

B R O A D L A N D S



BROADLANDS MASTER ASSOCIATION DESIGN GUIDELINES

Amended February 12, 2001

These Design Guidelines have been prepared to assist homebuyers, home builders, architects and residents in developing appropriate architectural plans and site plans for submittal to the Architectural Review Committee and Design Review Committee.

The Master Association shall have an Architectural Review Committee and Design Review Committee and each subassociation shall appoint a Design Review Committee for its subassociation area.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee ("ARC") must review and approve all architectural plans for any structure prior to the commencement of construction and building permit purchase. Where the builder will be repeating floor plans and elevations, this Committee also must review and approve each standard model of home, in addition to all colors, prior to the construction of the builder's model homes. For custom homes or homes where the elevation and floor plan are not being repeated, approvals must include architectural plans, site plans and colors for that home. Any changes made to the ARC approved plans must be submitted and approved by the ARC if such changes are made during construction or prior to the builder's Notice of Completion and Inspection of Work by the ARC.

DESIGN REVIEW COMMITTEE

The Design Review Committee ("DRC") or its delegate must review and approve all landscaping prior to the installation of such landscaping. The DRC or its delegate also must review and approve any improvements to the Site or structure made subsequent to the initial construction of the structure.

Each Subassociation shall be required to conduct design review for improvements to Sites in their respective Subassociation area. For improvements other than those standards contained and specified in this document, the Master Association may delegate the review and approval of improvements to a Site (subsequent to the construction of the initial structure) to the DRC of a Subassociation. The Subassociation shall establish design review procedures through the Subassociation's Declaration, Articles, Bylaws and/or Design Guidelines.

The DRC of the Master Association or its delegate shall approve any improvement to a Site only

if it deems, in its reasonable discretion, that: (a) the improvements are in conformance with the Design Guidelines established herein and the applicable Site Development Plan; (b) the improvement to the Site in the location indicated will not be detrimental to the appearance of the surrounding areas of the Broadlands Master Association area as a whole; (c) the appearance of the proposed improvement to the Site will be in harmony with the surrounding areas of the Broadlands Master Association area; (d) the improvement to the Site will not detract from the beauty, wholesomeness and attractiveness of the Broadlands Master Association area as a planned residential community or the enjoyment thereof by owners; and (e) the upkeep and maintenance of the proposed improvements to Sites will not become a burden on the Broadlands Master Association.

The Master Association will require consistency from the ARC, the DRC and all Subassociation Design Review Committees in their review of all proposed improvements to insure conformance with these Design Guidelines and the applicable Site Development Plan and to establish continuity throughout the Broadlands community.

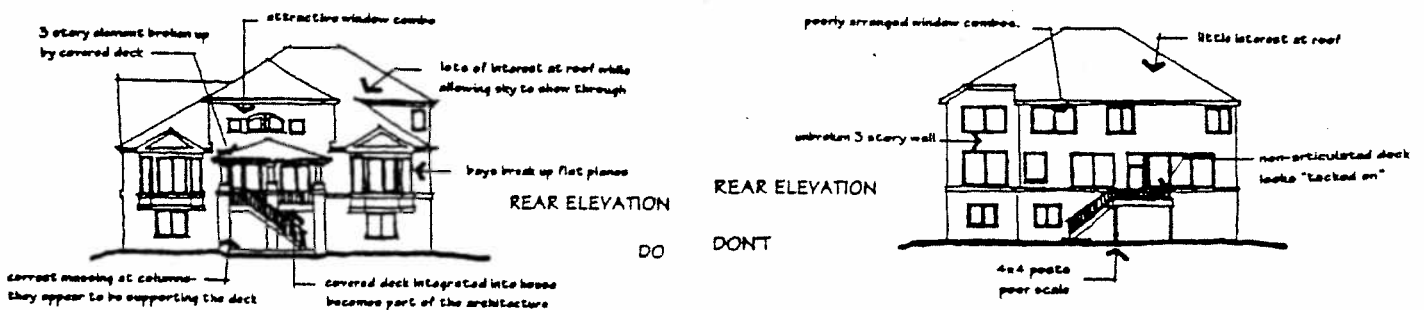
DIVERSITY OF ARCHITECTURAL STYLES

It is the intent of these Design Guidelines to ensure that each home has individual design quality and integrity while remaining compatible with the neighborhood as a whole. Domes, hyperbolic paraboloids, mansard roofs, and flat roofs will not be permitted unless specifically approved by the ARC.

All custom home architects must be interviewed and pre-approved by the ARC.

BUILDING MASSING

It is the intent of these Design Guidelines to encourage design solutions which reduce the visual mass and develop proportions and details appropriate in scale to the Site. Multiple roof lines and the softening of elevations through multiple face planes will be required. Multiple plane changes are required on all front and rear elevations. See the Site Development Plan for your area for the specific number of plane changes that are required.



ENHANCED SITE DESIGNATION

Any Site located adjacent to any portion of the Golf Course, open space or abutting a public street shall be considered an Enhanced Site. The incorporation of enhanced architectural features will be required on all custom homes located on an Enhanced Site and are encouraged on all other structures located on Enhanced Sites in addition to any other architectural features required herein. Any enhanced side of the home must have a minimum of two (2) planes or a distinct architectural feature such as a bay window, gable roof, masonry chimney stack, feature window element or corner porch. The intent is to bring the architectural style around the enhanced side. All enhanced elevations must be included in the architectural plan submittal and approved by the ARC.

ROOF PITCHES

Must be between 5/12 and 12/12 unless otherwise approved by the ARC.

SETBACKS/ HEIGHT RESTRICTIONS

Setback and height restrictions are specifically defined in the Site Development Plan for each area.

EXTERIOR ELEVATIONS

Plans should be designed to look attractive from all four sides. Decorative elements (masonry veneer, shutters, dormer windows, bay windows, recessed windows, etc.) should not be limited to the front facade only. Consistency of style, details and window groupings shall be maintained on all four (4) sides.

Multiple plane changes will be required on all front and rear elevations.

Windows and doors should align vertically and horizontally or be designed in an organized manner, rather than located randomly.

The Broadlands requires minimum percentages of masonry, stone and/or stucco, non-garage area and window and door openings on every structure. See your Site Development Plan for specific minimum percentages in your area.

All rear elevations on Enhanced Sites will have a minimum of two window types/styles/shapes. Decorative and fixed pane windows are encouraged on Enhanced Sites.

EXTERIOR LIGHTING

Exterior lighting must be subdued. The lighting should minimize light spill onto adjacent properties and may be permitted by the ARC with the architectural plans or by the DRC or its delegate in subsequent submittals for such purposes as illuminating entrances, decks, driveways,

etc. In all cases, exterior lights should be of a design compatible with the structure.

Per City requirements, light fixtures operated by a photocell must be installed on the front elevation of each structure in order to illuminate the house numbers.

TRIM

Trim will be installed around the perimeter of all doors and windows on all four sides unless replaced by masonry. Trim colors must be approved by the ARC or, in the case of repainting, by the DRC or its delegate.

FIREPLACES

Fireplaces and the full height of their chimneys, if any, must be fully enclosed with compatible materials. Fireplaces must visually extend to grade.

EXTERIOR MATERIALS

Wood siding shall be restricted to natural wood boards or shingles - stained or painted

Hardboard siding - prefinished or painted

Concrete board siding – primed and painted

Masonry/stucco shall be restricted to stone, brick or stucco unless otherwise approved by the ARC.

To meet City requirements, all structures will include brick, stone, or stucco at the front elevations and a portion of each side (wrapped around the corners). See your Site Development Plan for the minimum percentages in your area.

The rear and side elevations of any structure on an Enhanced Site will be required to include brick, stone or stucco. The ARC encourages the use of masonry on the structure as a unifying element on all four elevations of every structure. Minimum percentages may not be appropriate or acceptable.

Tile, concrete tile or heavy textured asphalt shingles (minimum 30 year/330 lb.) are acceptable. Metal roofs or other materials will be considered by the ARC. Standard asphalt shingles and woodruff masonite shingles are not acceptable.

Simulated materials require specific approval from the ARC.

Vinyl and aluminum products are prohibited from use unless specifically approved by the ARC.

Window frames will be painted wood, natural wood, anodized painted aluminum or vinyl

cladding.

Care should be taken to minimize foundation concrete exposure. Where flat Site conditions exist, concrete shall not be exposed more than eight inches (8"). Where sloping Site conditions exist, the exposed concrete shall be minimized by stepping the foundation and with the use of landscaping.

COLORS

ALL EXTERIOR COLORS MUST BE APPROVED BY THE ARC

The color of exterior materials shall be compatible with the exterior style. At no time will duplicated color palettes be allowed adjacent to or across the street from one another. The intent of the color palette is to provide a tasteful, yet animated, streetscape. Accent colors on doors, window frames, fascias, soffits and trims, used judiciously and with restraint, may be permitted.

Colors shall be soft, muted, earthen tones and shall harmoniously blend to the visual benefit of the community. All colors must be approved by the ARC with the architectural plan or, in the case of repainting, by the DRC or its delegate.

All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings and exterior stairways will match the color of the surface from which they project unless otherwise approved.

The Master Association has had a series of color palettes developed. The Association encourages the use of these color palettes by all builders. Builders are required to submit color schemes with each ARC submittal. The builder may request the use of any of the approved color schemes or propose an alternative scheme, which must be approved by the ARC. Any repainting of any structure with the original colors is permitted. However, any color changes must receive approval from the DRC or its delegate.

SITING

Each building Site has its own specific qualities and characteristics. It is important that you look carefully at your Site, observe its special assets and decide how each of these can best be used to increase the aesthetic value of the Site to you and the community.

- Exterior grading will be adequate for drainage away from the structure and adjacent structures.
- Structures will be sited to complement existing or planned structures on adjacent Sites. It is especially important that any altered drainage patterns not cause soil erosion on adjacent properties. Joint cooperation between adjacent Site owners is encouraged with respect to Site grading.

- Existing and proposed grades on the Site must be shown on all site plans submitted to the ARC with the architectural plan submittal, or to the DRC or its delegate with any subsequent submittal.
- No grading will extend beyond lot lines.
- No grading will exceed a 3:1 slope.
- Side entry garages are encouraged.

RETAINING WALLS

A single retaining wall will not be more than thirty-six inches (36") in height (measured at the exposed side). Retaining walls will be constructed of brick, treated wood, natural stone or similar materials, subject to approval by the ARC, the DRC or its delegate. Exposed concrete or creosoted railroad tie retaining walls are specifically forbidden.

Walls constructed out of brick, stone and stucco, or concrete faced and capped with brick, stone or stucco, will be allowed for retaining or changes in grade and courtyard walls, if approved by the ARC, the DRC or its delegate.

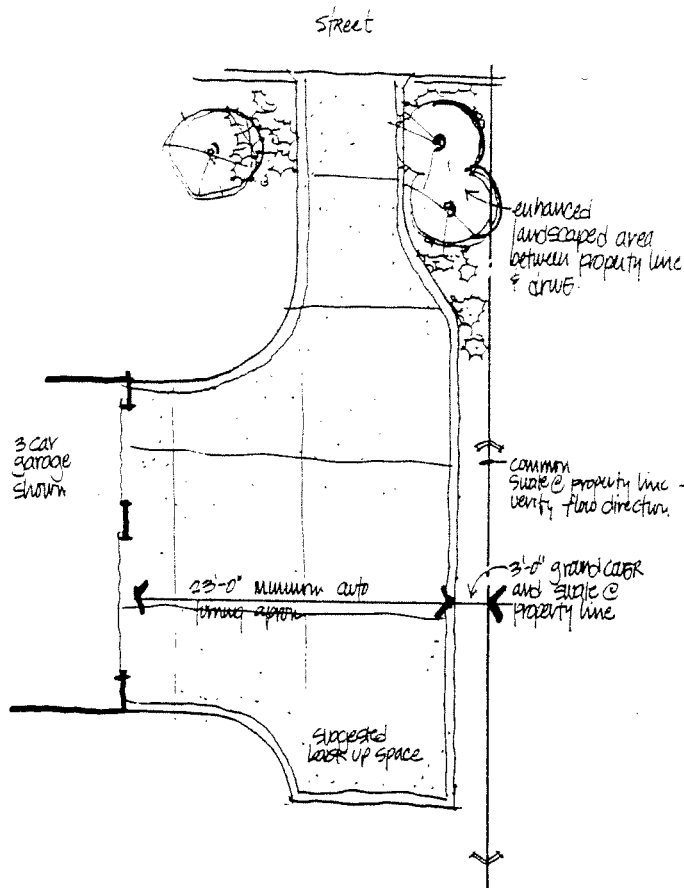
PAVED AREAS

Walkways and driveways must be hard surfaced and made of concrete. Materials such as colored concrete or special paving patterns are subject to the approval of the ARC with the architectural plan approval or the DRC or its delegate with subsequent submittals.

The edge of the driveway must be a minimum of three feet (3') from the property line.

Modifications to the original driveway will require the approval of the DRC or its delegate. Widening for the purpose of extra parking space is not permitted.

A minimum of twenty-four feet (24') will be required from the garage door to the edge of the driveway on all side-loaded garages. In addition, as shown below, where the driveway approaches the street, the width shall be decreased to provide an additional landscaping area between the drive and the property line without interfering with the swale.



DECKS, PORCHES, PATIOS, WALLS – at initial construction of the structure

ARC approval is required for all decks, porches, patios and walls which will be built or installed at the time of the construction of the initial structure. These plans are required to be submitted to the ARC, with the architectural and site plan submittal, prior to building permit purchase.

Any decks, porches, patios or walls being built subsequent to the construction of the initial structure must be approved by the DRC or its delegate.

Plans must show the exterior elevations, dimensions, massing, location and must designate materials and colors.

Decks must be constructed of wood or other material compatible with the residence.

Any deck or stair accessing deck will be supported by posts built up to a minimum dimension of 12" x 12" and will be covered by a material consistent with the exterior material used in the construction of the structure. Larger columns may be necessary depending on material or architectural style. Masonry columns will be encouraged.

The deck rail, rim and supports (if wood) will be painted or stained using the same color as the body or trim color of the structure.

No deck will occur above the main level of the structure unless cantilevered or integrated into the structure design by being supported by at least two (2) walls of the structure.

Patios constructed out of brick, stone, colored concrete or other materials may be permitted anywhere on a Site as long as all landscape requirements are met.

Front porches must have a minimum depth of six feet (6').

Walks, front porches and stoops may be constructed of brick, wood, modular pavers, stone or colored or exposed aggregate concrete.

Patios and decks will not be used for storage other than patio furniture and barbecues.

Patios and decks will not be used for hanging garments or other articles or for cleaning rugs, household articles or other items.

DECKS, PORCHES, PATIOS, WALLS, GAZEBOS AND HOUSE NUMBERS – subsequent to the initial construction of the structure

Approval by the DRC or its delegate is required for all decks, porches, patios, gazebos, arbors and walls which will be built or installed after the initial construction of the structure. These plans are required to be submitted to the DRC or its delegate with the landscaping plan submittal, prior to construction.

Plans must show the exterior elevations, dimensions, massing, location and must designate materials and colors.

The applicant must provide proof of notification of all adjacent abutting property owners when plans are submitted for approval for any decks, porches, patios, gazebos, arbors and/or walls.

Decks and gazebos must be constructed of wood or other material compatible with the structure.

Any deck or stair accessing deck, will be supported by posts built up to a minimum dimension of 12" x 12" and will be covered by a material consistent with the exterior material used in the construction of the structure. Larger columns may be necessary depending on material or architectural style. Masonry columns will be encouraged.

The deck rail, rim and supports (if wood) will be painted or stained using the same color as the body or trim color of the structure.

No deck will occur above the main level of the structure unless cantilevered or integrated into the structure design by being supported by at least two (2) walls of the structure.

Patios constructed out of brick, stone, colored concrete or other materials may be permitted anywhere on a Site as long as all landscape requirements are met.

Walks, front porches and stoops may be constructed of brick, wood, modular pavers, stone or colored or exposed aggregate concrete.

Patios, decks, gazebos and arbors will not be used for storage other than patio furniture and barbecues.

Patios, decks, gazebos and arbors will not be used for hanging garments or other articles or for cleaning rugs, household articles or other items.

HOT TUBS AND POOLS

Approval of the DRC or its delegate is required for all hot tubs and pools. Plans must designate materials, dimensions and location. Hot tubs and pools will be integrated into the design of the structure and landscaping. Above-ground pools will not be allowed.

EXTERIOR STORAGE AREAS

Outbuildings, storage sheds, greenhouses, and structures of a temporary nature are prohibited.

Camping tents set up for cleaning or occasional overnight sleeping by children will not require approval from the DRC or its delegate if left up no longer than forty-eight (48) hours.

No accessory buildings (other than approved decorative gazebos and swimming pool cabanas or as approved by the DRC or its delegate) will be allowed.

EXTERIOR MECHANICAL EQUIPMENT

All exterior mechanical equipment, such as air conditioners and heating equipment, will be either incorporated into the overall form of the structure, be enclosed by a structure matching exterior house material or be landscaped to reduce impact. Installation of any exterior mechanical equipment requires approval from the DRC or its delegate. Under no circumstances will these items be roof mounted or located in a window of the structure.

ANTENNAE

No exterior radio or television antennas may be erected. This prohibition includes exterior microwave or cable television satellite dish antennas. However, the DRC or its delegate may approve satellite dishes that are less than twenty inches (20") in diameter or length and flat array wireless cable TV antennas.

Requests to the DRC or its delegate for approval of installation of such instruments must meet the following requirements:

- Each dish or antenna must be located in the least conspicuous area possible to minimize visual clutter.

- A written request with specifications and a photograph of the structure indicating the location where the instrument is to be placed must be submitted for approval prior to any installation.
- The apparatus must be painted to blend with the color of the structure within ten (10) days of installation.

SOLAR ENERGY DEVICES

Approval by the DRC or its delegate is required. Passive and active solar energy systems must be integrated into the architecture of the structure 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, the small increase in panel size that may be required to increase the efficiency of the collector array is preferable to the visual conflicts of different angles and slopes on the roof. Solar panels will not protrude more than twelve inches (12") above roof surface or above the ridge line of a roof. No exterior plumbing may be visible.

PLAY AND SPORTS EQUIPMENT

Approval by the DRC or its delegate is required. Equipment such as basketball backboards and play sets will be located in the rear or side yard. Size and color will be considered on a case-by-case basis depending on Site size and proximity to neighbors.

Play structures may not exceed eleven feet (11') in height.

The applicant is required to provide proof of notification of all adjacent abutting property owners when plans are submitted for approval for any play and sports equipment.

STORAGE AND PARKING OF VEHICLES

No recreation vehicle, camper, campers not on a truck, boat, mobile home, horse trailer or other trailer, tractor, motor home or truck (other than a pickup truck) will be stored or 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 which are necessary for construction or for the maintenance of the Sites, Common Elements, other property or any improvements. Off-street parking will be limited to the 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 Site, except within a structure which screens the sight and sound of the activity from the street and from other Sites.

MOTORIZED VEHICLES

Other than golf carts or maintenance equipment, motorized vehicles are not to be driven on greenbelts or common areas. This includes snowmobiles, motorcycles, minibikes, etc. Such vehicles will not be stored as to be visible from any of the Sites.

WEATHER VANES

Weather vanes are not allowed unless they are included in the initial design and character of the structure and approved by the ARC with the architectural plan submittal.

FLAGPOLES

Flagpoles which are freestanding are prohibited, except as approved by the Master Association Declarant 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 and is a maximum of eight feet (8') long.

FENCES

To promote an open feeling, three-rail fencing (as shown below) is the standard fencing throughout Broadlands and is the only fencing allowed unless specifically approved during the Site Development Plan process. An inconspicuous wire mesh may be attached to the homeowner side of the three-rail fence to contain small pets and children within rear yards.

All three-rail fencing must be painted using BEHR solid color stain #362 Navajo White.

Any deviations from the standard three-rail fencing must be located and detailed for review by the DRC and approved by the City and the Master Association.

Fencing location requires approval from the DRC or its delegate.

Wing fences must be set back a minimum of six feet (6') from the front corner of the house and/or garage. Wing fences may have a gate.

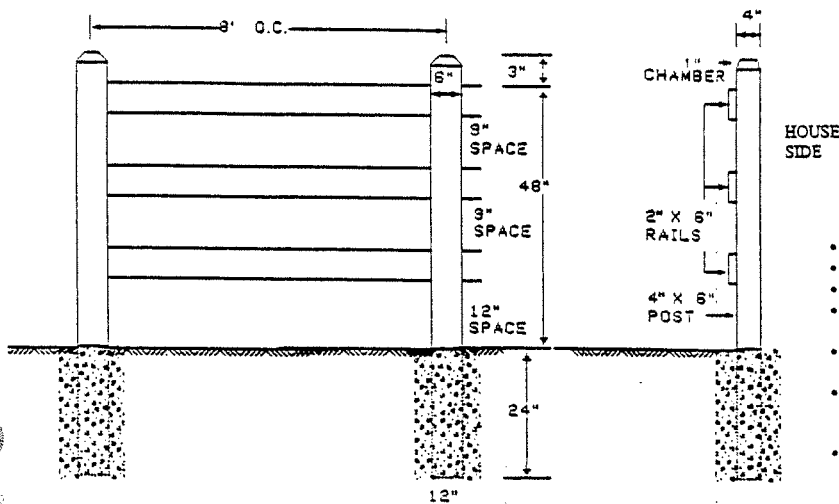
No fences will be constructed in front yards unless otherwise allowed in the Site Development Plan for your area.

No fencing will be installed in such a way that it impedes drainage.

Other fences, such as interior fencing to enclose patios, hot tubs, pools, screen trash receptacles, support arbors, etc., will be of a type, finish, color, etc. compatible with the standard fence design and color and/or building architecture. All such fencing must be located on a site plan and detailed for review and approval by the DRC or its delegate.

Fences and/or stone columns and entrance monumentation constructed by the Master Association Declarant or builder along or abutting property lines or adjacent streets may not be removed, replaced or painted without the approval of the DRC or its delegate and the Master Association.

THE BROADLANDS RAIL FENCE



- ALL COMPONENTS TO BE CEDAR
- ATTACH RAILS WITH SCREW SHANK NAILS
- RAILS FACE TO FAIRWAY OR OPEN SPACE
- 4" X 4" POSTS MAY BE USED ONLY WHEN INSTALLED ON AN INTERIOR LOT LINE COMMON TO ADJACENT RESIDENTIAL PROPERTIES
- 2" X 4" WELDED WIRE MESH MAY BE INSTALLED BETWEEN POSTS ON HOUSE SIDE OF FENCE
- THIS FENCE WILL TYPICALLY BE USED ADJACENT TO GOLF COURSE OR OPEN SPACE, AS A WING FENCE, ON LOT LINES COMMON TO ADJACENT RESIDENTIAL PROPERTIES OR AS DIRECTED BY MASTER DEVELOPER (CDG)
- FENCE (ALL SIDES) WILL BE STAINED OR PAINTED AS DIRECTED BY THE MASTER DEVELOPER (CDG)

DOG RUNS

Dog runs are subject to approval by the DRC or its delegate and must be constructed and finished with fencing of the same three-rail design as allowed at the property line. Dog runs must be located in the rear or side yards, abutting the structure, substantially screened from view from neighbors and adjacent public areas and must be limited in size to two hundred (200) square feet or less.

PETS

Pets must be carried or on a handheld leash.

Pets may not be leashed to any object on the Common Areas.

Pets are not permitted to bark, howl or make other loud noises for such a time as to disturb residents.

Owners are responsible for the removal of wastes of their pets from the Common Areas and from the premises of other residents.

Owners are responsible for any property damage, injury or disturbances caused by their pets.

USE OF COMMON AREAS

Private property such as toys, tools, etc. may not be left unattended in the Common Areas. Property left unattended may be removed by agents of the Broadlands Homeowners Association.

DISTURBANCES

Residents shall exercise reasonable care to avoid making or permitting loud, disturbing or objectionable noises to be made. Residents shall also exercise reasonable care to avoid using or playing musical instruments or devices in such a manner as may disturb other residents, nor shall residents allow musical instruments or devices to be used or played in such a manner as may disturb other residents.

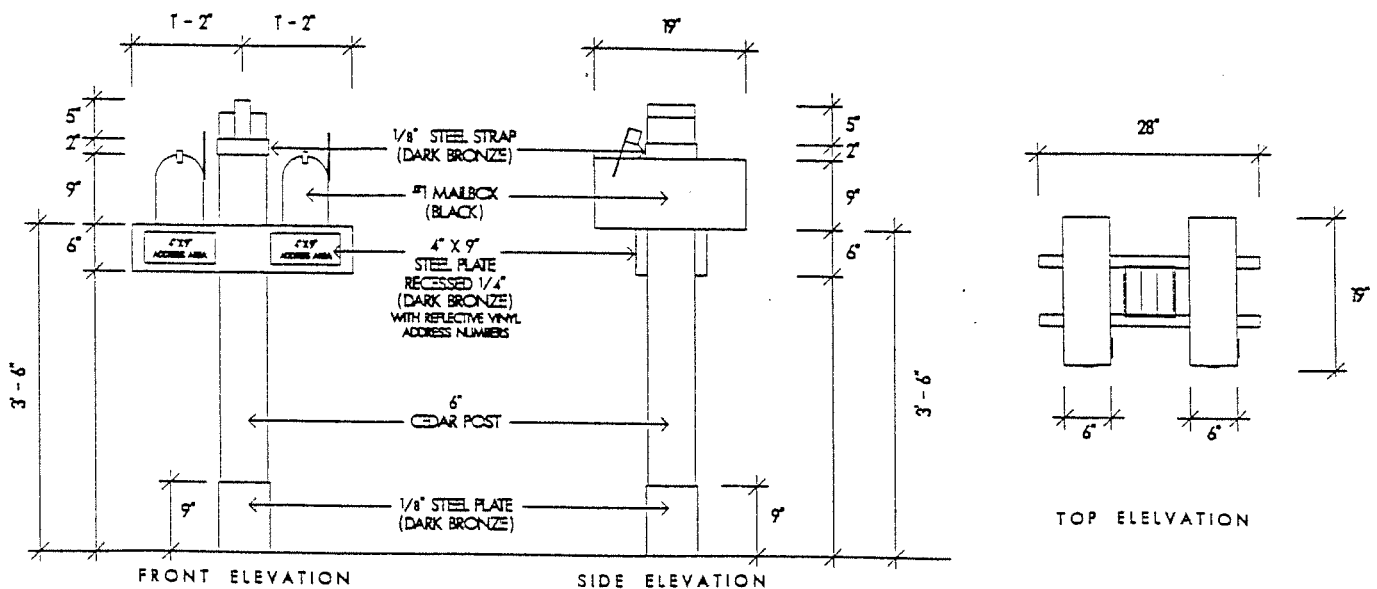
MAILBOXES

Mailboxes and pedestals are to be provided and installed by the builder per U.S. Postal standards on the lot boundary between two (2) Sites, adjacent to the curb. The pedestals will be constructed as shown below. Two mailboxes are to be installed on one pedestal. Single or triple mailbox configurations may be necessary in certain cases, as determined by the Master Association Declarant, where an odd number of Sites exist.

Cluster mailboxes may be appropriate in the attached unit neighborhoods within the Broadlands community and will require the approval of the Master Association Declarant.

All wood used on mailbox pedestals must be rough sawn cedar. Mailbox wood will be stained or painted with OLYMPIC semi-transparent stain #716 Natural Tone Cedar.

BROADLANDS PAIRED MAILBOXES



LANDSCAPING

Review and approval of all landscaping by the DRC or its delegate is required.

All portions of a Site not covered by a structure, driveway, patio, sidewalk, etc. will be landscaped within the following applicable time periods:

If conveyance to the first homeowner (other than the Master Association Declarant or home builder) occurs between March 1 and September 30, inclusive, then within ninety (90) days after such conveyance, or if conveyance to the first homeowner (other than the Master Association Declarant or home builder) occurs between October 1 and the last day of February, inclusive, then by the next April 30.

Landscaping will be done in accordance with a landscape plan approved by the DRC or its delegate. The plan will show all proposed landscape improvements including trees, shrubs, turf, mulches (bark, gravel, etc.), rock work, vegetable gardens, etc. Landscaping plans must also show the proposed locations of patios, fences, arbors, swimming pools, decks, gazebos and retaining walls. Approval of the landscaping plan in no way constitutes approval of any patio, fence, swimming pool, deck, gazebo, arbor or retaining wall unless specific plans have been submitted and approved by the DRC or its delegate as required in these Design Guidelines. Plans must include specific details on existing and proposed grades on the Site.

The three foot (3') drainage swale must be maintained and unimpeded on all lot lines. In addition, at no time may the installation of landscaping alter the drainage of any adjacent or subject Site.

Landscaping additions, including planting, irrigation systems, walls, patios, etc. that were not part of the initial approved plan, must receive separate approval from the DRC or its delegate prior to installation.

The utilization of non-living objects as ornaments in the landscape is discouraged.

The tree lawn area (that area between the sidewalk and curb) must contain a minimum of one (1) tree (at least 1½" caliper) at all times (see the Site Development Plan for your area to determine the minimum tree requirements) and grass or annuals, provided annuals do not encompass more than twenty percent (20%) of the tree lawn area. Ground covers such as rock, mulch or non-living materials are strictly prohibited. The tree lawn will be maintained by the adjacent property owner. Where corner Sites with two (2) adjacent tree lawns occur, each tree lawn must meet these requirements.

The landscape package will include as a minimum, one (1) tree (at least 1½" caliper) in the tree lawn (between curb and sidewalk), three (3) trees and ten (10) shrubs in the front yard, grass lawn and an automatic irrigation system. See your Site Development Plan to determine the minimum landscaping requirements for your area.

The tree located in the tree lawn must conform to the tree species depicted on the Broadlands Street Tree Plan.

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. Approval will not be granted unless provisions are made for adequate alternate drainage. The "established drainage pattern" will mean the drainage pattern which exists prior to the construction of the structure and will include any established drainage pattern shown on any approved plans. 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 Site owner is responsible for any erosion control that may be necessary to protect adjacent Sites, golf course or common areas from damage due to drainage or related erosion.

When installing landscaping, it is very important to insure 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.

The three foot (3') drainage swale must be maintained and unimpeded on all lot lines. In addition, at no time may the grading on any Site alter the drainage of any adjacent or subject Site.

SUBMITTAL PLAN REQUIREMENTS – Architectural Review Committee

Prior to the commencement of construction, two (2) sets of plans shall be submitted to the ARC for review and approval. The complete submittal requirements are as follows:

A completed Submittal Application Form and a completed Submittal Checklist shall be included with each submittal to the ARC.

The Site Plan must include:

- **One copy of the site plan must be reduced to 8½" x 11" and one copy of the site plan must be either 18" x 24" or 24" x 36" at a scale of 1:20 or larger.**
- Building location with dimensions to at least two (2) property lines.
- Setbacks and easements.
- Driveway location and percent of slope indicated. All driveway requirements contained in these Design Guidelines must be met.
- Grading and drainage plan showing existing and proposed grades at a maximum two foot (2')

intervals with spot elevations at building corners. The existing grades on the adjacent Sites must be shown.

- Finished floor elevations and top of foundation elevations including garage and basement. Include the finished floor elevations and top of foundation elevations for adjacent homes, if any.

Complete architectural working drawings including:

- Floor plans at no less than 1/4" = 1'.
- 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.
- Electrical plans indicating location of all exterior lighting. Any front elevation lighting must be activated by a photoelectric cell.

Completed Exterior Materials and Colors Submittal Record (must be accompanied by material and color board).

All plans and samples must be clearly marked with the submittal date, owner's and/or builder's name, lot and filing number.

The ARC may occasionally request additional information in order to be able to visualize the proposed structure.

Any and all changes and/or revisions made to the ARC approved plans must be submitted and approved by the ARC if such changes are made during construction or prior to the builder's Notice of Completion and Inspection of Work by the ARC.

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

Broadlands Master Association Architectural Review Committee
2500 Arapahoe Avenue, Suite 220
Boulder, CO 80302

SUBMITTAL REVIEW – Architectural Review Committee

Upon receipt of all required documents and the \$350.00 review fee, the ARC will review the plans and will provide a written response to the owner within thirty (30) days after submittal. Make checks payable to:

Broadlands Master Association Architectural Review Committee

RESUBMITTAL OF PLANS – Architectural Review Committee

In the event of any disapproval by the ARC of final submittal, resubmittal of plans will follow the same procedure as an original submittal.

NOTICE OF COMPLETION AND INSPECTION OF WORK – Architectural Review Committee

A written Notice of Completion must be given to the ARC upon completion of any structure, prior to any request for a Certificate of Occupancy from the City of Broomfield.

The ARC shall inspect the structure within thirty (30) days of receipt of any Notice of Completion to ensure that it was built in conformance with the approved architectural plans and colors and materials. If any noncompliance with the approved plans and/or colors and materials are found, the ARC shall deliver a Notice of Noncompliance to the builder within thirty (30) days after receipt of the Notice of Completion. The builder must remedy the noncompliance within forty-five (45) days after its receipt of a Notice of Noncompliance or the Master Association may correct the noncompliance as allowed in the Master Declaration at the builder's sole cost.

In accordance with the Master Declaration, the ARC reserves the right to inspect and request any changes required to bring the structure into conformance with the approved plans.

LANDSCAPING, ANCILLARY IMPROVEMENTS OR ADDITIONAL CONSTRUCTION AND/OR EXTERIOR CHANGES – Design Review Committee or its delegate

Additional construction, landscaping, or ancillary improvements and/or changes after completion of an ARC approved structure must be submitted to the DRC or its delegate for approval prior to initiating such changes and/or additions. Landscape improvements shall occur within the time frames set forth in these guidelines.

Please review the following information prior to design:

- Soils information that may be available for your Site should be reviewed for grading, planting and irrigation recommendations.
- The Final Plat and Site Development Plan should be reviewed for setbacks, requirements and restrictions.
- The improvement survey for your lot should be reviewed for drainage easements, utility

easements and any other pertinent items related to the development of your plan.

It is the responsibility of the homeowner to verify compliance with any soils report recommendations, easements, setbacks, height restrictions, etc. The DRC or its delegate is not responsible for compliance with these requirements.

SUBMITTAL PLAN REQUIREMENTS – Design Review Committee or its delegate

Prior to the installation of any landscaping, landscaping changes or the initiation of any changes to the approved initial structure must be submitted to the DRC or its delegate for review and approval. The complete submittal requirements are as follows:

Completed Architectural Improvement Request (landscape plan/ancillary improvement) submittal form.

The landscaping plan must include:

- The location, quantity, species and size of all plant material to be planted
- All proposed exterior materials (wood, mulch, rock mulch, concrete, flagstone, patios, etc.) must be identified and described in detail (include color samples, descriptions or material samples with your submittal to adequately explain necessary items)
- The minimum scale for the plan shall be 1" = 10'
- All plans must include the name, address and phone number of both the homeowner and the architect/landscape/architect/designer, if appropriate
- The lot, parcel identification and address must be included with your submittal

Any proposed exterior additions, hot tubs, solar connectors, sculptures, play equipment, fences, dog runs, sport courts (basketball hoops), gazebos, pools, decks, overhead structures, lighting, retaining or re-painting in a new color, etc. must be submitted to the DRC or its delegate for review and approval. These plans must be submitted to the DRC or its delegate in addition to the landscaping plan prior to construction or installation.

The plans for these improvements must include the following:

- Exterior elevations including the designation of materials and colors, dimensions, massing and location. Include detailed descriptions and/or cut sheets including color.
- Locations of all street related structures such as curb, gutter, sidewalk, street lighting, traffic signage, etc.

- Proof of notification of all adjacent abutting property owners for the addition of any decks, gazebos, porches, patios, arbors and/or walls.

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

Vista Management Associates
Attn: Cindy Combs
5005 West 81st Place, Suite 401
Westminster, CO 80031

SUBMITTAL REVIEW – Design Review Committee or its delegate

Upon receipt of all required documents and the \$50.00 review fee, the DRC or its delegate will review the plans and will provide a written response to the homeowner within thirty (30) days after submittal. Make checks payable to:

Broadlands Design Review Committee

TIME LIMITATION OF APPROVAL

Final approval of plans is valid for six (6) months. Construction must begin within this period. If not, plans must be resubmitted and reviewed again without further submittal fees. A submittal of a different dwelling on the same Site requires another review fee.

WORK IN PROGRESS

The ARC, DRC and/or its delegates 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 or compliance of the work in progress by the ARC, the DRC and/or its delegates.

NON-LIABILITY OF THE ARCHITECTURAL REVIEW COMMITTEE, DESIGN REVIEW COMMITTEE AND/OR ITS DELEGATES

The ARC, DRC and/or its delegates 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 ARC, DRC and/or its delegates for approval agrees by submittal of such plans and specifications that he/she will not bring action or suit against the ARC, DRC and/or its delegates to recover damages.

OTHER CONDITIONS

Approval of plans by the ARC, DRC and/or its delegates shall not be deemed to constitute compliance with the requirements of any local building, zoning, safety, health or fire codes and shall 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 ARC, DRC and/or its delegates. In addition, approval shall not waive the requirements for obtaining permits from the City of Broomfield (or any other governmental agency) nor does obtaining all required permits from the City of Broomfield (or any other governmental agency) waive the need for approval by the ARC, DRC and/or its delegates. The ARC, DRC and/or its delegates will not knowingly approve a project that violates City of Broomfield building or zoning codes or those of any other governmental agency or entity, but takes no responsibility for plan conformance to any criteria other than these Design Guidelines.

REVIEW OF WAIVER

The ARC, DRC and/or its delegates reserve the right to waive or vary any of the procedures or standards set forth at its discretion for good cause shown.