

**The North Ranch
at
Ken-Caryl**

**Rules and Regulations
for
Residential Design and Home Improvement**



Adopted by:
North Ranch at Ken-Caryl
Architectural Committee

Approved by:
North Ranch at Ken-Caryl
Board of Directors

Regulations are dynamic in nature. As new issues surface or innovative ideas emerge, new regulations are added, inappropriate ones deleted and many simply amended or updated. For the most current copy of this document, please visit our website.

*Revised August 2020
This document supersedes all previous versions.*

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The North Ranch at Ken-Caryl

Rules and Regulations for

Residential Design & Home Improvements

1. Purpose and Intent

These Rules and Regulations for Residential Design and Home Improvements (“**Rules and Regulations**”) have been prepared to assist architects, builders, and homeowners in design and construction of new homes, home additions and alterations to both the exterior of homes and the lots upon which the homes are situated as well as to further define the Supplemental Declaration of Covenants, Conditions and Restrictions (CCR’s) that pertain to the North Ranch. It is the common desire, intent, and purpose to create and maintain a community of high quality development and construction in which the natural character of this unique area is preserved and complimented.

The North Ranch is a community where differing architectural designs and styles merge and where the efforts of one designer, homeowner, or builder should not be damaged or devalued by the incompatible design of a neighbor.

Because no two lots are exactly alike in The North Ranch, the ACC will review each plan for a building in relation to the specific characteristics of the subject lot and its surroundings. For this reason, the Ken-Caryl Ranch Master Declaration of Covenants, Conditions and Restrictions, the North Ranch Supplemental Declaration, and these Rules and Regulations permit the flexibility that is essential to the appropriate use of widely varying lot conditions. The basic objective is to achieve compatibility of the building and other improvements with the subject lot and the immediate surroundings. The site consideration review is, in summary, specific to the site itself.

2. ACC

The Architectural Control Committee (ACC) is the Architectural Control Committee referred to in the Supplemental Declaration of Covenants, Conditions and Restrictions for the North Ranch at Ken Caryl. Appointed by the North Ranch Board of Directors, the ACC is responsible for the enforcement of these Rules and Regulations as well as conditions and restrictions contained herein.

In accordance with the Amended and Restated Master Declarations of Covenants, Conditions and Restrictions of the Ken-Caryl Ranch, the ACC has established the following Rules and Regulations for design review, approval of all modifications, and maintenance of the landscaping and exteriors of North Ranch homes and lots.

The role of the ACC is directed toward review and approval of exterior design, appearance, architectural integrity, and esthetics to maintain the appearance of a custom home community. The ACC assumes no responsibility or liability with regard to structural, mechanical, electrical or other construction details or recommendations, as well as compliance with any code or government regulation. The Homeowner hereby accepts full responsibility for compliance with all applicable governmental codes and regulations.

The ACC meets monthly; however, the ACC may hold special meetings as deemed necessary by a member of the ACC, the Association Manager, or North Ranch Board of Directors. The ACC needs up to thirty (30) days for review and approval of any normal submittals and complicated submittals may require additional time. Meeting dates are posted on the North Ranch website: NorthRanchHOA.com

The intent of these Rules and Regulations is to maintain a community development that achieves harmony among dwellings and between each dwelling and its surrounding landscape yet allows individual identity to the dwelling. The Rules and Regulations apply to:

2.1 Assuring compatibility and harmony of exterior colors, materials, and design so the exteriors of buildings are compatible in a manner as to avoid negative contrast within the neighborhood. The ACC shall be the judge of compatibility.

2.2 Relating proposed improvements to the natural features of the land and to neighboring structures and other improvements.

2.3 Conforming the plans and specifications to the purpose and general plan and intent of the Official Development Plan, Master Declaration, and Supplemental Declaration of CCR's.

2.4 Conditions Not Defined

Any matter, condition or materials not defined herein shall remain a matter of discretion on the part of the ACC.

2.5 Variances

The ACC further reserves the right to vary at any time from procedures or standards as established herein. The ACC further reserves the right to amend, supplement or repeal these Rules and Regulations at any time. The ACC has the authority to grant variances to Rules, Regulations, or the CCR's. Variances granted to homeowners may be deemed to terminate on the sale of the home.

3. Association Manager

Assisting the ACC with North Ranch requested homeowner improvements and covenant enforcement is the Association Manager of the North Ranch HOA.

The Association Manager is responsible for the compliance inspections and all homeowner communication.

The North Ranch at Ken-Caryl Homeowner's Association, Inc.
c/o KC & Associates, LLC
10106 West San Juan Way, Suite 210
Littleton, CO 80127
(303) 933-6279

4. Project Request Forms (PRF) and Submittal Procedures

- Improvements or modifications that alter or affect the exterior appearance of a dwelling or property must be submitted to the ACC for approval. The homeowner shall submit a North Ranch Project Request Form (PRF) to the Association Manager (see information in Section 3 above). These forms can be downloaded from the North Ranch website: NorthRanchHOA.com or picked up from the Association Manager's office.
- The Project Request Form must be completed in its entirety, including a photograph of the home clearly showing where the improvement is to be made along with signatures and date by the homeowner.
- Accompanying the PRF must be a clear description of all project materials and information that will allow the ACC to fully understand and review the homeowner's request.
- Failure to properly fill-out the PRF or submit the required items, may result in a delay of approval and/or the inability to understand or review the PRF.
- The Project Request Form must be submitted and approved PRIOR TO commencement of any construction, alteration, or improvement.
- On a submitted PRF or site-plan, any item identified as "Future" will not be approved. "Future" items will require the submission of a new PRF when the homeowner is ready to proceed with the "Future" project.
- Please allow sufficient time (at least 2 weeks) for the ACC to review and comment on the project, and up to 30 days for final approval of a PRF.
- All approvals will be sent in writing and must be received by the homeowner PRIOR to the commencement of any project.
- Proceeding with a denied improvement or unapproved project may result in a fine, legal action or removal of the denied or unapproved improvement. All legal fees and related costs resulting from an unapproved or denied project may be the responsibility of the homeowner.
- Work must be commenced within ninety (90) days of the date of ACC approval; if not, approval will be considered void and a new submittal will be required, unless the ACC had previously approved a later start date or has been notified of a change. Please contact the Association Manager for an extension to the time frame.
- All work approved by the ACC must be completed within one hundred twenty (120) days of approval. Please contact Association Manager for an extension to the time frame.
- Upon completion of approved project, the Association Manager should be notified.

5. Enforcement of Rules, Regulations and CCR's

Failure to conform to these rule and regulations or obtain necessary approval from the ACC **PRIOR** to the commencement of any project relating to the exterior of the property will constitute a violation of the Master Declarations and the Supplemental Declaration and may require modification or removal at the expense of the homeowner.

5.1 The ACC will use the following procedures to enforce violations:

- A reminder letter will be sent requesting compliance within 10-14 days.
- A second letter serves as final notice. This letter states: a fine may be levied and/or legal action taken if the violation is not cured by a specified date (approximately 10 days).
- A third letter serves as Public Hearing Notice. If the violation has been cured before the Hearing date and the association manager notified, the violation is considered cured and the homeowner does not have to attend the Hearing.
- If the same violation occurs again within 30 days, the homeowner will be sent a Hearing notice immediately for that violation.

5.2 The ACC can take the following actions:

- Disregarding a denial by the ACC and proceeding with a denied improvement will result an immediate Hearing Notice to attend an ACC meeting.
- In the ACC's opinion, when a violation correction requires expediency a Hearing Notice may be sent immediately.
- The ACC has the authority to grant variances to Rules and Regulations.
- The ACC may impose a fine for each violation. If the fine remains unpaid for 10 days or more, it may become a continuing lien against the property. The fine per month per violation shall continue until such time the violation has been cured. If the violator does not notify the Association Manager of compliance, then the fine shall continue until the Association Manager determines the violation has been cured.
- The ACC may remedy the violation and charge the cost to the homeowner. A continuing lien may be placed against the property for the costs to cure.
- The ACC may obtain injunctive relief against the continuance of such violation.

6. Violations defaulting to Jefferson County

The following violations should be reported to Jefferson County for enforcement:

- Dogs, cats, and other ordinary household pets; barking, unleashed, vicious animals and other animal related complaints must be reported to Jefferson County Animal Control for enforcement.
- Homeowners must report noise complaints, trespassers, speeding motorists, etc. to the Jefferson County Sheriff's Department for enforcement.

7. Approved Rules and Regulations

7.01 Accessory and Temporary Structures

- Outbuildings of any type are not allowed, including, but not limited to, storage buildings, detached garages, greenhouses, gazebos, temporary structures, and any other structure not permanently attached to the main structure.
- Camping tents for occasional overnight sleeping do not require ACC approval if left up for no longer than seventy-two (72) hours.

7.02 Antennas and Satellite Dishes

- Satellite dishes larger than (1) one meter are not allowed.
- Satellite dishes and Antennas should be installed with emphasis on being as unobtrusive as possible to the community. For preferred locations of satellite dishes, refer to the Ken Caryl website.
- PRF submittal should include location, size, and color.

7.03 Awnings

- Require ACC approval.
- PRF submittal must include photograph of house, placement, product information sheet, color, and material sample.
- Metal and plastic awnings are not allowed.
- Cloth awnings must be compatible with the color scheme of the house.

7.04 Basketball Backboards/Hoops and Poles

- Require ACC approval.
- Portable basketball poles and backboards are not allowed in the North Ranch.
- PRF submittal must include a site plan showing the location of the backboard and pole clearly marked on the site plan and a picture of the equipment.
- Backboards must not have any graphics, and they must be transparent.
- Permanent basketball structures must be painted black and be installed as far from the street as possible and must be located as unobtrusively as possible to minimize the visual impact.
- Hoops must have nets. Chain nets are not allowed.
- Hoops, nets, poles, and backboards must be maintained in good condition.

7.05 Culverts

- The ends of culverts must be kept open and free of debris, rocks, vegetation, and cattails at all times, so as not to inhibit free drainage of water.
- No plastic end sections shall be allowed for use in culvert end treatments.
- Culverts must be maintained to allow for the free flow of water.

7.06 Decks and Patios

- All Decks and all Patios require ACC approval.
- PRF submittal must include a photo of the current deck or area where deck or patio will be placed, plans, elevations, site plan, materials, and color list.
- Decks must be considered part of the structure and be wholly within the building setbacks.
- For deck and patios, front setback is 30' from the property line. Side set-back is 20' from a street and 10' from an interior property line. Rear set-back for a deck is 30' from the property line. Rear set-back for patio is 20' from property line.
- Decks must be wood, composite, or other approved materials.
- Decks must be painted, stained, or have a color complementary to the home, if used.
- All support columns must be the same type and color and be a minimum of six (6) inches by six (6) inches.
- Any screening for decks requires ACC approval of material and design.
- The area under the deck may not be used for storage unless screened from the view of neighbors and street.
- Impact on neighbors will be considered for deck or patio approval.

7.07 Doghouses

- Require ACC approval.
- PRF submittal must include location of the doghouse, materials, and color.
- Must be constructed of compatible materials and colors of the home.
- Maximum size is four (4) feet by four (4) feet and no higher than four (4) feet at the highest point.

7.08 Doors

- All exterior doors (entry, garage, storm, patio, sliders, security) require ACC approval.
- PRF submittal must include a product information sheet of the door, a photograph of the home clearly showing the door to be replaced or added, the door's material, color chips or stain information, and if used, information on any glass panels.
- New or replacement doors must match or be similar to existing doors and the architectural style of the home.
- Doors must be painted or stained in a color complementary to the house.
- Unpainted aluminum doors and vinyl doors are not allowed.

7.09 Driveways, Walkways and Private Lanes

- New or replacement of the above require ACC approval.
- PRF submittal must include area being replaced or added, material and color.
- Driveways may be constructed entirely of black asphalt, concrete, stamped concrete, brick, or pavers from the entrance of the garage doors to the property line, with the remainder of the driveway constructed as per Jefferson County requirements, which will extend and connect to the existing asphalt street or private access drive.

- Walkways may be constructed of concrete, stamped concrete, brick, or pavers.
- With the exception of unstained concrete and asphalt, materials must be earth tone colors.
- Private driveways are limited to a maximum width of eighteen (18) feet at the street intersection
- Excessively broad paved areas, beyond that required for garage entry and turn-around are discouraged.
- Extension or expansion of driveways for additional parking require ACC approval and shall be evaluated on an individual basis.
- Driveways, walkways, and private lanes must be maintained in good condition.

7.10 Driveway Markers

- Professionally manufactured driveway markers to define private driveways and landscaping or rocks adjacent to the street in snow conditions will be allowed under the following guidelines:
- Only allowed from October 31 through April 30.
- Must be well maintained.
- Must be kept a minimum of fifteen (15) feet apart.
- Must not exceed thirty-six (36) inches in height, after installation.

7.11 Exterior Lighting

- Requires ACC approval.
- Exterior lighting must be subdued.
- Light sources should limit light trespass to adjacent properties and is not to be directed onto adjacent properties. Light trespass or wash over will be subject to ACC interpretation.
- Exterior lighting must be 450 lumens or less per bulb (40 watt incandescent, 6-9 watt LED), including security lighting.
- For CFL or LED lighting color, a warm white with no more than 2700K is allowed.
- Floodlights and spotlights are not allowed in front of the house and must not shine into adjacent properties.
- All outdoors light sources must be consistent in color and intensity.
- Decorative lighting not included in an ACC approved landscape plan is not allowed as a permanent installation.
- No colored lights allowed between February 1 and October 1.

7.12 Exterior Paint

- All colors and color combinations require ACC approval.
- PRF submittal must include actual paint sample, minimum size of 2"x2", for the field, trim and accent colors with the manufacturer's name, color name and color number.
- 4'x4' color sample of the field color and a corresponding 4' length of trim color, painted adjacent to the field color, must be painted in a location where the ACC can review the colors in natural sunlight.
- Repainting the exact same colors requires ACC approval. Paint samples must be submitted with the PRF, however paint samples on the home are not required.
- Exterior paint colors must be subdued as to avoid negative contrast within the neighborhood. The ACC shall be the judge of compatibility.

- All projections, including, but not limited to, chimney flues, vents, radon pipes, gutters, down spouts, flashing, utility boxes, porches, railings, and exterior stairways, must closely match the permanent color of the surface from which they project.
- The ACC will require repainting of homes, at homeowner's expense, for which advance approval was not obtained if colors are not acceptable.
- Paint and stain on the home must be maintained in good condition.

7.13 Fences

- Require ACC approval prior to installation.
- See North Ranch Fence Design Requirements (Exhibit A)
- PRF submittal must include site plan, location of fence and position of gates.
- All fences must be constructed on the homeowner's property and must not encroach on an adjacent property or open space.
- All survey pins must be verified by the homeowner prior to installation.
- The fence must be a maximum of four (4) feet high with three (3) rails constructed of rough sawn cedar.
- The wood must be a natural color and not stained or painted.
- The posts must be four (4) inches by six (6) inches on eight (8) foot centers with the rails being two (2) inches by eight (8) inches.
- Rails must be installed on the neighbor or street side of the fence.
- Any fence installed next to open space requires Ken-Caryl Ranger approval before submitting your PRF to the ACC.
- Welded hog wire may be installed between the posts and rails of the fence. Chicken wire is not permitted.
- Dog run fences require ACC approval and must be the same construction as North Ranch fencing described in Exhibit A with a maximum height of 6 feet.
 - Location must be in the backyard only and located as close to house as possible.
- Invisible dog fences are allowed and do not require ACC approval.
- The following types of fencing are not allowed:
 - Chicken wire fencing
 - Privacy fences
 - Chain-link fences
 - Electric fences
- No fences are allowed in the front yard.
- The ACC may require special set-back requirements for houses on corner lots and side yard fencing.

7.14 Firepits and Outdoor Fireplaces

- Require ACC approval.
- PRF submittal must include site plan, location, materials, and color of materials.
- Must be installed in backyards only.
- Must meet setbacks of 20 feet from any property line.
- Must be integrated within an approved landscape design.

7.15 Firewood Storage

- ACC approval is not required for the outdoor storage of firewood.
- Stored firewood must be neatly stacked, stored next to the house and not be visible from the street.

7.16 Flags and Freestanding Flagpoles

- Require ACC approval.
- PRF submittal must include site plan with the location of the flagpole noted and picture of pole.
- Only American flags and military service flags are allowed on freestanding flagpoles.
- Flagpoles mounted on the first story of the home that are less than six (6) feet in length do not require ACC approval. Size of the flag is limited to 40" in length.
- Mounted flagpoles are limited to one per home with one flag allowed per pole. The only exception is for American and military service flags.
- Flags and flagpoles must be kept in good condition.
- ACC reserves the right to require removal of controversial flags.

7.17 Gardens

- All vegetable gardens require ACC approval.
- Protective garden fencing requires ACC approval.
- Protective garden fencing may be installed during the growing season only using black metal poles and black wire mesh.
- ACC is willing to consider alternative or permanent garden enclosures on a case by case basis.
- Gardens must be located in the backyard with the least visual impact on adjacent properties.
- All gardens need to be maintained and free from grass and weeds.
- Protective garden fencing and garden vegetation must be removed after the growing season.
- Approved fenced garden areas not used annually must be removed and converted to approved landscape material.

7.18 Holiday and Decorative Lighting

- With the exception of traditional December holidays, temporary decorations and lighting may be put no earlier than one month in advance of the holiday and must be taken down (not simply unplugged or turned off) within one week following the holiday.
- Traditional December holiday lighting and decorations must not be installed before November 1 and taken down by Feb. 1.
- The lights must not be turned on until Thanksgiving.
- Decorative lighting for special occasions is allowed temporarily but must be taken down after the event.
- Decorative lighting not included in an ACC approved landscape plan is not allowed as a permanent installation.
- No colored lights allowed between February 1 and October 1.

7.19 Hot Tubs

- Require ACC approval.
- PRF submittal must include the photo of location and picture of unit.
- Must be located in the backyard and a minimum of twenty (20) feet from any property line and be integrated within an approved landscape, patio, or deck plan.
- Portable hot tubs are not allowed in the North Ranch.

7.20 House Address Numbers

- All house identification numbers and plaques must be approved by the ACC if larger than six (6) inches in height.
- Address numbers on street curbs are not allowed.

7.21 Landscaping

- All new landscape plans require ACC approval as well as revisions or alterations to existing landscape plans or changes in material.
- This includes any form of landscaping, such as retaining walls, sidewalks, gravel, rock, impervious surface material, water features, fire pits, structures, grass, trees, and other plants.
- Bike paths, bike courses, pump tracks or racing tracks are not allowed.
- Only brown or natural-colored mulch is allowed.
- Red/orange mulch is no longer permitted and homes with previously approved red/orange mulch must replace/replenish with brown or natural-colored mulch.
- Replenishing or replacing existing previously approved landscaping or landscape materials (with the exception of red/orange mulch) does not require ACC approval.
- PRF submittals must include site plan, descriptions of materials and colors, including plant list and dimensions as applicable.
- The homeowner shall accept responsibilities of grading/drainage and its effect on neighboring properties.
- Pine needles are not an approved ground cover. They are a fire hazard in our climate.
- Native seed must not be planted next to sodded areas on adjacent properties.
- If desired, low-water turf will be considered for the backyard applications.
- Large expanses of rock areas are not allowed. The committee seeks to achieve an esthetically pleasing balance of turf, planting and hardscape material within the lot and neighborhood.
- Berms and Slopes: It is recommended that slopes be landscaped. Loose aggregate or wood chips are not recommended on slopes unless measures are taken to prevent erosion or displacement by wind and/or water. Slopes can also be seeded with ground covers, shrubs, and bushes to prevent erosion.
- Irrigation Systems: Underground and drip irrigation systems must be installed so that no irrigation pipe is visible. If drip irrigation pipe is installed above ground, it must be covered with rock, mulch etc. so that it is not visible.
- Lawns must be kept in good condition and be weed free.
- Weeds: A weed is defined as any plant that is growing where it does not belong.
 - Weeds and grass are to be promptly removed from ditches, flower beds, gardens, and rock areas to maintain a neat appearance and to keep weed seed and grasses from spreading to adjacent developed properties and open space.
 - Cattails in drainage ditches, culverts and on any property are considered weeds and need to be removed.
- Dead Vegetation and Plant Waste: Trees are considered dead when 50% or more of the leaves are brown or nonexistent during the growing season (deciduous trees) or a minimum of 50% of the needles are brown or nonexistent on evergreen trees. Dead vegetation must be removed from trees, shrubs, rock, and garden areas. When removed, trees and shrubs must be cut at ground level. No tree/shrub/plant clippings or waste shall be kept, stored, or allowed to accumulate on any property.

- Solar Obstructions: No vegetation or other improvements shall be planted, constructed, or maintained in such location or height as to unreasonably obstruct the operation of any previously existing solar energy installation.
- Protective fencing for trees and shrubs is allowed with the following provisions:
 - Enclosure size may not be more than one (1) foot away from the outermost limbs of the plant and no taller than four (4) feet.
 - All plantings must be individually fenced.
 - Mass enclosures of trees, plants and shrubs are not allowed.
 - Chicken wire and plastic fencing are not allowed.
 - All fencing materials must be welded 2x4 wire. Wire must be black, natural steel or dark green color.
 - All fence posts must be dark green or black metal, or wood.
 - Protective fencing is considered temporary and must be removed after landscape reaches maturity.
 - Support posts and trunk wrap must be removed after two (2) years after planting.

7.22 Mechanical Equipment

- All exterior mechanical equipment and tanks including, but not limited to, air conditioning equipment, evaporative coolers, pool equipment and driveway heating equipment, require ACC approval.
- PRF submittal must include the size of the unit, location and screening material.
- Air conditioners and evaporative coolers are not allowed in windows or on the roof.
- Pool equipment and driveway heaters must be screened from view from neighbors and the street.

7.23 Outdoor Kitchens and Pizza Ovens

- Require ACC approval
- PRF submittal should include site plan, location, materials, and color of materials
- Must be installed in backyards only.
- Must meet setbacks of 20 feet from any property line.
- Must be integrated within an approved landscape design.
- Portable grills are not allowed in the front yard.

7.24 Outdoor Speakers

- The use of outdoor speakers on North Ranch properties is allowed.
- Be considerate of your neighbors by keeping the volume at a reasonable level so as to not impinge on your neighbor's right to privacy.
- The use of outdoor speakers is not allowed between 10pm and 7am.
- All noise complaints defer to Jefferson County.

7.25 Parking and Stored Vehicles

- Any vehicle defined below in Section 7.29 shall not be permitted to park on any street or public right-of-way within the North Ranch.
- Homeowners and residents of the North Ranch are responsible for the parking and storage of vehicles owned or operated by their tenants, visitors, and household guests.
- No recreational vehicle shall be allowed to remain on any lot (with the exception of inside a garage) or on streets and/or driveways, except for a maximum of two (2) non-

consecutive nights within a seven (7) day period. These days are intended for the loading and unloading of the vehicle.

- Parking of any type of vehicles, boats, trailers, and campers on landscape and/or lawn portions of the yard, or any other pervious surface is not allowed.
- Parking areas must be surfaced with asphalt or concrete. Extension or expansion of driveways for additional parking is not allowed without ACC approval.
- No vehicle covers are allowed.
- No abandoned, inoperable, unsightly, or not regularly driven vehicles of any kind shall be stored or parked in the North Ranch unless parked in a garage. An abandoned or inoperable vehicle is defined as any automobile, truck, motorcycle or other similar vehicle that does not have a current registration and license plate sticker or which cannot be driven under its own propulsion or a vehicle which has one or more flat tires. If a vehicle is not absent from the neighborhood for eight (8) hours during any period of fourteen (14) consecutive days, it shall be considered not regularly driven.
- All commercial and business vehicles must always be kept in the garage.
- Nothing in these rules prohibits the parking of a vendor or contractor vehicle at a residence during reasonable work hours for the purpose of performing services for an owner.

7.26 Playhouses

- Require ACC approval prior to installation.
- PRF submittal must include location, design, elevations, materials, and color.
- Must be made of wood.
- Must be painted to match house exterior.
- Must not exceed 5 feet in height.
- Must not be used for storage.
- Must not be located in the front yard.
- Approved location will be determined on a case by case basis. Location must have the least visual and audible impact on adjacent properties.

7.27 Radon/Stove Flue Pipes.

- Addition of radon, stove flue pipes, chimneys or other protrusions from the roof or the sides of houses requires ACC approval.
- When protruding through the roof of a home and extending less than three (3) feet, the flues and pipes must be painted to match other roof protrusions.
- When protruding through the roof more than three (3) feet, the flue pipes and chimneys must be enclosed with materials that are approved by the ACC.
- When located on the home's exterior, pipes must be painted to match the surface they cover.

7.28 Rain Barrels

- Require ACC approval.
- PRF submittal should include the location, size, color, and picture of barrel.
- Must be located in backyards only.
- Must blend with the color scheme of the house.
- A total of 110 gallons may be collected in a maximum of 2 containers. Containers must not exceed 55 gallons each.
- Must be compliant with Colorado Law.

7.29 Recreational Vehicles

- A recreational vehicle includes, but is not limited to
 - campers
 - pop-up campers
 - mobile and motor homes
 - trailers
 - boats
 - ATV's
 - buses
 - sleighs
 - motorcycles
 - motor scooters
 - snow mobiles
 - camper trucks and all vehicles that may be adapted for use as recreational vehicles, including, but not limited to, Dodge Promaster Vans, Ford Transit Vans, Sprinter Vans, and Stryker Vans.
 - any vehicle whose height does not permit it to be parked in the homeowner's garage
- No recreational vehicle shall be permitted to remain on any lot or on streets and/or driveways, except for a maximum of two (2) non-consecutive nights within a seven (7) day period. These days are intended for the loading and unloading of the vehicle.
- The recreational vehicle must be gone by 10:00 A.M. the following morning.
- These guidelines apply to residents of the North Ranch and their guests' recreational vehicles.

7.30 Roof

- Roof replacements, including flat roofs, require ACC approval.
- PRF submittal must include samples showing manufacturer's color and material composition.
- Roof materials may be cedar shakes, clay tile, slate, or concrete tile.
- Composition and/or asphalt shingles, hardboard shingles, metal roofs and metal shingles and rolled roofing are not allowed.
- ACC will consider new roofing materials as they become available.
- Roof vents and flashing must be painted to match the permanent roof color.

7.31 Room, Porch, or Garage Addition

- Additions and expansions altering the exterior of any property require ACC approval.
- PRF must include:
 - Detailed plans and specifications
 - Site and Grading Plan - showing location of the addition and setbacks
 - Floor plans
 - Exterior elevations - showing all materials and colors
 - Engineered foundation plans
 - Landscape plans
- For garage and roof specifications, see Rules and Regulations for New Construction (Exhibit C).
- It is the responsibility of the homeowner to acquire all necessary building permits and adhere to Jefferson County regulations.

- Setback Requirements (Minimum)
 - Front Setback from the property line is 30.0 feet
 - Side Setback is 20.0 feet from a street and 10.0 feet from an interior property line.
 - Rear setback is 30.0 feet from property line
- The ACC reserves the right to require setbacks that exceed these minimums if needed.

7.32 Siding

- Requires ACC approval.
- PRF submittal must include a sample of the proposed material, a detailed description of material, color, manufacturer's product information, and detailed description of product placement on home.
- Exterior siding may be of cedar or redwood, wood, brick, stone, wood shingle, stucco, adobe board, exterior insulation and finish systems, architectural concrete, synthetic stone, or James Hardie siding products.
- Must be consistent with the architectural design.
- Masonry veneers must be consistent on all elevations.
- Vinyl, steel, fiberglass, and aluminum siding are not allowed.

7.33 Signs

- According to the Ken-Caryl Ranch Master Declaration of Covenants, Conditions and Restrictions, no sign of any kind shall be displayed to the public view without the approval of the ACC except for the following:
 - See Real Estate Signs (Exhibit B). Please note: Non-compliant signs may be removed without notification.
 - Garage Sale Signs - The following policy pertains to standard Ken-Caryl Master Association approved Garage Sale signs when used for garage sales: Garage sales cannot exceed three (3) sales per calendar year and shall not be held for more than four (4) consecutive days per sale. (Per Jefferson County regulation Section 8 – orig. 6-23-81).
- Political signs are not allowed on sandwich boards.
- Political signs are not allowed in public areas, i.e., greenbelts, open space, traffic islands, parks.
- Professionally made political signs will be allowed on private property no more than forty-five (45) days prior to the election and must be removed within one (1) week after the election is complete. Signs must not exceed six (6) square feet. Banners will not be allowed.
- The homeowner shall be allowed to display one political sign for each contest and ballot issue with a total of three signs from 45 days before through 7 days after elections.
- Other Allowed Signs
 - Lost pets (allowed for 14 days)
 - Community events sponsored by Not for Profit Groups
 - Small signs for alarm systems (not to exceed 8" x 10")
- Signs Not Allowed
 - Business and services for hire
 - Contractor signs

- Nonconforming real estate signs
- Unacceptable use of signs will result in removal of the signs and/or fine. This includes signs placed on mailboxes, stop signs, street signs, and North Ranch entrance signs.

7.34 Skylights

- Require ACC approval.
- PRF submittal must include location on the roof and manufacturer's information showing the style and color of the skylight.

7.35 Swimming Pools

- All in-ground pools require ACC approval.
- PRF submittal must include:
 - Location of the swimming pool.
 - Landscape plan showing how the swimming pool and landscaping will be integrated.
 - Drainage plan
 - Location of pool equipment. Pool equipment must be screened from view of neighbors and street.
 - Color and height of accessory pool equipment, i.e. slides, diving boards, etc.
- Must be located in backyard only.
- Must be located a minimum of twenty (20) feet from any property line.
- Above ground swimming pools are not allowed.

7.36 Swing Sets and Play Structures

- Requires ACC approval prior to installation.
- PRF submittal must include a site plan, location, structure, materials, dimensions, and a photograph of the play structure.
- Must be in backyard only.
- Must be made of wood and stained in natural colors
- Maximum height must not exceed twelve (12) feet.
- Color of canopies, slides and all accessory equipment must be dark green or brown.
- Must be installed as close to the house as possible and a minimum of twenty (20) feet from any property line.
- Location must have the least visual and audible impact on adjacent properties.
- Must not be used for storage.
- Must be kept in good condition or will be considered an unsightly article and must be removed.

7.37 Temporary Play Equipment and Tree Swings

- Temporary play equipment including, but not limited to, sports equipment, sports nets, small plastic playhouses, and large plastic toys must be stored out of view from neighbors, roads, and open space when not in use.
- Rope swings, plastic swings, and tire swings are allowed in the backyard only. The colors must be green, black, or brown.
- Any variance from these rules requires ACC approval.

7.38 Trampolines

- Requires ACC approval.
- PRF submittal must include site plan with location indicated and picture of equipment.
- Must be located in backyards only.
- Must be located a minimum of twenty (20) feet from any property line.
- Must be placed in a location that minimizes the impact on neighbors.
- Trampoline protective screens, upright posts and upright post pads, or anything attached to or hanging from posts or screens, must be black.
- Horizontal safety pads must be black, dark green or dark blue.
- Nets are required at all times if the trampoline has upright posts.
- Must be kept in good condition or will be considered an unsightly article and must be removed.

7.39 Trash and Garbage

- Trash, yard waste, and recycling items may be placed out after 5:00 P.M. on the evening before pick-up day.
- All items, including trash containers, recycle bins and uncollected trash, must be taken in prior to 7:00 P.M. on the day of pick-up.
- All garbage and trash shall be kept, at all times, in a covered, noiseless container and any such container must be kept within an enclosed structure and appropriately screened from view of street and neighbors.
- “Bagster” Dumpster bags or any large plastic dumpster receptacles must be removed from the property within 2 weeks of arrival and not allowed to overflow.

7.40 Underground Installations

- All underground structures, including but not limited to, pools, cellars, and shelters, must be submitted to the ACC for review and approval.

7.41 Unsightly Articles

- No unsightly articles shall be permitted to remain on any lot, street or drives within the North Ranch, as to be visible from adjoining properties or street.
- Storage of materials, garden equipment or maintenance equipment outside of a home or garage is considered unsightly. This includes, but is not limited to, wheelbarrows, ladders, lawn mowers, wagons, snow blowers, snowplows, and unused garden pots.

7.42 Water Features

- Require ACC approval
- PRF submittal must include site plan, location, materials, and color of materials.
- Must be installed in backyards only
- Must meet setbacks of 20 feet from any property line
- Must be integrated within an approved landscape design

7.43 Windows

- All replacement or addition of window units requires ACC approval
- PRF submittal must include:
 - Photographs of the home highlighting the window units to be replaced and/or the location of new window units.
 - Window material, color, and brand
 - Product information sheet
- All window units must conform to the architectural style of the home.
- All windows in a single elevation (i.e. front, rear, side) must be consistent.
- Window frames, if painted, must be painted consistent with the color scheme of the home.
- Mirrored or mirrored tinted glass, or colored glass is not allowed.
- Only wood, fiberglass, aluminum clad and Anderson Renewal Composite windows are allowed.
- Vinyl and solid aluminum windows are not allowed.

7.44 Wind Vanes and Lightning Rods

- Require ACC approval.
- PRF submittal must include location on the roof, size, color, and material.
- Must be made of metal only and must not be highly reflective.
- Moving action parts (e.g. rotating duck wings, men sawing, etc.) and fabric components are not allowed.

7.45 Yard Ornamentation, Statues and Bird Baths

- Require ACC approval if they are over three (3) feet tall
- All front yard installations require ACC approval, regardless of the height.
- Plastic figurines and plastic yard ornaments are not allowed.
- Decorative tree stumps are not allowed, i.e. bird houses or pots attached to remaining tree stump once tree is removed.

7.46 Miscellaneous Prohibited Items

- Non-retractable clotheslines
- Drones
- Tree houses
- Wind Generators
- Car Covers
- Rabbit and other Small Animal Hutches
- Chicken coops
- Bird coops
- Large, noisy wind chimes
- Any visible window signage i.e. illuminated signs.

8. Construction Regulations

- The ACC has established certain construction and safety regulations for the benefit of all North Ranch residents and builders to ensure safe, neat, and orderly activities during the construction period. Care should be taken to prevent conditions that are unsafe or that could constitute fire, wind, or other hazards.
- It is the responsibility of the homeowner and general contractor for the communication and observance of these guidelines to their workers, subcontractors, and suppliers.
- Construction Trailers require ACC approval.

8.01 Construction Hours

- Construction activity will be allowed from 7am until 6pm Monday through Friday and 7am until 3pm on Saturday. Construction continuing after 6pm on weekdays or 3pm on Saturday will be subject to a \$50.00 per occurrence fine against the property owner.
- **NO CONSTRUCTION WILL BE PERMITTED ON SUNDAY OR HOLIDAYS.** Holidays include: New Year's Day, Memorial Day, July Fourth, Labor Day, Thanksgiving Day, Christmas Eve Day, Christmas Day.

8.02 Parking

- To minimize the impact on neighbors, construction and contractor vehicles must be parked in the homeowner's driveway or in front of the homeowner's property. Parking considerations should be observed for the least impact and disruption on neighbors.
- During the hours of construction, excess vehicles may be parked on the roadway immediately in front of the property on **ONE SIDE OF THE ROAD ONLY**.
- At no time will any street in the North Ranch be blocked with vehicles, materials or other objects that could stop or delay access by fire trucks, ambulances, service vehicles, school buses, garbage trucks or residents.
- No construction vehicles are allowed to park on the street overnight.

8.03 Storage of Materials and Equipment

- Homeowners and contractors are allowed to store construction materials and equipment on the construction site during the construction period. It must be neatly stacked, properly covered, and secured.
- Material or construction equipment unloaded or stockpiled in the public right-of-way must be removed from the area within seventy-two (72) hours after delivery.
- When the material or construction equipment is in the public right-of-way, precautions must be taken to ensure the material or construction equipment does not present a safety hazard and must be properly marked and barricaded to warn traffic.
- The homeowner and contractor must ensure that any material does not wash or blow down the street. To the extent material washes or is blown down the street, the homeowner and contractor are responsible for the clean-up.
- Any storage of materials or construction equipment shall be the responsibility of the homeowner or contractor.
- Homeowners and contractors must not disturb, damage, or trespass on other property or the open space. Should any such damage occur, it would be restored and repaired at the offender's expense.

8.04 Site Cleanliness

- Homeowners and contractors are responsible for maintaining the construction site in a neat and orderly manner during construction.
- The site must be cleaned at the end of each day and all construction debris placed in the dumpster and not allowed to accumulate on the lot or blow onto the street or adjoining properties.
- Trash and debris not concealed in a large construction dumpster shall be removed from each construction site at least once a week. This includes “Bagster” Dumpster bags or any large plastic dumpster receptacles. During the construction period, dumpsters must be emptied on a regular basis and not allowed to overflow.
- It is the responsibility of the contractor to sweep the street where soil has been tracked by construction vehicles. Any water draining off the property that stains or discolors the road or curb is to be immediately cleaned up.
- Homeowners and contractors are prohibited from dumping, burying, or burning trash anywhere on the North Ranch.

8.05 Sanitary Facilities

- Each homeowner and contractor must be responsible for providing adequate sanitary facilities for construction workers.
- Portable toilets or similar temporary toilet facilities must be located only on the homeowner’s property and not in the public right-of-way or next to the driveway of another homeowner.
- Temporary toilet facilities are only allowed for construction projects.

8.06 Excavation Materials

- Excess excavation material must be hauled off the project.
- No excess excavation material may be stockpiled, even temporarily, on open space.

8.07 Restoration or Repair of Other Property Damaged

- Any such damage occurring to other property, including, but not limited to other homeowners’ property, open space, roads, driveways and/or other improvements will not be allowed. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person or entity causing the same.
- Upon completion of construction, each homeowner and contractor must clean the construction site and repair all property which was damaged, including but not limited to restoring grades, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing as approved by the ACC.

8.08 Miscellaneous and General Practices – For Construction

- The following practices are prohibited at The North Ranch:
 - Changing any fluids on any vehicle or equipment.
 - Allowing concrete suppliers and contractors to clean their equipment other than on the construction site.
 - Removing any rocks, plant materials, topsoil, or similar items from any property or from the Open Space within the North Ranch.
 - Carrying any type of firearms on the property.
 - Use of spring or surface water for construction.
 - Careless disposition of cigarettes and other flammable material.
 - The speed limit is 25 miles per hour in the North Ranch.

8.09 Construction Time Period

- Work must be commenced within ninety (90) days of the date of approval; if not, approval will be considered void and a new submittal will be required, unless the ACC had previously approved a later start date or has been notified of a change. Please contact Association Manager for an extension to the time frame.
- All work that was submitted and approved by the ACC must be completed within one hundred twenty (120) days of approval. If work is projected to take longer, approval from the ACC is required. Please contact Association Manager for an extension to the time frame.

9. General Provisions

9.01 Purpose and Intent

In an effort to assure homeowners and residents of Ken-Caryl Ranch, as defined in the Amended and Restated Master Declarations of Covenants, Conditions and Restrictions of Ken-Caryl Ranch (the “Master Declaration”) recorded on June 30, 1978, Reception No. 78059201 of the Jefferson County, Colorado real property records, that proper standards of development and construction will be maintained for the benefit of all, the Architectural Control Committee (the “ACC”) has established these Rules and Regulations for Residential Design and Home Improvement for design review and approval. These Rules and Regulations have been adopted by the ACC and the North Ranch Board of Directors pursuant to Section 8.03 of the Master Declaration and Section 8.01 of the Supplemental Declaration of Covenants, Conditions and Restrictions for the North Ranch (the “Supplemental Declaration”) recorded on April 18, 1979, Reception No. 79033725 of the Jefferson County, Colorado real property records.

These Rules and Regulations for the North Ranch are supplemental to and do not in any way alter the provisions and requirements contained in other official documents pertaining to the North Ranch, such as zoning ordinances, building code regulations, recorded plats, Master and Supplemental Declarations, and Architectural Control Committee Rules and Regulations in effect at the time of construction or alteration. These documents are available on the North Ranch website.

9.02 Zoning Ordinance and Declarations

Additional standards and requirements are set forth in the Jefferson County Official Development Plan for Ken-Caryl Ranch, the applicable subdivision plat, the Master Declaration, and the North Ranch Supplemental Declaration. Each homeowner shall read and become familiar with all such documents to avoid violating the standards and requirements set forth therein.

9.03 Applicability of Article VIII

The foregoing Architectural Control Committee Procedures are supplementary to all of the terms and provisions of Article VIII of the Ken-Caryl Master Association Articles of Incorporation and Bylaws, and all of the terms and provisions of said Article VIII shall remain in effect. Where conflict between these Procedures and said Article VIII exists, the former shall prevail.

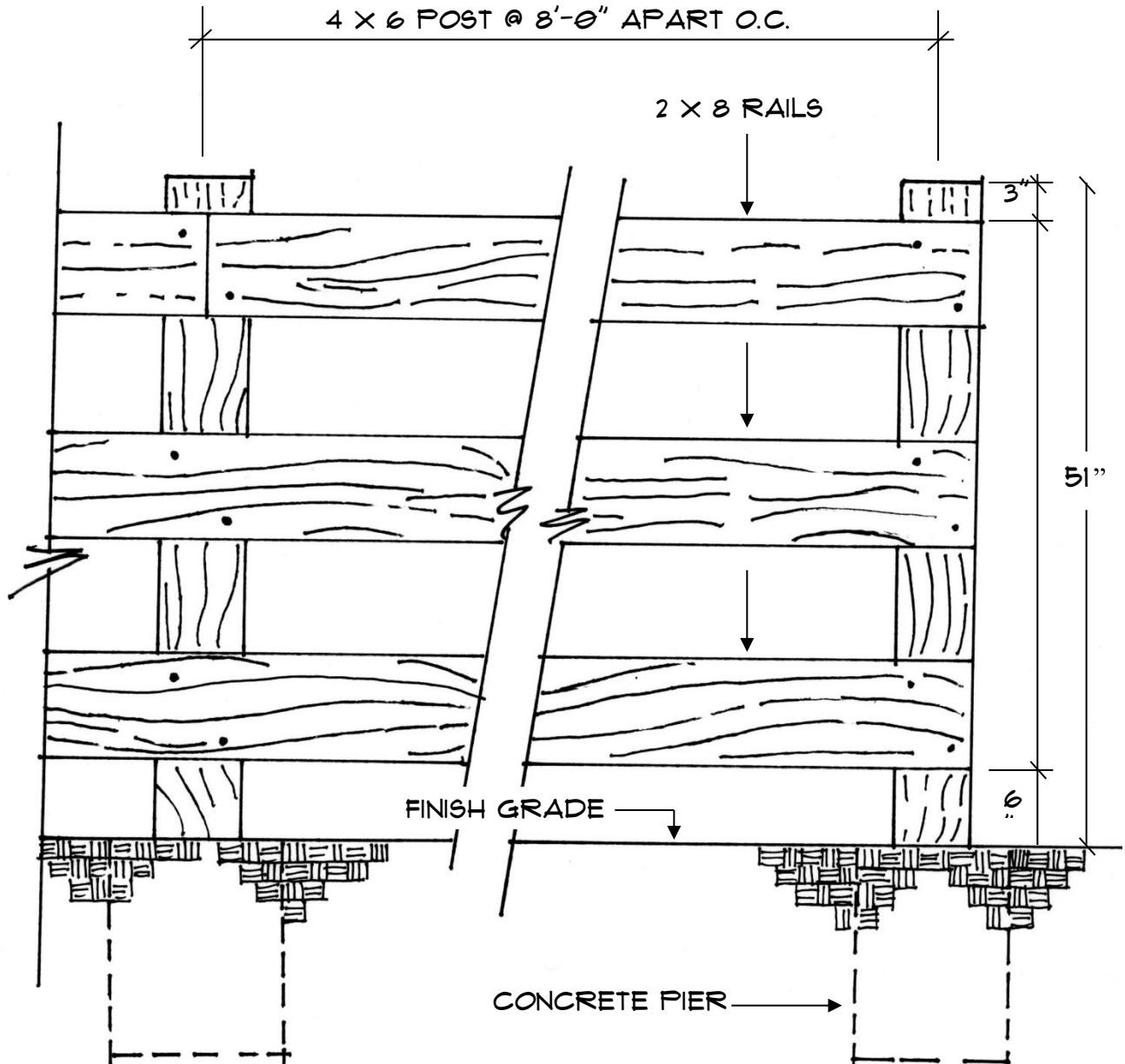
10. Effective Date

These Rules and Regulations, as may be amended or supplemented from time to time, are adopted and effective as of the date shown on the cover of this document.

Exhibit A

THE NORTH RANCH FENCE GUIDELINES OWNER'S 4'-0" HIGH 3-RAIL FENCE

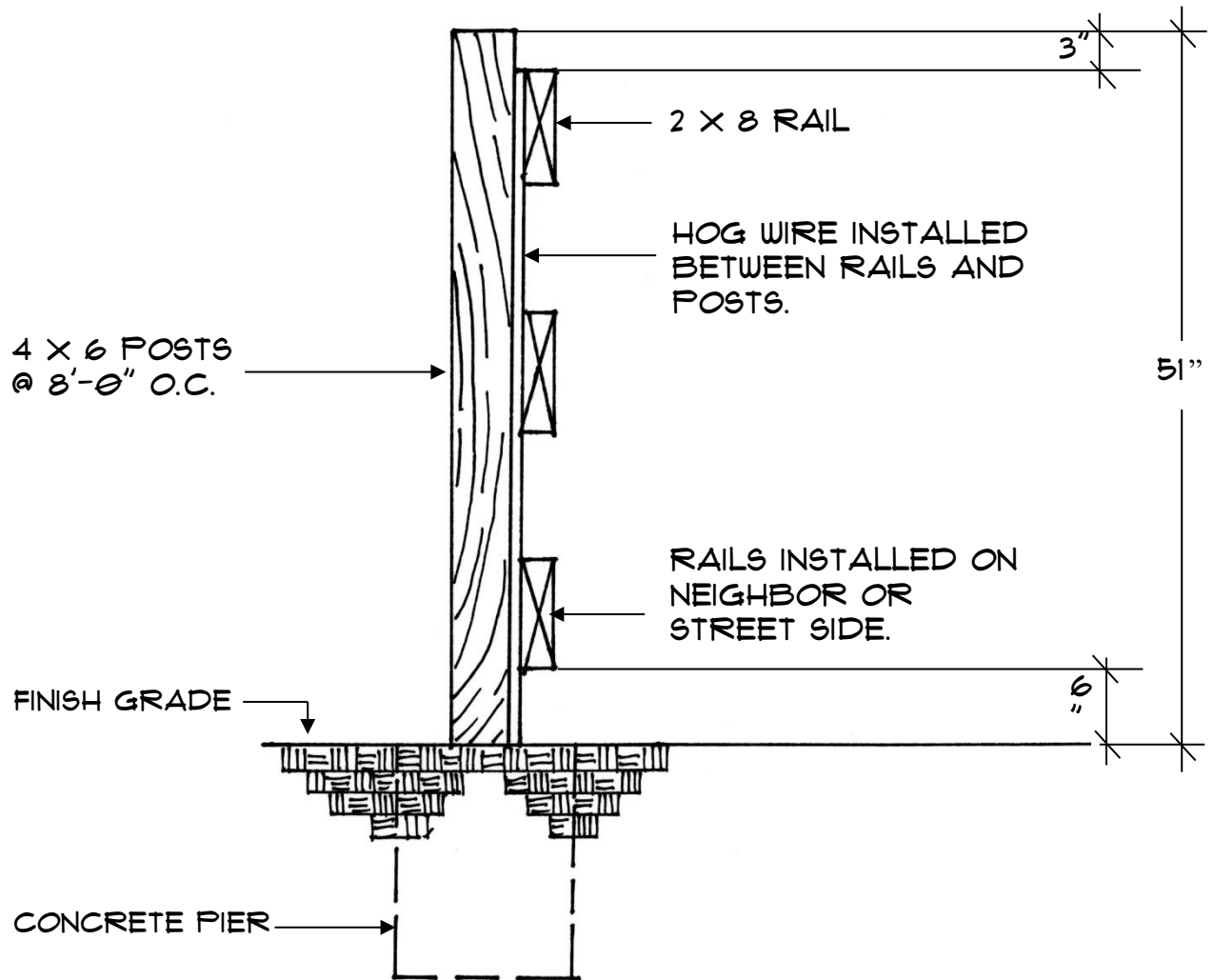
(FRONT VIEW)



NOTE:

- ALL WOOD MUST BE ROUGH-SAWN CEDAR IN NATURAL COLOR.
- HOG WIRE OR EQUAL MAY BE INSTALLED BETWEEN RAILS AND POSTS ON NEIGHBOR OR STREET SIDE OF FENCE.
- CHICKEN WIRE IS NOT PERMITTED.

THE NORTH RANCH FENCE GUIDELINES
OWNER'S 4'-0" HIGH 3-RAIL FENCE
(SIDE VIEW)



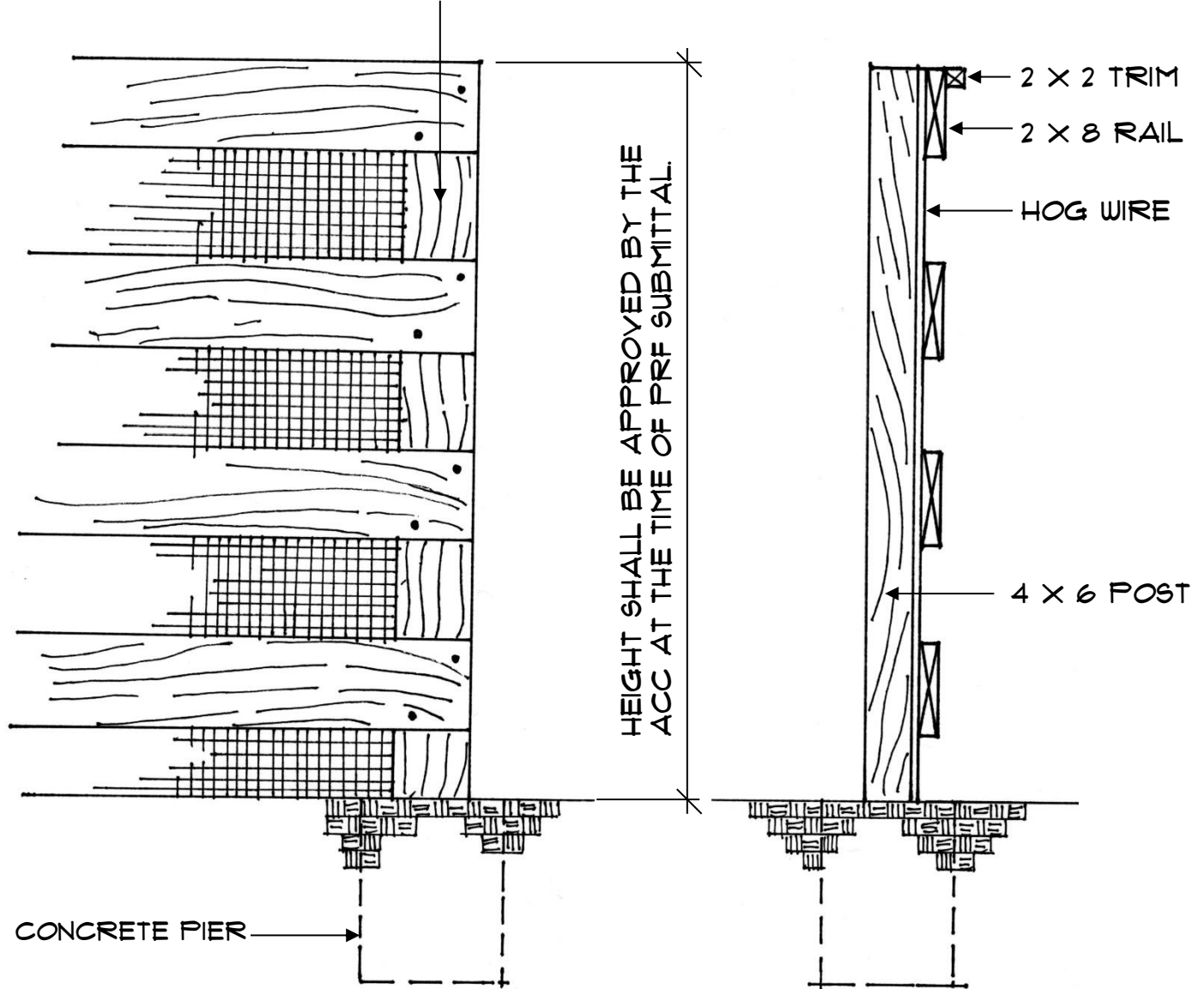
THE NORTH RANCH FENCE GUIDELINES

DOG RUN FENCE

FRONT VIEW

SIDE VIEW

4 X 6 POST @ 8'-0" APART O.C.



NOTE:

- ALL WOOD MUST BE ROUGH-SAWN CEDAR IN NATURAL COLOR.
- HOG WIRE OR EQUAL MAY BE INSTALLED BETWEEN RAILS AND POSTS ON NEIGHBOR OR STREET SIDE OF FENCE.
- CHICKEN WIRE IS NOT PERMITTED.

Exhibit B

Real Estate Signs: Home for Sale or Lease

All signs, either furnished by a real estate company or by the Homeowner, shall be professionally painted in like-new condition to advertise a home for sale or lease. A sign may be double-faced, but said sign shall not exceed 24"x18" in surface area and shall be installed in the ground and enclosed in a black or dark brown metal sign frame that is slightly larger than the sign. The sign frame shall have two metal bottom stakes that are no longer than 24". The background color shall be a Cream (PMS-468C) with copy being Dark Brown (PMS-497C) or approved equal. Signage varying from this prescription must be pre-approved by the North Ranch Architectural Control Committee.

Any "riders" or attachments to the sign, no larger than 8"x24", indicating, "sold," under contract," etc., shall be painted in the same approved colors as the primary sign. Brochure holders attached to the sign must be either Cream (PMS-468C), clear plastic, or approved equal.

Real estate signs shall not be placed on the house, in greenbelts, open space areas or displayed from windows on the premises. Only one sign, as above described, shall be displayed on any specific property for sale or lease.

Should a non-conforming sign be observed or reported to the Manager of the Association, the real estate agent or homeowner will be telephoned by the Manager and informed of the violation. The real estate agent and/or the homeowner will be asked to remove the non-conforming sign and replace it with sign that meets the approved specifications. If the real estate agent and/or the homeowner fails to comply, the homeowner will be notified in writing and will be subject to a fine pursuant to the Supplemental Declaration of Covenants, Conditions and Restrictions.

Open house signs or directional signs indicating the location of the open house may 24"x18" or smaller. Such signs shall not be erected before 8:00 A.M. on the morning of the open house and shall be removed before 8:00 P.M. the same day (except when the open house is held on a Saturday when the sign must be removed by 8:00 PM, the following day. Directional signs that are used during an open house shall be limited to an "as needed" basis and they shall be removed at the same time that the open house signs are removed. Open house signs and directional signs shall not be used for advertising and they shall be used only to provide information for the open house.

Additionally, in those instances when a home for sale or lease resides within a cul-de-sac, a singular small, no larger than 10"x24", "Home for Sale" directional sign, conforming to the color requirements and frame requirements of the principal For Sale signs may be placed at the entry of the cul-de-sac.

Whenever a "sold" sign rider, conforming to the color requirements of the principal For Sale sign, is placed on the property, it shall be allowed to be in place for no longer than five days. No longer than five days after the sale of the house is closed, all signage must be removed.

Exhibit C

Rules and Regulations for New Construction

C.1 Drawings and Contents

- **Schematic drawings must be submitted to the ACC, each set to consist of the following items:**
 - Site and Grading Plan
Location and finished floor elevations of main buildings on the lot, at a scale of not less than 1" = 20' and including:
 - Legal description; north arrow; name, address, and telephone number of property lines
 - Front, rear and side yard dimensions to buildings from property lines
 - Drives, parking areas (if any) and walkways
 - Topography of site at two-foot (2') maximum intervals showing existing contours and drainage courses, and proposed changes to contours and drainage courses and cut/fill areas
 - Location and elevation of access roads and off-street parking lot design, if any, including ingress and egress points.
 - Location, elevation, and square footage of other improvements, such as swimming pools and patios

C.2 Reference to adjoining properties, streets, utility and other easements, drainage courses; arrows and reference to buildings on adjoining properties and their uses.

C.3 Building Plans Submittal

- Indicate for all buildings the following at a scale of 1/8" = 1'0" or 1/4" = 1'0"
 - Roof Plan:
Pitch, valleys, hips, materials, and overhangs
 - Floor Plan
Main structures, including balconies, decks, and square footage of each floor within the main building
 - Exterior Elevations
All exterior elevations with materials, dimensions, final and original grade line, and finished floor elevations clearly indicated
 - Sections to include finish grade, finish floor and maximum roof height

C.4 Construction Drawings Submittal

- Construction drawings and specifications must be submitted to the ACC, each set consisting of the following items:
 - All of the completed and revised drawings required under the Schematic Drawing Submittal
 - Sufficient exterior construction detail to allow the ACC to review finish design characteristics

C.5 Construction Procedures

- **Changes During Construction**

Changes during construction affecting the finished grade of the site, exterior appearance of any structure or landscaping require approval of the ACC prior to execution of any change. Such changes may necessitate submittal and approval of revised drawings; this requirement will depend on the complexity of the change and is at the discretion of the ACC.

- **Right of Entry**

When construction work requires the use of adjoining property for any purpose, such as transporting labor or materials for the work, the applicant shall obtain written permission from the adjoining property homeowner, including the Master Association or any sub-association if the adjoining property is so owned, for “Right of Entry” during the course of construction. A copy of the letter granting permission shall be filed with the ACC prior to commencement of construction.

- **Workmanship**

All workmanship affecting the exterior appearance of a structure must be executed in a manner that is consistent with acceptable industry standards.

- **Observation**

Periodic observations during construction may be made by the ACC. Deficiencies requiring corrective action shall be communicated to the homeowner and builder.

- **Additions or Alterations**

Any additions or alterations, after completion, affecting the finished grade of the site, exterior appearance of any structure, or landscaping shall require approval of the ACC.

C.6 Design Rules and Regulations

1. Site Considerations

Because no two lots are exactly alike in The North Ranch, the ACC will review each plan for a building in relation to the specific characteristics of the subject lot and its surroundings. For this reason, the Ken-Caryl Ranch Master Declaration of Covenants, Conditions and Restrictions, the North Ranch Supplemental Declaration, and these Rules and Regulations permit the flexibility that is essential to the appropriate use of widely varying lot conditions. The basic objective is to achieve compatibility of the building and other improvements with the subject lot and the immediate surroundings. The site consideration review is, in summary, specific to the site itself.

2. Location of the main building shall be based on the following:

- Setback requirements as defined by these Rules and Regulations.
- Natural and proposed final grade contours.
- Street grades as installed.
- Presence of vegetation, trees, shrubs, and rock outcroppings.
- Driveways and off-street parking.
- Appearance of buildings from open space, roads, and other lots will be an important criterion.
- Architectural design shall result in masses that are generally parallel to natural terrain. If building masses are perpendicular to natural contours, accommodate the building to the natural terrain through use of stepped foundation elevations.

- Site grading and drainage shall minimize required natural grade alterations. Drainage from lots shall not cause soil erosion, excessive drainage or impede drainage flows on adjacent lots.
- Site grading of cut or fills on adjacent lots, roads, driveways, or open space shall not be allowed.

3. **Drainage Swales**

- Drainage swales (ditches) have been established in the Jefferson County Road Right-of-Way. A drainage swale along the road is required where the road is at an elevation equal to or below the elevation at the property line. Any improvements to the drainage swales in the Jefferson County Road Right-of-Way must meet with Jefferson County standards and must be approved by Jefferson County and the ACC.
- Once the improvements to the drainage swales have been made, the party that installed the improvements must maintain the improvements. If the existing gravel or rock is displaced from the ditch by large volumes of runoff exposing the fabric or plastic underlayment, the rock must be replaced within thirty (30) days. Drainage swales and ditches must be maintained free of vegetation, excluding turf, by the homeowner adjoining the drainage swale or ditch.
- Landscape plans must include a grading and drainage plan of the lot and any adjoining drainage swales in the Jefferson County Road Right-of-Way. Improvements to any drainage swales shall be shown on the landscape plan.

4. **Drainage Patterns**

Section 3.09 of the Master Declaration requires that there be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern as engineered and constructed by the builder prior to (or in some cases, immediately following) conveyance of title from the builder to the individual homeowner. Each lot downhill from another must be able to receive natural flow from above and continue this flow onto adjacent lots, open space, and streets, according to the established drainage patterns. When installing landscaping, it is important to insure that water drains away from the foundation of the home and that the flow patterns prevent water from flowing under, or ponding near or against the house foundation, walkways, sidewalks and driveways.

5. **Main Building**

- **Setback Requirements**
 - Front Setback from the property line.
 - 1) Side-load garage: 30.0 feet
 - 2) Front-load garage: 30.0 feet
 - Side Setback
 - 1) 20.0 feet from a local or collector street
 - 2) 10.0 feet from an interior property line
 - Rear Setback is 30.0 feet from property line.
- **The ACC reserves the right to require setbacks that exceed these minimums if needed.**

6. Building Size

- The minimum size for a single-story building is 2,200 square feet of finished interior floor area. The minimum size for a two-story or tri-level building is 2,700 square feet of finished interior floor area. At least 1,400 square feet for a two story, and 1,700 square feet for a tri-level, of finished floor area must be on the main level. Minimum square footage requirements exclude garages, porches, patios, decks, balconies, overhangs, unattached structures, basements, or other unfinished living areas.

7. Building Height

- It is the intent of the ACC to limit building height to conform to the North Ranch covenant pertaining to maximum height of dwellings, which is quoted below:
- “Article III – Basic Building Restrictions, Section 3.06, Height. No building shall exceed thirty (30) feet in height, measured from the highest ground level adjacent to such building to the highest point of the ridge line of such building.”
- The restriction will be reviewed by the ACC on a case-by-case basis. Should unusual topographic features exist on the specific site, modifications to the height limitation may be recommended.

8. Building Design

- Design of the building shall be in compliance with all provisions of the building codes, which are in effect at the time of construction. Designs that are identical to other homes in the North Ranch are prohibited. The exterior of each home must have a unique appearance. A maximum of two homes with identical floor plans may be allowed but must be approved by the ACC. **If the duplicate plans are approved, the exterior elevations must be entirely different in design character, materials, etc. Each of these plans shall have entirely different elevations.**

9. Roof

- The roof pitch shall be consistent with the architectural style of the proposed building.
- The minimum roof pitch allowed on a major roof form is 5:12. The pitch of lesser elements such as porches, dormers, etc. may be lower if consistent with the design. The maximum roof pitch of a major roof form shall not exceed 12:12.
- Flat roof designs shall be considered on an individual basis and materials used shall be approved by the ACC since materials and installation are different from a standard pitched roof.
- In order to achieve an interesting character, expansive roof areas shall be “broken” by varied elevations, heights, and/or other elements such as dormers, clerestory, or ridgeline breaks, etc.
- Roof materials shall be cedar shakes, clay tile, slate, or concrete tile.
- Roofing systems that will not be approved include composition and/or asphalt shingles, hardboard shingles, metal roofs, metal shingles and rolled roofing.
- The ACC will consider alternate roofing materials as they become available.
- Roof vents and flashing shall be painted to match the permanent roof color.

10. Siding

- Exterior siding may be of cedar or redwood, wood, brick, stone, wood shingle, stucco, adobe board, exterior insulation and finish systems, architectural concrete, or synthetic stone. Only James Hardie hardboard siding may be allowed as an alternate material.
- The use of exterior siding materials must be consistent with the architectural design. Masonry veneers shall be consistent on all elevations. All exterior finish materials must be approved by the ACC.
- Vinyl, steel, fiberglass, and aluminum siding are not permitted.
- PRF submittals shall include a color sample of the proposed material and a detailed description of material, color, and manufacturer's literature.

11. Exterior Paint

- All colors and color combinations shall be approved by the ACC.
- In all cases, a 4'x4' color sample of the field color and a corresponding 4' length of trim color, painted adjacent to the field color, must be painted in a location where the ACC can review the colors in natural sunlight before approval may be granted.
- Submittal shall include sample color chips, minimum size of 2"x2", with the manufacturer's name, color name and color number, must be submitted for the field, trim and accent (i.e. shutters, doors, etc.).
- The ACC will require repainting of homes for which advance approval was not obtained if colors are not acceptable.
- All projections, including, but not limited to, chimney flues, vents, radon pipes, gutters, down spouts, flashing, utility boxes, porches, railings, and exterior stairways, shall closely match the permanent color of the surface from which they project.

12. Foundations

- No more than twelve (12) inches of exposed concrete may be visible on any elevation.

13. Garages and Garage Doors

- Require ACC approval.
- PRF submittal shall include manufacturer's details of the style, material, etc. and the proposed paint color.
- There shall be a minimum of two and a maximum of four fully enclosed garage spaces for each residence.
- Minimum dimensions for each garage stall shall be ten (10) feet wide by twenty (20) feet deep.
- Visual impact of garage doors shall be minimized by such measures as, but not limited to, siting of the building, protective overhangs or projections, special door facing materials, landscaping, or door design which blends with or enhances the overall architectural statement.

14. Windows

- Vinyl, solid aluminum, or steel windows are not allowed.
- Window frames, if painted, shall be painted a color consistent with the design character of the building.
- Window design shall be consistent with the architectural design statement in size, proportions, detail, and placement on the elevation.
- PRF submittal must include manufacturer's information sheet for each window, color chips, color name, number, and brand name of the paint manufacturer.
 - All window units shall conform to the architectural style of the home.

- All windows in a single elevation (i.e. front, rear, side) shall be consistent.
- Mirrored, mirrored tinted glass, or colored glass are not allowed.

15. Doors

- All doors and storm doors require ACC approval.
- PRF submittal must include a manufacturer information sheet of the door or storm door, the door's material, color chips or stain information, and if used, information on any glass panels.

16. Elevation Treatments

- Architectural design shall incorporate a consistent level of architectural interest in all elevations. Where three-story masses occur because of the use of walkout or garden basements, architectural features such as cantilevers, window protections, roof elements, decks, etc. shall be used to add contrast to the elevation plane.

17. Driveways and Private Lanes

- All driveways and private lanes shall be constructed entirely of black asphalt, concrete, stamped concrete, brick, or pavers from the entrance of the garage doors to the property line, with the remainder of the driveway constructed as per Jefferson County requirements, which will extend and connect to the existing asphalt street or private access drive.
- All lots that adjoin or are serviced by a paved access easement must have driveways that adjoin the access easement.
- The ACC shall approve and accept a common driveway to two lots when drainage requires that particular situation.
- Private driveways are limited to a maximum width of eighteen (18) feet at the street intersection and shall be constructed to specifications which consider vehicle loads, such as trash trucks and moving vans.
- Excessively broad paved areas, beyond that required for garage entry and turn-around, are discouraged.
- Extension of paved areas up to the property lines will be carefully reviewed and disallowed where not deemed to be necessary.
- Extension or expansion of driveways for additional parking require ACC approval and shall be evaluated on an individual basis

18. Culverts

- Culverts used as part of a driveway, private lane, or other landscape improvements shall be sized for the drainage quantities expected to pass through them. Jefferson County must approve the culvert size.
- The ends of such culverts shall be cut on a diagonal to match final slopes; these ends shall be treated with rock, riprap, or concrete retaining walls to prevent erosion of the slope and channel. No plastic end sections shall be allowed for use in culvert end treatments.
- The culverts must be kept free of debris, rocks, and vegetation, including cattails, at all times, so as not to inhibit free drainage of water.

19. Landscape

- Completion of landscaping promptly after completion of construction of a dwelling on any Lot, and in an event within sixty (60) days after completion of such construction between March 1 and September 1 and within one hundred eighty (180) days after completion of such construction at any other time (check Supplemental Declaration for your area for specific number of days), all yards are to be planted or sodded in grass, groundcover, or flowers, and thereafter carefully maintained.
- All Lots shall be kept free from plants infected with noxious insects or plant diseases which in the opinion of the Architectural Control Committee are likely to spread to other properties, and all Lots shall be kept free from weeds.

20. Additional Considerations.

- In order to preserve the custom design concept of the North Ranch community, the ACC will review and reject, when necessary, builder and homeowner's submittals that demonstrate strongly similar features to previously constructed dwellings elsewhere in the North Ranch.
- All designs shall be in compliance with existing building codes.