

CARLSON FARMS

Johnstown, Colorado

RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS

Revised: June 11, 2014

(Guidelines subject to change without notice)

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

RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS FOR CARLSON FARMS

1. INTRODUCTION.

1.1. Basis for Guidelines – These Residential Improvement Guidelines and Site Restrictions ("Guidelines") are intended to assist homeowners in Carlson Farms in the design of their homes, landscaping and other improvements to their property as provided for in the Covenants and to list the rules and regulations adopted by the Homeowners Association with respect to the use of residential sites. **THE COVENANTS FOR CARLSON FARMS REQUIRES PRIOR APPROVAL FROM THE DESIGN REVIEW COMMITTEE BEFORE ANY IMPROVEMENT TO PROPERTY IN CARLSON FARM.** "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 Design Review Committee ("DRC") 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 DRC 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; and (c) a summary of procedures for obtaining approval from the DRC.

1.3. Design Review Committee – The DRC consists of not more than three (3) persons who are appointed by the Board of Directors annually.

1.4. Committee Address and Phone – The address of the DRC will be the same as the address of the Management Company for the Homeowners Association.

1.5. Effect of Covenants and Resource Management Plan – The Declaration of protective Covenants, Conditions and Restrictions for Carlson Farms and applicable Supplemental Declarations (jointly "Covenants") govern property within Carlson Farms. Copies of the Covenants are delivered to new

homebuyers. When they purchase their homes and are available at any time at the DRC office. Each homeowner should review and become familiar with the Covenants. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Covenants and, if there is any conflict or inconsistency, the Covenants shall control. Provisions relating to the use of Property and to improvements to Property are found in 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 DRC 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 Johnstown requirements, homeowners may write or call the Town of Johnstown.

1.7. Utilities – In making improvements to Property, homeowners are responsible for locating all water, sewer, gas, electrical, cable television or other utility lines or 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 a locator service.

1.8. Goal of Guidelines – Compliance with these Guidelines and the provisions of the Covenants will help preserve the inherent Architectural and aesthetic quality of Carlson Farms. 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 DRC and neighbors will go very far in creating an optimum environment, which will benefit all homeowners. By following these Guidelines and obtaining approvals for improvements to Property from the DRC, homeowners will be protecting their financial investment and will help insure that improvements to Property are compatible with standards established for Carlson Farms. If questions arise as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the DRC's interpretation thereof shall be final and binding.

2. SPECIFIC TYPES OF IMPROVEMENTS -GUIDELINES.

The following is a list of restrictions and improvement guidelines. **UNLESS OTHERWISE SPECIFICALLY STATED (SEE SECTION 2.10), DRAWINGS OR PLANS FOR A PROPOSED IMPROVEMENT MUST BE SUBMITTED TO THE DRC AND THE WRITTEN APPROVAL OF THE DRC OBTAINED BEFORE THE IMPROVEMENTS ARE MADE.**

2.1. Accessory Buildings – Shall be constructed of the materials of similar in nature and qualities of the primary residence and in all cases require detailed pre-

approval drawing.

2.2. Additions and Expansions – Additions or expansions to homes will require submission of detailed plans and specifications. (See also Building Plans).

2.3. Advertising - See Signs.

2.5. Air Conditioning Equipment - If the unit is being replaced in the exact same place it currently occupies, no DRC approval is required. Additional units or units in a new location shall require detailed approval. No window units are allowed.

2.6. Antennae — External, Notice of installation is required with submission of detailed pre- installation drawings, (See also Satellite Dish).

2.7. Basketball Backboards, Tether Ball Poles or similar portable equipment and Permanent type equipment. Free standing, pole mounted backboards may not be constructed in the "front" yard, whether permanent or sleeve-set. Portable freestanding basketball boards may be used 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.

2.8. Boats – See Vehicles.

2.9. Building Code – All residential structures must conform to the applicable building code of the Town of Johnstown. Approval by the DRC of plans does not imply compliance with any building code or ordinances. The owner and builder shall be required to obtain a building permit from the Town of Johnstown and obtain the necessary inspections for a Certificate of Occupancy.

2.10. **Building/Construction Plans** -

2.10.1. General – The review and plan submittal procedures have been written to accommodate the most complex conditions that may exist in the variety of construction activities. Procedures may be waived or certain listed submittal items may not be required by the DRC. The DRC should be consulted to determine what information will be required for review by the DRC.

2.10.2 Construction Drawings Submittal – All construction drawings should be approved by the DRC prior to submittal to the Town of Johnstown for a building permit and prior to any construction. One set of construction drawings are required to be submitted to the

DRC. It should consist of:

- Size and square footage of finished space, including floor plans.
- Exterior elevations.
- Exterior colors and samples of exterior materials. All colors must conform to the requirements of the DRC. Colors must be earth tones. Blue or Peach shades are not acceptable. The general rule is the trim color shall be lighter than and an accent to the base color.
- Approved styles for dimensional Shingles are – Owens Corning Duration in the Driftwood design, GAF Timberline HD in the Weathered Wood design, Tamko Heritage in the Weathered Wood design, Certain Teed Landmark in the Weathered Wood Design or Malarkey Legacy in the Natural Wood design. All shingles shall be of the weathered wood color design or similar. . The HOA does not pre-approve or endorse any shingle manufacturer.
- Such plans must demonstrate that the improvements are in harmony with the design of the surrounding structures.
- Plot layout with respect to topography, grade and drainage in relation to existing dwellings and drainage.

2.10.3 Landscaping Plans – Landscaping plans must be submitted prior to commencement of landscaping. Plans must depict fences, decks, sod, seeded areas, retaining walls, rock, railroad ties, sprinkler system plan, sizes and species of nursery material, and include drainage and grading plan showing any drainage improvements. Other requirements are as follows:

2.10.3.1 Plans must include a timetable for starting and completion of the landscape and provided in writing within 30 days of the completion of the residence.

2.10.3.2 A minimum of 500 square feet of the total yard will consist of non-irrigated material such as rock, mulch, bark or other non-irrigated materials approved by the DRC.

2.10.3.3 Owner may replace existing landscaping with landscaping of the same type and size without approval.

- For conservation, it is recommended that the home owner limit the amount of irrigated sod in the front yard to reflect the neighborhood. No minimum is established or stipulated. Alternatively, xeriscaping is permitted with design approval.

- One (1) 2" caliper tree for the front yard of a standard lot, two (2) trees for the front yard of corner lots. Approval is needed regarding the placement of new tree(s).
- The Town of Johnstown has requirements for landscaping and types of trees acceptable for the front and back yards of individual lots. The Town should be consulted prior to ensure compliance with Town ordinances.

2.10.4 Review and DRC Action – Following the review, the DRC shall:

2.10.4.1 Approve or disapprove the plans as required by the Covenants, in writing, on the builder's or owner's set of plans and specifications.

2.10.4.2 Failure of the DRC or designated representative to approve or disapprove plans and specifications within 30 days of submittal shall be interpreted as approval subject to compliance with the Covenants. Deemed approval shall only apply when matters specifically and sufficiently described in plans and specifications are submitted to, and received by, the DRC and are in full compliance with the Covenants and Guidelines.

2.10.4.3 All buildings and improvements shall follow the letter of the plans and specifications submitted and approved by the DRC. Any changes to approved plans will require the re-submission.

2.10.4.4 DRC may formulate or adopt guidelines for the assistance or clarifications of the items set forth in the Covenants.

2.10.4.5 Approval for one Property does not imply approval for any other Property without the submission of plans and specifications.

2.11. Campers – See Vehicles.

2.12. Car Covers or Carports -Not permitted.

2.13. Clothes Lines - Retractable clothes lines are permitted.

2.14. Colors - All colors and color combinations, including repainting in the same color, must be chosen from the approved HOA paint book. Minor touchup painting does not require DRC approval if its color matches the current color. All projections

including but not limited to, chimneys, vents, gutters, down spouts, utility boxes, porches, railings and exterior stairways shall closely match the permanent color of the surface from which they project or shall be of an approved trim color. Duplicate color scheme shall not be allowed on lots adjacent to or across the street from each other. The HOA does not pre-approve or endorse any paint contractor. Repainting, even when the owner uses the same colors or when existing color is changed shall require approval.

2.15. Commercial and/or Oversized Vehicles – A commercial vehicle is defined as, but not limited to, a vehicle that has a business name or logo and/or has equipment attached to or is used for the purpose of providing services to an individual or business. An oversized vehicle is defined as a vehicle that cannot be parked within the garage. All commercial vehicles must be parked in the garage or off site. Campers and Oversized noncommercial vehicles may be parked in the driveway for no more than 48 hours to allow for loading and unloading. Campers and Oversized noncommercial vehicles may be parked in the street for no more than 24 hours to allow for loading and unloading. Street parking is enforced by the Town of Johnstown's Police Department.

2.16. Composting – Due to sanitary concerns, composting will not be allowed anywhere in Carlson Farms.

2.17. Decks – Must be of wood or other material such as Trex. Decks and railings must be stained or painted in a wood tone color. White is not allowed. Decks are to be installed as an integral part of the residence and patio area. They shall be located so as not to obstruct or greatly diminish the view, or create an unreasonable level of noise for adjacent property owners.

2.18. Dog Houses, Runs and Pet Enclosures – Detailed pre-installation plans required.

2.19. Drainage – DRC approval required for any changes affecting drainage. Drainage plans for all houses and lots must be submitted and approved prior to any construction. There can be no interference with the established drainage pattern over any property except as approved in writing by the DRC. When landscaping is installed, it is very important to ensure that water drains away from the foundation and driveways 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 gutters. The DRC may require a report from a drainage engineer as part of the landscaping or improvement plan approval.

2.20. Driveways - There shall be no expansion, extension or replacement of driveways without prior design plan approval.

2.21. Elevation Treatments – Architectural design shall incorporate a consistent level of Architectural interest in all elevations.

2.22. Entrances (Front) -Astro-turf is not allowed on walks, front steps or decks.

2.23. Evaporative Coolers - Must be installed in such a manner as to be aesthetically pleasing and in such a manner as to not be visible from the street. A detailed pre-installation plan must be submitted. (See also Air Conditioning Equipment.)

2.24. Exterior Lighting – See Lights and Lighting.

2.25. Fences -DRC approval required. The following are general guidelines regarding fence specifications:

2.25.1. Fences along arterial and collector streets shall be a minimum of 6' tall solid cedar with a natural stain finish. No painted fences.

2.25.2. The owners of lots adjacent to parks or open space shall install a three-rail style fence that is 4' high on that portion of the lot that is adjacent to the park or open space.

2.25.3. A permit from the Town of Johnstown is required prior to the installation of any fence.

2.26. Fireplaces – Gas fireplaces must either be housed within the exterior wall or, if protruding to the outside, they must be housed and vented in chase/chimney-like structure and finished with a decorative top in keeping with the Architecture of the home.

2.27. Fire Pits, Fire Bowls and Chimineas – Fire pits must be constructed and cannot be just an excavated hole in the earth. Fire pits require a detailed drawing for approval. Portable Fire Bowls and Chimineas do not require DRC approval. All shall be controlled so as to not cause a nuisance to neighbor's. Fire pits can be fueled with propane, natural gas and wood. Home owners must comply with the Town of Johnstown's open fire regulations.

2.28. Flags and Flagpoles – The flying of the American flag of the United States does not require DRC approval. The installation of a flagpole to fly the United States flag does not require DRC approval. The installation of a flagpole to fly the flag of the United States is allowed with submission of a detailed installation drawing indicating the height and location of the pole. The flying of the American flag of the United States of America shall follow the Federal Flag Code (P.L. 94-344;90 Stat.810;4. United States Code Sections 4 through 10) The Federal Flag Code contains a number of requirements including but not limited to the following:

1. The flag should never touch anything beneath it.
2. The flag should never be used as a drapery.
3. The flag should never be fastened, displayed or used in such a manner as to permit it to be easily torn, soiled or damaged in any way.
4. If the flag is no longer in a condition fitting an emblem for display it should be destroyed in a dignified way. Flags may be given to the VFW club, appropriate flag vendors and the VA for proper disposal.

2.29. Gardens - (See Landscaping.)

2.30. Hot Tubs – Must be an integral part of the deck or patio area and of the rear or side yard landscaping. They must be installed in such a way that is not immediately visible to adjacent property owners and does not create an unreasonable level of noise for adjacent property owners. Top of the tub shall not extend above fence level.

2.31. Junk Vehicles – See Vehicles.

2.32. Lattice Work – With detailed pre-design approval.

2.33. Lights and Lighting – Conventional style with illumination patterns that do not cause a nuisance to neighboring properties. Backyard lighting is preferred to be Earth or non-polluting light style.

2.34. Overhangs (Cloth or Canvas) – The color must be the same color as, or generally recognized as, a complementary color to the exterior of the residence. The covering may be used over a patio only. No aluminum or fiberglass awnings are allowed.

2.35. Painting – All houses shall be kept well painted in the color approved with original plans or, if changed, as approved. Changes in paint colors and or repainting must be approved. (See also Paint Colors.)

2.36. Patio Covers – Must be constructed of wood or material generally recognized as complementary to the home and similar or generally recognized as complementary in wood tone colors to the colors of the home or deck.

2.37. Patios (Enclosed) - See Additions and Expansions.

2.38. Patios (Open) – Patios 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 to and generally accepted as a complimentary color and design of the residence. In addition they must be located so as not to block any existing drainage pattern on lot.

2.39. Paving – Approval required regardless of whether for walks, driveways, porches, patio areas or other purposes and regardless of whether concrete, brick, flagstone, stepping stones, pre-cast patterned or exposed aggregate concrete pavers are used as paving material. Must be located so as not to block any existing drainage pattern on the lot.

2.40. Play and Sports Equipment – Wood is the predominately construction material allowed. No metal slides and or plastic play sets are allowed. A detailed pre-installation design must be submitted.

2.41. Playhouses – DRC approval required. General guidelines to be less than eight feet (8') in height at the peak, and less than 120 square feet of interior floor space. Basic design, materials and colors must match the residence, and must be incorporated into, and at least partially screened by the landscape features.

2.42. Pools - No above ground pools are allowed. In ground pools require design approval.

2.43. Radio Antennae – See Antennae.

2.44. Roofs – All roofs shall be, at a minimum, at least a 30-year warranty composition shingled roof. Roofs shall be of the Weathered Wood or of similar approved style. See Building / Construction Plans.

2.45. Rooftop Equipment -Not allowed.

2.46. Satellite Dishes: Permitted, subject to the following: Whenever possible all satellite, television, satellite internet, and microwave internet dish antennas should be installed in a location that screens the dish from the view of the street and neighboring lots. Satellite dishes cannot exceed 39” in diameter.

2.47. Sauna - See Additions and Expansions.

2.48. Seasonal Decorations – Permitted with the following qualifications and conditions:

2.48.1. Christmas and or Winter Holiday decorations shall not be displayed prior to Thanksgiving and must be removed by January 10th of the following year, weather permitting.

2.48.2. No roof figures, animated figures or audible music shall be allowed.

2.48.3. Other holiday decorations should be removed within two (2) weeks of celebrated holiday.

2.48.4. No decorations shall be displayed in such a manner as to be offensive to the neighborhood or create a public nuisance.

2.48.5. Up to three lawn figures are allowed, appropriate for the recognized holiday and subject to above restrictions.

2.49. Security Camera Systems – Installation plans must be submitted for review. Cameras view cannot encroach onto neighboring property.

2.50. Siding (Exterior Facade) – A minimum of twenty-five percent (25%) of the front facing facade of each residence (excluding windows, doors and garage doors) shall be constructed of stone, brick or other masonry materials approved by the DRC in its sole discretion.

2.51. Signs – No sign shall be located on any lot except reasonably sized signs offering the lot for sale and except builder or supplier signage during the period of construction, or unless approval for such other sign or signs is obtained in writing from the DRC, said committee reserving the right to disapprove all such requests for signs except those described above. Builder signs must be removed from Property within two (2) weeks from date of closing. Other signs such as Garage Sale must be removed at the end of the event.

2.51.1. Political Signage – Definition.

1. Election – Any vote conducted by a governmental entity for the selection of offices, positions, initiatives, referendums or other issues by a ballot.
2. Political Sign – A sign that carries a message intended to influence the outcome of an Election, including supporting or opposing the election of a candidate, the recall of a public official or the passage of a ballot issue.

2.51.2. Time Frame and Location

1. Political Signs may be displayed no earlier than 45 days before the day of an election and no later than 7 days after the day of the election.
2. Political Signs may be displayed on the Lot including the window of the residence.

3. Other than as stated above, an Owner may not display Political Signs on any part of the Common Area.

2.51.3. Size and Number

1. An Owner may display one Political Sign per political office or ballot issue in the Election. A Political Sign may be no larger than 36”X48”.

2.52. Solar Energy Devices – Systems shall be designed to appear as an integral part of the roof. No exterior plumbing may be visible. Detailed design and pre-installation approval required.

2.53. Spas – See Hot Tubs.

2.54. Square Footage Requirements – No dwelling shall be erected, altered, or rebuilt after any catastrophic event (flood, fire, earthquake, tornado, etc) unless the finished floor space areas thereof (exclusive of the basement, open porches, garages, and attached approved outbuildings) is of a similar style, size, color and theme so as to be consistent with the rest of the neighborhood. Garages shall accommodate at least two cars or more and have either two standard size single garage door or a standard double garage door.

2.55. Statues – Statues and lawn ornaments are not allowed in the front yards. Statues in rear or side yards shall not exceed 5 feet in height.

2.56. Swing Sets – See Play and Sports Equipment.

2.57. Temporary Structures -Not allowed.

2.58. Temporary Vehicles – No cars which are being repaired, restored or otherwise being worked on may be kept on any lot unless in an enclosed garage.

2.59. Trailers – See Vehicles.

2.60. Trees – See Landscaping Plans. Also refer to ordinances on the Town of Johnstown web site at www.townofjohnstown.com for the list of trees allowed and prohibited by Town ordinance and other ordinances regarding placement.

2.61. Vehicles – No lot shall be used as a parking or storage area for vehicles or materials of any kind, other than personally owned automobiles of the owner.

2.62. Vehicles / Commercial – See Commercial and / or Oversized Vehicles

2.62.1. No campers, trailers, motor homes, buses, RVs or boats shall be stored or parked on the homeowner's driveway or property in excess of forty-eight (48) consecutive hours during any month, except if stored in an enclosed garage. Note: See Town of Johnstown for parking ordinances. Campers, trailers, motor homes buses, RVs or boats can be parked on the street for more than 24 hours. Street parking is enforced by the City of Johnstown's Police Department.

2.62.2. No motor vehicles of any kind, including cars, trucks, trailers, motorcycles, or the like, may be stored, junked, or otherwise maintained anywhere on the lot or any other portion of Carlson Farms Subdivision in any idle or unworkable condition.

2.62.3. No motor vehicle or machine will be overhauled or rebuilt on any portion of the property, unless entirely enclosed in a garage or other improvement approved by the DRC, in its sole discretion.

2.62.4. Except as otherwise provided, only those vehicles and machines in good running condition, which are currently licensed and registered are permitted on any portion of the Property.

2.63. Vents – All exhaust vents including but not limited to dryer, cook-tops or range- hoods, gas fireplaces and plumbing vents must be screened from sight.

2.64. Walls (Retaining) - Detailed pre-approval design must be submitted

2.65. Wells - Not permitted.

CARLSON FARMS ARCHITECTURAL
STANDARDS

(REQUIREMENTS ARE SUBJECT TO CHANGE)

<u>ITEMS</u>	<u>STANDARDS</u>
SQUARE FOOTAGE:	Minimum 1600 s.f.
EXTERIORS:	
<i>Exterior Finish</i>	25% minimum of entire front elevation to be brick, masonry or stone
<i>Siding</i>	Hardboard Siding/Vinyl - Prefinished or painted minimum or equivalent. 20% pigment. 8" maximum reveal. Vertical siding only as accent or complimentary to specific styles.
<i>Fascia</i>	Minimum 6"
<i>Soffits</i>	Minimum 12"
<i>Windows</i>	Painted wood, natural wood, painted steel, anodized aluminum or vinyl cladding. Gridded on all "street sides"
<i>Overhang</i>	Minimum 12"
<i>Roof Slope</i>	5/12 or greater
<i>Decks</i>	TBD
COLORS:	Color Selection sheets showing body and trim paint and brick selection must be approved by DRC before installation. All exterior railing, wood, trim must be painted or stained. Decks should be of wood tone.
ROOFING	30-year, composition shingle. Weathered Wood.
SET BACKS	Must conform to Town of Johnstown standards
LANDSCAPING	TBD.
FENCING	Park/Open Space: Three-rail, 4' high. Arterial/Collector Streets: 6' sold cedar. Natural, stained, no paint. Fence to be set back from front of house the same distance as sideward setback requirement.
TOP OF FOUNDATION	Minimum elevation as per plans prepared by Engineering. 6" above grad maximum.