



CASTLEWOOD RANCH

A Master Planned Residential Community
in
Castle Rock, Colorado

Design Guidelines
and
Application Review Procedures
for
Home Improvements and Landscaping

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I. INTRODUCTION

A. About Castlewood Ranch

Castlewood Ranch is a master planned community including separate and distinct neighborhoods (also referred to herein as "Planning Areas") within a network of trails and walkways connecting to centrally located school sites, parks and other recreational amenities.

These Design Guidelines and Application Review Procedures for Home Improvements and Landscaping (the "Guidelines") have been adopted for the purpose of giving direction to Owners in preparing plans and designs that reinforce the appearance of high quality neighborhoods within the master planned setting. These Guidelines apply to all modifications, additions and alterations made on or to existing improvements, residential units or structures containing residential units, open space areas and landscaping on Sites.

In order to preserve the harmony of exterior design in relation to surrounding structures, topography and finish grade elevations, these Guidelines have been created to mirror the Design Guidelines and Application Review Procedures of the New Construction Committee (NCC).

Due to the unique characteristics of individual Planning Areas, certain special requirements relating to house design, site planning, landscaping, fencing or any other facet of modification, addition or alteration, may be applicable to a particular Planning Area. These special requirements are set forth in "Site Specific Requirements" for such Planning Areas.

Although the Site Specific Requirements are distributed separately, they are, by this reference, incorporated in these Guidelines with the same force and effect as if the full text of such Site Specific Requirements were set forth in these Guidelines. Owners should become familiar with the applicable Site Specific Requirements at the outset of the design process. If there is any conflict between applicable Site Specific Requirements and these Guidelines, the Site Specific Requirements shall control.

Additionally, due to unique characteristics of individual Sites and/or groups of Sites, certain additional special requirements relating to housing design, site planning, landscaping, fencing or any other facet of modification, addition or alteration may be imposed by the DRC during the review process.

B. Who Administers the Procedures set forth in these Guidelines?

The Design Review Procedures are described in Section II below and are administered by the Design Review Committee (DRC), which is composed of not less than three (3) members appointed by the Board of Directors of the Association. The Board of Directors of the Association may, at any time and from time to time, change the

authorized number of members of the DRC, but the number of members of the DRC shall not be less than three (3).

The DRC's approval of any proposed modification, addition or alteration shall be made in accordance with the authority granted under the Master Declaration. Considerations shall include workmanship, overall design and harmony with existing structures, location relative to surrounding structures, topography and finish grade elevations. Subject to any restrictions in the declaration, the DRC may determine to enforce or waive, in whole or in part, any or all of these Guidelines, including Site Specific Requirements.

C. Who is Subject to the Procedures set forth in these Guidelines?

The Owner, along with his/her contractor desiring to undertake any modification, addition or alteration within the boundaries of Castlewood Ranch, is responsible for complying with the provisions of these Guidelines, initiating the reviews and obtaining the approvals required by these Guidelines. There are no exemptions or automatic approvals and each Application shall be reviewed on an individual basis.

D. What Constitutes a "Modification, Addition or Alteration"?

A modification, addition or alteration is an exterior change to any residential or non-residential structure and its associated improvements, including, but not limited to landscaping, fencing, signage and lighting (whether permanent or temporary) that is constructed or installed on a site within the boundaries of Castlewood Ranch.

E. Application Review Procedures

An application for DRC review is attached to this document as Appendix B. Additional copies and information regarding design review procedures may be obtained from a member of the DRC or the Master Association's management company, if applicable. Applications for approval of a modification, addition or alteration and other related materials, shall be submitted to the DRC Chairperson at the principal office of the Master Association.

F. Submittal and Response

All submittals required by Section II of these Guidelines must be received, reviewed and approved by the DRC prior to any commencement of modification, addition or alteration, or other Site disturbance. The DRC will generally render and mail its written decision within ten (10) business days after the DRC meeting at which the Application for approval is considered. The address of the DRC shall be the principal office of the Master Association.

G. Meeting Schedule of the DRC

At least once monthly, the DRC will convene meetings for the review of Applications on a schedule and at a location to be established by the DRC from time to time.

II. SPECIFIC TYPES OF IMPROVEMENTS

A. Introduction

These Guidelines are intended to provide the framework for design and development standards, based upon which the Owner, contractor and the DRC will be able to make informed decisions related to all exterior design elements within Castlewood Ranch. **UNLESS OTHERWISE SPECIFIED, PLANS OR DRAWINGS FOR A PROPOSED IMPROVEMENT MUST BE SUBMITTED TO THE DRC AND THE WRITTEN APPROVAL OF THE DRC MUST BE OBTAINED BEFORE THE IMPROVEMENT IS MADE.**

These Guidelines contain both rules and informational direction. Where the terms "shall" or "shall not" are used in a statement, the statement constitutes a binding rule. Where the terms "preferred" or the phrase "the DRC may permit" are used in a statement, the statement constitutes information direction provided for the guidance and convenience of Owners or contractors, and shall not create any duty of the DRC to approve or permit the design elements referred to in such statement, nor shall any Owner or contractor rely in any manner upon the DRC's potential approval of such design element, which approval shall remain within the DRC's sole discretion. However, once a proposed design element is approved, such decision is binding unless modified with the approval of the DRC.

Where the provisions of any applicable Site Specific Requirements conflict with the provisions of this Section II, the applicable Site Specific Requirements shall be controlling.

B. List of Improvements

1. Accessory Buildings

An Accessory Building is defined as a shed or greenhouse, detached from the Residence. An accessory Building requires DRC approval and shall be based upon quality of workmanship, design, materials and exterior colors, compatibility with existing home design, size of residence, and location, as well as relation to finish grade elevations.

To obtain DRC approval, signed neighbor acknowledgements **MUST** be presented with the DRC request. A neighbor is defined as any lot abutting the applicant's property line. Neighbors must be shown the construction plan including shed dimensions (length, width, height), and site plan.

A site plan drawn to scale must accompany all design requests showing the exact placement location, dimensions from house to shed, and from shed to property lines,

materials and colors of the accessory building.

The following criteria shall apply:

- A. The maximum allowed accessory building size is 8 feet wide by 10 feet long by 8 feet 10" high, including skids, foundation and/or concrete slab. For property owners with lots that are 0.9+ acres, the maximum size permitted is 10' x 12' x 9'6" H.
- B. The accessory building must be the same or generally recognized as complementary architectural style and color as the residence;
- C. The roof must match the color of the roof of the residence;
- D. Materials other than wood, masonite or those used in the construction of the home are prohibited;
- E. An accessory building may not be installed in an adjacent property's view corridor. For example, if a neighbor's window is next to a shed, the shed cannot obstruct the clear view that the neighbor may have;
- F. The accessory building must be screened from view by the property perimeter fence and/or landscaping. Shrubs and/or trees equal to 3/4 the height of the accessory building at planting may be required for screening purposes, with quantity, size and location of the vegetation subject to the DRC's discretion.
- G. On corner lots, the accessory building must be located on the inside side of the property rather than the street side.
- H. One accessory building will be permitted on a lot. For property owners with lots 0.9+ acres or larger, a greenhouse and a shed may be permitted.
- I. The accessory building must be a minimum of 2 feet from any property line.
- J. By definition, an accessory building is detached from the residence. An accessory building must comply with the requirements of the Town of Castle Rock building department if:
 - a. If the accessory building is attached to the residence.
 - b. If the accessory building, attached or detached, has any utility service, (including but not limited to electric, natural or propane gas, plumbing for water/sewer, HVAC).

2. Additions, Expansions or Reconstruction

DRC approval is required. Additions, expansions or reconstruction to a Residence will require submission of detailed plans, specifications and a site plan. Written acknowledgment from all abutting neighbors is required.

3. Address Numbers

DRC approval is required for any alterations to existing address numbers.

4. Advertising

See Signs.

5. Air Conditioning Equipment

DRC approval is required. Air conditioning equipment not contained within a structure must be installed on the ground. Air conditioning equipment installed in the side yard should not be immediately visible from the ground level of adjacent property or the street, and should be installed in such a way that any noise to adjacent property owners is minimized. Installation of air conditioning equipment on the roof of a Residence or in any window is prohibited. Evaporative coolers are subject to the above requirements.

6. Antennae

"Permitted Antennas" are defined as (a) an antenna which is less than one meter in diameter and is used to receive direct broadcast satellite service, including direct-to-home satellite services, or is used to receive or transmit fixed wireless signals via satellite; (b) an antenna which is less than one meter in diameter and is used to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instruction television fixed services, and local multipoint distribution services or is used to receive or transmit fixed wireless signals other than via satellite; (c) an antenna which is designed to receive broadcast television broadcast signals; or (d) other antennas which are expressly permitted under applicable federal statutes or regulations. In the event a Permitted Antenna is no longer expressly permitted under applicable federal statutes or regulations, such antenna will no longer be a Permitted Antenna for purposes of this Section. Installation of Permitted Antennas shall not require the approval of the DRC.

- A. All Permitted Antennas shall be installed with emphasis on being as unobtrusive as possible to the neighboring properties. To the extent that reception is not substantially degraded or costs unreasonably increased, all Permitted Antennas shall be screened from view from any street and nearby Sites to the maximum extent possible, and placement shall be made in the following order of preference:
 - a. Inside the structure of the house, not visible from the street
 - b. Rear yard or side yard, behind and below the fence line
 - c. Rear yard or side yard, mounted on the house, in the least
 - 1) visible location below roofline
 - d. Side yard in front of wing fence, screened by and integrated into landscaping
 - e. Back rooftop
 - f. Front yard screened by and integrated into landscaping.
- B. If more than one (1) location on the Site allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above shall be used, and the least visible site shall be selected.
- C. Permitted Antennas shall not encroach upon Common Areas or

any other Owner's property.

Installation of Permitted Antenna shall comply with the following:

- A. All installations must comply with all applicable building codes and other governmental regulations, and must be secured so they do not jeopardize the safety of residents or cause damage to adjacent properties. Any installation must strictly comply with FCC guidelines.
- B. All Permitted Antennas shall be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal.
- C. Owners are responsible for all costs associated with the Permitted Antenna, including but not limited to costs to install, replace, repair, maintain, relocate, or remove the Permitted Antenna.
- D. All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Any external wiring shall be run under eaves, along siding or next to downspouts to be as inconspicuous as possible. Permitted Antennas, masts and any visible wiring may be required to be painted to match the color of the structure to which they are attached. The Owner should check with the installer/vendor for the appropriate type of paint.

All other antennas, not addressed above, are prohibited.

7. Arbors

DRC approval is required. See Gazebos.

8. Awnings

DRC approval is required. The color must be the same or generally recognized as a complementary color to the exterior of the Residence.

9. Balconies

DRC approval is required. See Decks.

10. Basketball Backboards

DRC approval is required for all basketball backboards, permanent or temporary. No basketball backboards may be attached to a structure. Freestanding basketball backboards shall be made of standard manufacturers' materials and colors. Temporary, portable backboards and poles may not be used or stored within public or private streets or sidewalks.

11. Statuary, Fountains

See Statues.

12. Bird Houses/ Bird Feeders

DRC approval is required for more than two or for any one larger than four (4) cubic feet.

13. Cable TV Wiring / External Wiring

Cable lines or other external wiring running from the cable box to the Residence shall be properly buried. Cable lines running on the siding of the Residence shall be properly hidden so as not to be visible from the street or neighboring properties. Cable lines must run parallel with all siding and trim boards and must be painted to match the existing color(s) of the Residence.

14. Carports, Car Covers

DRC approval is required. Temporary carports are not permitted. Only one car cover may be used covering a licensed and operative passenger vehicle that is parked in an owner's driveway, as long as the cover is well fitted, not faded, ripped or torn and is in good condition. Unfitted tarps will not be permitted.

15. Circular Driveways

See Driveways.

16. Clotheslines/Hangers

Clotheslines may only be placed in the rear yard. Fixed clotheslines and hangers are not permitted. Temporary drying structures will be permitted so long as such structures are used solely in the rear yard of a Site and are immediately removed from sight after each use. Retractable clotheslines with permanent fixtures require approval.

17. Decks, Detached Garages

DRC approval is required. Decks must be installed in the backyard, as an integral part of the Residence and patio area, and must be located so as not to create an "unreasonable" level of noise for adjacent property owners. All deck support columns shall be enlarged to a size greater than the deck's dimensional lumber in a style that matches the house. Redwood or cedar decks may be left natural (unpainted).

Detached Garages. DRC approval is required. See Appendix H.

18. Dog Runs

DRC approval is required. The following criteria shall be adhered to:

- A. Must be located in a rear yard abutting the Residence.
- B. Must be screened from view by use of the Privacy Yard Fencing depicted in Appendix F.
- C. Must be limited in size to 200 square feet and be no more than five (5) feet in height. For lots 0.9+ acres or larger, dog runs may be a maximum of 400 square feet.
- D. Must be constructed of chain link or wire mesh with wood or metal posts.

19. Doors

DRC approval is not required for the replacement or repainting of the existing main entrance door(s) to a Residence or accessory building if the material and color exactly match those existing on the Residence.

- A. Storm Doors: DRC approval will not be required if storm door adheres exactly to this guideline:
 - a. Colors selected should be white or the body, trim or accent color of the Residence. Owners wishing to utilize a different storm door or color must first obtain approval from the DRC.
- B. Security Doors (doors with bars) are not permitted.

20. Drainage

Each Owner shall be responsible for maintenance of the established drainage pattern on his Site in accordance with the applicable grading plan approved by and on file with the Town of Castle Rock. There shall be no interference with the established drainage pattern over any site, except as approved in writing by the DRC. Approval shall not be granted unless provision is made for adequate alternate drainage. The Owner of the Site for which the established drainage pattern is changed shall be solely liable for the impact of such changes.

21. Driveways

DRC approval is required for the extension or expansion of driveways. The DRC submittal shall show the front and side yards with all dimensions of the existing driveway and the proposed driveway addition. No circular driveways

shall be permitted.

For the custom Lots (those 0.9+ acres or greater in size) the following shall apply:

Lots with either a front-facing (generally rectangle shaped) or side-facing (generally "L" shaped) garages may add to an existing driveway based on the following requirements and only after receiving prior approval from the DRC.

- A. The total driveway addition width is limited to nine (9) feet or less. Up to three (3) of the nine (9) feet may be placed on the front door side of the driveway.
- B. Any proposed driveway addition shall be fifteen (15) feet or more from a neighboring property line.
- C. For properties with a side-facing garage, any proposed driveway addition shall not extend beyond the nearest rear plane of the house.

For all other lots (those under 0.9+ acres in size), the following shall apply:

DRC approval is required for the extension or expansion of driveways. Any approved driveway expansion shall not be for the intention of promoting the parking or storage of any vehicle on the driveway extension or side yard. A three (3) foot expansion on one or both sides will be allowed.

22. Evaporative Coolers

See Air Conditioning Equipment.

23. Exterior Lighting

See Lights and Lighting.

24. Fencing

Fences planned to be located in the rear or side yards along property lines may be constructed without DRC approval if they are constructed exactly in accordance with the detailed specifications shown in these Guidelines. Fencing within Castlewood Ranch is divided into three categories, each of which is subject to the specific design criteria set forth below:

- A. Perimeter Fencing

Perimeter Fencing is located adjacent to principal frontage roads and Planning Area boundaries, with exposure to principal roadways and Common Areas. Perimeter fencing design shall be determined by the Declarant and installed by either the Declarant or Builder in a Planning Area, and shall conform to one of the two Standard Perimeter Fencing designs depicted in Appendix D. Fences installed by the Declarant or its Builders shall not be altered in any way without the prior written consent of the DRC.

B. Open Space Fencing

Open Space fencing is the rear and side yard fencing located adjacent to Open Space areas, and shall conform to the Standard Open Rail Fencing design depicted in Appendix E. Any fence exposed to a street or Open Space area shall have its finished side facing such street or Open Space and shall be stained the color specified in Appendix E. All Open Space fencing must be stained the color specified in Appendix E within six (6) months of fence installation".

C. Yard Fencing

Yard Fencing is the fencing located on individual Sites, but not adjacent to Open Space areas or which is not Perimeter Fencing. Yard Fencing shall conform to one of the two Standard Yard Fencing designs depicted in Appendix E, and except where otherwise dictated by applicable "Site Specific Requirements," Yard Fencing shall comply with the following generally applicable requirements:

Use of open rail fences on interior side yard lot lines is encouraged and shall comply with the Standard Yard Fencing detail shown in Appendix F. Any required fencing will be installed prior to initial occupancy of the Residence. Builders shall provide side yard "wing fencing" between Residences that shall conform to one of two Standard Yard Fencing designs depicted in Appendix F. All Yard Fencing must be stained the color specified in Appendix F within six (6) months of fence installation.

D. General Provisions:

- (1) There shall be no gaps between fences.
- (2) Open rail fences backing to community Open Space or Common Areas shall not have gates. The DRC may permit gates in open rail or privacy fence side yard (wing fence) applications in order to allow homeowner access from front to rear yards (see Appendix F for required open rail gate design detail). All gates must match the appearance of the contiguous fence in style (open rail or privacy), height, materials and stain color.

- (3) The DRC may permit 14 gauge (2" x 4") welded wire, for the containment of pets or small children, to be attached to an open rail fence, wire must be level with the top rail as depicted in Appendix E and F.
- (4) The front yard of a Residence shall not be fenced.
- (5) Where Yard Fencing abuts Open Space Fencing, the Yard Fence shall match the height of the Open Space Fence for a distance of at least six (6) feet from the point of intersection with such Open Space Fencing.

25. Flagpoles and Flags

One 3' x 5' (maximum size) flag (US, Colorado, other state or country, personal expression, heritage, veterans or sports), attached to a pole no more than 6' long and 2" in diameter, may be affixed to the front or back of a Residence without DRC approval. When affixed, the top of the flagpole may not be higher than 9' above the front door entry floor elevation. In ground flagpoles require DRC approval, and must comply with the Colorado State statute. Political flags are defined and covered under Section 56. Signs, Political Signs and Political Flags.

26. Gardens - Flower

DRC approval is not required. All flower gardens shall be weeded, cared for and fully maintained.

27. Gardens - Vegetable

DRC approval is not required if no more than 50% of the backyard is utilized. Must be located in the rear or side yard and screened or substantially screened from view of adjacent Owners and street(s).

28. Gazebos, Arbors and Pergolas

DRC approval is required. Must be an integral part of the landscape plan. Must be similar in material and design to the Residence. Acceptable finishes include stained wood (or painted to match the house body or trim color or be complementary to the house colors) or cedar or redwood (which may be left natural/unstained). Must comply with all existing setback requirements. Where applicable, roof material must match that of the Residence. No metal roofs are permitted. For pergolas and gazebos, neighbor acknowledgments from abutting property owners must be submitted with the DRC application. If the pergola is attached to the Residence, no neighbor acknowledgment is needed.

29. Grading and Grade Changes

See Drainage.

30. Greenhouses/ Greenhouse Windows

DRC approval is required. Greenhouses must comply with Accessory Buildings. B.1.

31. Hot Tubs/ Jacuzzi's, Swim Spas (2000 gallon limit)

DRC approval is required. Must be an integral part of the deck or patio area. Location shall not create an unreasonable noise level for nearby property owners. Must be located in the back yard and substantially screened from view of adjacent Owners and street by landscaping or fencing.

32. Irrigation Systems

Underground manual or automatic irrigation systems do not require approval of the DRC.

33. Kennels

See Dog Runs. If a kennel structure is desired, DRC approval is required.

34. Landscaping

DRC approval is required prior to any landscape installation or renovation, front, side or backyard. Landscape designs shall include a drawn to scale site plan. The following general landscaping guidelines should be adhered to:

A. General Landscape Design

The Landscaping Standards for Castlewood Ranch have been developed in an effort to allow personal expression on individual properties while maintaining the overall theme and natural beauty of the community. The DRC shall review all other landscape plans to ensure that proposed plantings and materials enhance the overall cohesiveness of the community. Trees, shrubs and flowers may be added at any time without DRC approval.

The use of indigenous plant and landscape materials is strongly encouraged. In general, traditional ornamental landscaping will be allowed immediately adjacent to Residences; however, as the landscape feathers into native areas, the use of indigenous plant materials will be strongly encouraged. Some of these plant materials may not necessarily

be native to the area, however they should be similar in appearance, water requirements and hardiness.

Invasive or exotic species of plants will not be allowed. See Appendix G for "Recommended Plant Listing".

Landscaped areas should complement the Residence design, enhance public views, designate buffers and transitions and provide screening. Informal groupings of colorful shrubs and flowers are encouraged to provide visual interest. All plant materials used shall conform to the standards of The American Association of Nurserymen and the Colorado Nurserymen Association.

Artificial turf is permitted. It must be a minimum of 65 oz. face weight (front yard) and 50 oz. (backyard) and professionally installed.

B. Xeriscape Design

The concepts of Xeriscape design should be utilized in an effort to conserve water. Xeriscape does not mean "zeroscape" or the sole use of rock, gravel, mulch, yucca or cacti. Xeriscape is a term that was coined by the Associated Landscape Contractors of Colorado and was first used publicly in the Denver area in 1981. The principles are basic, promoting low water use through water-efficient landscaping. Highly irrigated areas may still exist in Xeriscape designs, however plants must be located and grouped properly and should be thoughtfully combined according to their watering requirements.

There are seven principles of Xeriscape. Plan and design comprehensively from the beginning. Create practical turf (lawn) areas of manageable sizes and shapes, using low water use grasses (see Appendix K Turf Grass Varieties Recommended for Single Family Homes). Use water efficient plants, and zone the landscaping according to the water needs of various plants. Consider improving the soil with organic matter such as compost or manure. Use mulch to reduce evaporation and control weeds. Mulch materials may include natural wood chips or shredded bark, river rock (1.5-3"), cobblestone (6-8"), and crushed granite or rhyolite.

Irrigate efficiently with properly designed systems by applying the right amount of water at the right times. When appropriate, drip or other low water consumption irrigation systems are encouraged. Maintain the landscape appropriately by mowing, pruning, and removing weeds.

C. Front Yard Landscaping

If not installed by the Declarant or a Principal Builder prior to conveyance of a Site to the first Owner thereof, the landscaping on the Site shall be installed by such first Owner within 120 days after approval of such Owner's landscape plan by the DRC, or within such longer period of time as may be approved by the DRC based upon consideration of weather conditions and other factors beyond the control of the Owner. Landscape plans shall be submitted by such Owner within 60 days after the closing of the purchase of the Site by the Owner.

The front yard shall be a combination of plants, shrubs and trees, and shall be installed on both sides of the driveway. Turf (lawn) is not required, but entire gravel, stone or wood chip front yards are prohibited. In gravel, stone or wood chip areas, live material (shrubs, trees, flowers, etc.) must cover at least forty-five percent (45%) of the area at the time of planting and seventy-five percent (75%) at plant maturity.

An irrigation system shall be installed in front yards. Sprinkler heads shall be oriented to prevent direct spraying onto fences or into natural areas where added irrigation may encourage uncontrolled growth. Drip irrigation is highly encouraged.

D. Side Yard Landscaping

In any location where the side yard of a corner Site is exposed to a street in front of a fence, the side yard shall be landscaped at the same time as the front yard. The side yard landscaping shall be visually integrated with the front yard landscaping.

E. Rear Yard Landscaping

The initial rear yard landscaping, if not installed by a Principal Builder prior to conveyance of a Site to the first Owner thereof, shall be installed by such first Owner within 120 days after approval of such Owner's landscape plan by the DRC, or within such longer period of time as may be approved by the DRC based upon consideration of weather conditions and other factors beyond the control of the Owner. Landscape plans shall be submitted by such Owner within 60 days after the closing of the purchase of the Site by the Owner.

F. Basic maintenance is required for front, side and backyards, including mowing, weeding, pruning shrubs and trees, and removing dead plants and trees.

35. Latticework

DRC approval is required for any type of trellis or latticework.

36. Lights and Lighting

DRC approval is required for exterior lighting and/or landscape lighting. It is the intention of the Association to use guidelines that reflect the Town of Castle Rock's "dark skies" intentions.

- A. Exterior lights shall be conservative in design, dark in color, and be as small in size as is reasonably practical. Building mounted lighting shall not exceed 60 watts or 900 lumens or 15w (LED). Soffit or wall mounted spotlights or floodlights are strictly prohibited.
- B. Exterior lighting shall be directed toward the installing residence and be of low enough wattage to minimize glare to neighbors and other homeowners. Light sources shall be concealed (or recessed) or shielded to prevent glare. There shall be no spillover of light onto neighbors' yards or open space.
- C. Lighting for walkways generally shall be directed toward the ground. Low voltage landscape lighting or tree up-lights shall be concealed or located in shrub masses, and shall illuminate trees, shrubs and/or water features, not structures.
- D. The following are strictly prohibited: soffit-mounted or wall-mounted spotlights or flood lights; lighting of exterior elevations (holiday lighting excepted); "barnyard", "wall-pack" or sodium vapor lighting, sports court lighting.
- E. DRC approval is required for strings of low wattage lights. They must be LED, warm white lights only, not to exceed 900 lumens or 15w. They may be used only in backyards and MUST be placed under a permanent structure, such as a pergola or covered porch, and installed so that the lights are directed downward, and hidden from neighbors' view. The lights MUST be screened to prevent "bleeding" (light pollution) into neighbors' yards by landscaping. String lights attached to free standing poles will not be approved. Acknowledgment of all neighbors whose property abuts the applicant's yard must accompany the application. The lights must be kept in good working order; broken or burned out bulbs must be replaced. Spent bulbs must be replaced with the same lumens as originally approved. The lights must be turned off by 10:00pm.

36a. Little Libraries

DRC approval is required for location, design and finishes.

37. Mailboxes

The DRC shall permit mailboxes that conform to the Standard Mailbox Design as shown in Appendix J. All other changes to a mailbox, structure or location must first be approved by the DRC, and if necessary, by the United States Postal Service.

38. Painting

DRC approval is required even if colors and color combinations are identical to the original approved color(s) of the Residence. If a Residence has four colors (two body colors or shades, trim and accent colors for doors, shutters), four colors shall be maintained when repainting. To continue the original character of home design, in the following neighborhoods/streets, the body of the house must have two colors: Peabody, Shannock, Ardmore, Falmouth, Ellendale, Halifax, Stockwell, Gardner, Darby Court, Winthrop Circle, Winthrop Court, Sanborne, Springvale, Sudbury, Groveton, Lovington, Turnstone Avenue, Calhoun Circle and Raleigh Circle. A slightly lighter or darker version of the body color is acceptable for the second body color.

Body of residence colors shall be a natural "earth tone" or dark, rich blends as approved by the DRC. The DRC may permit subdued compatible color blends (trim colors) on fascia, trim, columns, shutters and other structural elements. The DRC may permit accent colors from a dark or richer pallet on doors and shutter. White or pastel colors are not permitted.

All projections, including but not limited to chimney flues, gutters, downspouts, utility boxes, porches, decks, exterior railings and exterior stairways, trellises, patio covers and sunrooms shall match the permanent color of the surface from which they project, unless the DRC has permitted the use of a "trim color" on such projections.

39. Patio Covers

DRC approval is required. Must be constructed of wood or a material generally recognized as complementary to the Residence, and must be similar or generally recognized as complementary to the color or colors of the Residence. The roof must match the roof of the Residence in both materials and color.

40. Patios - Enclosed See Additions and Expansions.

41. Patios - Open

DRC approval is required. Must be an integral part of the landscape plan and must be located so as not to create an unreasonable noise level for

neighboring property owners. Side yard patios require neighbor acknowledgment, must be within setbacks, and must maintain original drainage design. Potential noise to abutting neighbors will be considered.

42. Paving

DRC approval is required, regardless of whether for walks, driveways, patio areas or other purposes, and regardless of the product used, which may include, but is not limited to concrete, asphalt, brick, flagstones, stepping stones or pre-cast patterned or exposed aggregate concrete pavers used as the paving material. Side yard patios are not permitted, because of drainage concerns, set back and easement requirements.

43. Pipes

See Utility Equipment.

44. Play Equipment

See Appendix I

DRC approval is required for all play equipment. All equipment shall be located in a fenced yard area, except where otherwise stipulated in these Guidelines. Use of the equipment should not create an unreasonable level of noise for neighboring property owners. Overall height limit is twelve (12) feet.

45. Playhouses

DRC approval is required. Must be an integral part of the landscape plan. Must be similar in material and design to the Residence, must be painted or stained the body or trim color of the Residence and must comply with all existing setback requirements. Where applicable, roof material shall match that of Residence.

46. Poles

See Flagpoles, Utility Equipment, Basketball Backboards, etc.

47. Pools

DRC approval and neighbor acknowledgment from all abutting property owners is required for permanent swimming pools, which must be installed in the back yard. Safety cover or appropriate fencing is required. Pumps and related equipment shall be concealed so as not to be visible from the ground level of neighboring properties and streets. DRC approval is required for temporary above ground pools larger than eight (8) feet in diameter or deeper than sixteen (16) inches. They must be placed in the backyard with appropriate fencing or cover, and must be removed at the end of the swimming season.

48. Radio Antennae

See Antennae.

49. Rooftop Equipment

DRC approval is required. Must be painted to blend with the roof and be installed in order to minimize the visibility of the equipment on the roof.

50. Saunas

DRC approval is required.

51. Screen Doors

See Doors.

52. Seasonal Decorations

DRC approval is not required. Decorations may be put out no more than thirty days in advance of a holiday and shall be removed within fifteen days after the holiday.

53. Sewage Disposal System

DRC approval is required. Cesspools, septic tanks or other non-central systems are not permitted.

54. Shutters - Exterior

DRC approval is not required if the same material, color and design as any existing shutters on the Residence are utilized. DRC approval is required for addition or removal of shutters.

55. Siding, Stucco Requirement

DRC approval is required. In certain Castlewood Ranch neighborhoods, stucco is the required exterior finish on homes. The neighborhoods are Eastview Drive, Fallon Circle, Weaver Circle, Upton Court, Lost Canyon Ranch Road and Lost Canyon Ranch Court. All new construction applications in these neighborhoods will require a stucco finish.

56. Signs, Political Signs and Political Flags

DRC approval is required for most signs, however approval is not

required for temporary signs advertising property for sale or lease that are no more than three (3) feet in height and 6 square feet in area. Following generally applicable signage requirements:

- A. There shall be no more than one “for sale” or “for lease” sign per Site permitted.
- B. “For sale” and “for lease” signs shall be installed at least 10' back from a public walkway or sidewalk and must be placed only in the front yard of the Residence being advertised for sale or lease.
- C. "Sold" signs shall be removed within 24 hours following closing or tenant occupancy, unless otherwise required by law.

Additionally, political signs and political flags (defined as signs and flags that carry a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue) may be displayed within the boundaries of a lot without approval, subject to the following:

- A. Political signs and political flags may not be displayed earlier than 45 days before the date of the election and must be removed no later than seven days after the election.
- B. No more than one political sign or political flag per political office or ballot issue that is contested in the pending election may be displayed.
- C. Political signs and political flags shall not exceed 36” by 48” in size.

Unless otherwise provided, all other signs, including address numbers and nameplates, shall be approved by the DRC.

Lighted signs are prohibited on any Site, unless associated with a Builder in Castlewood Ranch or with the Castlewood Ranch Master Association.

57. Skylights

DRC approval is not required.

58. Solar Energy Devices

DRC approval is required. Collectors shall be flush with the roof surface and non-reflective finishes are preferred. See Rooftop Equipment.

59. Spas

See Hot Tubs.

60. Sprinkler Systems

See Irrigation Systems.

61. Statuary - Sculptures, Fountains, etc.

DRC approval is required unless statuary is installed in the rear yard, at a maximum height of four feet, and is not visible from neighboring properties or streets.

62. Storage Sheds

See Accessory Buildings.

63. Swamp (Evaporative) Coolers

See Air Conditioning Equipment

64. Swing Sets

See Play Equipment.

65. Television Antennae

See Antennae.

66. Temporary Structures

DRC approval is required. Tents, shacks, temporary structures or temporary buildings are not permitted without the prior approval of the DRC and, except in unusual circumstances, such consent will not be given. Pods (moving containers) will be permitted for one week only. Tents, freestanding awnings or canopies for occasional use will not require DRC approval if left up no longer than 72 hours within any seven-day period, and if not placed in the front yard of the Residence.

67. Trash Containers and Enclosures

Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind shall be deposited in closed garbage cans or sealed garbage bags and taken to the edge of the street for scheduled collection not sooner than twelve hours before such collection is scheduled. Emptied cans shall be removed from the edge of the street as soon as practical following collection. Except when temporarily placed at the edge of the street for scheduled collection, all garbage cans and other refuse containers shall be located in a suitable area in the backyard, so as not to be visible from neighboring properties and streets.

68. Tree Houses

Not permitted.

69. Utility Equipment

Installation of utilities or utility equipment requires DRC approval, unless located underground or within an enclosed structure. Pipes, wires, poles, utility meters and other utility facilities shall be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure.

70. Vents

See Rooftop Equipment.

71. Walls - Retaining

DRC approval is required.

72. Water Systems

DRC approval is required.

73. Weathervanes, Wind Turbines

DRC approval is required. Wind turbines are not permitted.

74. Wells

Not permitted.

75. Window Bars

Window bars are not permitted.

76. Windows and Window Tinting

DRC approval is required. Only non-glare or non-reflective finishes will be considered.

77. Window Well Covers

Window well covers which meet the following guidelines, are permitted without DRC approval:

- A. Cover must be made of clear plastic or metal and be flush with the window well.

- B. Cover shall extend no more than three inches beyond the edge of the window well and no more than two feet up on the foundation.
- C. All other types of window well covers shall first be approved before installation.

78. Wood Storage

DRC approval is not required. Storage area must be located in the rear yard, adjacent to the Residence, with wood neatly stacked, and must be located so as not to block any existing drainage pattern on the Site.

III. MISCELLANEOUS

A. Authority and Enforcement

The DRC has adopted these Guidelines pursuant to Article 4, Sections 4.1 and 4.7 of the Master Declaration. The DRC is directed to prepare and, on behalf of the Board of Directors, promulgate these Guidelines, which shall be the Guidelines of the Master Association. The DRC has the sole and full authority to prepare and amend such Guidelines. In addition to any other available remedies, provisions for enforcement of the Declaration, as set forth in Article 4 of the Master Declaration, shall apply to these Guidelines.

B. Waiver, Amendment and Third Party Benefit

The DRC maintains the right from time to time, at its sole discretion, to waive, amend or modify these Guidelines. Neither the DRC nor its agents, representatives or employees shall be liable for failure to follow these Guidelines as defined herein. These Guidelines confer no third party benefit or rights upon any Person, Owner or Contractor.

C. Non-Liability of the DRC

Neither the DRC nor its respective members, successors, assignees, agents, representatives, employees or attorneys shall be liable for damages or otherwise to anyone submitting plans to it for approval, or to any Builder by reason of mistake in judgment, negligence or nonfeasance, arising out of any action of the DRC with respect to any submission or for failure to follow these Guidelines.

The role of the DRC is directed toward review and approval of use, site planning, appearance, architectural vocabulary and aesthetics. The DRC assumes no responsibility with regard to architectural design or construction, mechanical, plumbing or electrical design, construction methods or technical suitability of materials. In reviewing any matter, the DRC shall not be responsible for reviewing, nor shall its approval be deemed approval of the Improvement from the standpoint of safety, whether structural or otherwise, or conformance with building codes, plat restrictions, or other governmental

laws or regulations. Neither the DRC nor the members thereof will make any investigation into title, ownership, easements, rights-of-way, or other rights appurtenant to property with respect to architectural requests and shall not be liable for any disputes relating to the same.

D. Accuracy of Information

Any Person submitting plans to the DRC shall be responsible for verification and accuracy of all components of such submittal, including, without limitation, all site dimensions, grades, elevations, utility locations and other pertinent features of the site plan.

E. Site Owner and/or Contractor Representation

Each Owner and Contractor represents, by the act of entering into the review process with the DRC, that all representatives of such Owner or Contractor, including, but not limited to the Owner and/or Contractor's architect, engineer, subcontractors and their agents and employees, shall be made aware by such Owner or Contractor of all applicable requirements of the DRC, and shall abide by these Guidelines and the Master Declaration, with respect to approval of development plans and specifications.

F. Conflicts with the Master Declaration of Covenants, Conditions and Restrictions

In the event of a conflict between these Guidelines and the terms of the Master Declaration, the Master Declaration shall prevail.

G. Castlewood Ranch Master Association Use Restrictions

The Board of Directors of the Master Association may from time to time promulgate use restrictions governing the use of Sites and Association Common Areas. Each Owner should review any such use restrictions to ensure that Site improvements comply with such use restrictions.

H. Regulatory Compliance

It is the responsibility of the Owner and Contractor to obtain all necessary permits and to ensure compliance with all applicable governmental regulations and other requirements.

Regulatory approvals do not pre-empt the design review authority of the DRC, and DRC approval does not incorporate any governmental approvals, which governmental approvals shall be the sole responsibility of the Owner or Contractor.

I. Final Approval

Any request for a proposed Improvement to Property shall be deemed approved, unless disapproval or a request for additional information or materials is transmitted to the Owner within 30 days after the date of actual receipt by the DRC of all requirement materials and expiration the additional 10 day period described below. If additional materials or information are requested by the DRC, the 30 day time period within which the DRC is required to make its decision shall be automatically extended to 30 days after the DRC receives the requested information or materials. If an Owner does not receive a response from the DRC within 30 days after the Owner sent the request to the DRC, the Owner shall notify the DRC that a response was not received and the DRC shall have 10 days after actual receipt of such notification to act on the request. If the DRC fails to act on the request within such 10 days, the request shall be deemed approved.

Notification of final DRC approval constitutes a binding agreement between the Owner, the Contractor and the Master Association. Deviation from the approved plans is not permitted, unless such proposed deviation has been submitted to the DRC and has been expressly approved in writing by the DRC.

The DRC may, in its sole discretion during a Design Review meeting, assist the Owner or Contractor by suggesting alternative design solutions; however, such suggestions shall not necessarily constitute an approved design solution and the DRC shall have no responsibility for ensuring or making any determination regarding compliance of such suggested design solutions with applicable governmental regulations and other requirements.

J. Appeals

Within ten (10) business days after notice of a DRC decision has been issued, the Owner may file with the DRC, a written request that the DRC reconsider such decision. Any such request for reconsideration shall include a statement of the basis for such request and technical design information supporting such request. The DRC may require additional information in connection with any request for reconsideration. The Owner's written request for reconsideration may include a request to personally address the DRC at its next scheduled meeting.

All reconsiderations shall be reviewed on a case-by-case basis, and the granting of a request for reconsideration with respect to one matter does not imply or warrant that a similar request will be granted with respect to any other matter. Each case will be reviewed on its own design merits, and in light of the overall objectives of these Guidelines.

K. Variances

If the Owner or his/her Contractor or designer, feel that any portion or portions of these Guidelines should be waived, based upon the design characteristics of a particular Improvement to Property, then the Owner may apply for a variance from such portion or portions of these Guidelines.

The burden of establishing why a specific portion of these Guidelines should be waived lies with the Owner. The Owner shall provide reasonable assurance in the application for variance that the overall intent of these Guidelines will be achieved with the Improvement to Property as proposed.

The DRC, in its sole discretion, may grant or deny the variance applied for, and the granting of a particular variance with respect to one Site does not imply or warrant that a similar variance request will be granted for any other Site. Each variance request will be reviewed on a case- by-case basis in light of the overall objectives of these Guidelines.

L. Notice of Noncompliance

If, as a result of inspections or otherwise, the DRC finds that any Improvement to the Property has been done without first obtaining approval of the DRC, or was not done in complete conformity with the description and materials furnished to, and any conditions imposed by, the DRC, or was not completed within twelve (12) months after the date of approval by the DRC, or such other period as may have been specified in writing by the DRC or required by the Declaration, then the DRC shall notify the Owner in writing of the noncompliance, which notice shall be given within sixty (60) days after DRC receipt of the Owner's Notice of Completion.

This "Notice of Noncompliance" shall specify the particulars of the noncompliance and shall require the Owner to take such action as may be necessary to remedy the noncompliance.

M. Failure of Committee to Act After Completion

Failure of the DRC to inspect the work shall not relieve Applicant from its obligations to comply with the Master Declaration or all conditions of approval, or prevent the DRC from pursuing all remedies available to it in the event of any noncompliance.

N. Correction of Noncompliance

If the DRC determines that a noncompliance exists, the Owner shall remedy or remove the same within a period of not more than forty-five (45) days from the date of receipt by the Owner of the DRC's Notice of Noncompliance. If the Owner does not comply with the DRC ruling within such period, the DRC may, at its option, record a Notice of Noncompliance against the real property on which the noncompliance exists, may enter upon the property and remove the non-complying improvement to the property, or may otherwise remedy the noncompliance; the Owner shall reimburse the Master Association, upon demand, for all expenses, including attorney fees, incurred therewith. If such expenses are not promptly repaid to the Master Association by the Owner, then the Board may levy a Reimbursement Assessment against the Owner for

such costs and expenses. The Owner shall have no claim for damages or otherwise on account of the entry upon the property and removal of the non-complying improvement to the property.

APPENDIX A

**MEMORANDUM OF ADOPTION
OF DESIGN GUIDELINES AND APPLICATION REVIEW PROCEDURES
FOR HOME IMPROVEMENTS AND LANDSCAPING**

The undersigned members of the Design Review Committee of the Castlewood Ranch Master Association, constituting all of the members thereof, hereby adopt as of February 9, 2021, these "Design Guidelines and Application Review Procedures for Home Improvements and Landscaping", pursuant to Article 4, Section 4.7 of the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Castlewood Ranch, recorded in the Real Property Records of the County of Douglas, Colorado.

A copy of the "Design Guidelines and Application Review Procedures for Home Improvements and Landscaping" is attached hereto and incorporated herein by reference.

02/09/2021

Home Improvement & Landscaping Guidelines
Castlewood Ranch

APPENDIX B

CASTLEWOOD RANCH MASTER HOA DESIGN REVIEW APPLICATION

HOMEOWNER NAME: _____

ADDRESS: _____

HOME PHONE: _____ DAYTIME PHONE: _____

EMAIL ADDRESS: _____

Receipt of this Application will be acknowledged by email.

DESCRIPTION OF PROPOSED CHANGE TO EXTERIOR OF HOME PROPERTY:

Please include with your submittal any paint samples, pictures, drawings, or plans which help explain the project for which you would like architectural approval. The more details you provide, the quicker the Committee can come to a decision.

Required for Paint: Current Picture of the house, along with hard copy of Paint swatch colors (not photo copies)

Confirm if your home currently has a 3 or 4 color scheme _____

DESIRED STARTING DATE FOR PROJECT: _____

(Please allow 30 days for Committee's approval)

EXPECTED COMPLETION DATE: _____

I understand that I must receive approval from the Association in order to proceed. I understand that Association approval does not constitute approval of the local building department and that I may be required to obtain a building permit.

ACKNOWLEDGEMENT

I understand that the DRC assumes no responsibility with regard to architectural design or construction, mechanical, plumbing or electrical design, construction methods or technical suitability of materials. I understand that, in reviewing any matter. The DRC shall not be responsible for reviewing, nor shall its approval be deemed approval of the Improvement from the standpoint of safety, whether structural or otherwise, or conformance with building codes, plat restrictions, or other governmental laws or regulations. I understand that neither the DRC nor the members thereof will make any investigation into title, ownership, easements, rights-of-way, or other rights appurtenant to property with respect to architectural requests and shall not be liable for any disputes relating to the same. The DRC is NOT responsible for passing on safety whether structural or otherwise, or conformance with building codes or other governmental laws and regulations, nor shall any such Committee's approval of Improvement of property be deemed approval of such matters. I agree to complete improvements promptly after receiving approval. I have read the Castlewood Ranch Design Guidelines and Application Review Procedures for Home Improvements and Landscaping and will comply.

DOES THIS APPLICATION REQUIRE NEIGHBOR ACKNOWLEDGMENT? YES NO

Neighbor Acknowledgment:

(Required for shed, additions, detached garages, some pergolas and some exterior lighting applications)

By signing below, the undersigned, being the owners of the homes immediately adjacent to the side and rear of the applicant's site, acknowledge that the applicant has notified us of his/her plans and has provided us with copies of the same. We understand that the same have been provided to us for notification purposes and as a courtesy, but that the decision to approve or disapprove the proposed application lies solely with the DRC Committee and that our approval is not being sought, nor is our approval required.

Neighbor Name: _____ Address _____

Signature: _____ Date: _____

Neighbor Name: _____ Address _____

Signature: _____ Date: _____

Neighbor Name: _____ Address _____

Signature: _____ Date: _____

IF PLANS ARE SUBMITTED, PLEASE INDICATE IF YOU NEED THEM RETURNED: YES NO

HOMEOWNER SIGNATURE: _____ DATE: _____

SUBMIT APPLICATION TO: **CASTLEWOOD RANCH HOA**
C/O Colorado Property Management
19751 E. Mainstreet, Suite 275, Parker, CO 80138
PHONE: 303-841-8658 **FAX:** 303-840-3881
EMAIL: STAFF@THE-CPMS.COM
Website: WWW.THE-CPMS.COM

PLEASE ALLOW **30 DAYS** FOR A RESPONSE TO YOUR SUBMITTAL. IF YOU HAVE ANY QUESTIONS ABOUT THE SUBMITTAL PROCESS PLEASE CONTACT CPMS, Inc at 303-841-8658

APPLICATION DECISION:

Approved as Submitted

Approved subject to the following requirements:

Disapproved for the following reasons:

Design Review Committee

Date

APPENDIX C

DEFINITIONS

All initially capitalized terms contained in the Guidelines shall have meanings ascribed to such initial capitalized terms in this Appendix C. If not defined herein, initially capitalized terms shall have the meaning ascribed to the same in the Declaration.

"*Accessory Buildings*" shall include sheds and greenhouses, detached from the Residence.

"*Application*" shall mean an application for the Design Review Committee to review and approve, as required to be submitted under these Guidelines, in the form set forth in Appendix B, or in such other form as may be required by the DRC.

"*Association*" or "*Master Association*", as defined in Article 2, Section 2.20 of the Declaration, shall mean the Castlewood Ranch Homeowners' Association, a Colorado non-profit corporation.

"*Castlewood Ranch*" shall mean the property subject to the Declaration, being located in the Town of Castle Rock, Colorado.

"*Common Area*" shall mean any portion of Castlewood Ranch identified as a tract, amenity or improvement to be maintained by the Master Association for the common use and enjoyment of the Owners.

"*Contractor*" shall mean any Person who has or will become the Owner of a Site, or any person acting as an agent of the Owner of a Site, or a prospective Owner of a Site, seeking approval as required by these Guidelines.

"*Declarant*" shall mean Castlewood Ranch LLC, a Colorado corporation, and any of its successors and assignees, which are, designated "Declarant" by the previous Declarant, in a recorded amendment to the Declaration.

"*Declaration*" or "*Master Declaration*" shall mean the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Castlewood Ranch, recorded in the Real Property Records of Douglas County, Colorado, together with all amendments, supplements or other modifications thereto, made in accordance with the provisions thereof.

"*Design Review Committee*" or "*DRC*" shall mean the Committee referenced in Article 4, Section 4.3 of the Declaration and created for the purpose of approving the "Improvement to Property on any Site".

"*Guidelines*" shall mean the "Design Guidelines and Application Review Procedures" adopted by the DRC, and any amendments, supplements or other modifications made thereto in accordance with the provisions of the Declaration. The term "Guidelines and Procedures" expressly includes any and all applicable Site Specific Requirements.

02/09/2021

Home Improvement & Landscaping Guidelines
Castlewood Ranch

"*New Construction*" shall mean any residential or non-residential structure and associated improvements constructed on a previously undeveloped site within the boundaries of Castlewood Ranch.

"*Notice of Noncompliance*" shall mean the written notice issued by the DRC specifying particulars of an Owner's noncompliance and the requirements necessary for remedying the noncompliance.

"*Open Space*" shall mean areas within Castlewood Ranch, Filings 1 and 2, that are dedicated to be preserved as tracts without residential development, for the use and enjoyment of the public ("Public Open Space") or for the exclusive use and enjoyment by Owners of land within Castlewood Ranch ("Private Open Space").

"*Person*" shall mean a natural person, a corporation, a partnership, trustee or other legal entity.

"*Planning Area*" shall mean one of the neighborhood subdivisions of Castlewood Ranch.

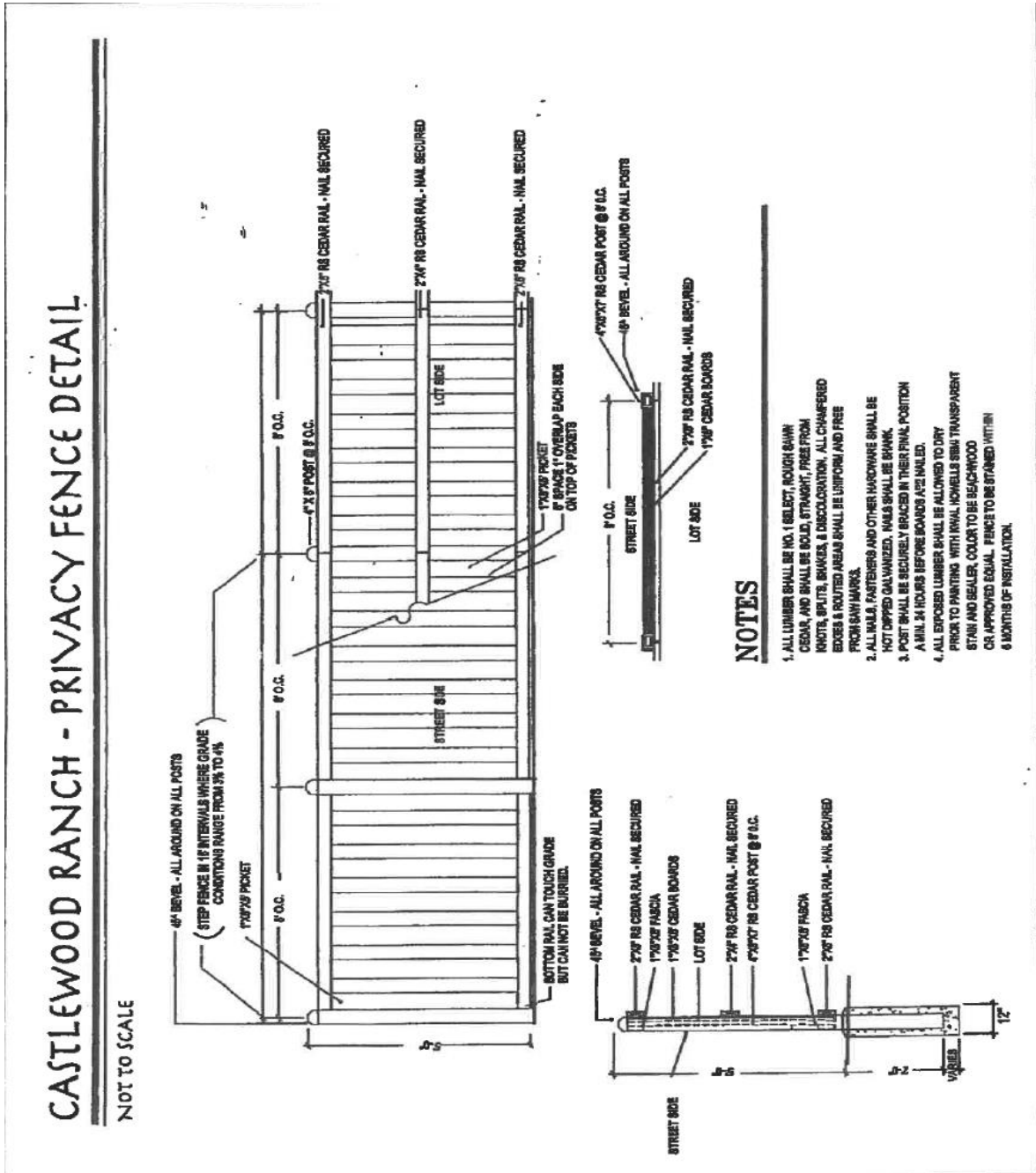
"*Residence*" shall mean an individual detached dwelling unit located on a Site with building setbacks to the front, sides and rear.

"*Site*" shall mean each of the Sites described upon any recorded plat or the property encumbered by the Declaration or any portion thereof, except the Common Area, and excluding property dedicated to any municipality or any other governmental entity. If such Site is further sub-divided or re-subdivided, or if any such Site is aggregated with other Sites to form a larger Site, each of the Sites resulting from such subdivision shall be considered a Site, and the restrictions of the Declaration shall apply.

"*Site Specific Requirements*" shall mean any specific requirements imposed with respect to a Planning Area, as promulgated by the DRC, to apply to the Sites in that designated Planning Area.

APPENDIX D

STANDARD PERIMETER FENCING DETAILS (2)



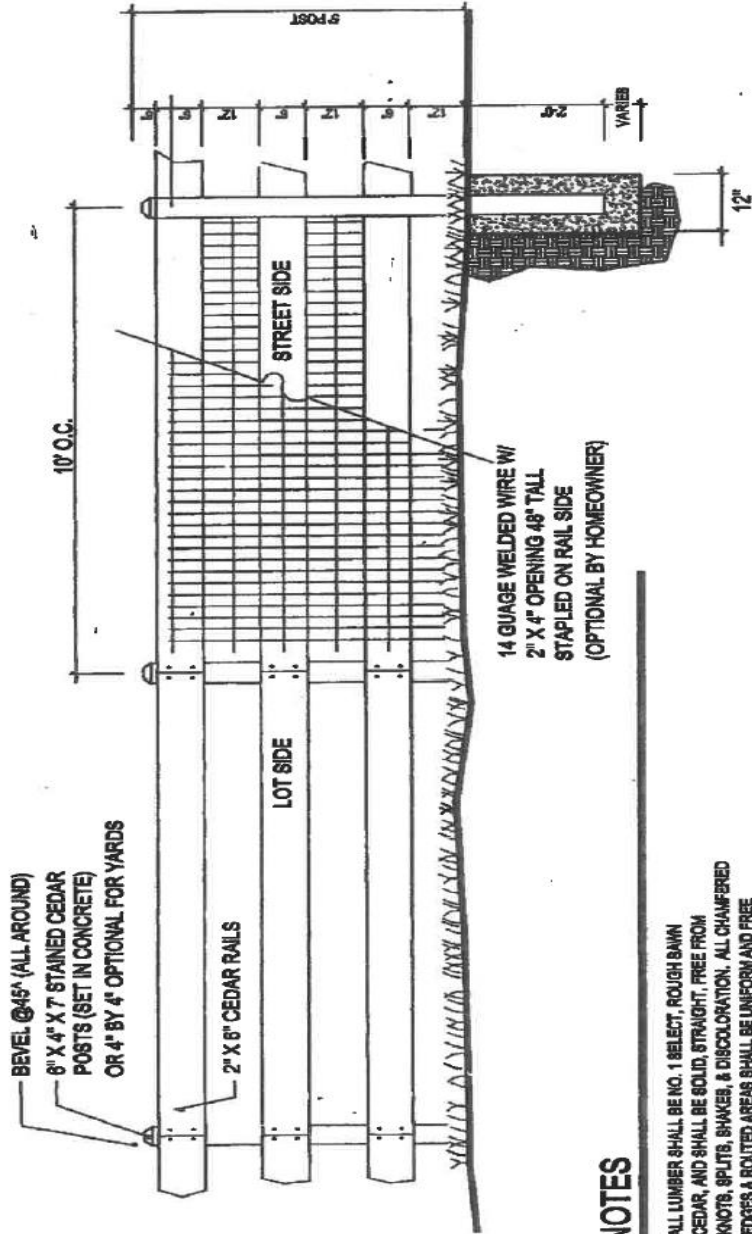
02/09/2021

APPENDIX E

STANDARD OPEN SPACE FENCING DETAIL (1)

CASTLEWOOD RANCH RAIL FENCE DETAIL

NOT TO SCALE



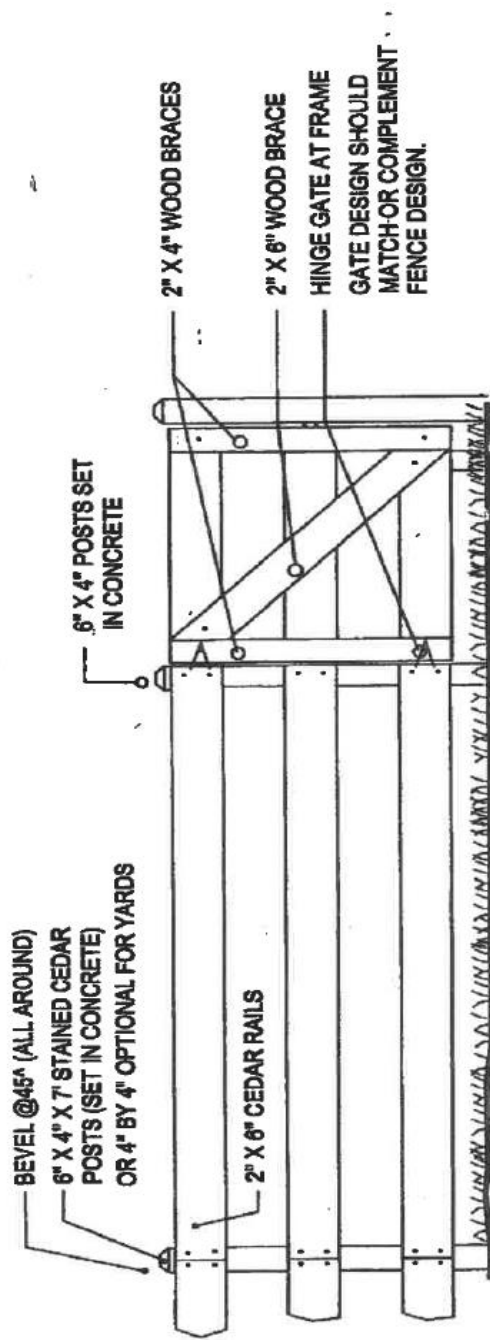
NOTES

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH BAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.
2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
3. POST SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. 24 HOURS BEFORE BOARDS ARE NAILED.
4. ALL EXPOSED LUMBER SHALL BE ALLOWED TO DRY PRIOR TO PAINTING WITH KWAL HOWELLS SEMI TRANSPARENT STAIN AND SEALER. COLOR TO BE BEACHWOOD OR APPROVED EQUAL FENCE TO BE STAINED WITHIN 6 MONTHS OF INSTALLATION.

02/09/2021

CASTLEWOOD RANCH OPEN RAIL FENCE W/GATE

NOT TO SCALE

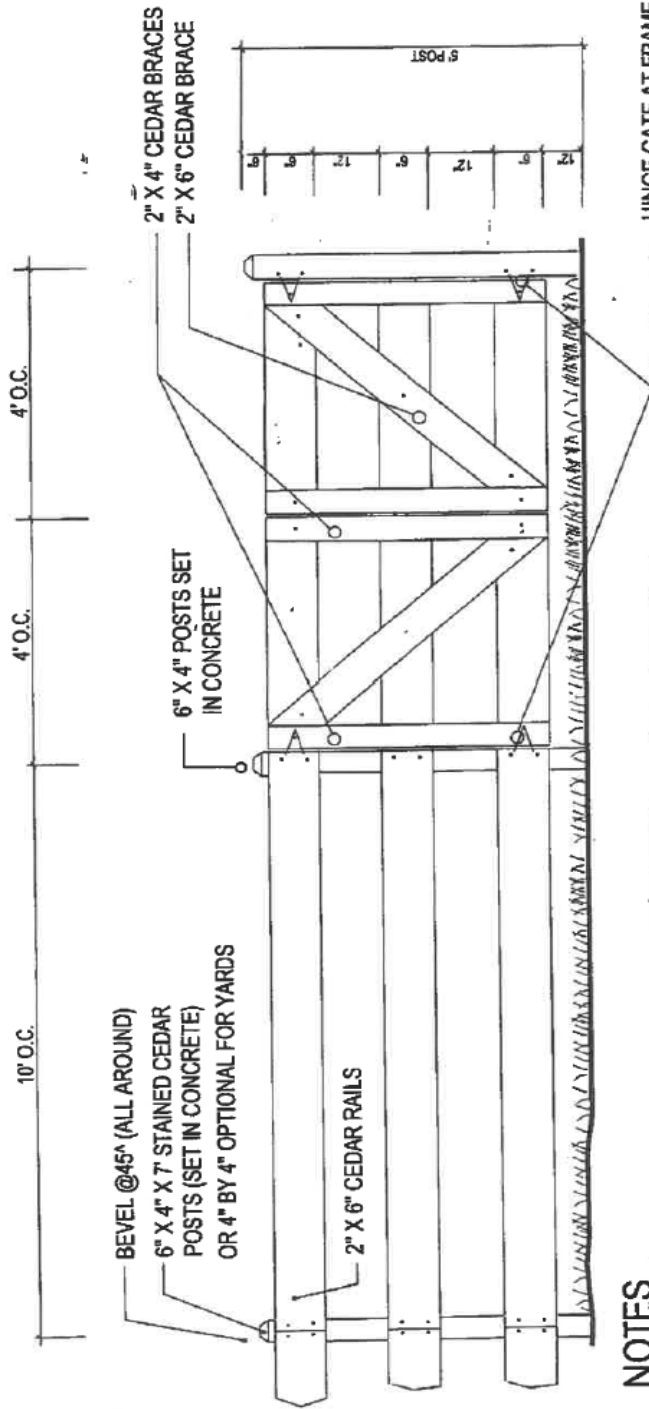


NOTES

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.
2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
3. POST SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. 24 HOURS BEFORE BOARDS ARE NAILED.
4. ALL EXPOSED LUMBER SHALL BE ALLOWED TO DRY PRIOR TO PAINTING WITH KWAL HOWELLS SEMI TRANSPARENT STAIN AND SEALER, COLOR TO BE BEACHWOOD OR APPROVED EQUAL FENCE TO BE STAINED WITHIN 6 MONTHS OF INSTALLATION.

CASTLEWOOD RANCH OPEN RAIL FENCE W/EXPANDED GATES

NOT TO SCALE



NOTES

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.
2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
3. POST SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. 24 HOURS BEFORE BOARDS ARE NAILED.
4. ALL EXPOSED LUMBER SHALL BE ALLOWED TO DRY PRIOR TO PAINTING WITH (2) COATS OF KWAL HOWELLS SEMI TRANSPARENT STAIN AND SEALER, COLOR TO BE BEACHWOOD OR APPROVED EQUAL. FENCE TO BE STAINED WITHIN 6 MONTHS OF INSTALLATION.

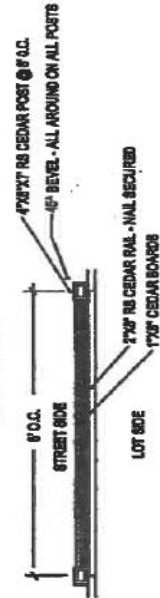
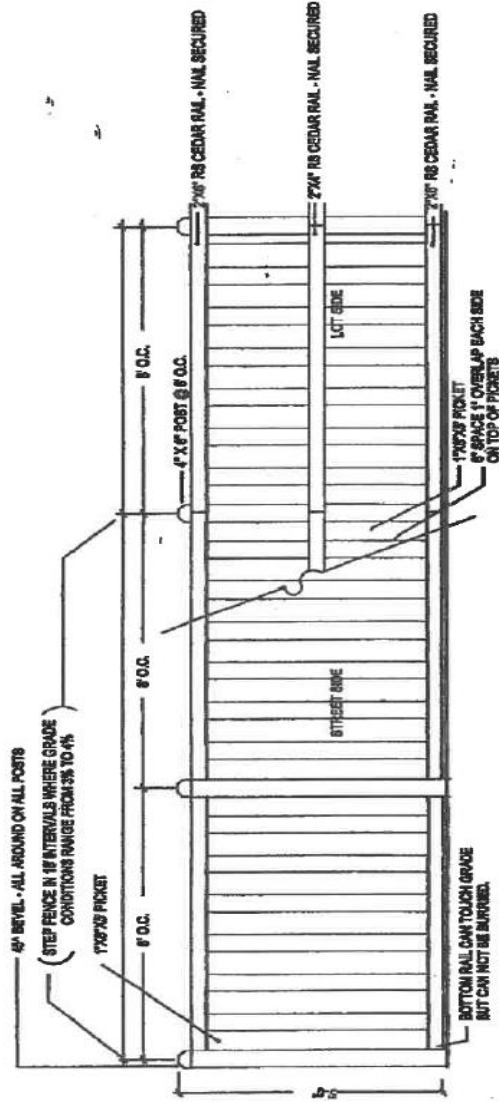
HINGE GATE AT FRAME
GATE DESIGN SHOULD
MATCH OR COMPLEMENT
FENCE DESIGN.

APPENDIX F

STANDARD YARD FENCING DETAILS (2)

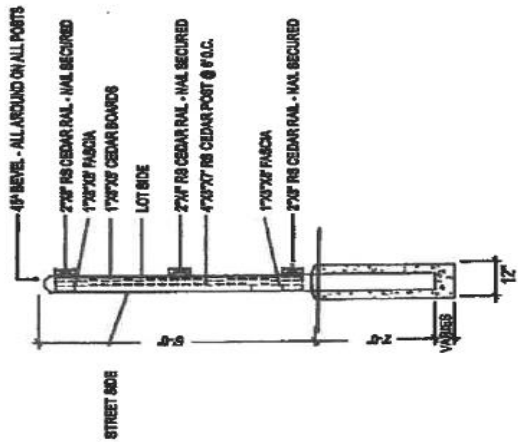
CASTLEWOOD RANCH - PRIVACY FENCE DETAIL

NOT TO SCALE



NOTES

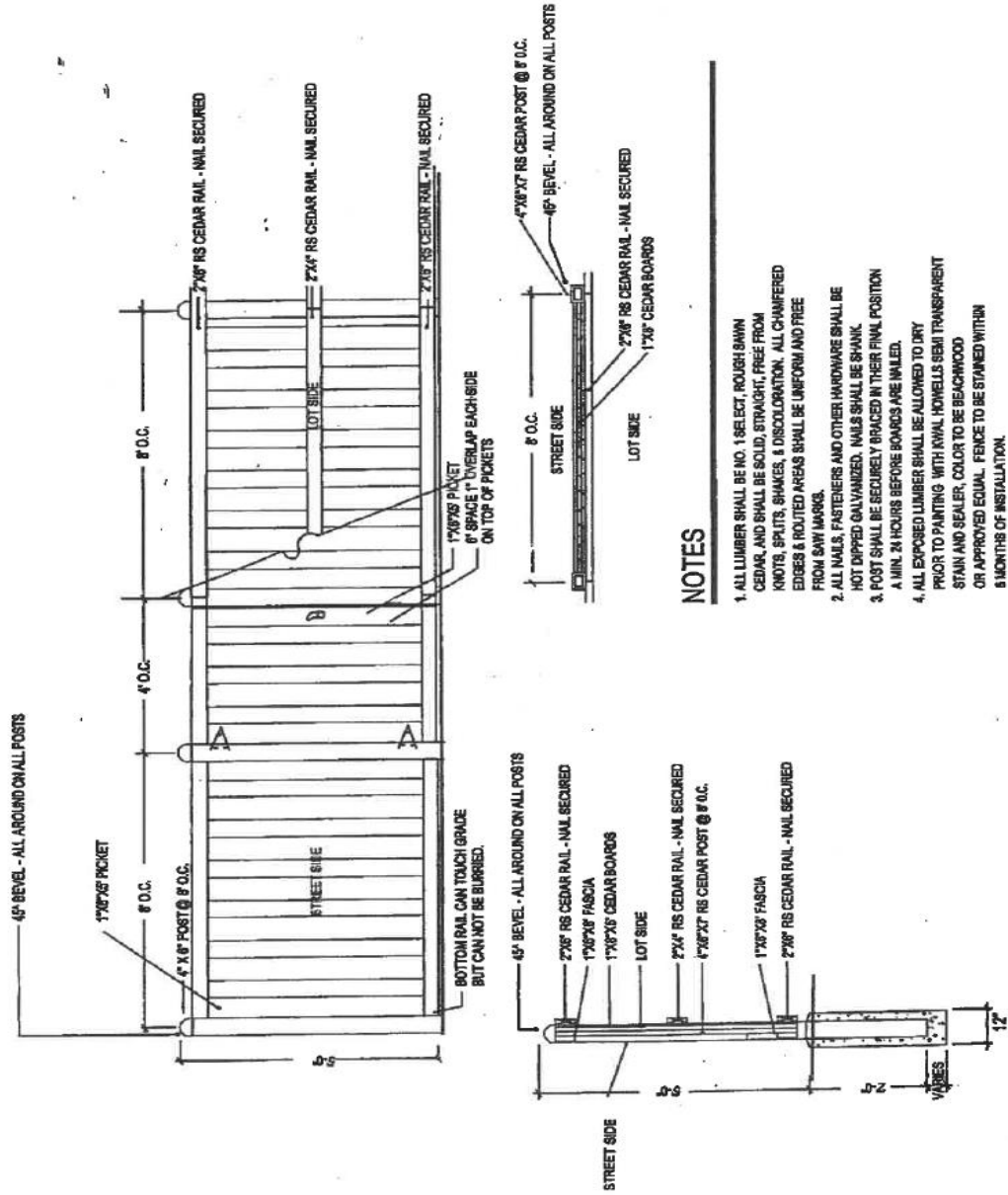
1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.
2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
3. POST SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. 24 HOURS BEFORE BOARDS ARE NAILED.
4. ALL EXPOSED LUMBER SHALL BE ALLOWED TO DRY PRIOR TO PAINTING WITH NVAL HOWELL'S SEMI TRANSPARENT STAIN AND SEALER. COLOR TO BE SEALEDWOOD OR APPROVED EQUAL. FENCE TO BE STAINED WITHIN 6 MONTHS OF INSTALLATION.



02/09/2021

CASTLEWOOD RANCH - PRIVACY FENCE W/ GATE DETAIL

NOT TO SCALE



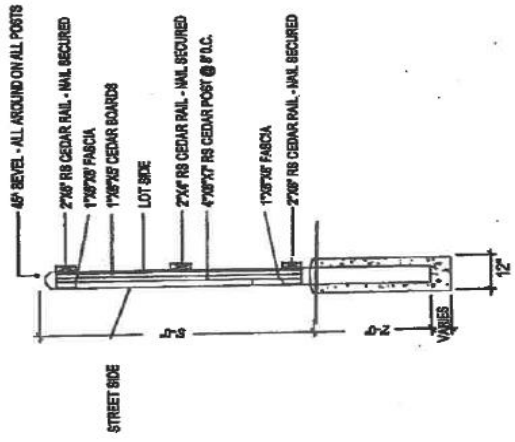
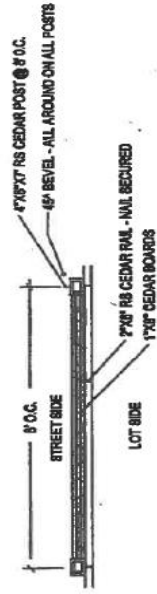
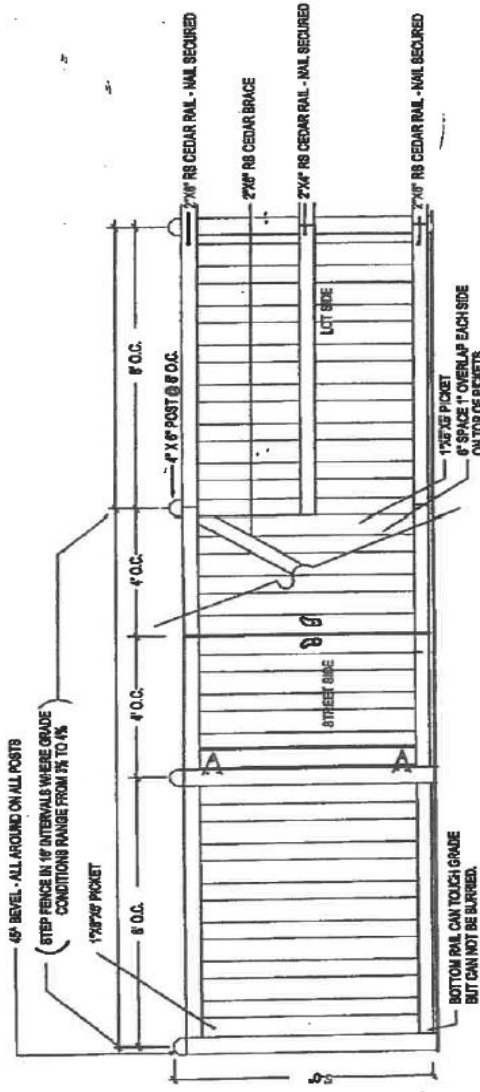
NOTES

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.
2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
3. POST SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. 24 HOURS BEFORE BOARDS ARE WALLED.
4. ALL EXPOSED LUMBER SHALL BE ALLOWED TO DRY PRIOR TO PAINTING WITH KVAL HOMEWELLS BEAM TRANSPARENT STAIN AND SEALER, COLOR TO BE BEACHWOOD OR APPROVED EQUAL. FENCE TO BE STAINED WITHIN 6 MONTHS OF INSTALLATION.

02/09/2021

CASTLEWOOD RANCH - PRIVACY FENCE W/ EXPANDED GATES DETAIL

NOT TO SCALE



NOTES

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH BAWN CEDAR, AND SHALL BE SOLD, STRAIGHT, FREE FROM KNOTS, SPLITS, BRAKES, & DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.
2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
3. POST SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. 24 HOURS BEFORE BONDS ARE MAILED.
4. ALL EXPOSED LUMBER SHALL BE ALLOWED TO DRY PRIOR TO PAINTING WITH KWIL HOWELLS BEAM TRANSPARENT STAIN AND SEALER. COLOR TO BE BEACHWOOD ON APPROVED EQUAL. FENCE TO BE STAINED WITHIN 6 MONTHS OF INSTALLATION.

02/09/2021

APPENDIX G

RECOMMENDED PLANT LISTING

The following list of plant species has been compiled based on their hardiness, aesthetic value, xeric nature, indigenous character and deer resistance. This list is not intended to be restrictive, however, the DRC will strongly encourage the use of these plants. Our neighborhood is a USDA Plant Hardiness Zone 5, but certain areas may be warmer or cooler. ALL plants require water to succeed.

*Deer Resistant

DECIDUOUS TREES

Bur Oak	Maple-Amur, Autumn Blaze, Boxelder "Sensation"
Crabapple	Ginnala, Norway, Tartarian "Hot Wings" Mongolian
Gambel's Oak	Linden, Newport Plum, Purple Robe, Locust,
Golden Rain Tree	Serviceberry, Western Catalpa
Hackberry	
Hawthorn (thornless)*	
Honey Locust	
Kentucky Coffeetree	

EVERGREEN TREES

Austrian Pine	Pinyon Pine*
Bristlecone Pine	Ponderosa Pine (may need to spray for sawfly)
Colorado Blue Spruce	Rocky Mountain Juniper (upright)*
Limber Pine	Scotch Pine

DECIDUOUS SHRUBS

Apache Plume*	Honeysuckle
Austrian Copper Rose	Leadplant
Barberry	Lilac
Blue Mist Spirea	Mormon Tea
Broom	Mountain Mahogany*
Buckthorn	Ninebark
Buffaloberry	Potentilla*
Butterflybush	Rabbitbrush*
Cotoneaster	Roses
Currant	Sand Cherry
Dogwood	Siberian Peashrub
Dwarf Arctic Willow	Spirea*
Elderberry	Sumac
Flowering Quince	Wild Rose
Gambel's Oak	Yucca
Greenleaf Manzanita	

02/09/2021

Home Improvement & Landscaping Guidelines
Castlewood Ranch

EVERGREEN SHRUBS

Alberta Spruce
Arborvitae
Globe Blue Spruce
Juniper*
Mugo Pine

PERENNIALS

Aster
Balloon Flower
Basket of Gold
Bee Balm
Black-Eyed Susan *
Blanket Flower*
Blue Flax
Cat Mint
Cinquefoil*
Clematis
Columbine
Coneflower *
Coral Bells
Coreopsis (tickseed)
Creeping phlox
Daisy
Daylily
Delphinium
Dianthus
Evening Primrose
Gayfeather*
Hens and Chicks
Himalayan Border Jewel
Hollyhock
Hosta

ORNAMENTAL GRASSES

Blue Fescue
Blue Grama
Bluestem
Feather Reed Grass
Hardy Pampas Grass
Karl Foerster*
Muhly Grass
Switch Grass
Zebra Grass

Hummingbird Mint (Agastache, Hyssop)
Ice plant
Iris
Jupiter's Beard (valerian)
Lavender*
Lupine
Mexican Hat
Peony
Penstemon
Pincushion Flower
Poppy
Pussytoes
Red Hot Poker
Roses
Salvia
Sedum
Snow in Summer
Speedwell (veronica)
Stone Crop
Thyme
Trumpet Vine
Wild Four O'Clock
Winecups
Yarrow*
Yucca

02/09/2021

APPENDIX H DETACHED GARAGES

CASTLEWOOD RANCH HOMEOWNERS ASSOCIATION RULES GOVERNING DETACHED GARAGES

These Rules Governing Detached Garages (the "Garage Rules") are made and effective this 12 day of May, 2015, pursuant to the powers vested in the Board of Directors (the "Board") of the Castlewood Ranch Homeowners Association (the "Association") as set forth in Section 2.31 of the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Castlewood Ranch recorded May 22, 2001 at Reception No. 01045823 of the real property records of Douglas County, Colorado (the "Declaration"). Further, these Garage Rules are adopted by the Association's Design Review Committee.

RECITALS

WHEREAS, the Association is empowered by Article 4 of the Declaration to mandate the prior approval of the Design Review Committee for any Improvement to Property on any Site; and

WHEREAS, detached garages are an "Improvement" as such term is defined by the Declaration, and thus must receive approval from the Design Review Committee prior to installation; and

WHEREAS, the Declaration contemplates detached garages in limited circumstances; and

WHEREAS, the Association wishes to clarify the circumstances and procedures under which detached garages will be permitted.

NOW THEREFORE, the Association, acting by and through its Board of Directors, hereby adopts the following Rules governing detached garages.

1. Definitions. Unless otherwise expressly defined herein, capitalized terms shall have the same definitions as set forth in the Declaration. Any reference to Association approval or disapproval herein shall be deemed to include approval or disapproval by the Association's Design Review Committee, and these Garage Rules shall be treated as part of the Design Guidelines adopted by the Design Review Committee.

2. Building Envelopes. If a Building Envelope has been designated by a Preliminary or Final Plat or a Final Planned Development Site Plan, any detached garage may only be located within such Building Envelope. The Association will not approve a detached garage located outside the Building Envelope on a Site that has a specified Building Envelope.

3. Dimensions. It is the finding of the Association, acting by and through the Board and its Design Review Committee, that detached garages in excess of 22 by 24 feet in area, and

16 feet in height, are detrimental to the appearance of the surrounding areas of the Community Area as a whole, and will detract from the beauty, wholesomeness, and attractiveness of the Community Area. Therefore, detached garages may be no larger than 22 feet in width by 24 feet in depth, and no taller than 16 feet in height at the highest point, measured from the ground to the highest point of the detached garage.

4. Applicable Lots. Detached garages are not permitted on Sites designated for single-family attached ownership or multi-family ownership. Detached garages may only be permitted on Sites designated for custom homes, if such Sites are one acre (43,560 square feet) or more in area. It is the finding of the Association, acting by and through the Board and its Design Review Committee, that detached garages on Sites of less than one acre in area (43,560 square feet) or on Sites designated for multi-family ownership are presumptively detrimental to the appearance of the surrounding areas of the Community Area, as Sites of less than one acre in area are too small to support a detached garage in an aesthetically acceptable manner. Detached garages on Sites of less than one acre in area (43,560 square feet) will not be approved absent special circumstances related solely to the Site's unique location and layout.

5. Ingress and Egress. It is the finding of the Association, acting by and through the Board and its Design Review Committee, that detached garages on Sites other than custom home Sites will impair ingress and egress from Sites and public areas of the community. The Association may deny any application for a detached garage that impairs ingress and/or egress from any Site or public area of the community, as the appearance of any garage that impairs ingress and/or egress from any Site is not in harmony with the surrounding areas of the Community Area. Detached garages on Sites *other than* custom home Sites will not be approved absent special circumstances related solely to the Site's unique location and layout, together with additional submissions evidencing the appropriateness of the ingress and egress from the Site.

6. Appearance. Any detached garage shall be of new construction, and shall be painted the same color as the main dwelling on the Site. The detached garage must be constructed in a style harmonious with the main dwelling on the Site. The detached garage must be located as close as is reasonably possible to the main dwelling on the Site, to decrease the impression of a barn or utility building. The Design Review Committee may disapprove a proposed detached garage if, in its reasonable discretion, it determines the proposed detached garage will not be in harmony with the surrounding areas of the community. The exterior of the detached garage shall be finished with the same materials and in a similar fashion as the main dwelling, whether stucco, brick, stone, or some other material. Such finish shall be of a similar quality as the finish on the main dwelling. Any detached garage shall be maintained by the Owner, and the Association shall have no obligation to maintain such Improvement.

7. Living Unit. No detached garage may be used or constructed as a secondary living unit, as such construction is contrary to the Site's designated use for a single-family detached dwelling. Detached garages that include kitchen or bathroom facilities will not be approved.

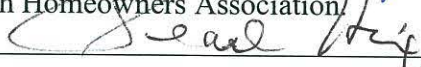
8. Drainage and Engineering. Any application for a detached garage shall include drainage plans, elevation drawings, construction plans, material samples, and a survey showing the total square footage of the Site. A detached garage will not be approved without the submission of all documentation required by the Design Review Committee. A detached garage that alters the established drainage will not be approved, absent evidence that the drainage alteration will not harm other properties.

9. Approval. Approval by the Association does not obviate the necessity of obtaining approval from applicable local governments.

Castlewood Ranch Homeowners
Association

By:  President

The foregoing Rules Governing Detached Garages were adopted by the Board of Directors on the 12 day of May, 2015, effective the 12 day of May, 2015, attested to by the Secretary of Castlewood Ranch Homeowners Association.


Secretary

Design Review Committee
Castlewood Ranch Homeowners
Association

By: _____ Chairman

The foregoing Rules Governing Detached Garages were adopted by the Design Review Committee on the _____ day of _____, 2015, effective the ____ day of _____, 2015, attested to by the Secretary of Castlewood Ranch Homeowners Association.

Secretary

APPENDIX I – PLAY STRUCTURE GUIDELINES

See attached detail drawing and setback reference table.

As referenced in paragraph 3.24 of the "Covenants, Conditions and Restrictions for Castlewood Ranch," Play Structures that do not exceed 6' in height from ground level will not require Design Review Committee approval. However, DRC approval is required for Play Structures that exceed 6' in height (maximum height 12'), with variance consideration given for those that meet all of the following requirements:

1. No more than one Play Structure will be permitted on a lot and must be installed in a side or rear-yard location *outside* of zoning designated setback areas (provision applicable to Play Structures of any height);
2. The "main section" of a Play Structure may not exceed 8' in height at its highest point; an "open platform / separate tower section" may, however, extend up to 12' at its highest point (see attached detailed drawing);
3. A Play Structure must be constructed of a natural wood material with a natural or brown stain finish;
4. Wood roofs on open platform/tower sections are preferred, however canvas covers will be approved if a solid forest green color; no other colors or striped patterns will be permitted;
5. Preferred slide colors are Forest green or other natural colors, however primary colors will be permitted;
6. No flags will be permitted;
7. Landscape screening of at least 6' in height may be required at time of Play Structure installation, with tree location(s) to be specified by the DRC on a case-by-case basis;
8. A Play Structure must be well maintained and kept orderly at all times;
9. Any future additions to a Play Structure must be approved by the DRC prior to installation.

Submittal requests for Play Structures exceeding 6' in height will be reviewed by the DRC on a case-by-case basis. A scaled site plan showing exact placement location, dimensions and materials and color specifications must accompany all submittals.

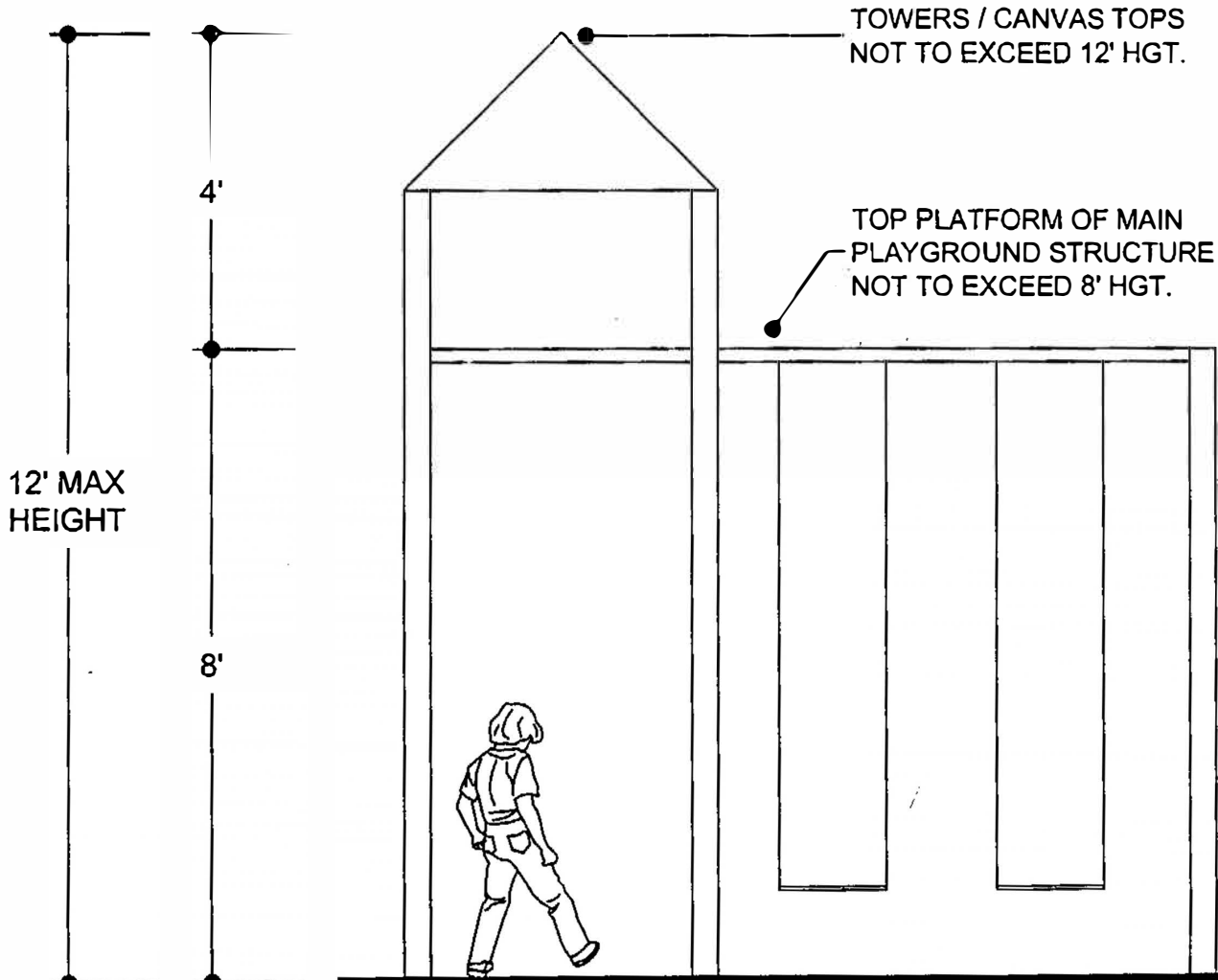
CASTLEWOOD RANCH

APPENDIX I

PLAY STRUCTURE HEIGHT DETAIL

Neighborhood	Builder	Side Setback	Rear Setback
Phase 1			
The Highlands	Melody Homes	15'	20'
The High Prairie	Melody Homes	15'	20'
The Trails	KB Home	5'	20'
The Mesa	KB Home	15'	20'
The Ridge	Pulte Homes	25'	25'
The Junipers	Greentree Homes	25'	30'
	Sundown Homes	25'	25'
The Overlook	multiple	25'	30'
The Canyons	multiple	25'	30'
The Villas	KB Home	5'	10'
Phase 2			
Lupine Meadows	Richmond & DR/ Melody	15'	20'
Vantage Point	Engle Homes	15'	20'
The Enclaves	Engle Homes	15'	20'
Pinon Bluffs	Mtn. Plain Homes	25'	25'
Prairie Vista	Richmond Homes	15'	20'
Eagle's Perch	not designated	25'	30'
Peak View	Richmond Homes	15'	20'
Canyon Crest	Multiple	25'	30'
Canyon Rim	Not Designated	25'	30'

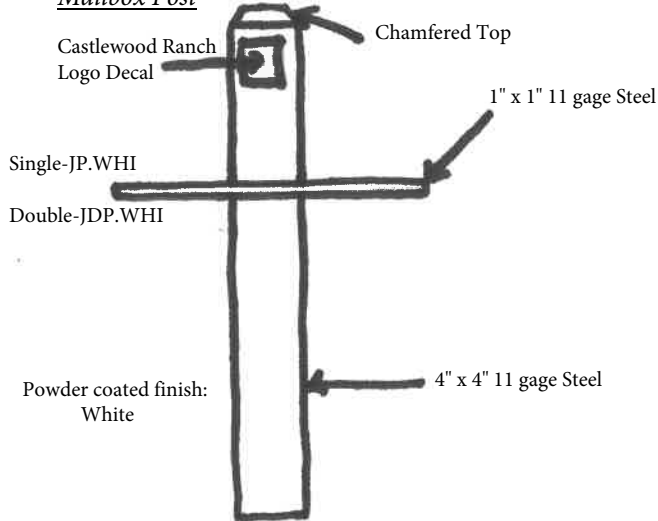
NOTE: PLAY STRUCTURES MUST BE LOCATED OUTSIDE OF ZONING DESIGNATED SIDE OR REAR YARD SETBACK AREAS.



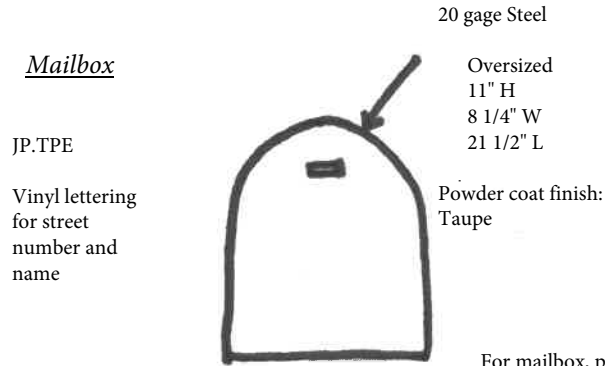
APPENDIX J

STANDARD MAILBOX DETAIL

Mailbox Post



Mailbox



For mailbox, post and lettering:
www.gainesdirect.com
858-846-7100

Appendix K

Turf Grass Varieties Recommended for Single Family Homes

Type	Available At
Texas Hybrid Bluegrass Blends	
Thermal Blue	Big Foot Turf Green Valley Turf
Thermal Blue Blaze	Wolf Creek Farms Horizon Turf Nursery
Bandera Hybrid Texas Bluegrass	Horizon Turf Nursery
BTF Texas	Bittersweet Turf Farms
HY-Performance Bluegrass	Graff's Turf Farm
Vortex	Korby Sod LLC
Seed Blends	
Reveille Turfgrass	Echters Garden Center
SPF30 Texas Hybrid Blend	Classic Turf
Drought Tolerant Blends	
Enviro turf	Turf Master
Turf Tall Fescue Blends	
RTF Water Saving	Green Valley Turf
Black Beauty	Korby Sod LLC Graffs Turf farm Echters Garden Center
GTF Fescue	Graffs Turf farm
TarHeel II Tall Fescue/Texas Hybrid Blend	Horizon Turf Nursery
Regiment Tall Fescue/Texas Hybrid Blend	Horizon Turf Nursery
Crew Cut II Fescue/Texas Hybrid Blend	Horizon Turf Nursery
Fescue Blends	
Natures Prairie	Turf Master Sod Farms
Canadian Blue Fescue	Turf Master Sod Farms
Warm Season Grasses	
Legacy Buffalo	Green Valley Turf
Colorado Buffalo Blend	Turf Master Sod Farms
Dog Tuff [™]	Todd Valley Farms Paulino Gardens Gulley Green House Center Green House Browns Greenhouse

Appendix K Cont'd

Turf Grass Varieties Recommended for Single Family Homes, cont.

Type	Available At
Seed Blends	
Buffalo Grass/Blue Grama	Echters Nursery and Garden Center
Blue Grama Grass	High Country Gardens
Buffalo Grass	Gurney's Seed and Nursery Co.
Perennial Rye Blend	Buffalo Brand Seed Company
Emerald 111 Blend	Buffalo Brand Seed Company
low maintenance Mix	Buffalo Brand Seed Company
Low Grow Mix	Buffalo Brand Seed Company
Native turf mix	Buffalo Brand Seed Company
Artificial Turf	
Next 2 Natural Turf	Grafts Turf farm
Real Turf	Real Turf USA