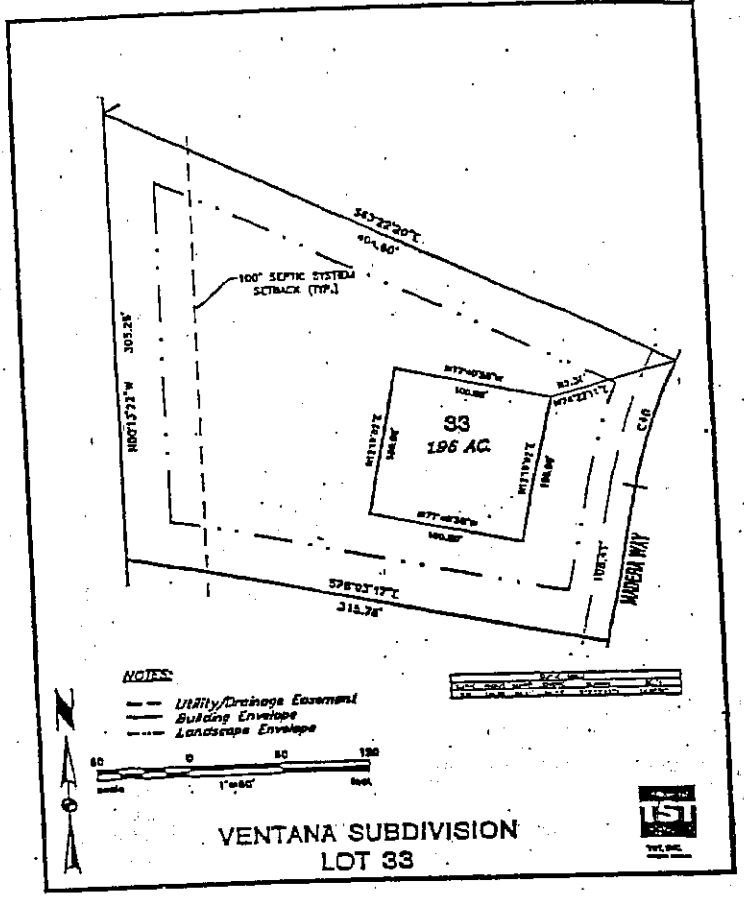
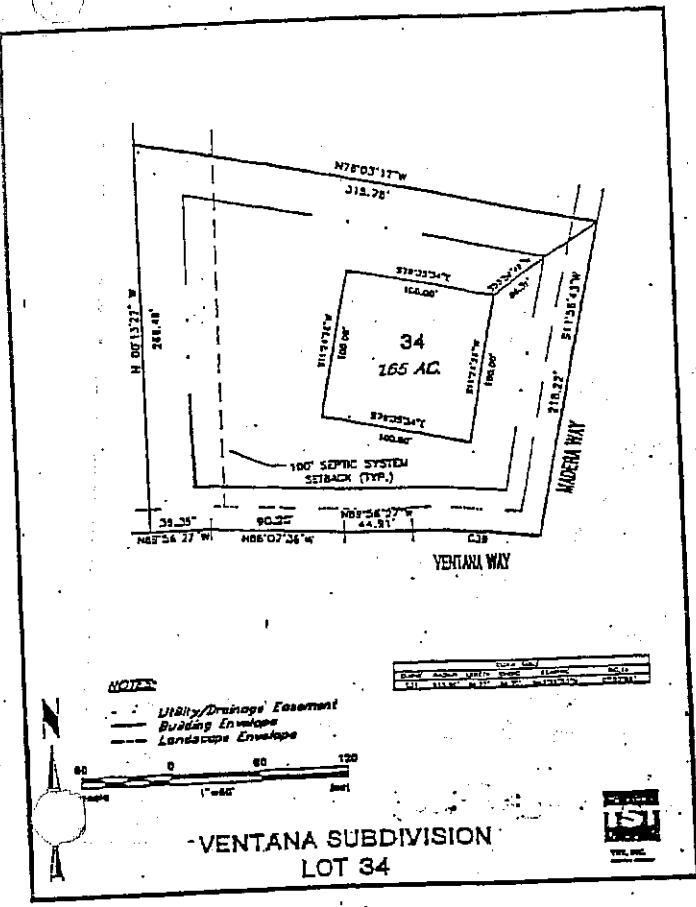


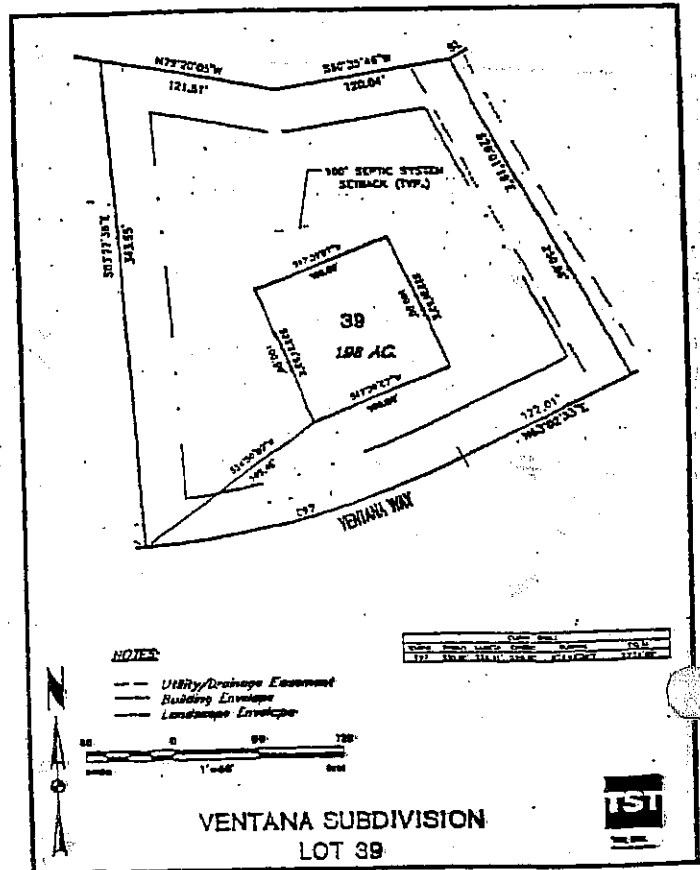
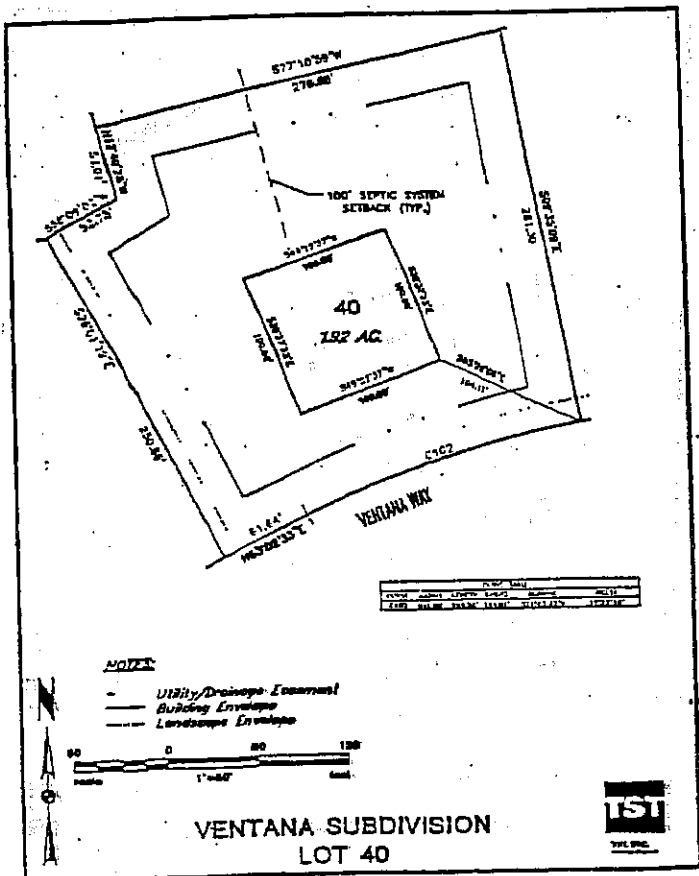
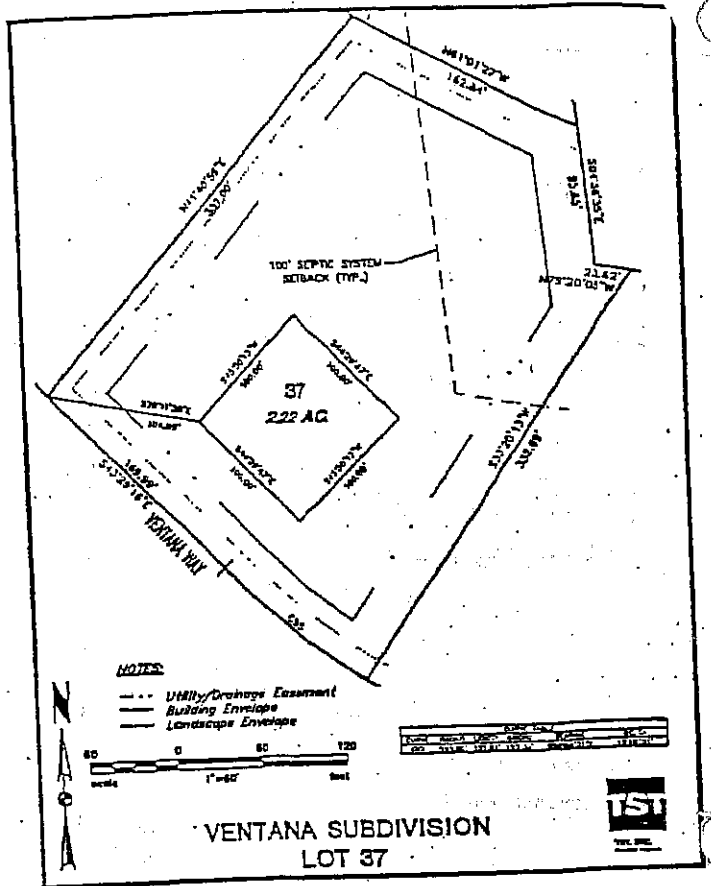
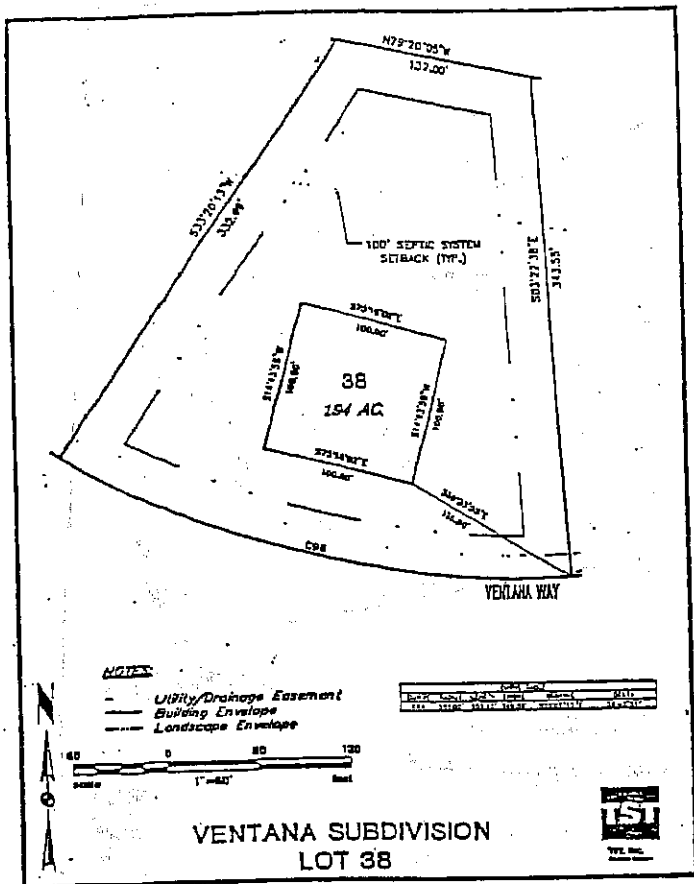


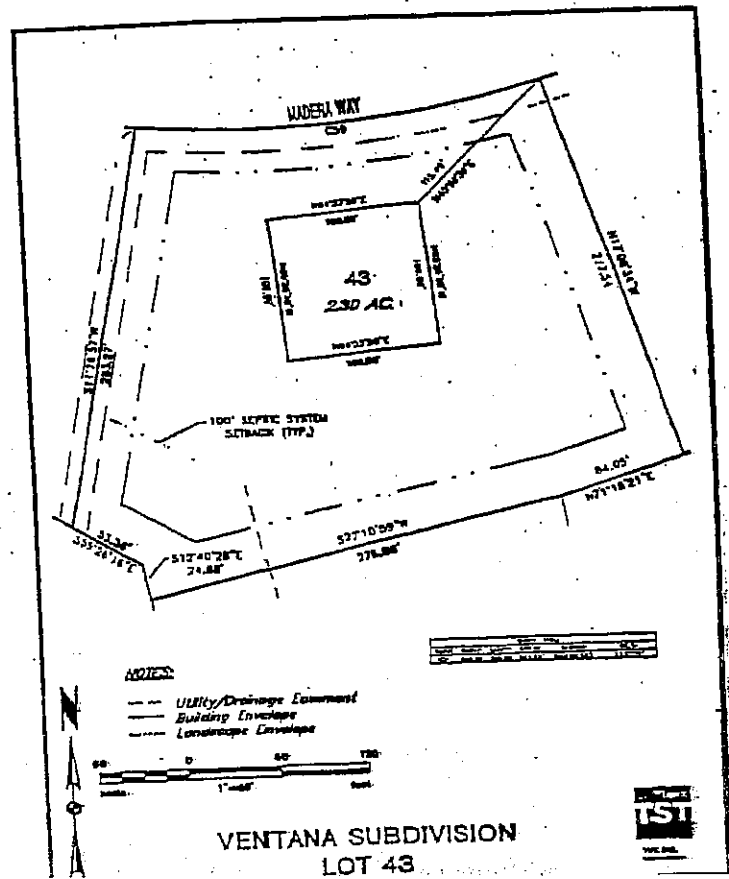
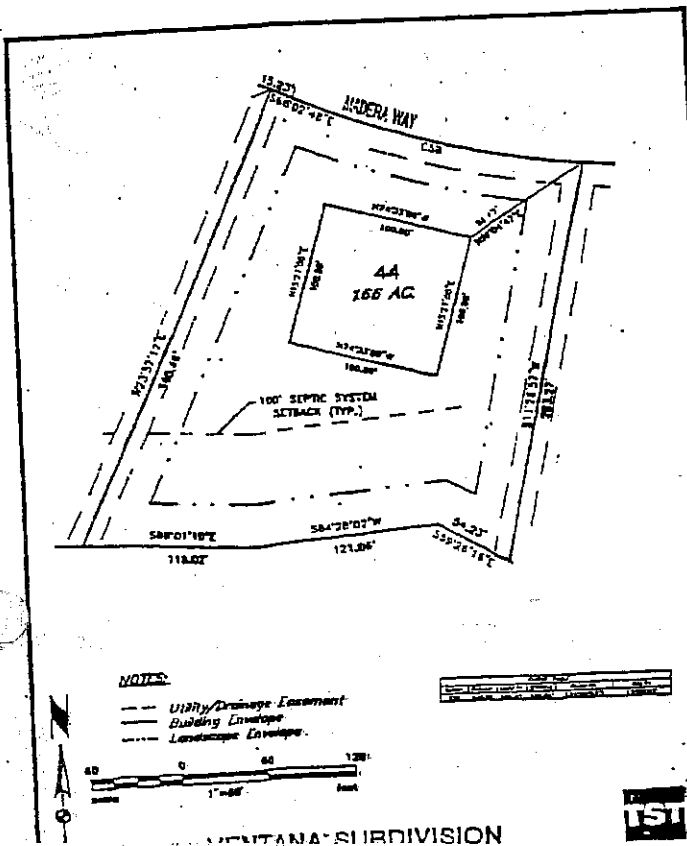
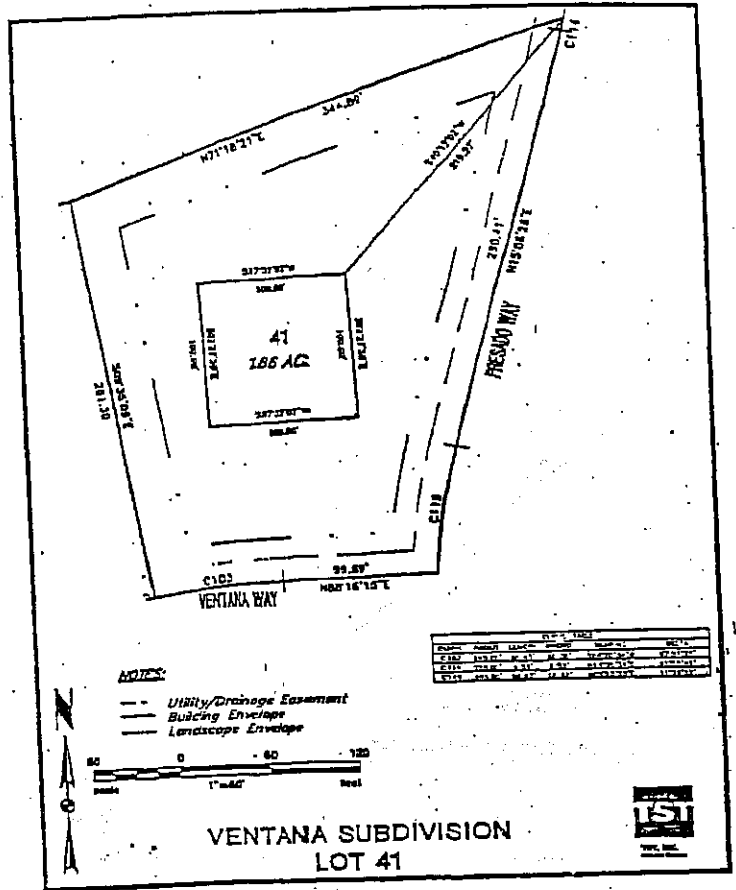
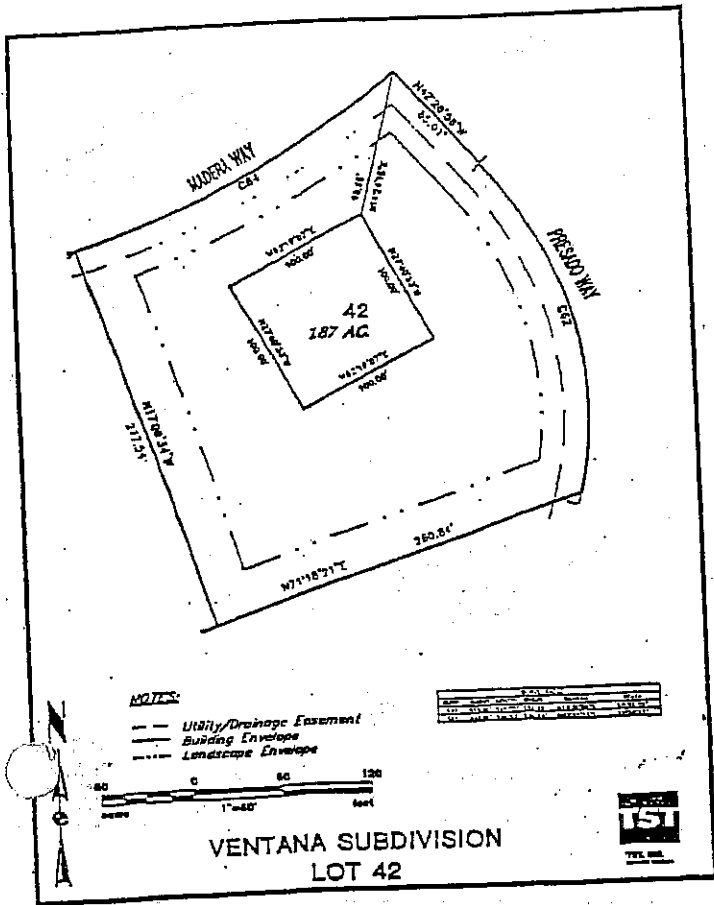


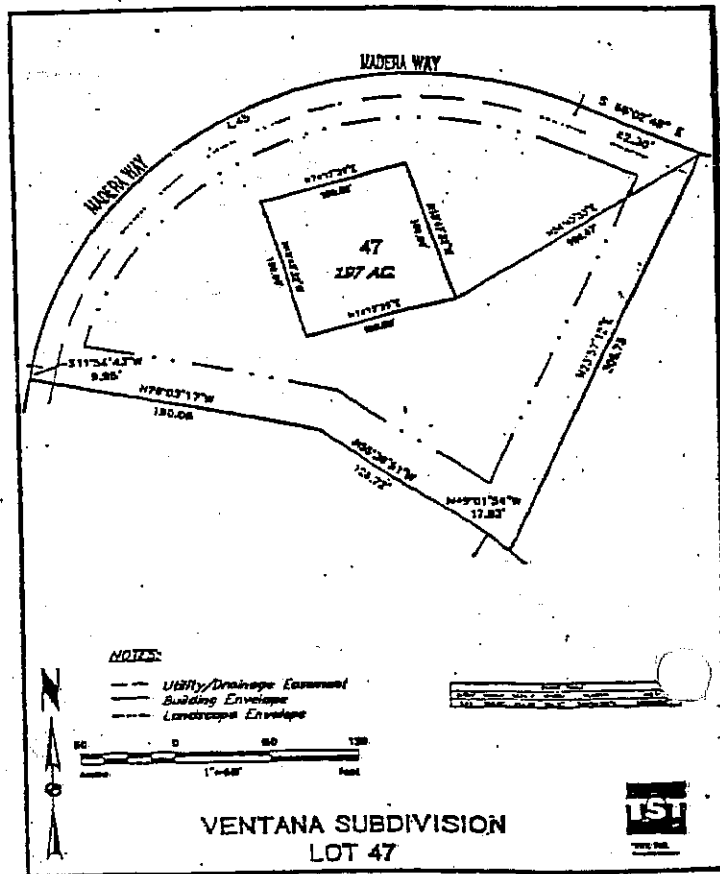
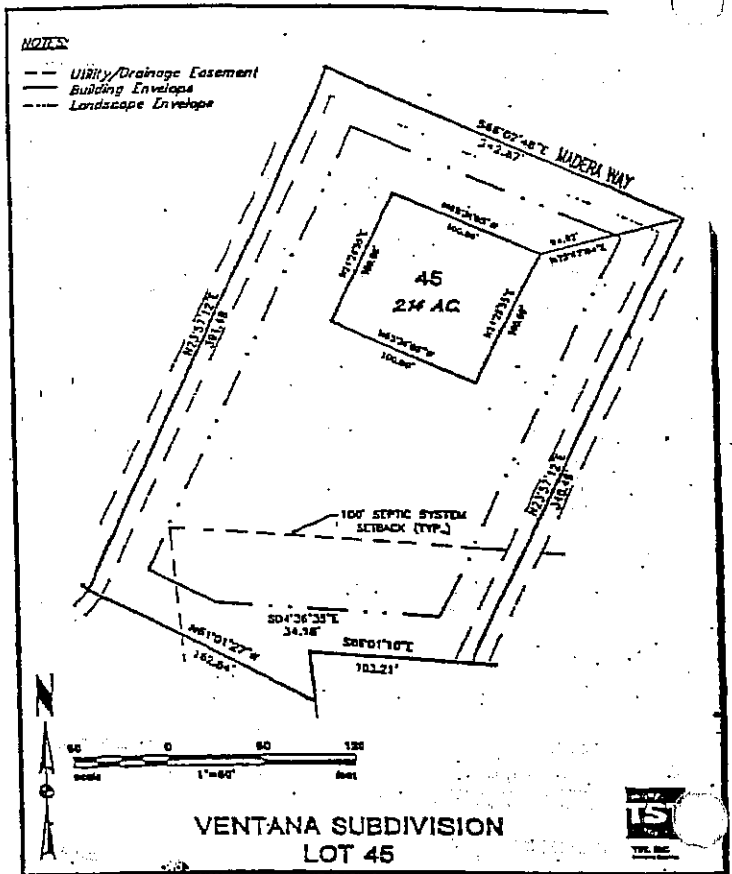
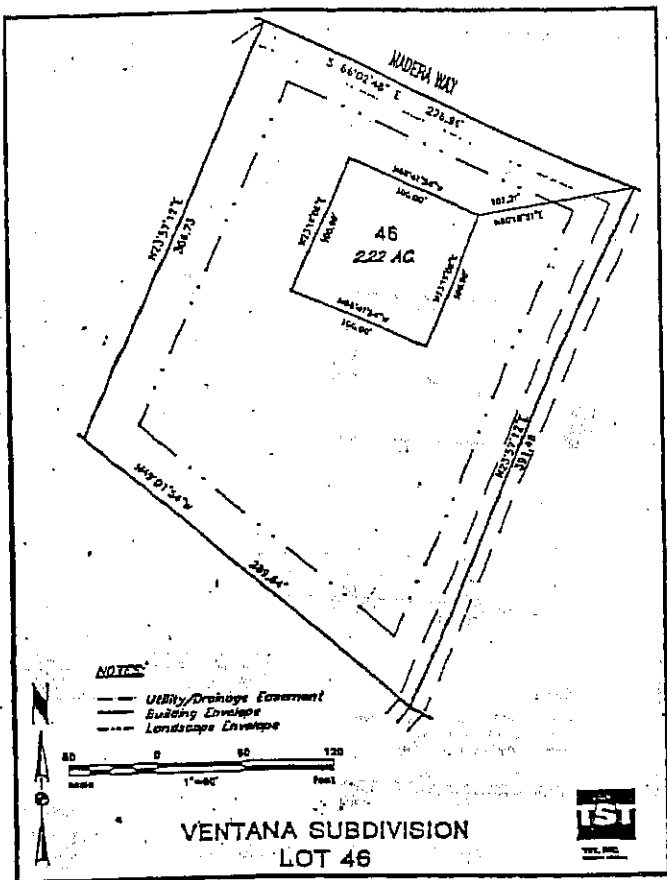




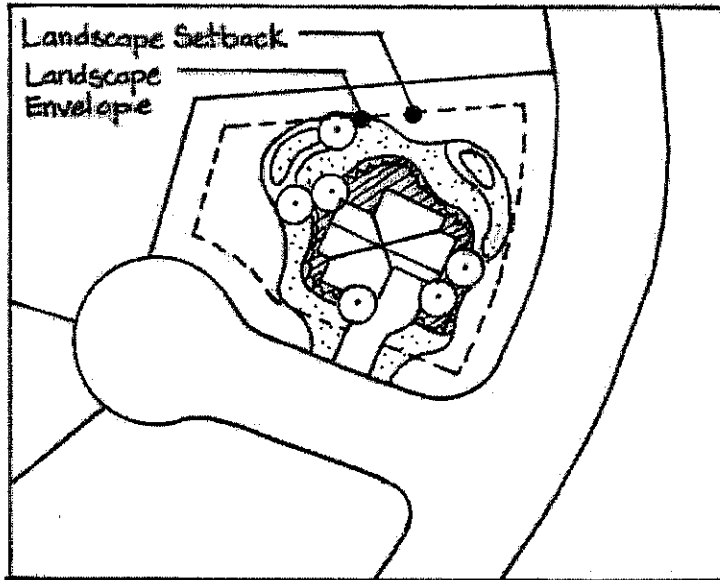






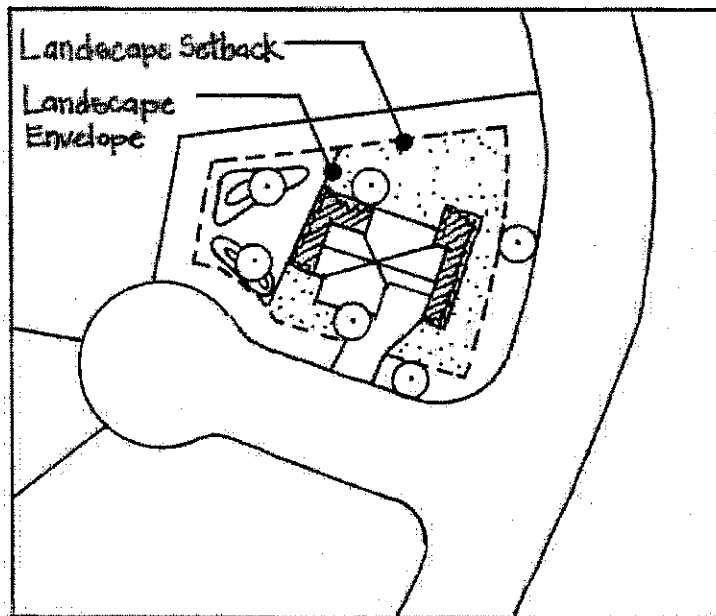


**EXHIBIT B TO DESIGN GUIDELINES
FOR VENTANA
Typical Landscape Envelope**



Permitted Landscape Envelope

- Curvilinear landscape envelope that is one acre or smaller
- All trees, irrigated landscaping and berming within the envelope
- Non-irrigated native seed is only allowed outside of the landscape envelope
 - Please note the front Landscape Setback is not zero (0) feet.



Non-permitted Landscape Envelope

- Angular looking landscape envelope
- Trees and berming outside of the landscape envelope

**EXHIBIT C TO DESIGN GUIDELINES
FOR VENTANA**

All areas of Ventana which are planted with dryland grasses will use the following mix:

The Ventana Mix is a Shortgrass Pasture Mix comprised of 40% Blue Grama, 25% Buffalograss (Sharps Improved primed KN03), and 35% Sideoats Grama. This mixture is, "drought tolerant, sod-forming, warm-season grasses for the short grass prairie. Produces choice forage for livestock. Often planted on the outside corners of irrigated circles. Adapted below 6000 ft elevation. A great native mix for turf applications." Sharp Brothers also recommends 8-10 lb./acre---50 # bag.

**EXHIBIT D TO DESIGN GUIDELINES
FOR VENTANA**

Rip-Rap Specifications

Washed river rock 6" diameter (smallest 3" and largest 9") hand placed over erosion control fabric with entire area of rip rap not to exceed 25 square feet.

EXHIBIT E TO DESIGN GUIDELINES
FOR VENTANA

Culvert Specifications

Each lot Owner / Home Builder shall install an elliptical Reinforced Concrete Pipe (R.C.P.) culvert with concrete Flared End Sections (F.E.S.). Said culvert shall be placed within the roadside drainage lot driveway. Said culvert shall meet the following criteria:

1. Pipe Material : Reinforced concrete pipe (R.C.P.)
2. Class : 3 or better
3. Color : Non-Colored (gray)
4. Diameter : Single 14" x 23" elliptical, lots 1, 5-9, 11-13, 17-19, 23-33,
and 42-47
: Double 14" x 23" elliptical, lots 2-4, 10, 14-16, 20, 21, 34
and 38-41
: Triple 14" x 23" elliptical, lots 22 and 35
: Quadruple 14" x 23" elliptical, lot 36
: Six 14' x 23" elliptical, lot 37
5. Length : Minimum 15' culvert plus F.E.S.'s
6. Concrete flared end sections required on both ends of all culverts.

**EXHIBIT F TO DESIGN GUIDELINES
FOR VENTANA**

Play Equipment Screening

