

**PIÑON SOLEIL
DESIGN STANDARDS AND PROCEDURES**

PLANNING AND DESIGN PHILOSOPHY

Piñon Soleil lies on a magnificent setting overlooking Castle Rock Valley and the Colorado Front Range. Its highly desirable location offers residents the benefits of urban living in a tranquil, pastoral setting. Homesite attributes include breathtaking views, stunning land characteristics, and unique natural beauty. All homesites enjoy immediate access to Colorado's world-class winter and summer recreational amenities and Denver's cultural and shopping experiences from Interstate 25 via Founders Parkway.

Piñon Soleil is an exclusive residential community intended to take full advantage of the property's unique location and environment. The planning and design philosophy of Piñon Soleil is to encourage consistent quality and design expression throughout its boundaries, while allowing for individuality of architectural expression by its Owners.

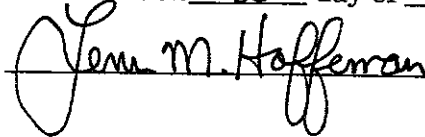
It is in every Owner's interest and the intent of these Design Standards that all residences constructed on the homesites use responsive and indigenous architecture, incorporate native and natural materials, and employ sensitive siting of improvements. Residences should not assert themselves at the expense of neighboring homes, but rather relate to each other to form a harmonious community which shares and supports a common interest and appreciation of the environment.

These standards and procedures define the means by which homes built at Piñon Soleil can be compatible with each other and with their unique setting. The Design Standards are the criteria for judgment and form the basis of control by the Design Review Board. Compliance with the spirit of these standards is crucial to the mutual enhancement and protection of the qualities of Piñon Soleil.

These Design Standards may change from time to time to reflect new experiences and changing conditions without modifying their overall intent. Owners contemplating activities covered herein should obtain the most recent approved version of the Design Standards.

ADOPTION BY DESIGN REVIEW BOARD

These Design Standards and attached Appendixes 1, 2, and 3 are hereby adopted by the Design Review Board for Piñon Soleil this 30th day of December, 2000.



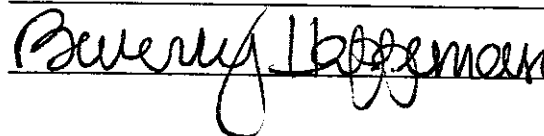


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A. INTRODUCTION/GENERAL

1. Granting Clause and Purposes

Persuant to the Declaration of Protective Covenants for Piñon Soleil (the "Declaration"), the Piñon Soleil Design Review Board (the "Board") hereby establishes these Design Standards and Procedures (the "Standards"). Copies of the most recent Standards may be obtained from the Piñon Soleil Homeowners Association (the "Association"). The Declaration will control if there are discrepancies between the Standards and the Declaration.

The Board has adopted the Standards to maintain consistency in the use and development of Piñon Soleil (the "Community"), and to guard against fires and unnecessary and unreasonable interference with the views, natural beauty, and ecological integrity of the Community and the homesites therein. The Standards are subject to the Board's supervision and approval, and to the zoning and planning regulations of the Town of Castle Rock, Colorado, and applicable federal and state statutes, rules and ordinances.

2. Definitions

- a) "Declarant" is Pine Mesa LLC, and its successors, assigns, and grantees.
- b) "Improvements" or "Development" shall mean the construction of any building, outbuilding, shed, pen, doghouse, tennis court, porch, patio, gazebo, excavation, landscaping, pit, cave, bridge, dog run, fence, wall, or any other structure of any kind, and exterior additions to or changes or alterations thereto.
- c) "Utility Lines" or "Utilities" shall mean all water pipelines which lie beneath the surface of the ground and also all electric, telephone, gas and other wire lines, with poles and other necessary appurtenances which run above or below the surface of the ground.
- d) "Owner" means the record owner, whether one or more persons or entities, of the fee simple title to any site as defined herein.
- e) "Lot" or "Site" means any numbered lot shown on the recorded subdivision map of Piñon Soleil, but shall not include the Common Areas.

3. Design Review Board

The Board shall consist of three members, initially designated by Declarant, to review, study, and approve or reject proposed Improvements upon the Property. The terms of the members shall be at Declarant's discretion. The Board shall consist of a chairman, a secretary, and one other Board member who may be an accredited architect.

The Chairman shall preside over all Board meetings and be responsible for the coordination and direction of the Board's work, and for the promulgation of the Standards and any amendments to same. The Secretary shall keep the minutes of the Board's proceedings and its records, and shall publish and disseminate such materials as may be necessary for the guidance of Owners and the enforcement of these provisions.

The Board shall meet at the convenience of its members or may utilize the mail or phone to transact its business. Applicants for Board action may attend any Board meeting addressing their application, but need not be present for the Board to act upon such application. The initial address of Board shall be: 498 Rose Quartz Place, Castle Rock, Colorado 80104

- a) **Right of Waiver.** The Board maintains the right to waive or vary procedures or standards and criteria based on topography, location of property lines, trees, vegetation, and other physical limitations or architectural appropriateness.
- b) **Enforcement and Non-Liability of Board and Declarant.** These standards may be enforced by the Board as provided in the Declaration. Neither the Board nor Declarant or their respective successors or assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner by reason of mistake in judgement, negligence or non-feasance arising out of or in connection with the approval or disapproval or failure to approve any plans and specifications. Every Owner or other person who submits plans to the Board for approval agrees, by said submission, that he will not bring any action or suit against the Board or its individual members or Declarant to recover damages or otherwise. Approval by the Board shall not be deemed to constitute compliance with the requirements of any local building codes and development regulations, and it shall be the responsibility of the Owner to comply therewith.
- c) **Information Submitted by An Owner.** Any Owner submitting plans for Board approval shall be responsible for the verification and accuracy of all dimensions, grades, elevations, and the location of key natural terrain features on the Site.
- d) **Re-submittal of Plans and Appeal.** Should the Board deny any submittal, any resubmission shall follow the same procedures as the rejected submittal. The Owner shall reply in writing to Board concerns during the Review Process. Any proposed exterior additions or changes to a residence not part of the original Final Plan Review approval shall be submitted for Board review and approval.
- e) **Owner Representation.** The Owner shall advise all his representatives, including, but not limited to, his architect, engineer, contractor, subcontractors, and their employees of the standards and procedures outlined in the Declaration and these Standards, including the Appendixes, and all such representatives shall abide by said documents.
- f) **Changes.** No material changes in plans or materials previously approved may be undertaken without approval of the Board. No work shall be undertaken (other than routine maintenance and repair) which will result in material changes in the exterior appearance of an approved residence, including painting or re-straining, without prior, written approval of the Board.

B. DESIGN STANDARDS

All requirements noted within this section which are pertinent to the development of an Owner's Site shall be incorporated into the Final Plan Submittal in the form of general notes, details or drawings.

1. Professional Design Assistance

Owners must utilize a registered and accredited architect or experienced design professional to design their residence, who should personally visit the Site prior to any submittal. "Off the Shelf" or stock plans which do not meet the expressed intent of these Design Standards are not acceptable design solutions for Improvements on a Site. The Board encourages individuality in exterior appearance.

2. Overall Design

Special consideration will be given to the siting of a residence with emphasis on the relationship to existing grades, preservation of natural site features, trees, plants and the relationship to neighboring Sites and vistas.

Residences will have exterior elevations, roofs, and details that are coordinated and consistent in their architectural treatment. Care should be given to proportion, scale and massing qualities. "Street-oriented" facade design or "theme" design transplanted from another time or area (e.g., chalet, hacienda, colonial, tudor) are not acceptable. "Santa Fe" style southwest architecture may be approved with special consideration by the Board.

3. Building Height, Massing

Building height limits promote buildings in harmony with the surrounding natural features. Considerations must be given to views from neighboring Sites. Building height limits are 35 feet as defined by the Town of Castle Rock zoning and development requirements.

In reviewing overall building forms, the Board will consider massing, proportions and overall scale of the building in relation to the Site. Designs that balance the desire for distinctive form with a subtle impact on the immediate environment will be encouraged.

Multiple axis roof lines help reduce building scale and increase individuality and diversity. Eave lines that vary vertically can improve visual quality and breakup building mass. Large, unbroken planes do not foster a sense of human scale. Accordingly, wings, courtyards, stepped walls, integrated decks with proportioned railings, and covered entries are encouraged to develop well-balanced massing. While three story structures are acceptable, three story planes are strictly prohibited to ensure buildings have a proper sense of scale. Uninterrupted building facades shall not exceed twenty (20) feet. Upper levels should be smaller than lower levels to reduce overall building scale. The scale of organizations of window and door punctuations and specific surface detailing will be carefully reviewed for atheistic impact. Small or under scaled windows or groups should be avoided.

4. Exterior Materials and Finishes

Homes should embody a high level of detail and a sophisticated combination of quality materials. Stone and stucco must be the predominate exterior materials employed on all residences and selected use of natural wood will be encouraged to maintain the upscale image of the Community and the desire for visual harmony. Use of brick is prohibited.

Stone masonry joints shall be raked clean where appropriate, and held to a maximum of 1" in width. The Board may require that a sample 4' x 4' on-site lay-up of all stone masonry be provided for its review and approval prior to installation to ensure consistency of overall look. The use of large flat slabs of stone shall be discouraged. The Board may reject samples that appear out of character and quality with the Community. Concrete foundation walls should not be exposed, but rather faced or finished to blend with the general architectural design of the residence.

Stucco use as a secondary material must exhibit a natural fit with the balance of the building. Half timbering should be constructed by setting the timbers first and filling with stucco. Applied wood boards or prefabricated stucco panels are not allowed. A stucco based house must reflect careful consideration of detailing, color, and massing. A high level of articulation to the wall surfaces through the use of detail and reliefs will be required for an all-stucco residence, together with careful color blending.

Wood is allowed as a complement to a stone and/or stucco exterior. Knotty species and other "rustic" textures are generally discouraged. Stains and paints are acceptable finishes. Plywood siding will not be approved except for use in building soffits.

Materials not addressed in these Standards shall be reviewed on an individual basis by the Board consistent with the intent of this Section. However, manufactured, artificial, simulated, or imitation siding are prohibited. No bright, unfinished or mirrored surfaces will be allowed. All finishes should be subdued in nature, although brighter accent colors will be acceptable for occasional highlights when approved by the Board.

Transparent finishes which enhance the natural materials are preferred. Semi-transparent stains which relate to the surrounding natural coloring are desired. Color samples must be submitted for Board review at Final Plan Review.

5. Roofs

A building's roof is integral to a home's architectural character. In order to maintain design consistency, mansard, gambrel and A-frame roof styles will not be allowed. Creative and harmonious use of hips, clipped hips, gables, multiple ridges and roof axes, dormers and lower eave heights are encouraged. Roof pitches shall reinforce a human scale (generally a 6/12 pitch for a two story residence), but a 4/12 pitch may be acceptable based on the overall architecture. Well-defined eave detailing with strong shadow lines and articulation is required, as is careful consideration of gutter and downspout location and detailing. Roof overhangs of less than 12 inches are prohibited.

Roofing material color and texture should reflect other materials on the home and adjacent properties. Concrete or clay tile, or slate are the materials of choice, while consideration may be given to copper roofs. Wood shakes or asphalt shingles are prohibited. Unfinished or standing-seam metal roofs will generally be discouraged.

Plumbing stacks should be grouped to minimize roof penetrations, preferably on a rear elevation. Metal roof vents shall be discouraged in lieu of gable vents or concealed ridge venting, and minimally placed on the rear home elevation. Furnace and fireplace flues shall be enclosed within a masonry chimney where possible, and chimney caps shall be finished to blend with the architecture. At least one chimney per home is required. Exposed vents or "belly button" fixtures for gas fireplaces are prohibited. Skylights shall be flat glazed glass units. Solar collectors must be integrated with the roof design and not on raised platforms. All roof furnishings, with the exception of valley flashing, shall be painted to match the roof or shall be of copper construction.

6. Windows

Insulated glass windows (double-paned glass) and wood clad windows are recommended. Metal windows are prohibited. Materials such as anodized metal, baked enamel, or plastics are subject to color approval by the Board. Reflective glass is prohibited.

7. Garages

Garage entries must be oriented away from the street frontage unless otherwise approved by the Board. Multiple openings should be designed around courtyards or with openings on separate planes or axes to minimize perceived size, and proportioned in relation to the rest of the house and Site. Guest parking should be located away from the front of the garage doors where possible. Garage doors should evoke a sense of quality with attention to decorative patterns, jamb details and shadow lines.

8. Entries and Exterior Doors

The Board encourages a defined entry hierarchy with good visibility from the drive and guest parking, attractive curb appeal, a well thought-out design with quality materials, and good articulation. Elegance and grace at a human scale are desired entry elements. Solid core wood, plank, or hollow metal doors are acceptable for exterior doors. Any painted materials must be of an approved color. Door designs complementary to the overall residence design are preferred. Overly ornate, gaudy or period designs are discouraged.

9. Character and Size

The nature of Piñon Soleil as an exclusive residential community requires that any residence proposed be acceptable with the community and demonstrate a clear sense of prominence, substance and gracious detail in its design, siting, materials and workmanship. Minimum square footage standards for residential construction on the Sites, excluding garage, decks, and basements (including walk-out) are as follows:

Ranch style (1 level) homes	2500 2,400 square feet
Multi-level homes	3,000 square feet

Residences submitted below these minimum square footage requirements must otherwise demonstrate adherence to the above stated concerns to merit special consideration by the Board, which retains sole discretion of adherence to this standard.

10. Color and the Ridgeline Ordinance

Exterior residences colors shall generally be muted in tone, low in contrast, and complementary to the natural surroundings. The Board will consider all coloration schemes based on their architectural merit, compatibility to the Community, and Town regulations.

The Town of Castle Rock has adopted a Ridgeline Ordinance which requires that certain lots employ defined mitigation requirements affecting colors, vegetation, floodlighting and exposed basements. Color requirements are based on a "light reflective value" of 40% or less for exterior building materials. Impacted Lots are Lots 3-11, 13-16, 19 and 20 in Block 1; Lots 4-7 and 9-13 in Block 2; and Lots 12-17 in Block 3. Copies of the ordinance are available through the Board or at the Town Planning Department.

Appropriate colors at Piñon Soleil are warm, rich, muted earthen hues with accents of complementary tones. The recommended color families for exteriors are derived from the "base colors" of the site (ie. the colors that persist throughout all seasons and most accurately represent the natural environment). In general, these colors are those of the soil, rock outcroppings, lichen, tree and shrub bark and evergreen vegetation, as well as the distant colors of mountain and sky. The four recommended color families are:

Color Family	Description
A	Warm grays, gray browns
B	Red browns
C	Gray Greens
D	Blues and purples

A collection of color chip samples from each of the four recommended color families, along with their respective L.R.V. ratings, is available from the Board for use during the design review process. In general, colors for roofing shall be darker in color and hue than the exterior walls. Colors from the recommended color families have been carefully selected for their compatibility with the natural setting of Piñon Soleil as well as for their harmony with one another. Pre-fabricated and pre-colored architectural components, such as window frames, should be carefully selected for compatible color. Color selections for exterior artwork and sculpture should also be of muted tones that respect the restrained aesthetic of the setting.

The use of accent colors on front doors, window sashes and other architectural elements are allowed to the extent that, in the Board's opinion, the proposed colors do not overpower the building's basic palette or create a visual distraction from the surrounding areas. Accent tones and hues may be appropriate to enhance the desired effect of deep recessed windows, entries, and significant roof overhangs.

11. Interior Sprinklers.

Due to the wooded character of Piñon Soleil and at the recommendation of the Castle Rock Fire Department, non-combustable exterior materials (ie. stone, stucco, tile roofs) are predominantly required on all residences. An interior sprinkler system is also required on all residences.

C. SITE STANDARDS

These Site Standards, together with the Design Standards, form the basic visual and planning direction necessary to integrate the natural setting with residential construction. The preservation of open space, common areas and indigenous vegetation, combined with sympathetic residential design and site planning, are overriding Board goals.

Plans should minimize disturbance of existing terrain and drainage patterns, while taking full advantage of short and long views and solar exposure. Respect for adjacent residences is stressed, as is coordination of building massing, material compatibility, sun/shade patterns, indoor/outdoor relationships, drainage, and access.

Submittals should use existing vegetation and topographic features to enhance building design and Site improvements. The Site should be an extension of the home, including outdoor living spaces. The design of such spaces should coordinate with the building construction and design, extend similar materials where feasible, and use creative paving compatible in color and texture to the residence (e.g. concrete pavers, slate, and treated wood).

1. Building Envelopes and Setbacks

Building envelopes and minimum setbacks are defined for each Site. Eighty percent (80%) of the gross floor area of the principal structure shall be located in the building envelope designated on the Final PD Site Plan, except with written approval from the Board. No structural improvements shall be permitted within the minimum building setbacks designated on the Final PD Site Plan. The purpose and intent of the building envelopes is to ensure that development within the individual Lots occur in a sensitive manner. The location of each building envelope was based on the location of existing vegetation, view corridors, steep slopes, rock, Lot access, and the visual mitigation of structures from each other.

2. Garages, Parking

Garages should be integrated with the home design. A minimum of five permanent parking spaces, three of which must be garage spaces, must be provided on the Site. The Board may grant an exception to these parking requirements if parking cannot physically be provided on the Site. Parking along Community roadways and cul-de-sacs is prohibited.

Trailers, mobile homes, boats, boat trailers, tractors, vehicles other than automobiles, campers not on a truck, snow removal equipment and garden or maintenance equipment shall be kept in a closed structure or screened from view except when in actual use. No automobile repair work shall be performed within a Site except in enclosed areas or in cases of emergency.

3. Electric Meters, Garbage Areas

These and other related utilization features will be screened, buried, or enclosed from view, planned as a part of the total design, and subject to Board approval. With gas readily available, propane tanks are prohibited.

4. Landscaping, Erosion Control, Retaining Walls (See also Appendix 2: Landscape Design Standards & Procedures)

The Board encourages the "natural condition" except where there is an extension of the living area. This "natural condition" is defined as a combination of indigenous plant material, trees, topsoil, rock formations and natural terrain, and features that existed before construction on and around the Site and the Property. An Owner must submit a complete landscape plan and schedule per the Design Process. Installation and maintenance of plant material and other landscape related improvements are an Owner's responsibility. More specific standards and the review process for landscaping are set forth in Appendix 2 herein.

Building foundations shall step with the change in grade. Existing vegetation shall be preserved to the maximum extent possible. During and subsequent to all Site construction, techniques to control Site erosion and protect adjacent properties are mandatory and must conform to Town of Castle Rock requirements. Techniques include the use of sedimentation basins, filtration materials such as straw bales or permeable geotextiles, and slope stabilization fabrics or tackifiers.

Insofar as possible, trenches shall be located to avoid damaging tree roots. Where this is not reasonably possible, the contractor shall exercise great care to minimize root damage. Where roots have been damaged or exposed, trenches shall be backfilled with loose soil suitable for plant life in order to stimulate new feeder growth. Backfill should be kept moist until the beginning of the rainy season.

Retaining walls should be as low as possible and integrated into the entire landscape plan. Terracing should be no greater than a maximum height of 4' wherever possible. Walls exceeding 4' must be approved by the Board and designed by a registered, professional engineer. Walls should complement the natural surroundings, and the building structure. Flagstone, moss rock, rhyolite, or compatible stucco are encouraged.

5. Driveways

Access to each residence shall be via the public street as shown on the project plat. The drive should be situated to minimize earthwork, without overly emphasizing the parking area or garage. Circular drives are acceptable if appropriate to the site and architectural design. Driveways should be curvilinear drives with gentle curves allowing for the integration of landscape pockets. Parking areas should be located out of major sightlines and screened with planting. Garage doors must be oriented away from the street whenever possible. Driveways should intersect the street at no less than 60° for maximum visibility and generally not exceed 12%-15% slopes, except where use of short pitches of greater percentage would lessen Site impacts. Aprons must be of the same color, patterns, and material as borders.

All driveways shall have a paved, hard surface of one of the following:

- concrete with color detailed border treatment;
- color textured or stamped concrete;
- stone or masonry pavers;
- asphalt driveways are prohibited.

6. Trees

Improvements should be sited to avoid unnecessarily altering the natural terrain and tree cover. Trees adjacent to the construction area shall be fenced and protected during the construction period. Such fencing shall also remain in place until the major part of the outside work is completed. There shall be no storage of any building materials outside the fenced-in areas. Trees and other vegetation are valued and should be preserved whenever reasonably possible. The specifications and contract agreement between an Owner and his contractor shall clearly define the intent of preserving plant life. All trees felled for construction shall be promptly removed. Nailing to trees is not allowed.

7. Drainage

No Owner shall interfere with or redirect the natural course of any drainage and runoff, nor construct any improvement, place any landscaping, or allow the existence of any condition which will alter the drainage pattern or runoff from its natural flow into or across the land of another, except to the extent such alteration is approved in writing by the Board, and any other public authorities having jurisdiction.

Standards for grading and drainage are general, minimum standards only and shall not constitute a representation or warranty that adherence to such minimum standards will result in a residence or landscaping which is free from any defects. **Owners are responsible for having a soils test, a soils engineering report prepared by a registered professional engineer, and other necessary inspections completed to assure adequate design for construction of a residence and installation of landscaping.**

A. Grading

Site Improvement design should minimize grading, such as "stepping" buildings down slopes, providing access across instead of down slopes, and using low retaining walls where necessary. Cut and fill slopes should be kept to a maximum of 3 horizontal to 1 vertical, or 2 horizontal to 1 vertical with an approved engineered solution. All graded slopes should be "rolled" back into existing slopes, so that no sharp contrast exists between existing and disturbed slopes. No final grading shall extend beyond existing lot lines without consent of the adjoining Site Owner, but coordination of grades at Lot lines is strongly encouraged.

B. Drainage

Upon completion of any residence or associated structure, the Lot shall be final graded to ensure positive drainage away from the structure's foundation. Drainage swales shall have a minimum grade of 2½ percent. As a general rule, swales shall be no closer than 5' from any foundation wall. Minimum slopes away from the foundation should be 5% for the first 5' or in accordance with the Owner's soils engineering report, whichever is most restrictive. At completion of construction, an updated improvement survey must be submitted to the Board.

Disruption to existing drainage courses should also be limited. Where disruption or realignment must occur, reconstruction should occur in a naturalized manner to allow water to percolate instead of concentrate, and flow in a non-destructive course. Required culverts or structural channels should be detailed so that contrast with the existing environment is minimized.

8. Screens and Enclosures

To allow a more open, spacious feeling for the Community and the project's open space, perimeter lot fences are strictly prohibited. In order to further define the open character of Piñon Soleil, individual residential Sites, and outdoor use areas, a system of fencing and privacy screens is outlined.

A. Full Enclosure

A full enclosure shall be restricted to the side and/or rear building areas of Sites and should typically not exceed 1,000 square feet in coverage. These areas should be integrated with the overall landscape plan, and fencing must have appropriate screening from visibility. A combination of landscape hedges, earth forms, retaining walls, or other compatible landscape components should be utilized in the overall fence/enclosure plan. Compatibility and integration with the overall design of the home will also be considered a part of the enclosure approval. Fences well outside the building envelopes are generally prohibited and will be upon special review only. Acceptable fencing materials include (a) two or three rail jumbo split rail fences not to exceed 4' in height, and limited visibility wire mesh fence may be fastened to the inside of a split rail or rail fence to improve containment; also all fence posts, rails and/or pickets must be painted or stained to compliment the structure, and maintained by the Owner; or (b) architecturally detailed wrought iron fences not to exceed 4' in height.

B. Privacy Screens

Privacy screens may be used to screen privacy areas, including decks, patios, and hot tubs. These areas may not be fully enclosed. Screening of these privacy areas requires use of materials and finishes taken from the building palette itself, with overall harmony and compatibility between the physical structure and the landscaping encouraged. These screens shall be limited to the building envelope and not exceed 6' in height.

C. Swimming Pool Enclosure

1. No solid fences will be allowed.
2. Privacy screens may be incorporated within the pool enclosure.
3. Architectural detailed wrought iron with columns to match the building material with a minimum spacing of 20' and between columns at the enclosure corners.
4. Substantial vertical landscape screening will be required at the pool's entrance.
5. Maximum enclosure size should be 4,500 square feet contained within or contiguous to the building envelopes unless otherwise approved by the Board.
6. All pool equipment is encouraged to be below grade or completely screened and incorporated into the overall landscape plan or in the residence.
7. Any cabana or "out building" must be specifically approved by the Board.

D. Tennis Court Enclosure

Tennis courts may be allowed, where appropriate, and must be enclosed with vinyl clad, chain-link fencing. Vinyl clad, chain-link colors will be approved by the Board and all posts, support rails, gates and associated hardware shall be vinyl clad or painted to match. Tennis court fence height shall no exceed 12' on end enclosures, and 4' on side fencing. No tennis court lighting will be allowed.

E. Dog Runs and Invisible Pet Fences

Dog runs shall be restricted to the side and/or rear building envelopes of Lots, and shall not exceed 300 square feet in coverage. These areas should be enclosed with wrought iron as the preferred material or with vinyl clad chain link fence framed with 4x4 posts, 2x4 top rail, and lower tension wire. Enclosures must not exceed 6' in height and must be adequately screened from adjoining residences and streets with landscape buffers, hedges, berms, etc. Homeowners with outdoor pets are required to install an "invisible electric pet fence" on their Site. This regulation is in addition to and not in lieu of other pet enclosures installed by the Owner.

9. Outdoor Lighting

All outdoor lighting is subject to Board approval. Lighting of parking areas or walkways to houses may be necessary. Lights must be functional and enhance the overall appearance of a residence, but not disturbing to neighbors or motorists. No lights shall be emitted from any Site which are unreasonably bright or cause unreasonable glare.

All exterior lighting shall be of a "sharp cut-off" or low wattage design, minimizing light spill onto adjacent Sites. "Flood lights" are prohibited unless specifically activated by a security monitoring system and concealed and pointed away from view. The color shall match the building colors. Such fixtures, used for illumination of driveways, walks, address signage, and general landscape purposes, shall be compatible with the design of the structure(s). A minimum of one driveway light per driveway and one standard address light shall be required in the street corridor, both of which must be activated by electric photocells. Exterior light fixtures are required to have either frosted bulbs or frosted lenses. Selective non-glare landscape lighting is strongly encouraged to achieve a unique and unusual streetscape effect during the evening hours.

10. Signs, Mailboxes, House Numbers

Board approved house number and/or Owner name signs are permissible on Sites. Freestanding construction signs with a 6 square feet maximum face are also acceptable. These signs may be placed on-site at ground-breaking at a location approved by the Board and shall be removed immediately upon issuance of the Certificate of Occupancy.

There shall be no more than two (2) sets of house address numbers on each residence, placed at the mailbox (if applicable) and on the residence. The address numbers shall not exceed one square foot for each number. Address numbers at a driveway shall be on a fixture approved by the Board, with a photocell to light house numbers.

Mailbox design and location must be approved by the Board. No other signs shall be permitted within any Lot, with the exception of Signs required by legal proceedings, and signs identifying security alarms. In addition, no sign shall exceed a height of 4' from grade. No signs shall be attached or fastened to any fences or natural features, including existing trees.

11. Stakeout

The location of each improvement within the buildable area must be approved pursuant to the Design Process and applicable regulations of Castle Rock. In determining the proper location for each improvement, the Board shall consider the location of existing and future improvements on adjacent Sites and other monetary or aesthetic considerations. Four foot (4') wood or steel stakes shall be used to identify all significant corners of a planned improvement. The Board may require that side and front parcel lines are similarly marked. The main floor elevation of the structure shall be clearly marked on the stakes. All property corners shall be clearly marked by the Owner. All trees proposed for removal shall be tagged with orange plastic tape. No trees, shrubs, or groundcover shall be removed before the Board's stakeout inspection, which preferably is conducted when the Site is relatively free from snow. Driveway locations shall be staked at each side of the drive at 10' intervals from the access road or driveway to the residence. All other improvements shall also be staked at this time. Preservation fencing or rope shall define the proposed fencing.

12. Accessory Buildings and Equipment

All TV, radio, communication antennae, and aerials shall be screened from view. Rooftop mounted antennas are prohibited. Satellite dishes must be screened from the building structure, and from streets and adjacent homes. Unless otherwise approved, satellite dishes may not exceed 18 inches in size.

Accessory buildings or facilities such as gazebos, greenhouses, tennis courts, pools, cabanas, hot tubs, etc., shall adhere to the standards for buildings and site planning. Massing and scale, as well as forms, materials, and other detailing should be coordinated with the main structure on the Site. No temporary or permanent sheds will be allowed.

Exterior utility equipment, where possible, must be incorporated into the main building or, along with other detached structures, be architecturally compatible with the residence. All utility equipment shall be painted to match the color of the wall to which it is mounted. Air conditioning, electrical and gas meters shall be fully screened from street view within practical limits determined by the Board. Air conditioning units shall be installed at ground level and fully screened from adjoining residences and streets. Utility connections shall be carefully coordinated to minimize Site disruption.

13. Decks, Play Equipment, Miscellaneous

Columns supporting decks must be constructed from the building materials of the residence, and of sufficient mass and proportion to the residence. Wood posts are prohibited without prior approval of the Board. Railing design must be included with required submittals.

Awnings, shutters, screens, and other such exterior elements require Board approval. The location of children's play equipment must also be approved by the Board. Appropriate screening and integration into the overall landscape plan will be required.

D. REVIEW PROCESS

These Design Standards provide a framework for the Board to review, process and approve residential construction in Piñon Soleil. An Owner (inclusive of the Owner and his architect, contractor, and/or other representatives) must follow these procedures to secure the necessary approvals. Submittals should use a 24" x 36" sheet size.

Please address all written submittals to the Piñon Soleil Design Review Board c/o Steve Cole, AIA, 7936 E Arapahoe Ct., Englewood, Colorado 80111. The Board will respond to all written submittals within 21 days of their receipt.

1. Schematic Design Statement of Intent (Discretionary with Board)

The purpose of the Schematic Design Statement of Intent is to communicate the Owner's design intentions and ensure familiarity with the Design Standards. Requirements are two (2) copies of the following:

- a) A written and/or graphic explanation to include the design approach, siting philosophy, materials to be used, and any other explanatory materials the Owner may wish to submit.
- b) A site plan (Scale 1/8" = 1') to include building location, driveway, parking, grading, and existing tree locations.

2. Preliminary Plan Review (May be combined in Final Plan Review at Board's discretion)

The purpose of the Preliminary Plat Review is to communicate residence and site design and conformance to standards. Requirements are two (2) copies of the following:

- a) A professional survey of existing conditions, including streets, utilities, topography at 2' intervals, referenced to the U.S.G.S., drainage and other material features. All building restrictions, including rights-of-way, easements, property lines, setbacks, and the recommended building envelope for the Site shall be included.
- b) Site plan (Scale 1" = 10'), to include, but not be limited to, building location, driveway, parking, grading, trees and gamble oak to be protected, enclosures, designated storage areas for excess fill and construction debris, a designated parking area for construction vehicles, other temporary structures to facilitate construction, proposed contour lines at 2' intervals, elevations for finish floor main level, basement and top of foundations, and decks, utilities and accessory development of any kind. Square footage of all improvements, including pools, patios, tennis courts, gazebos, etc., shall be included.
- c) Floor plans, roof plans, building sections and, exterior elevations (1/4" = 1') to indicate existing and proposed grades, material and color indications.
- d) At Board discretion, a model or sketches to explain building form and character

3. Final Plan Review (Mandatory)

The purpose of Final Plan Review is to ensure document conformity with the approved Preliminary Plans, and identification of material changes from the Preliminary Plans. Requirements are two (2) copies of the following:

- a) Final site plan at 1" = 10'; floor and roof plans, exterior elevation details, including roof penetrations by plumbing stacks, etc., and building sections at 1/4" = 1'.
- b) A 24" x 36" color board 1/8" thick with samples of all exterior materials and colors, plus window and glass specifications; cut sheets for exterior lighting; a typed schedule of samples or specifications of exterior materials and colors.

4. Construction Progress and Review

Construction must begin within 90 days from the date of Board final approval and be completed within eighteen months thereafter. A facsimile notice of commencement is required to the Board. A Board member or its agent may periodically visit the construction site to monitor compliance with the Final Plans and Construction Period Regulations. Items of non-compliance must be immediately corrected or removed by the Owner. Absence of such inspection or notification during the construction period does not constitute either Board approval of work in progress or compliance with these Standards. The Owner shall inform the Board in writing 10 days prior to the occupancy permit inspection so it can meet with the Owner to review the final construction and ensure the exterior building form is substantially in accordance with the approved Final Plan. Non-conforming improvements shall be promptly removed or corrected by Owner.

5. Review Fees

The \$200.00 review fee for any residence, payable to the Piñon Soleil Homeowner's Association, shall cover costs for both the Preliminary and Final Plan Submittals, whether or not such submittals are combined. Resubmittals and/or problematic submittals requiring significant additional review time by the Board will be charged an additional review fee of \$250.00.

6. Improvement Survey

A licensed, registered Surveyor (hired by Owner) shall provide an improvement survey showing that the building foundation location (+/-6" tolerance) and the building foundation elevation (+/-3" tolerance) are as approved by the Board in the Final Plan Submittal. The improvement survey should show dimensions of foundation to property lines and elevations (related to U.S.G.S. datum) of top of foundation walls. Points at which elevations are taken must be clearly identified and correlated with the location of top of foundation as shown in the Final Plan submittal. The improvement survey must be filed in the Board office prior to commencement of framing.

7. Other Conditions

Approval of plans by the Board shall not be deemed to constitute compliance with the requirements of any local building, zoning, subdivision, sign, safety, health, public works or fire codes and regulations, nor shall approval waive any requirements on the part of the Owner to comply with setbacks, height restrictions, or other requirements unless such waiver or variance is specifically requested at the time of submittal and granted by the Board and local jurisdictions, where applicable. The covenants, conditions and restrictions as established by the Declarant shall remain in force as the legal restrictions governing all construction. The Board reserves the right to waive or vary any of the procedures or Design Standards at its discretion, for good cause shown. Any waiver or variance granted shall be considered unique and will not be deemed to set any precedent for future decisions.

8. DESIGN PROCESS

STEP 1	STEP 2	STEP 3	STEP 4
Selection of Design Professional (discretion with Board)	Prepare Preliminary Plans (may be combined with Final Plans)	Prepare Final Plans	Begin Construction Fax Notice
Set Meeting 7 days in advance	Submit 21 days in Advance	Submit 21 days in Advance	Notice of Completion
DESIGN STATEMENT OF INTENT	PRELIMINARY PLAN REVIEW	FINAL PLAN REVIEW	PROJECT COMPLETION REVIEW
	Resubmittal if Necessary	Resubmittal if Necessary	Site Staking Review
	Approval	Approval	Remedy as Necessary
		Application for Building Permit	Approval

APPENDIX 1: CONSTRUCTION PERIOD REGULATIONS

These regulations shall be a part of the construction contract document specifications for each residence, and all contractors and Owners shall abide by these regulations. The contractor should also be familiar with and abide by applicable sections of the Piñon Soleil Declaration and Design Standards and Procedures with respect to construction.

1. Construction Limits

The design professional shall provide a detailed plan of construction limits on the site plan prior to construction. The plan shall be implemented with snow-fencing, transportable plastic fencing, or like material prior to construction. The plan shall include size and location for a construction material storage area, limits of excavation, drive areas, parking, chemical toilet location, temporary structure, dumpster, fire extinguisher, utility trenching, and construction design.

2. Construction Trailers, Sheds or Temporary Structures

Use of construction shelters shall be approved in writing by the Board prior to installation on the Site. Request for approval must address structure's size, configuration and location. All temporary structures shall be removed after the occupancy permit issuance.

3. Daily Operation

Daily construction working hours shall be 7:00 am to 7:00 pm.

4. Excavation

Excess excavation material may be stored within a snowfenced area for up to two weeks before being removed from the Site. Excavation material shall not be placed in common areas, roads, or other Sites. Any excess excavation material should be disposed in an authorized location. Excavation, except for utility trenching, shall be on the Owner's Site.

5. Debris and Trash Removal

Daily cleanup of the construction site is mandatory. Proper disposal of refuse and storage material is of prime importance and is the contractor's responsibility. A trash container with a cover to prevent wind from blowing debris out of the container shall be located on the Site at all times for construction debris. Debris and trash shall be removed on a weekly basis by being hauled, covered or enclosed to a designated dump area. Burning of trash or construction debris is prohibited.

6. Storage of Construction Material, Trash, and Equipment

Storage areas shall be fenced according to approved "construction limits" areas designated on the site plan. The contractor shall maintain and store construction materials, trash and equipment in these areas, which, as applicable, shall be neatly stacked, properly covered, and secured.

7. Chemical Toilets and Fire Extinguishers

The contractor shall provide chemical toilets in an approved location. A serviceable 1016 ABC rated dry chemical fire extinguisher shall be located on each construction site in a conspicuous location.

8. Vehicles, Parking, and Construction Access

All vehicles will be parked in the designated area shown on the site plan so as not to inhibit traffic or damage surrounding natural landscape. Vehicles shall not be left on the Property's roads overnight. The only approved construction access during home construction will be over the approved driveway for the Site unless the Board approves an alternative access point.

9. Blasting and Restoration

Blasting plans must be reviewed and approved by the Board before commencement, and affected adjacent property owners shall be notified of same in writing at least 7 days in advance of blasting activities. Proper safety and protective actions shall be used. The contractor shall be responsible for informing all affected parties, including neighboring residents, of such plans. Damage to any property other than the Owner's shall be promptly repaired at the expense of the person or entity causing the damage.

10. Dust, Noise and Odor

Every effort shall be made to control dust, noise and odor emitted from a construction area. Radios, tape players, or other such devices must be played at a volume which does not disturb adjacent Owners. The contractor will be responsible for watering, screening or oiling dust problem areas and controlling noise and offensive odors from the Site.

11. Signage/Building Permit

One free-standing construction sign is allowed per Site, up to 6 square feet of total surface area. No signs shall be placed on or nailed to trees. The building permit shall be posted on site in a conspicuous location.

12. Driveway Base Course

In order to minimize mud and dirt tracking on streets, the appropriate driveway location shall be excavated and 4" of base course placed on the access driveway.

13. Prohibitions

The following items are prohibited in the Property: (a) oil changing of vehicles and equipment without proper receptacles and removal procedures; (b) concrete equipment cleaning or dumping without proper cleanup and restoration; (c) careless treatment of trees or preservation areas; (d) removing any rocks, trees, plants, topsoils, etc., from Property other than an Owner's; (e) exceeding 25 miles per hour on roads or driveways in the Property; (f) careless use of cigarettes or flammable items; (g) burning of trash or construction debris; (h) firearms; (i) signs other than approved construction or real estate signs; and, (j) use of spring, surface or irrigation water for any purposes.

2. Plan Submittal (Mandatory). Three copies of the plans shall be submitted containing the following information:

(a) Lot, Block, Filing number, Owner's and Designer's name and address and telephone number, Scale of 1" = 10', and North arrow. At the Owner's option, a perspective sketch or elevation can be submitted.

(b) All existing conditions, including residence, major vegetation, walks, driveways, patios, decks, walls, topography with a one (1) foot contour interval, drainage ways, natural features, easements, property lines, and other legal restrictions that may exist.

(c) All proposed improvements designed in accordance with the Landscape Standards including drainage ways, proposed grading with minimum contour intervals of one (1) foot, trees and shrub beds with botanical and common names of all plant materials including perennial and ground cover beds, sizes (WIDTH, CALIPER AND HEIGHT), all landscape features, such as walls, fences, gardens, hot tubs, pools, tennis courts, walks, patios, decks, gazebos, water features, boulders, structures, play equipment, lighting, etc. All plants shall be drawn to indicate 75% of the mature size of the plants on the plan.

(d) The Board will review the plan and will provide a written response no later than 21 days after the review, indicating approval of the plan, approval with modifications, or denial. If the plan is denied, a written response will be given explaining the reasons for denial. Any resubmittal shall follow the submittal procedures and address the areas of concern. Construction must not begin prior to receiving a written approval from the Design Review Board.

B. LANDSCAPE DESIGN

1. Grading and drainage. Standards for grading and drainage are general and do not constitute a representation, warranty or agreement by the Developer, the Design Review Board, or the Association that adherence shall result in a residence and/or landscape which is free from any defects. Owners are responsible for having a soils test or soils engineering report prepared by a registered professional engineer, and other necessary inspections completed to assure adequate design and installation of landscaping. Neither the Developer, the Design Review Board nor the Association shall be liable for any damages resulting from the design or construction of any home or landscaping which has been approved by the Board pursuant to these guidelines or for any damages resulting from an Owner's failure to meet or exceed the minimum Landscape Design Standards set forth in these guidelines when necessary for the proper design and completion of residences or landscaping. The final drainage pattern should take the water from the Lot out to the street or along the back property line. If drainage occurs down the side of the Lot near the property line, grading should ensure that the water does not run onto neighboring properties.

2. Tree Planting Requirements. On Lots with limited existing trees (as determined by the Board) Owners shall plant a minimum of 8 trees in the front/entry area of their Lots in order to enhance the front appearance of the residence. Evergreen trees shall be 12' to 18' tall. Deciduous trees shall be a minimum 2 ½" caliper, except that the 8 front/entry trees shall be a minimum 3 ½" caliper. Additional trees are encouraged for the remainder of the Lot. A list of recommended trees, shrubs and ground covers is attached.

APPENDIX 2: LANDSCAPE DESIGN STANDARDS AND PROCEDURES

The land plan for Piñon Soleil captures the unique natural beauty of Colorado's Front Range and recognizes the sensitivity of the landscape. Piñon Soleil offers magnificent homesites, maximizes open space, and provides infrastructure in ways that foster a high quality community, with minimal impact on the natural terrain.

The landscape plan for each Lot is the responsibility of its Owner, and is subject to these Landscape Design Standards and Procedures (the "Landscape Standards"). Because individual homesites vary in landscape character, terrain, views, and features, the Landscape Standards are written in general terms that define design principles, offer site planning guidelines, and clarify the Owner's responsibilities. Owners are encouraged to retain the services of a professional Landscape Architect experienced in site analysis and planning, landscape design, installation and plant materials.

The intent of these Landscape Standards is to assist Owners to landscape their Lots in ways that are consistent with the spirit of the Piñon Soleil land plan and the Design Standards and Procedures. Owners are encouraged to landscape their Lots in ways responsive to the inherent beauty and integrity of the natural landscape. Considerations include:

- Providing space to accommodate outdoor living requirements.
- Preserving natural site features and avoiding unnecessary disruption of the Site.
- Planting trees, shrubs, grasses and flowers compatible with the existing ecosystem.
- Enhancing the overall appearance of the Community.
- Maximizing considerations of safety and security for residents and wildlife.
- Monitoring construction to avoid erosion, ponding, sliding or other damage.

As a general rule an Owner should budget 6% to 10% of the total cost of the finished residence for landscaping, which could include trees, plants, turf and irrigation.

The process for establishing the Design Review Board and defining the specific duties and powers conferred on it is defined in the Declaration for Piñon Soleil. The Board reserves the right to revise these Landscape Standards as changing conditions and priorities dictate, in order to maximize aesthetic benefits to the Community, while enhancing property values.

A. LANDSCAPE REVIEW PROCESS

1. **Pre-design Meeting (at discretion of Board).** Prior to preparing the landscape plan the Owner and/or designated designer shall meet with the Board designated Landscape Specialist for Piñon Soleil to discuss plans, requirements, and existing conditions of the Site, which will help minimize changes and delays. Existing conditions and concerns will be noted and desirable outside functions, such as eating areas, gardens, play areas, water features, etc. and their location should be discussed.

3. **Turf.** Owners are encouraged to give considerable thought to the area and location of turf planted on their Lots due to irrigation requirements (consumption), impacts of turf irrigation on existing native vegetation, and maintenance of the natural visual character of the Community. Bluegrasses are not indigenous to this area. It is therefore suggested that turf areas be restricted to specific outdoor use areas within close proximity of the house. Grass types and ground covers with much lower water requirements should be considered for the balance of a site. A list of recommended grasses, wildflowers and ground covers is attached.

4. **Landscape Features and Exterior Lighting.** Owners are encouraged to include landscape features such as patios, walks, ponds/water sculpture, planting areas, decks, gardens, and other such landscape amenities. Plans for these features must be submitted with the Landscape Plan to the Design Review Board. Lighting for landscape development shall comply with specified Site Standards published for Piñon Soleil.

6. **Landscape Installation.**

- a) All plant materials should conform to the American Association of Nurserymen and the State of Colorado standards and be installed per industry standards. All landscaping must be installed within 120 days of occupancy during April through September or within 180 days of occupancy during October through March. Exceptions for certain plant materials are subject to Board review. Landscaping must conform to the approved plan and meet the requirements of these guidelines. All stipulations and changes made during the approval process must be followed.
- b) Material staging and holding area must only occur on the Site where installation occurs. After installation, all materials must be cleaned up from the Site and surrounding area. If any material is left on Site, it will be disposed of and charged to the contractor.
- c) The Design Review Board reserves the right to inspect the Site during and/or after installation to insure conformance to the approved plan. If the installed landscape does not meet the required design standards and does not follow the approved plan, the Board reserves the right to require the contractor/Owner to correct any problems at the contractor/Owner's expense. The contractor/Owner shall immediately correct any installation which is not in conformance with the approved plans.

7. **Landscape Design Suggestions.** Use plant materials that produce unusual effects at different times of the year so that the landscape will have interest during each season. Design in elevation as well as plan view. Use the architectural elevations or pictures of the house to determine what plant massing, height, and density would work best to enhance and compliment the architecture.

8. **Specific Lot tree Requirements.** Owners of Lots 4, 9 and 10 in Block 3 shall plant 9-12 Ponderosa Pine or Spruce trees at least fourteen (14) feet in height immediately following construction of a residence on their site, subject to Board approval on placement. The trees shall be located between the residence and Founders Parkway to mitigate visual impacts.

LANDSCAPE APPROVAL PROCESS

STEP 1 - PRE- DESIGN MEETING	STEP 2 - PRELIMINARY REVIEW	STEP 3 - FINAL APPROVAL	STEP 4 - LANDSCAPE INSTALLATION	STEP 5 - COMPLIANCE CHECK
SELECT LANDSCAPE PROFESSIONAL	SUBMIT PLAN TO THE PIÑON SOLEIL LANDSCAPE SPECIALIST FOR SUGGESTIONS AND PRELIMINARY APPROVAL	AFTER APPROVAL BY THE LANDSCAPE SPECIALIST, SUBMIT PLAN TO THE DESIGN REVIEW BOARD FOR FINAL APPROVAL	MAY COMMENCE AFTER WRITTEN APPROVAL IS RECEIVED	THE PIÑON SOLEIL LANDSCAPE SPECIALIST WILL REVIEW PLAN AND PLANTINGS FOR COMPLIANCE
LANDSCAPE PROFESSIONAL TO MEET ONSITE WITH THE PIÑON SOLEIL LANDSCAPE SPECIALIST	RESUBMIT IF NECESSARY			YOU WILL RECEIVE A LETTER IF YOUR LANDSCAPING IS ADVERSE TO YOUR PLAN WITH SUGGESTIONS OF HOW TO CONFORM.
THIS SHOULD BE DONE WITHOUT A PLAN				

Recommended Plant List

Evergreen Trees:

Juniperus Virginian
Picea pungens
Pinus aristata
Pinus edulis
Pinus nigra
Pinus ponderosa
Pinus sylvestris

Upright juniper
Colorado Green Spruce
Bristlecone Pine
Pinyon Pine
Austrian Pine
Ponderosa Pine
Scots Pine

Deciduous Trees:

Acer ginnala
Acer glabrum
Alnus tenuifolia
Amelanchier grand. 'Autumn
Brilliant'
Celtis occidentalis
Crataegus spp.
Populus sargentii
Populus tremuloides
Prunus maackii
Quercus macrocarpa

Ginnala Maple
Rocky Mountain Maple
Thin Leaf Alder
Autumn Brilliant Serviceberry
Western Hackberry
Hawthorns
Plains Cottonwood
Aspen
Amur Chokecherry
Bur Oak

Shrubs:

Amelanchier alnifolia
Artemisia spp.
Caragana arborescens
Caryopteris x clandonensis
Cercocarpus spp.
Chamaebatiaria millefolium
Cotoneaster spp.
Cowania mexicana
Cytisus x 'Lena'
Mahonia aquifolium
Potentilla spp.
Prunus americana
Prunus besseyi
Quercus gambelii
Rhus aromatica "Grolow"
Rhus glabra
Rhus trilobata
Ribes spp.
Juniperus monosperma
Juniperus sabina

Saskatoon Serviceberry
Sage
Siberian Peashrub
Blue Mist Spirea
Mountain Mahogany
Fernbush
Cotoneaster
Cliffrose
Lena Broom
Oregon Grape Holly
Cinquefoil
Wild Plum
Sand Cherry
Gambel Oak
Dwarf Fragrant Sumac
Smooth Sumac
Three-leaf Sumac
Currant
One-Seed Juniper
Juniper