

## **Booth Farms Community Association, Inc.**

### **Supplemental Architectural Design Standards**

These Supplemental Architectural Design Standards supplement the Minimum Architectural Design Standards attached as Exhibit B to both the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for West View at Booth Farms and the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Sunridge at Booth Farms (formerly known as Mountain Shadow) (collectively, the "Declarations"). Homeowners should review the Minimum Architectural Design Standards in addition to these Supplemental Architectural Design Standards.

Homeowners **MUST** submit appropriate documentation and other items specified in Article XI of the Declarations, prior to making an improvement on any Lot. Such improvements shall include, but is not limited to, paint, landscaping, additions, decks, play structures, fences or any other changes to the exterior of their property.

#### **1. ARCHITECTURAL CONTROL:**

The Architectural Review Committee ("ARC") will reserve the right to approve all aspects of the exterior design of a house and improvements to be added to the property including but not limited to fencing style, type and color, exterior color schemes, building additions and styles, free-standing structure maximum dimensions, landscaping modifications, patios, etc. Homeowners will receive a written response within thirty (30) days of the date your submittal is received. Please also see Article XI of the Declarations.

#### **2. FENCING:**

All fences must meet a uniform design program for all fencing on lots within the subdivision, and must comply with the Association's separate Fence Specification Guidelines.

Fencing of any kind is forbidden in front yards.

The required fencing is for the wing fence from each house to the side yard property line. Rear yard fences are optional but must be submitted for review and approval before installation.

#### **3. ROOFING:**

Asphalt shingles will be permitted. No bright colors will be allowed. Roofing on sheds, additions to the home, or any other structures on the property must match that of the home.

4. STORAGE SHEDS/STORAGE UNITS:

All storage sheds must be submitted for review. Plans and specifications showing the nature, kind, shape, height, materials, location and color scheme as well as location in relation to surrounding structures and topography must be included. In general, no sheds larger than 6'Hx8'Wx10'L will be allowed. Maximum wall height of 6'H, and maximum peak height of 10' is to be measured from grade. It is desirable that sheds be made of similar material and painted to match the color scheme of the house. In no event will metal sheds be approved. Pre-fabricated sheds constructed of wood or plastic materials will be subject to ARC approval. In general, no more than two storage units or more than a total of 100 square feet of covered storage will be permitted on a single lot. Siding on the shed(s) must match that of the house, unless a pre-fabricated unit is approved by the ARC.

5. LANDSCAPING:

Full yard landscaping is required within 9 months of occupancy of residence. Landscaping will be fully irrigated on a time clock and should include a minimum of 1 tree (2" diameter) in the front yard, 1 tree (2" diameter) on a corner lot side yard, and 4 five gallon shrubs on each lot and a minimum of 60% sod ground cover. Maintenance of landscaping is the responsibility of the homeowner. Landscaping is to be maintained in a manner that does not detract from the aesthetics of surrounding lots. Homeowners will be responsible for the maintenance of the area between the sidewalks and the curbs.

6. SIDING/EXTERIOR COLORS:

No metal siding of any kind or diagonal siding will be allowed. No natural wood stained siding will be allowed. All exterior colors, including roofing colors, must be approved by the ARC prior to construction.

7. REFRIGERATION APPARATUS

No types of refrigeration, cooling or heating apparatus shall be permitted on a roof and no such apparatus shall be permitted elsewhere on a Lot, except when appropriately screened from view, and except for residential solar system approved by the ARC or as otherwise permitted in guidelines, rules or regulations promulgated by the Association.

8. SOLAR COLLECTORS:

Any solar collectors will need to be flush with the roof surface and in no case facing the street.

9. ANTENNAE:

No microwave dishes or similar satellite structures over one meter (39.37") in diameter will be allowed on or next to any structure. The suggested location(s) for satellite dishes or antennae are: above the first floor roof line, attached to the side of the home at the soffit-line, or to the rear half of the home, not visible from the street. All such devices should be located so as to minimize the visual impact of other residents.

As directed by Congress in Section 207 of the Telecommunications Act of 1996, the Federal Communications Commission (FCC) adopted the Over-the-Air Reception Devices Rule (OTARD). The rule prohibits most restrictions that: (1) unreasonably delay or prevent installation, maintenance or use; (2) unreasonably increase the cost of installation, maintenance or use; or (3) preclude reception of an acceptable quality signal.

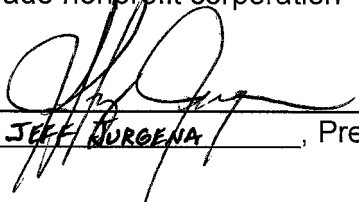
The ARC simply requests a submittal informing the ARC of antennae or dish installation at your property. The suggested installation locations are for the preservation of the visual quality of the Booth Farms Community.

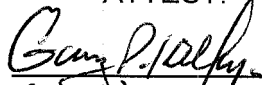
10. GAZEBOS or TRELLISES:

The Maximum allowable height of any decorative, open frame structure is 8'0". All structures of this nature must be submitted for ARC review and will include pictures, finished height, width and length dimensions, color and materials lists, and any other details necessary to explain the submittal.

Effective this 25<sup>th</sup> day of June, 2008

Booth Farms Community Association, Inc.,  
a Colorado nonprofit corporation

By:   
JEFF BURGENA, President

ATTEST:  
  
GARY R. KUCZYK, Secretary