



Rinn Valley Ranch

Design Guidelines

Revision 6

May 2016

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Pursuant to the Rinn Valley Ranch, First Filing Final Plat approved by the Town of Frederick ("Final Plat") and the Declaration of Covenants, Conditions, Restrictions of Rinn Valley Ranch recorded November 13, 2002, at Reception No. 2900031 in the office of the Clerk and Recorder of Weld County, Colorado ("Declaration"), the Design Review Committee (the "Design Committee") has developed a set of Design Guidelines ("Guidelines") for Rinn Valley Ranch, Filing No. I and II ("Rinn Valley" or the "Community") in order to assure that each home in the Community has individual design quality and integrity while remaining compatible with the neighborhood as a whole.

Rinn Valley will be a community where different architectural designs and styles come together, and where the efforts of one designer, owner or builder are not damaged or devalued by the incompatible design of a neighbor. Because there are different designers, builders and owners involved between the Filings, these Guidelines are necessary and useful in attaining the desired level of consistency and quality in appearance.

The intent of the Design Committee is to achieve harmony among dwellings and between each dwelling and its surrounding landscape.

These Guidelines are established to:

- A. Carry out the general purposes expressed in the Declaration.
- B. Prevent violation of any specific provision of the Declaration and any future supplementary Declaration.
- C. Prevent any change in the existing state of property which would be unsafe or hazardous to any persons or properties.
- D. Preserve visual continuity between improvements and prevent any marked or unnecessary transition between improved and unimproved areas.
- E. Assure that any change in the existing state of the property will be of good attractive design and in harmony with development on other lots.
- F. Assure that materials and workmanship for all improvements are of consistent quality and durability comparable to other improvements in the Community.

Compliance with these Guidelines and approval by the Design Committee does not constitute compliance with any applicable building codes or regulations. An owner or his representative must consult the Town of Frederick with reference to compliance therewith.

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Unless the context otherwise specifies or requires, the following words or phrases when used in this text shall have the following specific meanings:

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A non-profit corporation formed under the name of "Rinn Valley Ranch Homeowners Association, Inc." who's Articles of Incorporation are filed with the Colorado Secretary of State.

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A person or entity engaged by an Owner for the purpose of constructing a Dwelling on said Owner's Lot. The Contractor and Owner may be the same person or entity.

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A portion of the Community (including but not limited to a Lot) on which authority is given by the Design Committee to construct Improvements or store materials or equipment.

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The Design Committee is a committee of the Homeowners Association, established pursuant to the Declaration.

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Declaration of Covenants, Conditions and Restrictions recorded against Community.

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A company that improves multiple real estate properties. i.e. Capital Pacific Holdings, LLC, Lennar Homes.

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A residence constructed or proposed to be constructed on a Lot in the Community and any Improvements constructed in connection therewith.

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Any changes, alterations or additions to the existing state of property.

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A platted lot or building site within the Community.

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The owner of record of a Lot, whether one or more persons or entities. For the purposes herein, the Owner may act through such Owner's agent, provided that such agent is authorized in writing to act in such capacity.

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Any Supplementary Declaration to the Declaration recorded affecting the Community.

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Location of buildings will be in accordance with the Plat and the Declaration and any supplementary Declaration. Compliance with these Guidelines and approval by the Design Committee does not constitute compliance with any applicable building codes or regulations. An owner or his representative must consult the Town of Frederick with reference to compliance therewith.

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The Design Committee intends to discourage, and has the right to prohibit, the construction of any Dwelling or other structure which would appear excessive in height when viewed from the roads, drives or other Lots. In all cases, the appearance of Dwellings from other Lots and roads is an important factor. Specifically, no residence may exceed 35 feet in height and accessory buildings may not exceed 90% of the primary structure height.

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Each Lot shall be used exclusively for residential living purposes and such purposes as are customarily incident thereto. Every one story residential structure shall have a minimum improved living floor area of 1600 square feet exclusive of lower level walkouts, basements, garages, porches, patios and accessory structures. Two-story homes shall have a minimum improved living floor area of 2200 square feet, exclusive of lower level walkouts, basements and garages with a minimum of 900 finished square feet on the main floor. No maximum floor area is specified, however the Design Committee will be concerned that the total size of all structures on the Lot does not create a negative visual impact.

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The color of the external materials shall generally be subdued to blend with the colors of the landscape. All exterior color schemes shall be approved by the Design Committee. Accent colors used judiciously and with restraint may be permitted, but shall be limited to doors, windows, frames, shutters, or other approved elements and shall not exceed ten percent (10%) of the surface area of the Dwelling. Colors shall be harmonious and compatible with colors of other residences in the vicinity and nearby surroundings. Color swatches shall be submitted with color name and sample.

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1. Wood siding shall be restricted to natural wood boards or shingles, stained or painted with a minimum recommended 30% pigment.

2. Hardboard, fiber-cement (ex. James Hardie), or equal, siding shall be allowed but pattern and material type must be specifically approved by the Design Committee prior to construction. No Masonite siding will be allowed.
3. Masonry and/or stone shall be encouraged on exteriors and shall consist of natural stone, synthetic stone, brick, or synthetic brick.
4. Stucco or synthetic stucco (ex. DRYVIT) is permitted as an exterior wall covering material, with natural stone, brick accents, or significant stucco sculpture or relief to eliminate flat-looking walls.
5. Design Committee approval is required for roofing. All roofing must be of consistent, compatible roofing materials to achieve overall design continuity. Currently approved are the following: dimensional asphalt shingles with a thirty (30) year warranty or better; tile or cement tiles may be approved by the Design Committee. Any color may be used provided that colors are harmonious with the surrounding residences and are subject to Design Committee approval. Expressly prohibited are (a) conventional 3-tab, (b) T-lock asphalt shingles, and (c) cut-out asphalt shingles.
6. Exposed standard concrete, concrete blocks, prefabricated metal buildings, simulated brick or wood, unnatural brick tones, and mill-finish unanodized aluminum (silver) doors and windows shall not be permitted. Untreated or raw wood surfaces, whether in the form of exterior siding or exterior decks and railings, will not be accepted.

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Plans shall be designed to look attractive from all four sides. Decorative elements (masonry veneer, shutters, dormer windows, etc.) shall not be limited to the front facade only. Decks built above grade are encouraged to have substantial supports that coordinate with the home architecture.

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Windows and doors on flat walls should align vertically and horizontally or be designed in an organized architectural pattern from the exterior rather than located randomly.

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Foundation walls shall not be exposed unless approved by the Design Committee, and shall be finished to blend with the upper walls of the Dwelling above twelve inches (12") from grade.

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All roofs shall be of a material, color and texture approved by the Design Committee as set for in Paragraph 3.5 (5) above. All rooflines shall have a minimum of a 12" overhang. Roof pitches must be between 6/12 and 12/12. Porches and shed elements may have roof pitches as low as 3/12 with pitches between 6/12 and 12/12 encouraged.

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All projections including, but not limited to, chimney flues, vents, gutters, downspouts, porches, railing, and exterior stairways, shall match the color of the surface from which they project or shall be of an approved color.

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Each Dwelling shall include an attached garage of a size sufficient to accommodate a minimum of two (2) full-sized automobiles plus adequate storage. Attached garage square footage shall not exceed 90% of the primary structure main floor footprint unless approved by the Design Committee.

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1. Decks must be within allowable building setbacks established in the Final Plat.
2. No decks may be higher than ten (10) feet above grade, not including cantilevered balconies. Support system must be integrated with the architectural design with architectural walls, masonry or stone piers are encouraged. Cantilevered balconies higher than ten (10) feet above grade must be located above a deck below.
3. Cantilevered floors higher than ten (10) feet above grade shall not be permitted.
4. Patios constructed of brick, stone, concrete, or other materials will be permitted anywhere on a lot as long as they are at or below grade level and all landscape requirements are met.
5. Walls used for retaining changes in grade must be constructed of brick, stone, stucco, or treated wood, and may not be more than four (4) feet in height. Any such walls built within two (2) feet of a common property line must meet approval of the adjacent property owners.
6. Walls that are an extension of the residence must match the existing materials on the residence, must be within the approved setbacks, and may not exceed six (6) feet in height.

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Fencing shall be designed to create an open feeling and to minimize the area enclosed or partially surrounded by privacy fences, service yards, or pet enclosures and must comply with the Fencing Detail attached hereto as Exhibit B and the following:

1. All fencing must meet the Town of Frederick's fencing specifications, and any other specific requirements contained in the Declaration.
2. An open three-rail fence, as depicted on Exhibit A, may be built anywhere on any lot except in the front yard and in any side yard abutting a street. Fence height shall be set at 52 inches from finished grade.
3. Solid fencing shall not exceed six feet in height and shall conform to the solid fencing depicted on Exhibit B. If applicable, the finished side must face the adjacent street or open space. Solid fencing shall not exceed 60 linear feet on any lot and shall be used only to provide privacy for patio areas. The only acceptable color is white.
4. Wire or chain link fencing is strictly prohibited.
5. Use of 2" x 2" or 2" x 4" corrosion-resistant welded wire fabric attached to the inside of the rail fence is acceptable to contain pets. Smaller rectangular galvanized mesh may be used between the bottom rail and the ground to prevent unwanted animals entering the fenced area.
 - a. If using hexagon style mesh, the wire must be attached to the main 2x2 or 2x4 corrosion resistant wire with galvanized wire bands.
 - b. Hexagon style mesh shall be buried to prevent the wire from bending or allowing access.
6. Garden areas and dog runs may employ an open 2 or 3-rail fence as depicted on Exhibit A with use of wire fabric as described in paragraph (5). Decorative fencing elements not exceeding 24 inches in height or 50% solid area may be used anywhere with Design Review Committee approval.

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All structures and landscape elements shall be placed on the Lot so that the existing topography will be disturbed as little as possible. Drainage shall be away from structures at a minimum slope of one (1) foot in ten (10) feet. Newly graded areas shall be protected against erosion. Location of topsoil stockpiles, borrow pits on site, and material disposal areas is subject to

Design Committee approval. The grading shall not be modified to force or allow garden level or walkout basements on any Lot not designed to permit such construction. Houses shall be sited to complement existing or planned houses on adjacent sites.

Each site is responsible for accepting all drainage from uphill lots and diverting it away from critical areas on site (away from house foundations, driveways and garden or walk-out level features). Each lot is also responsible for diverting runoff water to the front street gutters or to the rear area of the lot.

Each site owner is responsible for controlling the silt in his lot's runoff water. Prior to landscaping this may consist of hay bales creating silt settling/water detention ponds in drainage swales, or if sheet flow exists from one site to the next, a developer has seeded the unsold sites, as the Town's required erosion control plan, the buyer of each Lot may wish to construct drainage swales or hay bale dams to prevent potential silt entering from uphill unsold Lots.

Proper installation of the hay bales requires cutting a trench approximately 4" deep, staking each bale with a minimum of two stakes, driven through the bale into the earth below at least 1'-0" and then placing approximately 4" of earth against the uphill side of the bales.

The final site plan and grading plan shall be prepared by an architect, engineer or landscape architect, and it shall include contours.

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Hard-surfaced private driveways and parking areas are required. It is recommended that driveway grades be kept under eight percent (8%) for satisfactory year-round use. Materials used to create special paving patterns are subject to Design Committee approval.

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Exposed exterior mechanical equipment shall be screened from the view of other Dwellings, streets or yards by Design Committee approved screen fencing, landscaping or by a Dwelling-matching structure. No mechanical equipment shall be roof-top or window-mounted.

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Accessory Structures as permitted by the Design Committee which exceed 200 square feet shall be architecturally compatible and utilize the same finish materials and colors as the primary structure. Lanais, trellises, hot tubs, gazebos, solar collectors, greenhouses, sheds and other major structural improvements shall compliment and be compatible with materials used in the construction of the home. All accessory structures shall contain windows which match the architectural features on the primary structure. Square footage of such structures may not exceed 90% of the footprint nor 90% of the height of the primary structure. All Structures must

be located within required building setbacks as defined by the Town of Frederick and receive approval from the Design Review Committee. No metal storage sheds will be allowed. Enclosures for pets shall be architecturally compatible with the Dwelling and subject to approval by the Design Committee [refer to 3.13(6)].

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No exterior lighting, other than approved porch lights, shall be permitted on any lot except with the written approval of the Design Committee. Exterior lighting that is subdued and whose light source is not visible from surrounding dwellings may be permitted by the Design Committee for such purposes as illuminating entrances, decks, driveways, parking areas and other approved purposes.

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The Design Committee requires complete landscaping and specifications plans (at 1" = 10 ft. scale) indicating building location, driveway, parking, grading plan, all easements and street rights-of-way, driveway slope, and setback dimensions to all Lot boundaries within three (3) months of occupancy. Existing and proposed landscaping material and topography should be shown by contours at two (2) foot intervals and all plants and landscaping material are to be shown and called out by name, showing 5-year growth. No landscaping shall commence until plans are approved by the Design Committee. Once the landscaping plan is approved, landscaping half of the lot must be completed within 12 months of occupancy and the remaining landscaping completed within 24 months after occupancy of the Dwelling. Common courtesy suggests completing the front landscaping as quickly as possible.

The guidelines of the landscaping should follow the Colorado Waterwise guidelines for Xeriscape (<http://coloradowaterwise.org/XeriscapeColorado>). Xeriscape is the application of the principles of landscape planning and design, soil analysis and improvement, appropriate plant selection, limitation of turf area, use of mulches, irrigation efficiency, and appropriate maintenance that results in water use efficiency and water-saving practices. Covering your property with gravel or installing artificial turf grass does not fit within this definition. The general guidelines are that the turf area of the landscaping should be less than 50% of the total landscaping area with Xeriscape for the rest of the landscaped area.

Seventy percent (70%) throughout the lot area, exclusive of the portion occupied by the house and original driveway, shall be covered with live vegetative cover. Gravel, inorganic mulch (stone-based), and similar materials shall not be considered live vegetative cover unless planted with shrubs or ground covering plants that will obscure the gravel or wood mulch at the maturity of the shrubs or plants. Bark, wood mulch, or organic mulch is to be considered live vegetative cover when plants, shrubs and trees have been installed. Areas of gravel or wood mulch shall be encouraged to be of brown, gray or Colorado sandstone color ranges. All ground cover and landscaping shall comply with all regulations and ordinances of the Town of Frederick with

respect to height, location, and maintenance. Plant materials that require watering are not recommended within five (5) feet of the foundation, based on soil reports.

The intent of the approval process for landscaping is to encourage an open, flowing relationship between Lots. Any plan which defines a rigid property boundary is discouraged, while plans that blend one landscaped yard into another, through the use of similar planting materials and random clumps of trees along property lines, are encouraged. Deciduous trees in the street right-of-way should be included in every landscape plan.

It is the intent that each Lot shall be fully landscaped and Lot Owners are encouraged to make adequate provisions for landscaping costs in their overall budget.

Lot Owners and their representatives or Builders are required to minimize disruption from grading. When possible, use existing or natural drainage paths with consideration for snow storage and runoff.

The drainage ditch along the street right-of-way along property lines will be seeded in native vegetation by the builder(s). All Lot Owners are required to maintain the native vegetation, replace with turf or use 4- to 6- inch cobble as depicted on the Drainage Ditch Detail attached hereto as Exhibit C. In either case, the Lot Owners are responsible for maintenance of the drainage ditches and keeping them free of obstructions and overgrowth so the water can flow freely. Native vegetation, turf, or cobbles are the only acceptable landscaping alternatives for the drainage ditches.

Before any work is started on the landscaping, the homeowner must follow Town of Frederick Municipal Code (<http://www.codepublishing.com/co/frederick/>) and obtain any and all required permits.

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The Design Committee may inspect all work in progress and give notice of non-compliance. Absence of such inspection and notification during the landscaping period does not constitute either approval of the Design Committee with work in progress or compliance with these Guidelines or the Declaration or any Supplementary Declaration.

If, during the course of landscaping, changes occur to an Improvement which cause it to be significantly different from the approved documents, a request for approval of these changes shall be submitted to the Design Committee in duplicate in the following manner:

1. A written statement giving the reason such changes are desired.

2. A complete description of the change, including drawings, specifications or any other descriptive material.
3. Any adjustment in the position, orientation or finish elevations of the landscaping shall be submitted on drawings illustrating the changes.

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1. Upon completion of any landscaping or other Improvement for which final approval was given by the Design Committee, the Owner shall give written notice of completion to the Design Committee.
2. Within such reasonable time as the Design Committee may determine, but in no case exceeding thirty (30) days from the receipt of such written notice of completion from the Owner or its duly authorized representative, the Design Committee may inspect the Improvements.
3. If it is found that such work was not done in strict compliance with the final plan submitted or required to be submitted for its prior approval, the Design Committee shall notify the Owner in writing of such non-compliance, specifying in reasonable detail the particulars of non-compliance, and shall require the Owner to remedy the same.
4. If, upon the expiration of thirty (30) days from the date of such notification by the Design Committee, the Owner shall have failed to remedy such non-compliance, the Design Committee shall notify the Owner and the Board of Directors of the Association which may record a Notice of Non-Compliance against the Lot and may take such action to remove the non-complying Improvements as is provided for in the Declaration.
5. If, after receipt of written notice of completion from the Owner, the Design Committee fails to notify the Owner of any failure to comply with its directives within the period provided in Section 3.19, the Improvements shall be deemed to be in accordance with the approved plan.

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There is no mandatory "style" of architecture in the Community. Designs that are low around the perimeter and high toward the center of the residence are preferred over square boxy forms. Architectural styling which incorporates covered entry porches, multiple roof lines, wings, sheds, and walls that visually tie the house to the Lot, and plans which produce exterior courtyards and semi-enclosed patios, will be encouraged.

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Any changes to the approved plans before, during or after the construction of a Dwelling must first be submitted to and approved in writing by the Design Committee.

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All structures shall conform to all applicable building codes, ordinances, and all required permits are to be obtained. Approval by the Design Committee does not constitute or imply compliance with such codes and ordinances.

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Owner/Builder shall provide whatever Town of Frederick required calculations, illustrations, or documents necessary to prove compliance with the then-current height restriction limitations established by the Town of Frederick. A maximum building height of 35 feet, using the adjacent street as the reference point is allowed per the Coordinated Planning Agreement of the Town of Frederick, section 19-3-200. Accessory structures may not exceed 90% of the height of the primary structure per Town of Frederick guidelines..

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The construction of in-ground pools within the neighborhood shall be permitted and must follow the guidelines and specifications set forth by the Town of Frederick. Percentage of vegetative (70%) versus non vegetative (30%), still applies when considering making this addition to a property.

Above ground metal encased pools shall not be permitted, however soft sided structures installed on a seasonal/temporary basis will be permitted within the neighborhood.

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Plans and specifications shall be submitted to the Design Committee as specified in the Declaration and in accordance with the following submittal and review procedures. The plans of the Dwelling must be prepared by an architect.

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Site plans, including all of the exhibits outlined below, shall be submitted to the Design Committee. The Design Committee will respond within thirty (30) days after submittal, provided that the plans are in accordance with the requirements outlined below. A minimum of two (2) copies of the complete submittal shall be provided to the Design Committee, with any required fee, being assessed uniformly by the Design Committee. If only landscaping is involved, only plans and the fee are required. All site plans shall include:

1. Site plan at 1" = 10 ft. scale indicating building location, driveway, parking, grading plan, all easements and street rights-of-way, driveway slope, and setback dimensions to all Lot boundaries. Existing and proposed topography should be shown by contours at 2' intervals.
2. Site specific subsurface soil investigation by a registered soils engineer which indicates soil structure and profile, bearing, water table, pH and engineered foundation plan signed and stamped by a registered professional engineer licensed in the State of Colorado.
3. Roof plan, floor plans and all elevation views of the structure (at no smaller than 1/8" = 1'-0).
4. Indication of all exterior materials and colors, samples and location on building. Provide samples of major items, for color and texture. Color swatches with color palette and manufacturer's color code will be accepted.
5. Any accessory improvements contemplated on the Lot, present or future, must be shown on the site plan submittal.

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One (1) set of the plans and samples will be kept by the Design Committee and the other set of plans will be returned to the Builder when approval is granted. The decision of the Design Committee shall be in writing and any reasons for disapproval shall be stated. Unless

disapproval is transmitted to the applicant within thirty (30) days of receipt by the Design Committee of all of the required materials, the proposed Improvement or modification is deemed approved. The Design Committee shall have the right to deny any proposed improvement or modification which is not in accordance with these Guidelines, the Declaration, or is not suitable or desirable in the opinion of the Design Committee for aesthetic or other reasons. The Design Committee may deny the proposed Improvement if the plans are incomplete or if the materials submitted are contrary to the spirit or intent of the Declaration. The Committee may condition its approval upon the making of such changes as the Committee may deem appropriate.

1. Final approval by the Design Committee shall be issued in writing. The securing of a building permit (if required) is the responsibility of the Owner or Builder. Construction documents (working drawings and specifications) are to be in accordance with the design approved by the Committee.
2. Construction shall not commence until all of the above requirements are satisfied unless approved by the Design Committee.
3. Any exterior renovations, additions or remodeling to a Dwelling after completion of an approved plan must be submitted to the Design Committee for approval prior to initiating such changes or additions.

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The following types of changes, additions or alterations do not require approval of the Committee: (Although exempt from review of the Committee, all work must proceed in accordance with all applicable federal, state and Town of Frederick codes, ordinances and regulations and within the intent of these Design Guidelines.):

1. Addition of vegetation to a property in accordance with a previously approved Landscape Plan.
2. The additional of permanent planting materials that do not conform to an approved landscape plan as long as the mature size of the planting does not exceed 24 inches in height, including flowers and vegetable gardens.
3. Modifications to the interior of a structure when those modifications do not materially affect the outside appearance of the structure.
4. Re-roofing, repainting and/or re-staining within original color tones.
5. Repairs to a structure in accordance with previously approved plans and specifications.

6. Removal of dead or diseased vegetation shall be done as soon as possible after discovery of the diseased condition. Such vegetation may be replaced.

Only those items listed above are exempt from the Design Committee process. All other types of residential construction, development, landscaping, site modification, and other such items must be submitted to the Design Review Committee.

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The Design 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 Committee with work in progress or compliance with these Guidelines or the Declaration or any Supplementary Declaration.

If, during the course of construction, changes occur to an Improvement which cause it to be significantly different from the approved documents, a request for approval of these changes shall be submitted to the Design Committee in duplicate in the following manner:

1. A written statement giving the reason such changes are desired.
2. A complete description of the change, including drawings, specifications or any other descriptive material.
3. Any adjustment in the position, orientation or finish floor elevations of the Dwelling shall be submitted on drawings illustrating the changes.

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1. The Improvements shall be completed within eight (8) months after the foundation is dug or other material work is begun.
2. Upon completion of any Dwelling or other Improvement for which final approval was given by the Design Committee, the Owner shall give written notice of completion to the Design Committee.
3. Within such reasonable time as the Design Committee may determine, but in no case exceeding thirty (30) days from the receipt of such written notice of completion from the Owner or its duly authorized representative, the Design Committee may inspect the Improvements.
4. If it is found that such work was not done in strict compliance with the final plan submitted or required to be submitted for its prior approval, the Design Committee shall notify the Owner in writing of such non-compliance, specifying in reasonable detail the

particulars of non-compliance, and shall require the Owner to remedy the same.

5. If, upon the expiration of thirty (30) days from the date of such notification by the Design Committee, the Owner shall have failed to remedy such non-compliance, the Design Committee shall notify the Owner and the Board of Directors of the Association which may record a Notice of Non-Compliance against the Lot and may take such action to remove the non-complying Improvements as is provided for in the Declaration.
6. If, after receipt of written notice of completion from the Owner, the Design Committee fails to notify the Owner of any failure to comply with its directives within the period provided in this Section 4.3, the Improvements shall be deemed to be in accordance with the approved plan.

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The Design Committee reserves the right to waive or vary any of the procedures or Guidelines set forth herein at its discretion, for good cause shown, except any variances or waivers must be in compliance with the Declaration and the Plat.

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Neither the Design Committee, the Association or its Board of Directors, or their respective successors or assigns, shall 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 or disapproval arising or failure to approve any plans and specifications. The Owner, or Owner/Builder, may not bring any action or suit against the Design Committee, the Association or its Board of Directors to recover damages. Approval by the Design Committee shall not be deemed to constitute compliance with the requirements or any local building codes, and it shall be the responsibility of the Owner or other person submitting plans to the Design Committee to comply therewith.

('* ' 9 b Z f W a Y b h '

These Guidelines may be enforced by the Design Committee or Association as provided in the Declaration and any Supplementary Declaration.

('+ ; f U X] b [' 8] a Y b g] c b g ' U b X ' 9 ` Y j U h] c b ' U b X ' C H Y f ' ð Z f a U h] c b ' G i V a] H Y X ' V m i U b ' C k b Y f '

Any Owner submitting plans for preliminary or final approval to the Design Committee shall be responsible for the verification and accuracy of all Lot dimensions, grade, elevations and the location of the key features of the natural terrain. Each Owner shall certify to the accuracy thereof before the Design Committee will undertake its review.

(" 5 a YbXa YbHg'hc'H Y'8 Yg][b'; i]XY]bYg'

From time to time, amendments and additions may be made to these Design Guidelines. When this occurs, the parties responsible for Improvements affected will be notified and furnished a copy of such amendment or addition. All changes must be approved by a simple majority of the elected HOA board.

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) "7 c b g f i W j c b ' F Y [i ` U j c b g`

In order to insure a safe, neat and orderly construction site, the Design Committee has established certain construction and safety regulations for the benefit of all Community Owners and residents. It is of the utmost importance that anyone conducting activities in the Community use extreme care in preventing conditions that are unsafe or that could constitute fire, wind or other safety hazards. The Design Committee will not tolerate any activity that, in their opinion, constitutes such hazards. The Design Committee retains the right to stop construction on any structure where hazardous conditions exist and continue to exist after notification is given to the prime contractor.

) "% C W W d U j c b U ` G U Z f m i U b X` < Y U H ` 5 W i 7 c a d ` j U b W W ` f C G < 5 L`

All applicable Federal and State OSHA regulations and guidelines shall be strictly observed at all times.

) "& 7 c b g f i W j c b ` H f U j ` Y f g z D c f h U V ` Y : j Y X ` C Z j W W g " 9 H W`

Any Owners or Contractors are permitted to store construction materials and equipment on the approved Construction Site during the construction period. It shall be neatly stacked, properly covered and secured. Storage of material or construction equipment outside the approved Construction Site (Owner's or Builder's Lot) will be done only with the approval of the Design Committee. Materials or equipment stored on other sites without Design Committee approval may be confiscated without recourse.

Any storage of materials or equipment shall be the Owner's or Contractor's responsibility.

Owners and Contractors shall not disturb, damage or trespass on other Lots or tracts. Should any such damage occur, it will be restored and repaired to original condition at the offender's expense.

) " ` 8 Y v f j g ` U b X ` H f U g \ ` F Y a c j U `

Owners and Contractors shall clean up all trash and debris on the Construction Site at the end of each day. Trash and debris shall be removed from each Construction site at least once a week by every Friday to a dumping site located off the project. Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the Construction Site. Owners and Contractors are prohibited from dumping, burying or burning trash anywhere in the Community. Disposal materials shall comply with all local, state and federal ordinances.

During the construction period, each Construction Site shall be kept neat and shall be properly placed to prevent it from becoming a public eyesore, hazard, or affecting other Lots and tracts.

Dirt, mud or debris resulting from activity on each Construction Site shall be promptly removed from public or private roads, open spaces and driveways or other portions of Rinn Valley Ranch. If necessary, the Association or Design Committee may do any necessary clean up and back charge the Builder/Contractor, with right to lien the property for payment.

) '(GUb]hUfmi: UW]h]Yg'

Each Owner and Contractor shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets or similar temporary toilet facilities shall be located only in areas approved by the Design Committee.

) ") 'DUf_]b['5 fYUg'

Construction crews shall not park on, or otherwise use, other Lots or tracts. Private and construction vehicles and machinery shall be parked in areas designated by the Design Committee. Contractors, subcontractors, and material suppliers shall not drive through ditches or onto adjacent sites as they have been seeded or sodded. Contractor, subcontractor and material supply vehicles shall be parked on one side of the street only, as parking on both sides inhibits passage of other residents and emergency vehicles.

) '* '5 WYgg'hc 'h Y7 ca a i b]mi'

All vehicles entering or leaving the Community shall do so solely by means of publicly dedicated streets, unless otherwise indicated by the Design Committee.

) '+ '7 cbgYfj Uh]cb'cZ@UbXgWUd]b['A Uhf]Ug'

Owners and Contractors are apprised of the fact that the Lots and tracts may contain topsoil that should be salvaged before and during construction.

) ", '9I WUj Uh]cb' A Uhf]Ug'

Excess excavation materials shall be hauled off the project or placed in areas designated by the Design Committee.

) '- 'FYg]cfUh]cb'cf 'FYdU]f'cZCh Yf'DfcdYf]mi8 Ua U] YX'

Damage and scarring to other property, including but not limited to, other Lots, tracts, roads, driveways and other Improvements, will not be permitted. If any such damage occurs, it shall be repaired and restored promptly at the expense of the person or entity causing the same.

Upon completion of construction, each Owner and Contractor shall clean his Construction Site and repair all property which was damaged, including, but not limited to, restoring grades, repair of streets, driveways, drains, culverts, signs, lighting and fencing.

) '%\$`A]gWf`UbYci g`UbX'; YbYfU`DfUW]Wg`

The following practices are prohibited in the Community:

- A. Concrete trucks may only clean out on Lots they are delivering to. Builder shall remove hardened concrete with the other trash.
- B. Removing any non-weed plant material, topsoil or similar items from any property which belongs to someone else within the Community, including Construction Sites.
- C. Using disposal methods or units other than those approved by the Design Committee.
- D. Careless disposition of cigarettes and other flammable material.
- E. Contractors bringing any animals or pets, particularly dogs, into the Community.
- F. Use of any sound system which is disturbing to any residents.

In the event of any violation of this Section 5.10, the Association or the Design Committee shall have the right to contact the proper authorities to impound the pets, or to refuse to permit such Contractor or subcontractor to continue work on the property, or to take such other action permitted by law or the Declaration.

) '%%F Ygdcbg]V]]micZ@hCk bYf`

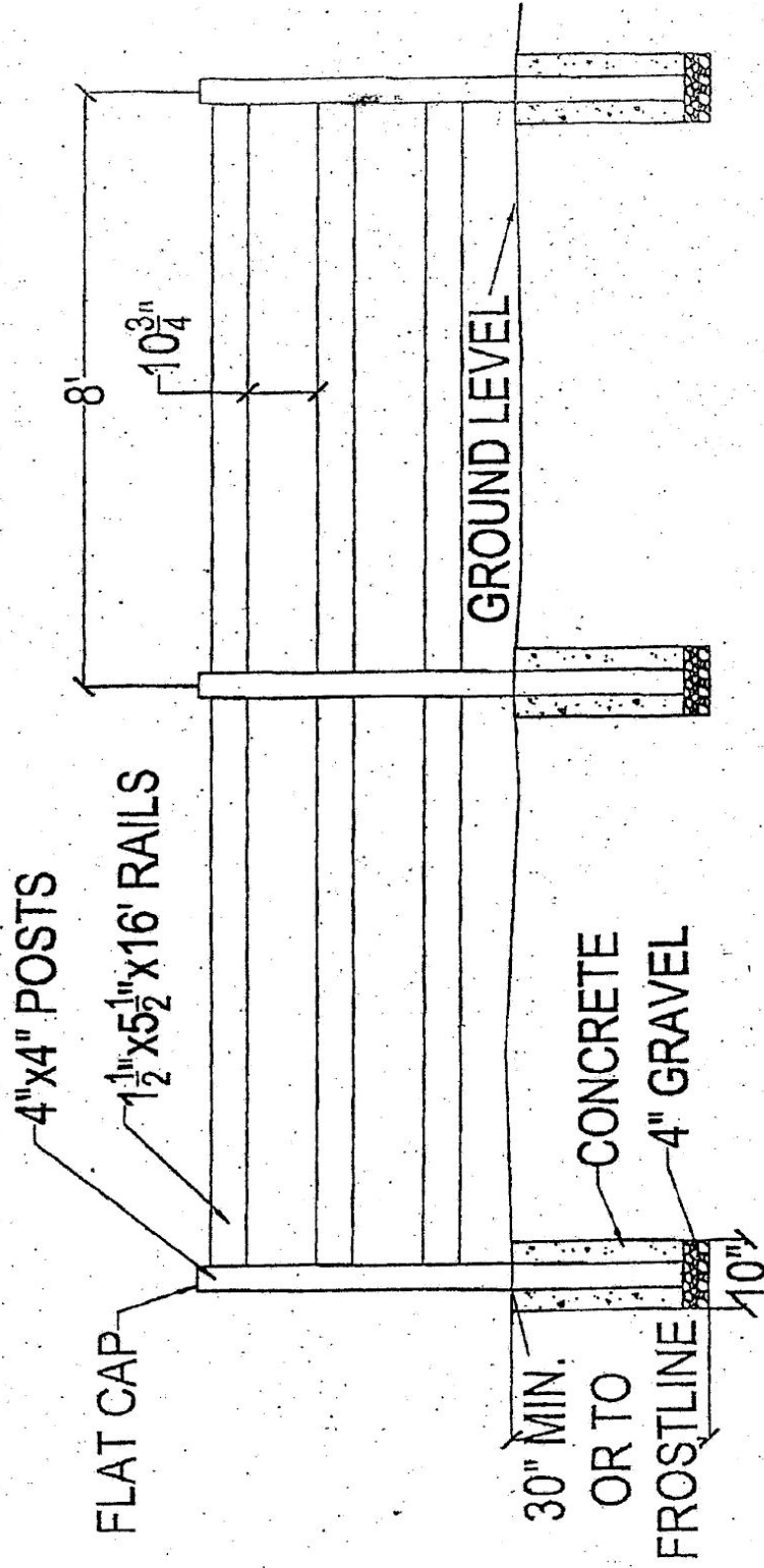
All Lot Owners shall be responsible for the conduct and behavior of their representatives, Builders, Contractors and subcontractors and employees.

) '%&:]fY9I]b[i]g\ Yf`

At least one (1) IO-LB., ABC rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the Construction Site at all times.

6' BUFFTECH 3-RAIL PVC FENCE OR EQUAL

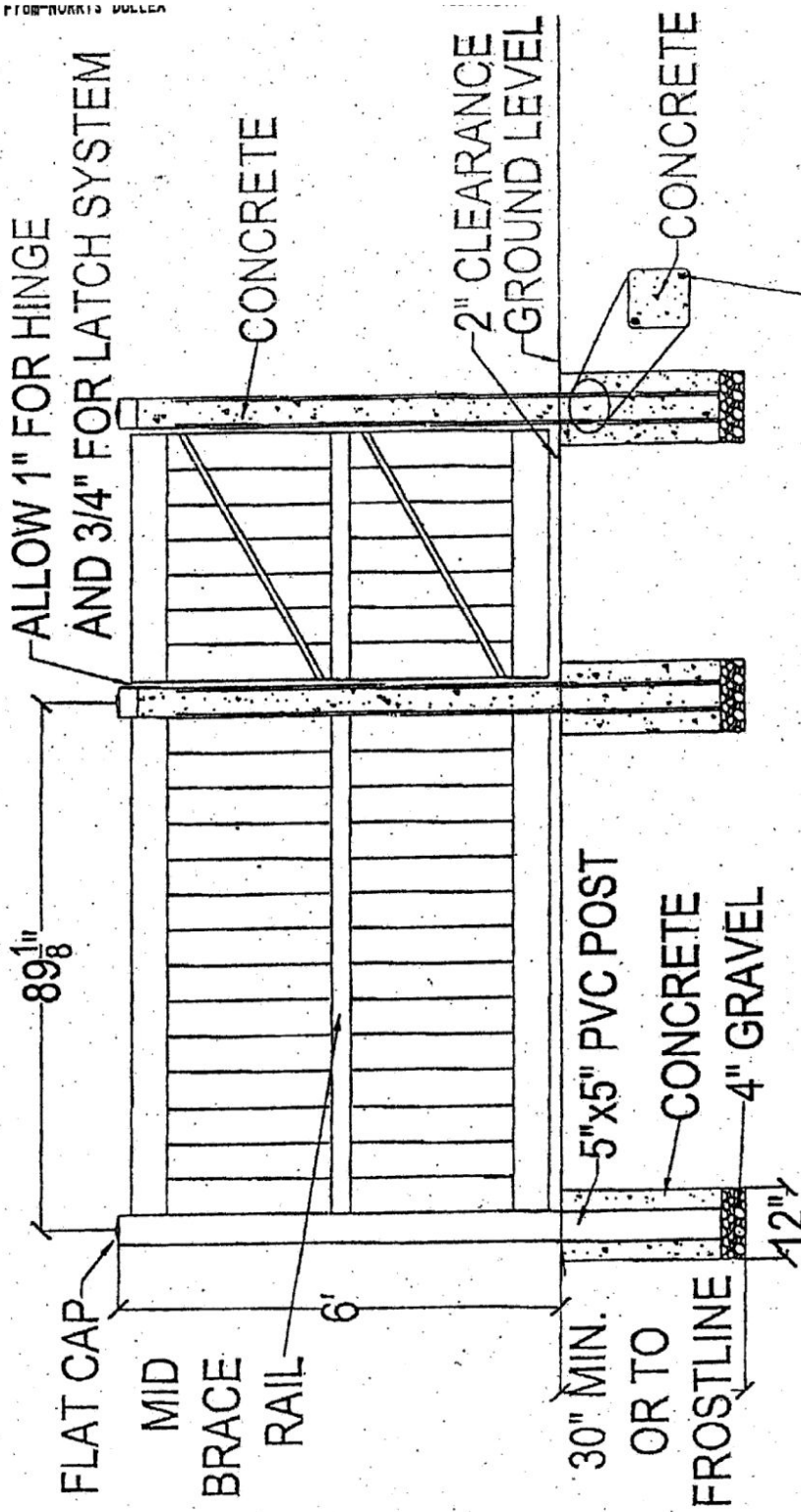
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6' BUFFTECH NORFOLK PVC PRIVACY FENCE OR EQUAL

13:33

NTS.



NOTE: INSTALLATION PER MANUFACTURERS SPECIFICATIONS.

