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Tallman

OWNERS ASSOCIATION

***DESIGN GUIDELINES
AND
RULES & REGULATIONS***
(Relating to Lots 1-121 - Tallman, Parker, Colorado)

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**TALLMAN OWNERS ASSOCIATION
DESIGN STANDARDS AND GUIDELINES**
(Relating to Lots 1-121 - Tallman, Parker, Colorado)

DESIGN STANDARDS AND GUIDELINES INTRODUCTION

Tallman is a community designed to take full advantage of its natural surroundings. With acreage home sites, vistas of the Front Range and convenience to services, employment, major transportation corridors, and outdoor recreation, residents of Tallman should benefit from the best that Colorado living has to offer. Strong architectural standards, comprehensive landscaping and fencing guidelines and covenants will help ensure that the vision established for Tallman is achieved as the community matures. In an effort to assure owners and residents of Tallman that this vision is realized, the Design Review Committee has established the following Design Guidelines. These Design Guidelines are supplemental to, and do not in any way alter, the provisions and requirements contained in other official documents pertaining to Tallman, such as, zoning ordinances, recorded plats, Articles of Incorporation, Bylaws, and Declarations of Covenants, Conditions and Restrictions. Copies of these documents will be furnished to each builder and will be made available to each homeowner upon request (if not supplied by their builder). Capitalized terms used herein and not otherwise defined herein shall have the meanings assigned thereto in the Tallman Owners Association Declaration of Covenants, Conditions and Restrictions.

Intent of these Design Standards

The intent of the Design Guidelines is to integrate land plan, architectural and landscape design to create lasting value for the Tallman community and its residents. These Design Guidelines will help home builders, architects and homeowners develop appropriate site and architectural plans for Tallman Design Review Committee (DRC) submittal and are not intended to be an exclusive architectural list. This document is subject to amendment and revision by the Declarant in its sole discretion until all units to be erected are sold. Thereafter, this document is subject to amendment and revision in its sole discretion by the Tallman Design Review Committee.

Prior to any construction on, or improvements to, Lots or property within Tallman, approval from the Design Review Committee is required. No building, fence, patio, deck, planting, landscaping or other structure, whether permanent or temporary, shall be erected, placed or altered on any Lot until the construction plans and specifications have been pre-approved by the Tallman Design Review Committee as to the structure to be built, materials used, harmony of external design and color with existing structures, topographical location, finished grade elevation and aesthetic relationship with other existing improvements. The Tallman Design Review Committee shall have the exclusive right to refuse approval, of any plans, specifications or designs that are not suitable or desirable for this development based upon the intent of these guidelines and the Design Review Committee's interpretation of that intent. All plans and specifications are to be approved in writing by the Tallman Design Review Committee. Final approved plans and specifications shall be maintained by the Tallman Design Review Committee for a period of five years. Color boards will be held in the Tallman sales office until the home has been started. Once the DRC has approved a plan, any changes made to the approved plan, including any field changes to approved foundation heights, or additions affecting the external appearance of that structure or Lot are subject to the Declaration requirements and these guidelines and must be approved by the Tallman Design Review Committee prior to installation.

Other Conditions

Approval of plans by the Design Review Committee shall not be deemed to constitute compliance with the requirements of any federal, state or local requirements including local building, zoning, safety, health and fire codes. It will be the responsibility of the owner or other person submitting plans to assure such compliance. Nor shall approval waive any requirements on the part of the owner or his/her agent to comply with setbacks, height restrictions, or requirements unless such waiver or variance is specifically requested at the time of submittal and provided that the waiver or variance may properly be granted by the Design Review Committee and conforms with applicable zoning requirements.

ARCHITECTURAL DESIGN ELEMENTS

These guidelines have been established to balance individual architectural diversity with the overall character and compatibility of improvements within Tallman. Specific architectural styles will be established in order to ensure that each home has individual design quality and integrity. However, each architectural design will be considered relative to how it fits within the natural environment and community as a whole. The builder and Owner should refer to the approved architectural styles sketches and the corresponding note for requirements or "encouraged" design elements.

Design Philosophy and Diversity of Architectural Styles

Tallman is a community that allows for diversity of expression that characterizes a custom or semi-custom community. Homes should be designed utilizing the characteristics of the individual lot it is designed for including mountain views, grade, setbacks, orientation, and relationship to neighboring homes. Repetition of floor plans may be allowed by the DRC. Domes, hyperbolic paraboloids, mansard roofs, and flat roofs will not be permitted, except as a minor design element, such as an entry porch roof. Where a home is especially visible from a street or other public area of the community, greater architectural detailing will be required including plane changes, roof elevations, and variety of exterior materials. It is the desire of the DRC that builders, architects and homeowners will set a new standard for architectural detail and integrity on individual home designs while remaining sensitive to both the natural environment and the created environment of the Tallman community.

Building Massing

It is the intent of these guidelines to encourage design solutions that reduce the visual mass and develop proportions and details appropriate in scale to the site. Multiple rooflines and the softening of elevations through multiple face planes are required. The relationship of buildings to one another and the street is especially important at corners. Buildings on corner lots should address both streets.

Enhanced side and rear elevations are desired for corner lots in order to achieve a more welcoming sense for pedestrians and street traffic. Exterior walls three stories in height without some form of horizontal relief will not be permitted. As an example, horizontal relief may consist of a porch or upper floor walls stepped back. These suggestions have an additional benefit of reducing the building mass at each elevation, a concept that will be strongly encouraged.

Building Size and Height

No residence will be less than 2,400 square feet for a one story dwelling (not including the basement level), or less than 2,700 square feet for a two story dwelling (not including the basement level). On any dwelling that is more than one story with a three car garage, the minimum square footage of the main floor will be 2,000 square feet not including the garage square footage. For two story homes with a four car (or greater) garage, the minimum square footage of the main floor (excluding the garage) will be 1,800 square feet.

Homes on acreage lots at Tallman should consider the lot scale and be designed to spread across the lot. Plans that are designed as narrow, deep plans (typically designed for city size lots) will not be allowed unless a specific existing site condition requires such a plan (i.e. easement interference, etc.).

The maximum building height limit will be 35 feet per the Douglas County Building Department standards.

Roofing

Variable plate heights, fascia levels and roof forms which are consistent with the architectural style of the home must be incorporated in the roof design. Large unbroken expanses of single pitch roof are unacceptable. A simple main roof mass should be used in conjunction with complimentary minor roof forms and elements such as dormers, gable ends and eyebrows. These minor roof elements should be proportional to the spaces they cover as well as the overall roof form. Gable and hip roof forms are encouraged. Flat and mansard roofs will not be approved. Internal volumes within the building should be expressed by changes in roof planes.

Roof pitches must be a minimum 6/12 pitch to a maximum 12/12 pitch. A variance to this requirement may be allowed if the DRC finds an overwhelming design justification due to the architectural style (i.e. Mediterranean or Craftsman style architecture). Ridge vents will be required. Roof overhangs shall be 10" or greater. Acceptable roof materials shall consist of pre-patina or non-reflective metal; concrete tiles; slate; architectural grade laminated 50-year warranty/340 lb. per square shingle or better shingles which includes shadow bands/lines, color/shading variations, shake/slate style or scalloped edge style; and vitreous clay tile. Three-tab 30/40 year warranty asphalt shingles, cedar shingles or shake shingles are **not** acceptable. All roof materials and color require approval of the Design Review Committee.

Exterior Elevations

Plans should be designed to look attractive from all four sides. Decorative elements (masonry veneer, shutters, dormer windows, bay windows, shingle siding, recessed windows, etc.) should not be limited to the front facade only. More than one exterior material type is required on two story or greater elevations and on the walk-out or garden level basement portion of any home (i.e. stone and stucco) as well as on all four sides of the home. A minimum of 25% of the front elevation and 10% of the sides and rear elevation must utilize stone, brick, or stucco. A variance to this requirement may be allowed if an overwhelming design justification exists due to the architectural style (i.e. Mediterranean or Contemporary style architecture). In all applications, the material used must enhance form and must not appear as a veneer. Stone should not end on an outside corner. Where stone is used as a wall material, variations in height to emphasize massing and create diversity and

interest will be encouraged. The application of stone as a wainscot or "water table" should have some variation in height.

Exterior masonry materials will not be allowed to wrap around a side corner and abruptly stop; these materials must be carried around the side and back of the home

Trim

Trim will be included around the perimeter of all doors and windows on all four sides in a manner appropriate to the architectural style of the building, unless replaced by masonry. Trim color will be an important criteria to consider and must be approved by the DRC. Trim material may consist of foam (stucco) brick or stone. All trim detailing should be consistent with the chosen architectural style and must be consistent on all elevations.

Fireplaces

Fireplaces and the full height of their chimneys, if any, must be fully enclosed with compatible materials. The chimney should relate in form and material to the primary structure. Fireplace, furnace and stove flues should be consolidated and fully enclosed within the chimney. All exposed metal flues or pipes shall be enclosed by the chimney cap. All other roof projections shall be painted to match the roof. Fireplace projections must not dominate the front fascia of the home. Exterior fireplaces designed as part of a deck, patio or outdoor living area is also subject to approval through the Design Review Process. Fireplace forms shall not be cantilevered from an elevated floor, but must extend to grade. Creative proportion, detailing and decorative chimney caps will be encouraged.

Exterior Materials

Details are to be incorporated throughout a structure in order to create a variety of light and shadow at all scales. While the building mass should express simple forms, the use of various material textures is encouraged to add interest and character to the building's identity. Attention should be paid to the home's architectural style and its specific details in terms of columns, brackets, corners, eaves, railings, doors, and trim. All exterior wall materials shall extend to a maximum of 6" from finish grade.

- Wood shingle siding shall be restricted to natural wood boards or shingles; stained or painted and only be approved if it is used as an accent architectural feature. Siding material utilized as a primary exterior material will not be permitted.
- Stone, brick or stucco are masonry types as approved by the Design Review Committee.

All homes will include brick, stone or stucco as a significant exterior material on all elevations. More than one material type is encouraged on one-story homes and is required on two-story or larger homes unless a specific architectural style variance is approved by the DRC.

Additional architectural detailing will be required on ranch plans that are solid stucco or other solid masonry homes to provide relief or visual breaks from the masonry material. The Design Review Committee may determine that some exposed foundations may need to be painted to match the structure. Window frames will be painted wood, natural wood, anodized aluminum or vinyl or other material as determined by the Design Review Committee. The use of muntins is encouraged to develop texture and scale in elevation.

Colors

The skillful use of color variation is especially important, as it can complement a building's architecture as well as contribute to the overall variety of the neighborhood. Monotonous color palettes and high-gloss paints are strongly discouraged. Variety in color schemes should be used to create visual interest. Bright color hues should be used sparingly as accents, and should be appropriate to the building's architectural style. Accent colors on doors, window frames, fascias, soffits and trims, used judiciously and with restraint, are encouraged. Deep earth toned color palettes that are appropriate to the landscape are suggested. Home colors will be considered in relation to surrounding home colors and their context within the natural environment.

All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings, decks and exterior stairways will match or be compatible in color with the surface from which they project unless otherwise approved. **All exterior colors must be approved by the Tallman Design Review Committee.**

Decks, Gazebos, Porches and Patios

Decks and gazebos may be constructed of wood, composites, or other material compatible with the residence or as approved by the Design Review Committee. Decks, gazebos and porches must be painted or stained to be compatible with the primary or secondary color of the residence.

Any deck or stair accessing deck that exceeds 4 feet in height will be supported by posts with a minimum dimension of 18" x 18" and those over 7 feet in height will be supported by posts built up to 24" x 24" and will be covered by a masonry material consistent with the exterior material used in the construction of the home. Larger columns may be required based on the material or architectural style. Walk-out columns will be required to be wrapped in a masonry material. Front porches and front courtyards are encouraged. Single post front porch columns shall not be less than 12" in width on any side, or in diameter. Multiple post front porch columns shall not be less than 16" in total width on any side.

Committee approval is required on design, color and location of decks, gazebos, porches and patios. Plans must show the exterior elevations, designate materials and colors, and include dimensions, at a scale of 1/4" = 1'.

Setbacks

Setbacks must comply with the minimum established by Douglas County as well as setbacks determined by the Design Review Committee on a lot-by-lot basis. Homes and accessory buildings may be required to be staked on the lot through the Design Review Process.

Minimum setbacks are as follows unless otherwise approved by the DRC per individual lot requirements:

- Front - 50'
- Side - 25'
- Rear - 25'

In addition to the minimum front setback of 50', the Design Review Committee may determine that adjacent homes fronting on the same street may be required to vary forward or backward from the adjacent home front setback.

This setback requirement will occur in a random manner so the desired streetscape does not become repetitive. The setback will be measured from the right-of-way line to the nearest part of the building. The DRC may determine that larger setbacks from the minimum are necessary. The Builder or Owner should consult with the DRC prior to design for setback variances.

Building Siting and Drainage

Each building site has its own specific qualities and characteristics. It is important that each structure on the lot be sited to consider how best to increase the aesthetic value for the individual homeowner and for the community as a whole. Homes and accessory buildings will be sited to complement existing or planned homes on adjacent sites and to protect view corridors for adjacent sites when possible.

Exterior grading will be adequate for drainage away from the house and adjacent homes. A minimum of 1-foot slope in the first ten feet from the home is strongly recommended. A drainage plan showing existing and proposed drainage contours at one foot intervals and at a scale of not less than 1:20 will be required with the initial submittal. Proposed contours must coincide with existing over lotted contours at property lines. It is especially important that any altered drainage patterns not cause soil erosion on adjacent properties. No grading will extend beyond lot lines. The top of foundation elevation is required on the site plan for submittal to the DRC.

Garages

Garage designs will be an important consideration in the design review process. Attached garages must be designed as an integral part of the home. Detached garages must be architecturally compatible with the home design and meet other Accessory Building Requirements as outlined in these guidelines. In no case may a garage be larger than the living area of the home or appear to be more prominent than other elements of the home. Garages are required to have a minimum three car storage capacity and a maximum of five car storage capacity. Front loaded and front facing garages are discouraged.

Garage doors should incorporate architectural detailing compatible with the home's design. Metal garage doors are not allowed unless they have architectural detailing that includes windows and other relief in the doors. Any oversized garage doors designed to accommodate RV, trailers, boat or other recreational storage are discouraged. Garage doors shall be required to step back a minimum of 12" from the outside edge of the exterior wall material when facing the street in front of the home. Wood cladding and detail shall be encouraged.

Order and Progress of Construction

The first improvement to be constructed upon each lot will be the primary residence. Construction of the primary residence and garage shall be completed within 12 months from the start of construction unless construction is delayed unavoidably due to acts of GOD, labor strikes or other calamity. No dwelling shall be occupied prior to the completion of all construction and issuance of a certificate of occupancy by Douglas County. No temporary living quarters will be allowed on the lot

during the construction period.

SITE DESIGN ELEMENTS

The site design of each lot is an important element in meeting the intent of the design guidelines to create a community that will have long term aesthetic appeal for individual homeowners and for the entire community. Specific attention must be paid to preserving view corridors for each lot and assessing how structures and landscaping on one lot may affect view corridors for neighboring lots. Building envelopes may be created to aid with setback requirements and view corridors. Staking of homes and accessory buildings may be required as part of the Design Review Process.

Driveways, Culverts and Walkways

Driveways must be paved with asphalt or concrete to the primary garage. All driveways must be completed prior to move-in. Driveways to a secondary garage or other outbuilding may utilize other material as approved by the DRC. Berming, landscaping and curvilinear drive-way designs should be used to minimize the impact of long stretches of concrete or asphalt. The maximum driveway width at the street is 20'. Materials and color used to create special paving patterns are encouraged, but are subject to Design Review Committee approval. Walkways may be concrete, brick, concrete pavers, flagstone, or other natural materials to create the most attractive landscaping effect and are subject to review and approval by the DRC. Brick, concrete pavers or natural flagstone are preferred in front yards that match or complement the masonry used on the home in color and material. Decorative address markers, drive-way lighting and driveway or walk-way entry columns must be no closer to the adjacent street than the front property line (as required by Douglas County) and must match or compliment other elements of the architecture of the home and are subject to approval by the DRC. Any circular driveway, or driveway on a corner lot that traverses from one street to the side street needs special review from Douglas County and must be shown on the approved site plan.

Retaining Walls

Retaining walls should be a maximum of four (4) feet in height constructed of brick, natural stone or similar materials subject to approval by the Committee. Terracing should be used where additional height is required with a (four) 4' minimum separation horizontally between the terraced walls. In exceptional cases where additional height may be needed, engineered plans may be required per code. Exposed concrete, treated wood, concrete block or creosoted railroad tie retaining walls are specifically forbidden. Retaining walls that are curvilinear and divided are preferred to straight, long walls. All retaining wall designs and materials must be submitted for approval by the DRC.

Exterior Mechanical Equipment

All exterior mechanical equipment, such as air conditioners and heating equipment shall be screened from view by a structure matching the exterior house material or be screened with landscaping with plant material of a 48" minimum height, preferably evergreen, to reduce impact. The screening method and materials are subject to approval by the DRC. Under no circumstances will these items be roof mounted or located in a window of the house.

Mailboxes

Mailbox clusters will be used throughout the community. No individual, free standing mailbox will be permitted.

Exterior Lighting

To maintain the rural character of the area, exterior lighting must be subdued. For this purpose, down lighting is required to reduce glare and ambient light pollution and shall be in accordance with all exterior light regulations as required and enforced by Douglas County. The lighting should minimize light spill onto adjacent properties, rights of way or public areas and may be permitted by the Design Review Committee for such purposes as illuminating entrances, decks, driveways, landscaping, etc. In all cases, exterior lights should be of a design compatible with the structure, and are subject to the approval of the Design Review Committee. Exterior outbuilding lights will be allowed that match the primary residence lighting and do not create a nuisance to neighboring lots. **In no case will flood lighting, sodium vapor, mercury vapor, or other harsh HID light sources be allowed.**

Play and Sports Equipment

Swing sets, play sets, sports courts, tennis courts, basketball courts and backboards, trampolines, swimming pools, and all other types of play equipment and facilities require DRC approval as to size, style, color and location. Swing and play sets will be located in the rear or side yard, with its furthest point (including the extended swing, if applicable) no closer than five (5) feet to any adjacent property line, to minimize visibility from streets and will be constructed of natural materials. No metal swing or play sets will be allowed. Basketball backboards will be permitted as determined by the Design Review Committee; however, basketball backboards are not permitted to be mounted directly above any garage. Any necessary fencing or containment for such equipment is also subject to DRC approval.

Hot Tubs and Swimming Pools

Hot tubs and pools will be integrated into the design of the home and landscaping. Above-ground pools will not be allowed. Please refer to the Fencing Section of these guidelines for privacy fencing and swimming pool fencing standards and refer to the Douglas County code requirements for any safety fencing requirements around swimming pools.

Flags

Freestanding flagpoles in individual yards are prohibited; however, the Declarant may allow flagpoles for new home marketing. Flagpoles attached to the front of the house do not require approval as long as the pole top does not rise above the level of the bottom sill of the second story windows, is a maximum of 6'-0" long and there are no more than two (2) flags utilized on any single structure.

Lawn Art

All lawn art, sculptures, fountains, decorations, windmills, and other similar decorations in view from the street or any adjacent lot, must be submitted for approval by the DRC.

Dog Run, Dog Houses and Dog Enclosure

Dog run location, size and materials are all subject to approval by the DRC. Dog runs must be located in the rear or side yards, abutting the house, and substantially screened from view from neighbors and adjacent public areas with landscaping and must be limited in size to 500 square feet or less. Dog houses are subject to approval by the DRC unless they are inside a dog run and screened from view. The types and number of dogs and other pets is regulated by the Douglas County Zoning Code and Tallman Owners Association. **Dogs may not be chained as a means of containment. Chain link fence is prohibited for use in any portion of the dog house, dog run or dog enclosure.**

Satellite Dishes or Antennae

The Design Review Committee may approve satellite dishes that are the smallest size available from the provider and flat array wireless cable TV antennas. Requests to the Committee for approval of installation of such instruments must meet the following requirements:

- Each dish or antennae must be located in the least conspicuous area possible that is still effective at getting a signal to minimize visual clutter.
- A written request with specifications and a photograph of the home indicating the location where the instrument is to be placed must be submitted for approval prior to any installation.
- Depending upon location and as determined by the Design Review Committee, the apparatus may be required to be painted to blend with the home color within ten (10) days of installation.

Solar Energy Devices

Committee approval is required for any solar energy devices. Passive and active solar energy systems must be integrated into the architecture of the residence area. Solar collection panels should blend into overall architectural massing and roof form designs. Solar panels should be at the same pitch as the roof, even though the slope may not be "optimal" for solar collection. A small increase in panel size may be required to increase the efficiency of the collector array which is preferable to the visual conflicts of different angles and slopes on the roof. Solar panels will not protrude more than one foot (12") above roof surface or above ridgeline of a roof. No exterior plumbing may be visible.

LANDSCAPING

As stated at the beginning of the Design Standards and Guidelines, the intent of the design criteria is to "promote good design elements, to provide architectural harmony, while encouraging and supporting freedom of expression and innovative design." In addition, the community was developed in a way to provide excellent views and unique site characteristics, ultimately creating a rural, open feel. Thus the landscape plan should adhere to these values.

A landscape designed to emulate "a rural, open feel" suggests informal plant groupings, irregular beds and curvilinear lines, grasslands (both irrigated and non-irrigated native grasses), trees planted in clusters, and the use of both hardy, drought tolerant and native plants. In addition, landscape features, such as fountains, dry stream beds, seating areas, and berms should be designed to blend with the landscape and appear as natural as possible.

Quality landscaping enhances the value of the home. Over time, as it matures, it will anchor the home to the site and create beauty, interest, and street appeal. In addition, thoughtfully designed landscaping can screen undesirable noise and views, enhance good views, create shade, add color and year round interest, and extend livable space by creating outside living areas.

Proposed landscape improvements including trees, shrubs, turf, mulches, walls, gardens, water features, curbing, re-vegetation, etc. are subject to the criteria listed below and subject to Design Review Committee approval. Significant landscaping changes or additions which were not part of the initially approved plan must receive separate DRC approval. Water conserving landscaping techniques (such as Xeriscape) are highly encouraged. **No trees, turf or structures will be permitted over the leach fields.** The use of berming to create interest and screening will also be highly encouraged.

Re-vegetation of all areas disturbed by construction must be completed, along with required front yard landscaping, in accordance with the Declaration of Covenants. Natural areas not covered by irrigation systems or manicured landscape must be re-vegetated with drought tolerant native grass species and other native plant materials which reduce weeds and can be mowed and maintained.

Irrigation systems shall efficiently distribute water directly to the plants which require it. Temporary, drip, or other low-water consumption irrigation systems are encouraged.

Note: All proposed landscape improvements require approval from the Design Review Committee prior to installation.

Landscape Criteria

Areas adjacent to the main residence not covered by house, driveway, patios, sidewalks, etc. will be landscaped. However, intensely irrigated lawn areas shall be limited to 20% of the lot area (or as specified by Douglas County) preferably with alternative sod types that require less water and maintenance. The use of sod for irrigated lawn areas will be required and seeding will not be allowed. However, seeding of native grass areas will be required.

The larger lot sizes at Tallman require that heavily manicured landscaped areas around the home are designed to transition into re-vegetated natural areas of the home site without distinct landscape "boundaries" being evident. Landscape plans should address the transition from manicured to native areas without the excessive use of rock. Large expanses of rock, especially in the front yard of the home, will not be permitted or approved by the DRC.

Landscape Process

1. Obtain your site plan from the builder. This plan is part of the submittal package for approval to build. It will probably be at 20 scale, but should contain all the pertinent information: house footprint, driveway, contour lines, drainage swales, utility easements, property lines, setbacks, septic field, patio, berms.
2. This plan should be blown up to 10 scale or 200%. The landscape submittal must be at 10 scale.

3. Take the site plan out to the site and mark on the plan the following items: views, windows and heights, window wells, drainage areas, the ditch treatment on neighboring properties, blank wall areas, retaining walls, patios, walkways, areas that need to be screened and existing trees, shrubs or other areas of vegetation.
4. After obtaining all the information about the site, develop a plan with a **landscape architect or a qualified landscape professional** to formulate a plan that is aesthetically compatible with the community. Consider all the different areas that make up the landscape and decide what you would like to do with these areas. A landscape architect or designer can help layout the best plan. These professionals will also be able to give recommendations as to the type of shrubs and trees to plant based on exposure, and desired effect.
5. Be sure to include all of the following on your landscape plan:
 - Address, Resident Name, Lot number, Date
 - Scale, north arrow
 - Sight triangles, where the driveway meets the road, (30')
 - All site features: house footprint, property lines, utility easements, driveways, retaining walls, drainage, swales, contour lines, septic field, patios, window wells, window locations, all existing plants, proposed plants, proposed landscape features (dry stream bed, boulders, sculpture, waterfalls, fountains, play areas, fire pits, and others).
 - Names, quantities and sizes of all proposed plants. (See requirements)
 - Materials for all landscape features: i.e.: brick, concrete, etc.
 - Seed Mix information
 - Sod Mix information

Minimum Landscape Requirements

1. **Tree Quantities:**
 A minimum of 9 trees (5 trees shall be planted in the front yard and 4 trees shall be planted in the back and side yards). A minimum of 35 shrubs (with a minimum of 20 shrubs planted in the front yard) will be required on all lots at Tallman.
2. **Plant Sizes Requirements**
 At least 50% of the trees shall be a minimum of 8-10 foot tall evergreen trees
 At least 30% of deciduous trees shall be a 2 inch caliper or greater
 Ornamental Trees shall be a minimum of 2 inch Caliper
 All Shrubs and bushes shall be a minimum of 3 to 5-gallon or larger

Please Note: These are the minimum plant sizes and requirements, however, homeowners are highly encouraged to add more trees and shrubs.
3. **Mulch:**
 Immediately adjacent to the house on drainage slope please use river rock, gray or brown granite. (The use of pink river rock is not acceptable).

Planting beds: 3" depth of mini nugget type, dark brown cedar
Dry Stream bed: River rock and Cobble mix: multi colored is allowed
Place rock and bark mulch over landscape fabric only, not plastic. In perennial areas, please use mulch only, no fabric.

4. Irrigated Lawn:

Improved bluegrass blend- not to exceed 20% of the lot area
Seeded Native Grasses: Use Arkansas Valley, Low Grow/No Mow mix or Nature's Choice.
For a higher grass look, use Foothills Mix. Seed all disturbed areas.

5. Compost:

Prior to landscaping, add 3" of compost on all disturbed areas of the site, even those that are going to be seeded. Rototill into the existing soil a depth of 8-10". During planting add compost to the holes at 25% of backfill mix.

6. Irrigation:

Utilize quality irrigation design and materials. Follow all Douglas County irrigation requirements, including: type of materials- vacuum breaker device, irrigation heads, rotor type, piping, backflow device, rain sensors.

Use water saving design layouts. Separate bluegrass turf zones from drip zones, use drip irrigation on plants and trees, avoid overspray onto paving, use rain sensors, time each zone according to its own needs, group xeric plants into the same zone, minimize the amount of bluegrass, irrigate native seeded areas to get them established- then irrigate as necessary to keep grasses alive.

Existing Landscape

All existing trees and shrubs must be maintained on the site undisturbed unless DRC grants a specific variance for removal, relocation, or replacement.

Landscape Maintenance - Death or Destruction of Plant Material

Landscaping must be maintained with appropriate water, fertilizer, mowing, pruning and weeding. Natural areas require mowing several times a year and should be kept below 12" in height. Native grass mixes should eventually minimize weeds. However, weeds must be mowed and maintained below 8" in height. Any large scale weed and insect control measures as well as protective spraying must be coordinated with the Colorado State Cooperative Extension.

In the event of death or destruction of any landscaping, including trees, shrubbery or sod, the Owner shall be required to replace such landscaping within 60 days of notification, or as soon as practical considering plant material, weather and growing season.

Should any Owner fail to comply with the landscaping requirements, the DRC shall have the power to require compliance or alternatively may complete the landscaping and require the Owner to pay the costs for such completion which will be assessed against that Lot.

Maintenance of Drainage

There will be no interference with the established drainage pattern over any property within the Association Area except as approved in writing by the Design Review Committee. Approval will not be granted unless provision is made for adequate alternate drainage. The "established drainage pattern" will mean the drainage pattern which exists at the time the overall grading of any property is completed and will include any established drainage pattern shown on any plans approved by the Design Review Committee. The established drainage pattern may include the drainage pattern from Common Elements over any site, from any Site over the Common Elements, or from any Site over another site. **Each lot owner is responsible for any erosion control that may be necessary to protect adjacent lots or common areas from damage due to drainage or related erosion.**

When installing landscaping, it is very important to ensure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks and driveways. No plantings that require watering will be allowed within five feet of the homes foundation to help prevent drainage problems.

FENCING

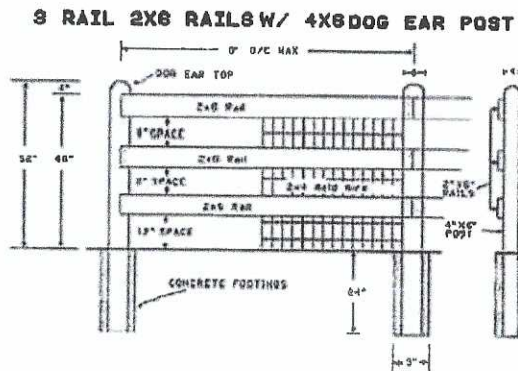
Fence guidelines have been established for Tallman in order to allow for different types of fencing at different locations and for different purposes while maintaining continuity within the community. **All fence design and material must be approved by the DRC prior to installation.** The fencing plan must include the fence type, location and area to be covered. **Fencing will not be allowed to be erected around the perimeter of a lot in order to allow wildlife to move freely through the community.** Each homeowner should be aware of any utilities or other improvements within lot easement areas and is responsible to call for staking from the appropriate utility company prior to installation of any fence or plant materials.

Interior Lot Fencing

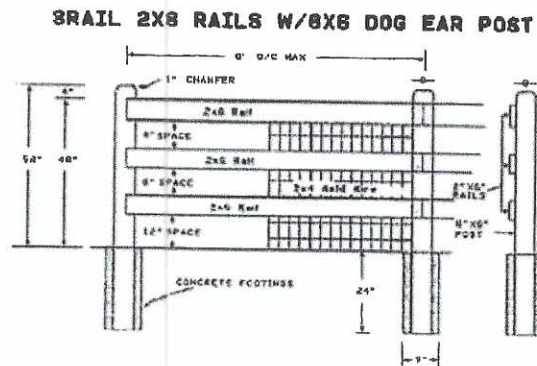
Interior lot fencing used to designate rear yards and contain household pets and children may be open three-rail stained cedar wood that matches or compliments the primary residence. No natural solid wood fences will be allowed and only stain, not paint will be permitted as a sealer. A galvanized 2" x 4" welded wire mesh may be attached to the inside of the fence to contain small pets and children within rear yards only. Fences shall be built in accordance with one of the two approved designs provided below. **Front yard fencing is not allowed.**

Black Fencing

The black four rail fence design is only allowed to be installed on the lots of Joyce Homes or through Board approval. This exception in fence design is made to complement the architectural design for the homes built by Joyce Homes.



THREE RAIL CEDAR FENCE



THREE RAIL CEDAR FENCE

The maximum distance that a fence can be installed off the home / structure to the **rear yard** fence is 80 feet, as measured from the farthest point on the rear of the home, but in no case closer than 20 feet to the rear property line. The maximum distance that a fence can be installed off the home/structure to the **side yard** is 40 feet, as measured from the farthest point on the side of the home, but in no case closer than 10 feet to the side property line and no closer to the street, in front of the home, than two-thirds the distance from the rear elevation to the front elevation of the home. **Additionally, Douglas County plat requirements state that all yard fencing must be located within the designated building envelopes for Lots 10, 11, 21 and 44.**

Privacy Fencing

Solid fencing known as "privacy fencing" will not be allowed **except** to provide a screen for areas including a patio and hot tub in the immediate area surrounding the patio or hot tub. In such cases, privacy fencing will be of a type, finish, and color compatible with the building architecture and shall not exceed five (5) feet in height. Privacy fencing will not be allowed around swimming pools **except** to screen pool equipment. Architectural detailed wrought iron fencing that incorporates columns to match the primary residence is preferred around swimming pools. The homeowner is responsible for meeting any safety code requirements pertaining to swimming pool fencing. All privacy fencing must be located and detailed on a site plan and submitted for review on a case-by-case basis by the Design Review Committee.

Gates

Gates are required to match the fence to which they are attached.

Fence Maintenance

All fences on the homeowner's property, unless maintained through the homeowners association, must be maintained by the homeowner to be aesthetically pleasing, stained as needed with missing rails or loose posts replaced as needed in a timely manner.

SIGNAGE

In an effort to limit the amount and different types of signage within Tallman, all signage will be subject to Community Sign Guidelines provided as a supplement document to home builders and home owners. All signs are subject to DRC approval prior to installation.

ACCESSORY BUILDINGS

Accessory structures must complement the main residence. Accessory structures or integrally designed garages, storage buildings and other types of accessory buildings shall be permitted based on the criteria outlined below. Prior to the construction of any accessory structure the owner shall submit all plans and specifications to the DRC with the same requirements for submitting the primary residence.

An unattached garage, pool house, work space, storage space, greenhouse, gazebo, etc. are permissible types of accessory buildings allowed in Tallman. Guest houses are not permitted unless they are attached to the primary residence by a breezeway or other common wall connection. Permissible buildings shall be compatibly designed to match the main residence in design, color, style, materials and roof pitch. This may require breaks in plane, windows, more than one exterior material, exterior architectural detail elements, etc. All accessory buildings must be on a poured foundation and are allowed only if site conditions and location are such that they do not become offensive or objectionable to neighboring lots or block view corridors.

A maximum of one attached accessory building may be constructed upon each Lot or as allowed by Douglas County zoning. In no event shall the accessory building be larger in scale than the primary residence. The ground floor area (footprint) of an accessory building shall not exceed 40% of the ground floor area of the primary residence on the Lot.

The height of any accessory building cannot exceed 25 feet and may not exceed the height of the primary residence. Use of existing topography may be required to create the least imposing accessory building possible.

All accessory buildings that are designed to accommodate plumbing (water use and restrooms) must take into consideration the capacity of the leach field. The leach field must be able to support the accessory building utilizing plumbing in order for it to be approved by the DRC and by Douglas County. The septic system and leach field area for the main residence should be designed to accommodate future structures with water uses.

If the original leach field is not designed to accommodate an accessory structure with water uses, a separate system with leach field will be required. However, the size of the lot must accommodate the expanded or additional leach field. **No temporary, portable, or pre-fabricated buildings will be allowed.**

Temporary Structures

No temporary structure, mobile home, camper, recreational vehicle, trailer, bus or other similar vehicle shall be occupied or used as residence or for housing purposes within the community. Any camper, Recreational Vehicle, boat or other recreational vehicle must be garaged or stored off site other than

for purposes of loading (packing) or unloading with a maximum time on a lot of three (3) consecutive days at a given time, not to exceed six (6) days per month.

Information Center and Model Homes

The Declarant may permit sales offices or model homes to be maintained within the Community, and on specified Lots for the purpose of selling Lots or Homes. Permission for the sales offices must be in writing and signed by the Declarant.

VEHICLES

The intent of this section is to limit the number of vehicles that are not in covered storage on a lot and to limit the types of vehicles that may be parked on a lot.

Storage and Parking of Vehicles

No recreational vehicle, camper, campers not on a truck, boat, mobile home, trailer, tractor, motor home or truck (other than a pickup truck) will be stored or will be parked anywhere within the Association Area or on any public or private road or street unless such parking or storage is within a garage, except that any such vehicle may be otherwise parked as a temporary expedient for loading, delivery, or emergency. This restriction, however, will not restrict trucks or other commercial vehicles that are necessary for the construction or for the maintenance of the Lots, Common Elements, other property or any improvements. Off-street parking will be limited to the garage and paved areas of the driveway.

Vehicle Repair

No maintenance, servicing, repair, dismantling, or repainting of any type of vehicle, boat, machine, or device may be conducted upon a Lot, except within a structure which screens the sight and sound of the activity from the street and from other Lots. No disabled vehicles may be stored on lots unless enclosed in a garage.

Motorized Vehicles

No motorized vehicles of any kind shall be permitted in any common area or in any area established as open space or a pedestrian trail. This includes all cars, trucks, motorcycles, three and four wheelers, mopeds, scooters, and motorized skateboards. No aircraft or helicopters shall be permitted within the community.

Commercial Vehicles

No commercial type vehicle or truck shall be stored or parked on any lot except in an enclosed garage. No such vehicle shall be parked on any road or access right-of-way except when engaged in transportation to or from a residence on a lot within the community. For the purpose of this Document, a one ton or smaller vehicle (commonly known as a pickup truck) which is not used for commercial purposes, shall not be deemed to be a commercial truck or vehicle.

SAFETY, MAINTENANCE AND NUISANCES

All improvements and residences must be maintained, must remain safe, and must not become a public nuisance. Improvements, properties, or items, DRC approved or otherwise, that become a nuisance, a safety concern, or become aesthetically degrading to the community, as judged by the DRC, shall be reviewed and are subject to enforcement as specified in the Declaration of Covenants.

Weeds and Trash

All lots shall be kept in a clean and well-maintained condition, free of all trash and debris. Weeds will be mowed to a maximum height of six (6) inches while native grasses will be mowed to a maximum height of eight (8) inches. All garbage and other waste shall be kept in sanitary containers and appropriately concealed. No burning or burying of garbage is allowed anywhere within the Tallman community.

Fires

No open burning of any kind shall be permitted without the express written permission of Douglas County and the DRC; other than in fireplaces or barbecues which are equipped with spark arresting screens.

SUBMITTAL PLAN PROCESS AND REQUIREMENTS

The following information outlines the submittal plan process and is designed to be used as a tool prior to preparing a submittal for review by the Design Review Committee. A plan approval letter from the DRC is required before the Douglas County Building Department will issue a building permit. If there are any questions regarding a submittal or the process, please contact a member of the DRC.

Architect and Builder Qualifications

The Design Review Committee may not approve architects or builders who do not meet the requirements or performance standards as evidenced by their submittals or by work performance unacceptable to the Committee. Architects and Builders must meet the following requirements to design or build residences:

- Architects are recommended to be licensed to practice architecture and may be asked to submit a portfolio of examples of past design work.
- Builders must submit evidence of experience satisfying the requirements of the Design Review Committee.
- Builders must submit the "Preferred Builder Application" to the Committee.

Preliminary Design

Before any final architectural or site plans are completed, it is required to schedule a meeting with the DRC to review preliminary designs of the homes four sided exterior elevations and materials and to determine how the home will be positioned on the lot. This allows the DRC to make comments and the architect to make changes in the beginning stages of the process rather than waiting to submit completed drawings that may not meet the intent of these guidelines and therefore, will not be

approved without major changes. The preliminary design meeting is an opportunity to save both time and money and there is no DRC fee assessed for this meeting at this time. **To schedule a preliminary design meeting, please contact the HOA manager.**

The following documents must be submitted for the Preliminary Design Meeting:

- Full Site Plan
- Building Footprint Size and Location
- Top of Foundation Elevation (residence and garage)
- Setbacks and Easements
- Leach Field Location
- Exterior Elevation Style
- Garage Orientation
- Any Exterior Materials if known

Site Plan

Prior to any construction, **two (2)** copies of the Site Plan shall be submitted to the Design Review Committee for review. The Site Plan shall be a minimum scale of 1:20 and must include:

- Building location within setbacks and any building envelopes (including any proposed outbuildings)
- Setbacks and easements
- Driveway location and percent (%) of slope indicated and size of culvert if required
- Grading and drainage plan showing existing and proposed grades at a maximum 2' interval with spot elevations at building corners and proposed leach field and septic location drawn to scale
- Top of foundation elevations including garage and basement
- Full set of approved foundation plans
- Elevation of water meter pit to be used as a benchmark
- T.O.F. staked on the lot

Site Staking

The submittal may also include an actual site staking of building corners, driveways and other improvements as required by the DRC. In determining the proper location for each improvement, the DRC may consider the location of existing and future improvements on adjacent sites and other considerations as it may deem appropriate. If required, the lot should be staked as follows:

- Each improvement should be indicated with 4-foot wood or steel stakes at corners.
- The outline of the improvement may be required to be marked by connected string between corner stakes.
- Side and front lot lines may also be required to be marked in a similar manner if they are not already marked.
- The main floor elevation of the structure shall be clearly marked on the building corner stakes.
- All property corners shall be clearly marked.

- Driveway locations will be staked at each side of the drive at 10 foot intervals from the access road to the site.
- All other improvements, including any outbuildings, shall also be staked.

Construction Documents

Two (2) full size (24" x 36") sets of complete construction working drawings, along with two (2) 11" X 17" sets shall be submitted including:

- Floor plans and roof plans at no less than 1/4" = 1' 0".
- All exterior elevations with exterior materials noted.
- Exterior details, including chimneys, exterior stairs, decks, railings, deck columns, etc.
- At least one cross section of the structure indicating roof pitches and height.
- Plans indicating location of all exterior lighting.
- Samples of all exterior materials and colors, including cut sheets of exterior light fixtures and a written list of manufacturer name identification and color designation or number. Colors may be modified, if so desired, if colors are resubmitted and approved.
- A completed Submittal Application Form and a completed Submittal Checklist shall be included with each submittal to the Design Review Committee.
- All plans and samples must be clearly marked with the date, owner's and/or builder's name, lot and filing number.

Please Note: Due to time and plan storage constraints, no oversized plans will be accepted and only complete submittals will be reviewed. The Design Review Committee may occasionally request additional information in order to be able to visualize the proposed residence.

When your submittal has been fully prepared it should be submitted to:

**Tallman Owners Association
Attention: Design Review Committee
c/o MSI, LLC
11002 Benton Street
Westminster, Colorado 80020-3200**

Submittal Review

Upon receipt of all required documents, the Design Review Committee will review the plans and will provide a written response to the owner within thirty (30) days after submittal. In the event of any disapproval or changes by the Design Review Committee of final submittal, re-submittal of plans will follow the same procedure as an original submittal with no additional fee. There will be a \$400.00 Design Review fee for the final review of architecture and site plans if they are submitted using a Preferred Builder. Otherwise, a \$600.00 Design Review fee will be charged for Approved Builders and Consumers. For additional reviews, no review fee will be charged. Checks should be made payable to: Tallman Owners Association / DRC.

Consistency of Decision and Enforcement

All decisions and approvals shall be made with the intent of preserving the Design Review Committee objectives, and the community's best interest. Therefore, the interpretation, level of enforcement, and the decisions of the DRC may vary with location and time. Past DRC approvals and decision in no way indicate the result of future approvals and decisions. All improvements must be submitted on an individual basis and past approvals do not extend to new improvements. Enforcement by the DRC regarding a specific improvement in no way requires enforcement for another improvement, including identical improvements at different locations. Any non-compliance to the Design Guidelines, DRC requirements, or the Declaration may be enforced as allowed by the Declaration.

Challenging Improvements, Filing Complaints, and Reporting Public Nuisances

Owners and members of Tallman may challenge existing and future improvements, file complaints, or report public nuisances by contacting any member of the DRC or the current Management firm or entity. The DRC shall investigate, while striving to maintain confidentiality. **Improvements made without obtaining DRC approval are subject to challenge by residents of Tallman, full DRC review, and complete compliance with DRC requirements including the possibility of removal and demolition.**

Additional Construction, Landscaping or Exterior Changes

Additional construction, landscaping, improvements or changes before, during or after completion of an approved structure must be submitted to the Design Review Committee for approval prior to initiating such changes or additions. Please refer to the Landscape or Accessory Building sections for DRC requirements and submittal information.

Exemptions

The following types of changes, additions or alterations do not require the approval of the DRC. Although exempt from review by the DRC, all work must proceed in accordance with all federal, state and local codes, ordinances and regulations having jurisdiction at the site and the Design Guidelines.

- Addition of vegetation to a Lot in accordance with a previously approved landscape plan.
- Modifications to the interior of a structure when those modifications do not materially affect the outside appearance of a structure.
- Repainting and/or re-staining in originally approved colors.
- Repairs to a structure in accordance with previously approved plans and specifications.
- Seasonal decorations if removed within two weeks following the holiday.
- Removal and replacement of dead or diseased vegetation located within the Lot. However, removal or replacement outside the Lot, within adjacent common open space or within an easement requires approval by the DRC.
- Infrastructure improvements to be constructed by the Declarant.

Approval Time Limitation

Final approval of plans is valid for six (6) months. Construction must begin within this period. If not, Tallman Design Guidelines 9.22.17

plans are subject to re-approval by the DRC.

Work In Progress

The Design Review Committee may inspect all work in progress and give notice of non-compliance. Absence of such inspection and notification during the construction period does not constitute either approval of the Design Review Committee or work in progress or compliance.

Review of Waiver

The Design Review Committee reserves the right to waive or vary any of the procedures or standards set forth at its discretion for good cause shown.

Damages

The Tallman Owners Association and the Design Review Committee shall not be liable for damages to anyone submitting plans to them for approval, or to any owner by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval, disapproval or failure to approve any plans or specifications. Every owner or other person who submits plans to the Design Review Committee for approval agrees, by submittal of such plans and specifications, that he/she will not bring action or suit against the Tallman Owners Association or the Design Review Committee, its members, officers, directors, agents, representatives, heirs, successors and assigns, to recover damages.

SUBMITTAL FORMS

The application form for Design Review Committee Approval is attached to these standards. All plans submitted for review must be drawn to scale. All plans must be of the same sheet size. Other exterior color selections must be approved prior to being applied to the dwelling. A display board showing the front elevation and all of the colors and materials to be used must be provided before final approval will be given. Landscaping plans must be drawn to scale and must show all existing improvements and all proposed improvements, including, without limitation, plantings, walls, barns/outbuildings, fences, dog runs and play areas. Documents provided to the Design Review Committee will be retained by the DRC for the DRC's records. Color boards will be returned upon completion of installation.