

STC METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 800-741-3254
Fax: 303-987-2032

Dear Homeowner,

Congratulations on your new home purchase and welcome to the STC community! Your home resides within the boundaries of STC Metropolitan District No. 1 (“the District”). The District is a quasi-municipal corporation and political subdivision of the State of Colorado, governed by a five member elected Board of Directors. STC Metropolitan District No. 2 is the district responsible for the operations and maintenance of certain infrastructure and amenities within the STC Community.

The STC community does not have a Homeowner’s Association, but rather, the District performs such functions as covenant control, design review and grounds maintenance services including, but not limited to; open space areas, courtyards, community fencing, monumentation, and snow removal on public sidewalks and along the lanes within the community, as well as other management services for your community.

The District’s Limited Tax General Obligation Bond debt service is also paid for through your yearly property tax assessment. Further information on this subject can be obtained by referencing the General Information and Disclosure Sheet (which is a part of this Welcome Packet); via the District’s Service Plan (which is available upon request) or, by contacting the District’s Manager, Peggy Ripko at Special District Management Services, Inc. (“SDMS”).

SDMS is contracted by the Districts to manage the day-to-day responsibilities of operating the Districts; managing all outside contractors and consultants, and supporting the Board of Directors of the Districts.

What you can expect as a new homeowner within the STC community: Part of SDMS’ role is to conduct routine inspections of the community in order to ensure compliance with the Declaration of Protective Covenants and the Rules and Design Guidelines. The Declaration of Protective Covenants and the Rules and Design Guidelines set forth the policies, restrictions, covenant enforcement and design review criteria. You can expect inspections to occur monthly during the growing season (April-September), and quarterly throughout the rest of the year.

The alleys behind the townhomes are designated ‘Fire Lanes’ and no parking is permitted at any time. This includes the aprons behind the garages. Any vehicles parked in the Fire Lanes are subject to tow at the owner’s expense. If a car is parked in the Fire Lanes, please contact the Boulder County Sheriff non-emergency line at 303-441-4444. Additionally, the only designated parking for the townhomes is in the garage of each unit. The parking spaces within the community are designated as visitor parking- please see the rules and regulations for more information.

Additionally, please note that owners are responsible for the snow removal in front of their units; including those who live in townhomes.

A milestone you should be aware of relating to timing for backyard improvements: As specified in the Declaration of Protective Covenants of STC, (Section 4.3); landscaping is required to be

installed within **the first growing season** after acquisition of title to the property. For properties for which title is acquired between the months of October and March, landscaping will be installed in the subsequent spring following such acquisition. This is to allow adequate seasonal timing to install such landscaping. Per the Declaration of Protective Covenants for STC and the Rules and Design Guidelines, landscape design review submittal to the STC Design Review Committee (STCDRC) is required prior to installing your landscaping. For more information on this processes, as well as guidelines for minimum standards required for approval, please see the Rules and Design Guidelines found in this packet.

Trash Service: Trash service is provided by the Town of Superior. You may access the website at <http://superiorcolorado.gov/services/trash-recycling>.

Enclosed you will find the following important community reference materials (subject to periodic change). You can find these reference materials, as well as other information, can be found on the District's website www.colorado.gov/pacific/stcmd.

1. **“STC Community Resources”** (a quick reference guide).
2. **“Special District Public Disclosure Document and General Information”** (the Disclosure and General Information is intended to provide an overview of significant information related to the District)
3. **“STC Rules and Design Guidelines”** (the Rules and Design Guidelines provide design criteria regarding the construction of new homes, home additions, fencing, landscaping and other alterations to same). The Design Review Request form is included at the end of the Guidelines.
4. **“Declaration of Protective Covenants for STC” (aka CC&R’s)** (the Declaration of Protective Covenants sets forth the policies for restrictions and covenant enforcement and design review).

Should you have any questions or require more information regarding the matters presented in this letter, please contact me or the Community Manager Shana Jones, at 303-987-0835. You can also email us at cm@sdmsi.com . Once again, we would like to welcome you to the STC community.

Warm Regards,

STC Metropolitan District No. 2



Peggy Ripko- District Community Manager

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Community Resources

STC COMMUNITY RESOURCES

UTILITIES	ADDRESS LOCATION		PHONE	Email	Contact Name	Link
Post Office	USPS	566 S McCaslin Blvd, Superior, CO 80027	800-275-8777			
Electric	Xcel		(800) 895-4999			
Water/Sewer/Wastewater/Storm Drainage	Public Works & Utilities	405 Center Drive Suite E Superior, CO 80027	303-381-2011 After Hours Emergencies: 303-554-9086	alexa@superiorcolorado.gov	Alex Ariniello: Director of Public Works	http://superiorcolorado.gov/services/public-works-utilities
Trash/Recycling	Contracted by the Town; provided by Waste Connections		303-499-3675			
Phone	CenturyLink		866-579-4160			
Cable TV	Comcast	900 E Baseline Rd, Boulder, CO 80303	800-934-6489			
Police/Fire/Town Of Superior community						
Police		405 Center Dr, Superior, CO 80027	303-441-4444			
Fire		2701 S Indiana St, Superior, CO 80027	303-494-3735			
Town of Superior			(303) 499- 3675			http://superiorcolorado.gov
Chamber of Superior		22 East William St., Superior, CO 80027	303-554-0789	info@superiorchamber.com		

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**Special District Public
Disclosure Document
and
General Information**

AMENDED AND RESTATED SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT

STC METROPOLITAN DISTRICT NO. 1

As required pursuant to Section 32-1-104.8 of the Colorado Revised Statutes (“C.R.S.”) this Public Disclosure Document has been prepared by STC Metropolitan District No. 1 (the “District”) to provide information regarding the District. This document replaces the District’s previously recorded Special District Disclosure Documents recorded on December 2, 2013 in the real property records of Boulder County, Colorado at Reception Number 3355231, as amended by that First Amendment to Special District Public Disclosure Document recorded December 29, 2016 in the real property records of Boulder County, Colorado at Reception Number 3566197.

DISTRICT’S POWERS

The powers of the District as authorized by Section 32-1-1004, C.R.S., and under its Service Plan, as approved by the Board of Trustees of the Town of Superior, Colorado on May 13, 2013, are to provide for the acquisition, construction, installation, and completion of certain public improvements, including, but not limited to, street, park and recreation, water, sanitation, transportation, mosquito control, safety protection, fire protection, and television relay and translation improvements, as well as to provide covenant enforcement, design review, and security services.

DISTRICT’S SERVICE PLAN

The District’s Service Plan, which can be amended from time to time, includes a description of the District’s powers and authority. A copy of the District’s Service Plan is available from the Division of Local Government in the State Department of Local Affairs (“Division”).

The STC Metropolitan District No. 1 is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by Section 20 of Article X of the Colorado Constitution (“TABOR”), include issuing debt, levying taxes, and imposing fees and charges. Information concerning District directors, management, meetings, elections, and current taxes are provided annually in the Notice to Electors described in Section 32-1-809(1), C.R.S., which can be found at the District office, on the District’s website, on file at the Division, or on file at the office of the Clerk and Recorder of Boulder County.

DISTRICT MAP

A map of the District’s boundaries is attached hereto as Exhibit A.

Dated December 16, 2019.

FIRST AMENDMENT TO SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT
STC METROPOLITAN DISTRICT NO. 2

As required pursuant to Section 32-1-104.8 of the Colorado Revised Statutes (“**C.R.S.**”), STC Metropolitan District No. 2 (“**District**”) recorded its Public Disclosure Document on December 2, 2013 in the real property records of Boulder County, Colorado at Reception Number 03355232 (“**Public Disclosure Document**”).

The District has changed its boundaries pursuant to Section 32-1-401, *et. seq.*, C.R.S. and/or Section 32-1-501, *et. seq.*, C.R.S.

Exhibit A to the Public Disclosure Document is hereby deleted in its entirety, and substituted in lieu thereof shall be **Exhibit 1**, an updated boundary map of the District, attached hereto and incorporated herein.

Dated this 29th day of December, 2016.

EXHIBIT 1

Updated District Map

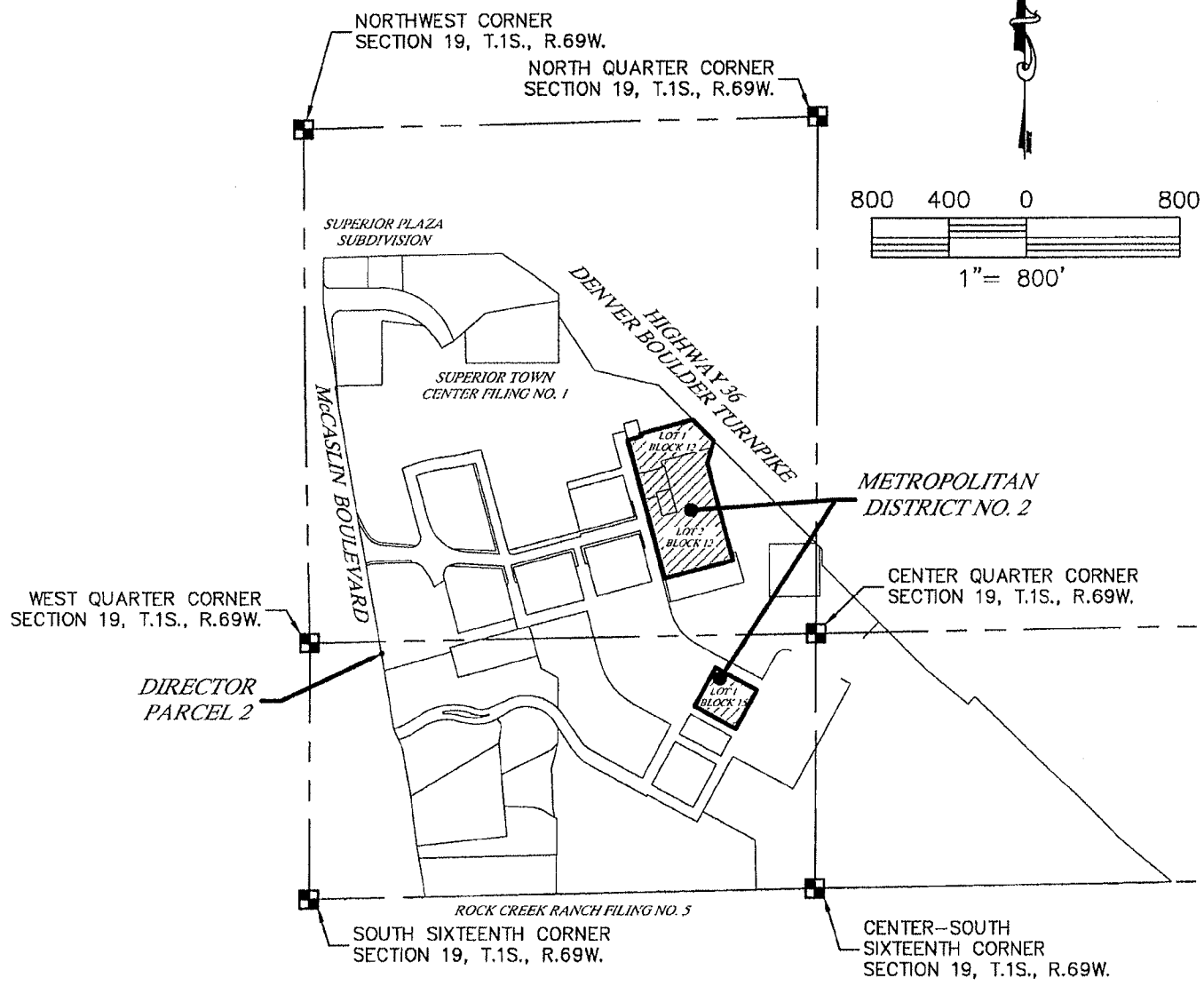
SUPERIOR TOWN CENTER
METRO DISTRICT 2

EXHIBIT

SECTION 19, T.1S., R.69W.

66442

Sht 1 of 2



NOTE: This exhibit drawing is not intended to be a monumented land survey. It's sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.



KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821
www.kingsurveyors.com

PROJECT NO: 2012219
DATE: 2/4/2016
CLIENT: CIVIL RESOURCES
DWG: 2012219EXH-METRO-3
DRAWN: CSK **CHECKED:** SAL

SUPERIOR TOWN CENTER
DIRECTOR PARCEL 2

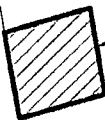
EXHIBIT

WEST HALF
SECTION 19, T.1S., R.69W.

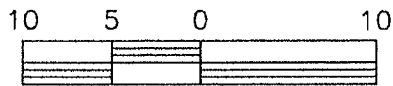
Sht 2 of 2

McCASLIN BOULEVARD

SUPERLOT 2
DISCOVERY / SUPERIOR TOWN
CENTER FILING NO. 1B



DIRECTOR PARCEL 2



NOTE: This exhibit drawing is not intended to be a monumented land survey. It's sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.



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DWG: 2012219EXH-METRO-3

DRAWN: CSK **CHECKED:** SAL

AMENDED AND RESTATED SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT

STC METROPOLITAN DISTRICT NO. 3

As required pursuant to Section 32-1-104.8 of the Colorado Revised Statutes (“C.R.S.”) this Public Disclosure Document has been prepared by STC Metropolitan District No. 3 (the “District”) to provide information regarding the District. This document replaces the District’s Special District Disclosure Document previously recorded on December 2, 2013 in the real property records of Boulder County, Colorado at Reception Number 3355233.

DISTRICT’S POWERS

The powers of the District as authorized by Section 32-1-1004, C.R.S., and under its Service Plan, as approved by the Board of Trustees of the Town of Superior, Colorado on May 13, 2013, are to provide for the acquisition, construction, installation, and completion of certain public improvements, including, but not limited to, street, park and recreation, water, sanitation, transportation, mosquito control, safety protection, fire protection, and television relay and translation improvements, as well as to provide covenant enforcement, design review, and security services.

DISTRICT’S SERVICE PLAN

The District’s Service Plan, which can be amended from time to time, includes a description of the District’s powers and authority. A copy of the District’s Service Plan is available from the Division of Local Government in the State Department of Local Affairs (“Division”).

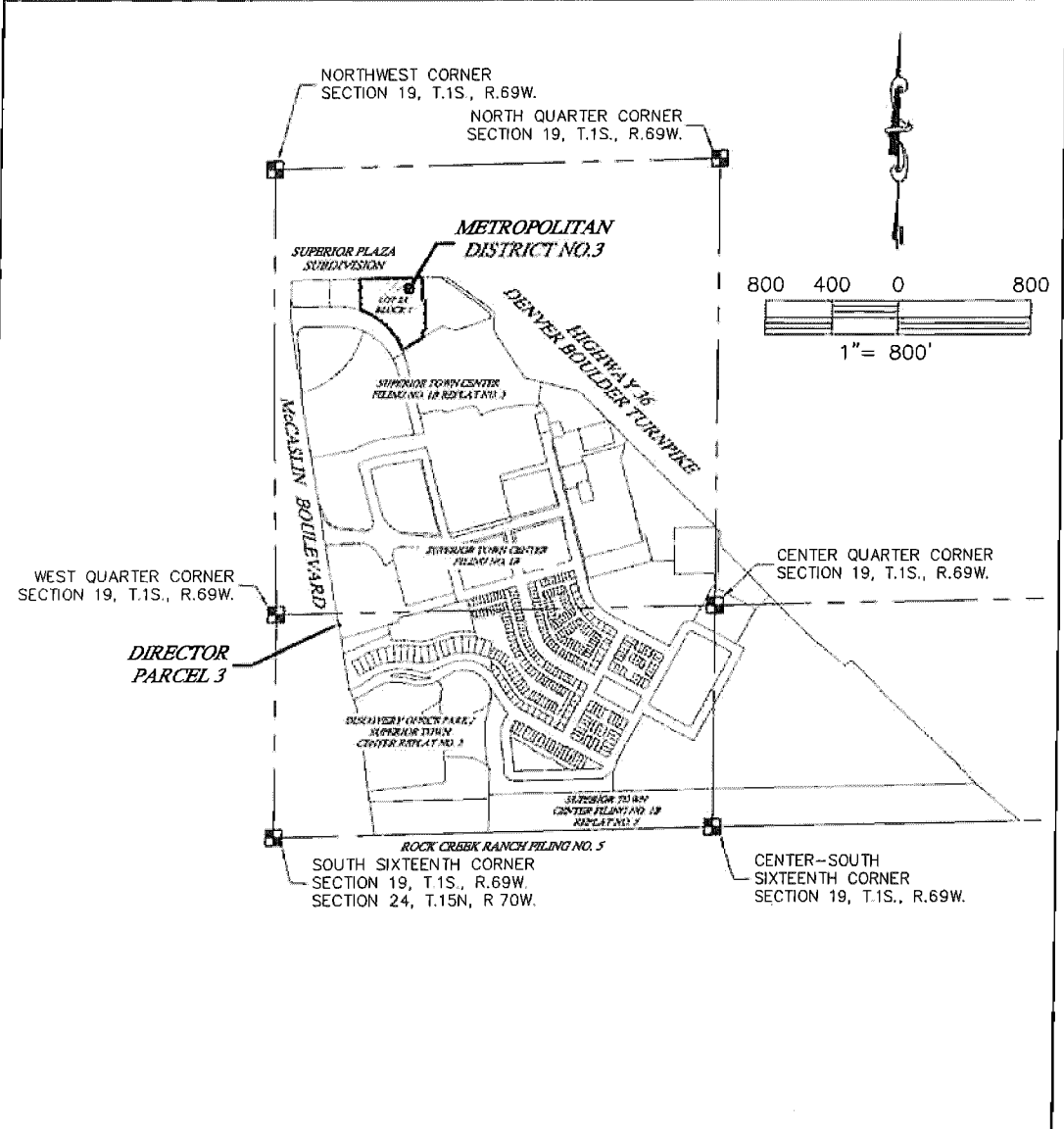
The STC Metropolitan District No. 3 is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by Section 20 of Article X of the Colorado Constitution (“TABOR”), include issuing debt, levying taxes, and imposing fees and charges. Information concerning District directors, management, meetings, elections, and current taxes are provided annually in the Notice to Electors described in Section 32-1-809(1), C.R.S., which can be found at the District office, on the District’s website, on file at the Division, or on file at the office of the Clerk and Recorder of Boulder County.

DISTRICT MAP

A map of the District’s boundaries is attached hereto as **Exhibit A**.

Dated December 16, 2019.

STC METROPOLITAN DISTRICT NO. 3	EXHIBIT A	SECTION 19, T.1S., R.69W.
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NOTE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
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 www.kingsurveyors.com

PROJECT NO: 20160677-C
DATE: 11/18/2019
CLIENT: CIVIL RESOURCES
DWG: EXH-METRO-2019
DRAWN: CSK **CHECKED:** CSK

STC METROPOLITAN DISTRICT NOS. 1-3 GENERAL INFORMATION

May 27, 2020

INTRODUCTION

STC Metropolitan District Nos. 1-3 (collectively, the “**STC Districts**”) are special districts, i.e., political subdivisions of the State of Colorado, organized under Title 32 of the Colorado Revised Statutes. Colorado law limits the types of services that city and county governments can provide to residents. Special districts are created to fill the gaps that may exist in the services and/or public infrastructure cities and counties provide and the services and public infrastructure the residents and other property owners may desire. The STC Districts were organized in 2013 to provide certain municipal services to the Superior Town Center development (the “**Development**”).

The total Service Area of the STC Districts, as defined by the Service Plans governing the functioning of the districts, is comprised of approximately 186 acres. Of this amount, approximately fifty-six (56) acres, including all of the property with the STC Development planned for for-sale residential development including the Discovery Ridge project, is currently included within the boundaries of STC Metropolitan District No. 1 (“**STC District 1**”), approximately seven (7) acres, comprised of the Sport Stable, Superior Medical Center and the site of 28 planned townhomes, is included within the boundaries of STC Metropolitan District No. 2 (“**STC District 2**”), and approximately three (3) acres of property, including the Element Hotel, is within the boundaries of STC Metropolitan District No. 3 (“**STC District 3**”). Additional properties within the STC Districts’ Service Area boundaries as described in the Service Plans may include into one of the STC Districts’ boundaries by petitioning the applicable STC District and processing the request through the procedures outlined by statute and the District’s Rules and Regulations. The STC Districts are also permitted to serve properties outside of their physical boundaries; however, the STC Districts do not currently serve outside properties under this arrangement.

This General Information Sheet has been prepared by the STC Districts to provide the Town of Superior (the “**Town**”) and prospective property owners with general information and to answer questions regarding the STC Districts and their operations. This information sheet is intended to provide an overview of pertinent information related to the STC Districts and does not purport to be comprehensive or definitive. You are encouraged to independently confirm the accuracy and completeness of all statements contained herein.

Additional questions can be answered by the District Manager, Peggy Ripko, Special District Management Services, Inc. You may contact her at (303) 987-0835 or pripko@sdmsi.com.

Question. *What are the STC Districts and what services do the STC Districts provide to their residents and property owners?*

Answer. The STC Districts are quasi-municipal corporations and political subdivisions of the State of Colorado. Each of the STC Districts operates pursuant to a Service Plan approved by the Town in May 2013 (collectively, the “**Service Plans**”) in order to provide for the financing and construction, and in some instances operation and maintenance, of certain public improvements that benefit the STC Service Area, which cannot feasibly or practically be provided by the Town or any other governmental entity. The STC Districts were formed by Order of the Boulder County District Court in December 2013.

By execution of a Facilities Funding, Construction and Operation Agreement effective January 1, 2015 (the “**FFCOA**”), the STC Districts designated STC District 2 as the “**Operating District**” for all three STC Districts. In accordance with this agreement, STC District 2 is responsible for constructing, designing, financing and operating certain public improvements, as designated by the Service Plans, for the benefit of the Superior Town Center and its residents as well as members of the general public utilizing these public facilities. The FFCOA also establishes the STC Districts’ obligation to pay their pro rata shares of services and benefits received from STC District 2 as the Operating District.

It is anticipated that the majority of public improvements designed, constructed and/or financed by STC District 2 will be dedicated to the Town in accordance with the Service Plans. STC District 2 may, if the Town so authorizes, own and maintain certain courtyards, greenbelts, landscaped open space areas, alleyways and/or internal streets not otherwise accepted by the Town.

Question. *Who is on the Boards of the STC District?*

Answer. Each of the STC Districts is governed by a five-member Board of Directors. The Directors are elected to staggered four-year terms. These elections occur in May of even-numbered years. Anyone who is a registered voter, resides within the District for not less than thirty (30) days, or who owns or whose spouse owns taxable property within the boundaries of the District is eligible to serve on the Boards of Directors. The Boards of the STC Districts currently consist of the following Directors:

STC District 1

Name	Office	Term/Expires
James A. Brzostowicz	President	2023/May 2023
Angie Hulsebus	Treasurer	2023/May 2023
Terry Willis	Assistant Secretary	2023/May 2023
Guy “Anthony” Harrigan	Assistant Secretary	2022/May 2022
VACANT		2022/May 2022

STC District 2

Name	Office	Term/Expires
James A. Brzostowicz	President	2023/May 2023
Angie Hulsebus	Treasurer	2023/May 2023
Terry Willis	Assistant Secretary	2023/May 2023
VACANT		2022/May 2022
VACANT		2022/May 2022

STC District 3

Name	Office	Term/Expires
James A. Brzostowicz	President	2023/May 2023
Angie Hulsebus	Treasurer	2023/May 2023
Terry Willis	Assistant Secretary	2023/May 2023
VACANT		2022/May 2022
VACANT		2022/May 2022

There is one vacancy on the STC District 1 Board and two vacancies on STC District 2 and 3 Boards. District Manager Peggy Ripko serves as Secretary for the STC Districts. Board meetings are open to the public and are currently held on the first Wednesday of every month at the offices of McGeady Becher P.C. at 9:00 am. If you interested in attending, please verify day and time prior, as the meetings are subject to change.

Contact with a Board Member can be made via the District Manager, Peggy Ripko, at 303-987-0835 or pripko@sdmsi.com.

Question. *Have the STC Districts incurred debt?*

Answer. The Service Plans limit the total debt to be issued, collectively, by the STC Districts to \$145,000,000. The interest rate on any debt of the STC Districts shall not exceed nine percent (9%), and the maximum underwriting discount shall be five percent (5%). All debt of the STC Districts is expected to be repaid by (1) taxes imposed and collected at a tax mill levy no higher than the Maximum Debt Mill Levy, which for the portion of any aggregate District's debt which exceeds fifty percent (50%) of the District's assessed valuation is set at 50 mills¹, (2) Fees, (3) incremental property tax revenue received from the Superior Urban Renewal Authority ("SURA") and (4) other legally available revenue of the STC Districts, which may include revenue derived from privately imposed public improvement fees.

¹ However, if there are any changes in the method of calculating assessed valuation or any constitutionally mandated change tax cut, credit or abatement (such changes often referred to as the "Gallagher Adjustment"), the Maximum Debt Mill Levy and Maximum Operating Mill Levy may be adjusted, so that to the extent possible, the actual tax revenues generated by such mill levies are neither diminished or increased. A Gallagher Adjustment occurred in 2019 and the Maximum Debt Levy and Maximum Operating Mill Levy have been adjusted accordingly.

In 2015, STC District 2 issued its Series 2015A Limited Tax General Obligation Senior Bonds in the par amount of \$17,055,000 and Series 2015B Limited Tax General Obligation Subordinate Bonds in the par amount of \$7,000,000 (collectively, the “**2015 Bonds**”). Proceeds from the 2015 Bonds are financing the construction of numerous public improvements benefitting property within the STC Districts’ Service Area, including, but not limited to, roadways, parks and recreation improvements, water and wastewater facilities, grading, and landscaping. The debt service mill levies of both STC District 2 and STC District 1 are certified for repayment of the 2015 Bonds.

In 2019, STC District 2 issued its Series 2019A Limited Tax General Obligation and Special Revenue Refunding and Improvement in the amount of \$90,790,000 and Series 2019B⁽³⁾ Subordinate Limited Tax General Obligation and Special Revenue Bonds in the amount of \$19,770,000 (collectively, the “**2019 Bonds**”). Proceeds from the 2019 Bonds will be used to fund public infrastructure. A portion of the proceeds will also be used to refund the 2015 Bonds, fund capitalized interest on the 2019 Bonds, fund the Reserve Fund to the Reserve Requirement and pay other costs in connection with the issuance of the 2019 Bonds. The required mill levies of STC District 1, 2 and 3 will be used for repayment of the 2019 Bonds.

Question. *What taxes will residents pay for the services provided by the STC Districts and debt of the STC Districts?*

Answer. The STC Districts’ primary source of revenue comes from property taxes. Property taxes are paid annually by all owners of property within each of the STC Districts (the boundaries of the STC Districts do not overlap). Each of the STC Districts certifies a mill levy by December 15th of each year which determines the taxes paid by each property owner in the following year. Each resident’s property tax bill will depend upon the mill levies assessed against his or her property and that property’s assessed valuation.

For tax collection year 2019, STC District 2 imposed a total of 45.000 mills, with 10.000 mills for deposit in its General Fund to pay operation, maintenance and administrative costs and 35.000 mills for payment of debt, the revenues of which will be deposited in its Debt Service Fund and applied to make payments on the Bonds. STC District 1 imposed a total of 66.332 mills for the same period, with 11.055 mills for General Fund expenses and 55.277 mills for its Debt Service Fund. Adjustments to the General Fund Mill Levy may occur as necessary to ensure that revenue is available to provide adequate services to the community up to the Maximum Operating Mill Levy of 10.000 mills, as adjusted by any Gallagher Amendment, imposed by the Service Plans. STC District 3 imposed a total of 30.000 mills for collection in 2019, with 10.000 mills in the General Fund and 20.000 mills in the Debt Service Fund.

Prior to tax assessment year 2019, the residential assessment ratio was 7.20%. For tax assessment year 2019, the residential assessment ratio was reduced to 7.15%. Therefore, if a house is determined by the County Assessor in 2019 to have an approximate market value of \$100,000, the taxes to be paid in collection year 2020 are calculated on \$7,150 of assessed value. Each mill is equal to 1/1,000th of a dollar; therefore, to determine the taxes due, you multiply the number of mills by the assessed value. An example of this is as follows: \$7,150 x .045000 (total STC District 2 mill levy) = \$321.75 for each \$100,000 of actual value payable to STC District 2.

MILL LEVIES ARE SUBJECT TO ADJUSTMENT EVERY YEAR. YOU SHOULD CALL THE APPLICABLE TAXING AUTHORITY IF YOU HAVE ANY QUESTIONS ABOUT CURRENT OR FUTURE MILL LEVIES.

Question. *What other services do the STC Districts provide?*

In addition to financing and constructing the public improvements to serve the Development, the STC Districts cooperate to provide certain covenant control services for the Development. The property within the boundaries of the STC Districts is subject to the Master Declaration of Covenants, Conditions and Restrictions for Superior Town Center, effective April 14, 2015 and recorded in the real property records of Boulder County at Reception No. 03439339 (“**Master Declaration**”). The Master Declaration also authorizes the establishment of “Neighborhood Associations” within a portion of the Development, which Neighborhood Associations may establish and enforce additional covenants, conditions and restrictions to supplement those set forth in the Declaration.

The Discovery Ridge Property located within STC District 1 is subject to the Declaration of Covenants, Conditions and Restrictions for Discovery Ridge at Superior Town Center, dated November 22, 2019 and recorded in the real property records of Boulder County at Reception No. 03750773 (“**Discovery Ridge Covenants**” and together with the Master Declaration, the “**Covenants**”). And, pursuant to the Covenants, the STC Districts have adopted the Second Amended and Restated Superior Town Center Residential Rules, Regulations and Design Guidelines (the “**Guidelines**”) to administer and enforce the Covenants. Pursuant to various agreements between and among the STC Districts, STC District 2 is responsible for providing covenant enforcement and design review services for the entirety of the Development.

Please direct any additional questions you may have regarding the District to Peggy Ripko, District Manager, Special District Management Services, Inc., at 303-987-0835 or pripko@sdmsi.com.

STC METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150
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Covenant Conditions & Restrictions

**MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
SUPERIOR TOWN CENTER**

After recording, return to:

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**MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
SUPERIOR TOWN CENTER**

This Master Declaration of Covenants, Conditions and Restrictions for Superior Town Center (the "Declaration") dated as of ~~February~~^{April} 13, 2015, shall be effective upon recordation, and is made by RC Superior, LLC, a Delaware limited liability company (the "Declarant").

RECITALS

A. The Declarant owns that certain real property described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

B. This Declaration is exempt from the provisions of the Colorado Common Interest Ownership Act, C.R.S. § 38-33.3-101 et seq. because there is no mandatory association or assessments created under this Declaration, and there is no obligation to pay for real estate taxes, insurance premiums, maintenance, or improvements or other real estate or common area created under this Declaration.

C. Pursuant to C.R.S. § 32-1-1004, the Declarant, in imposing this Declaration on the Property, intends to empower the Metropolitan Districts or any one of them (as defined in Section 1.23 below) with the authority to provide governmental services, including but not limited to the provision of covenant enforcement and design review services, to the Property and to use therefor revenues that are derived from the Property.

D. The Property is located within the boundaries of one or more of the Finance Districts, which have entered, or will be entering, into a binding multi-year intergovernmental agreement with the Operating District (as defined in Section 1.33) for the provision of covenant enforcement and design review services to the Property.

E. The Declarant now desires to establish certain easements, covenants, restrictions and equitable servitudes for the cooperative development, improvement, use, operation, maintenance, repair and enjoyment of the Property.

F. The Property, and any other real property made subject to this Declaration, shall be part of a planned development created by the Declarant generally known as "Superior Town Center," located in the Town of Superior in Boulder County, Colorado, which may include several different Neighborhoods (as defined in Section 1.28). The Neighborhoods may contain different types of Residences (as defined in Section 1.40) and other Improvements (as defined in Section 1.20) including, without limitation, single family detached homes, attached homes, multi-family housing, such as townhomes and/or condominiums and apartment complexes, Commercial Sites, Office Sites, Civic Space and a Private Recreational Facility (as such terms are defined respectively in Sections 1.6, 1.32, 1.3 and 1.37). Such Neighborhoods may (but are not required to) be subject to covenants, conditions and restrictions in addition to those set forth in this Declaration pursuant to a Supplemental Declaration (as defined in Section 1.50) and may (but are not required to) be deemed to be a "Common Interest Community" as defined in C.R.S. § 38-33.3-103.

Additional real property may become subject to this Declaration by the recording of a Supplemental Declaration, and the Declarant hereby reserves the right to add additional real property to this Declaration pursuant to the terms hereof.

DECLARATION

NOW, THEREFORE, the Declarant hereby declares that the Property is hereby made subject to this Declaration and shall be owned, held, conveyed, encumbered, leased, improved, used, occupied, enjoyed, sold, transferred, hypothecated, maintained and altered subject to the covenants, conditions, restrictions, limitations, reservations, exceptions and equitable servitudes set forth in this Declaration. The terms of this Declaration touch and concern the Property, and shall (a) run with the land and all parts thereof at law and as an equitable servitude; (b) bind all Persons having or acquiring any interest in the Property or any part thereof; (c) inure to the benefit of and be binding upon every part of the Property and every interest therein; and (d) inure to the benefit of, be binding upon, and be enforceable by the Declarant, its successors in interest, each Owner and each Owner's grantees, heirs, assigns and successors in interest, and the Metropolitan Districts including the Finance Districts and Operating District and any successors in interest thereto.

ARTICLE 1. DEFINITIONS

The following sections define words and phrases which, as used in this Declaration, have the meanings set forth below. Other terms in this Declaration may be defined in specific provisions of this Declaration and shall have the meaning assigned by such definition. Defined words and phrases are indicated in this Declaration by capitalizing the first letter of a defined word or of each word in a defined phrase.

1.1 "Applicable Laws" means the decrees, edicts, laws, orders, ordinances, promulgations, regulations, rules and statutes of all federal, local (including the Town, the County and the Metropolitan Districts), or state governments (including, but not limited to, all agencies, departments, divisions or parts thereof) having or from time to time exercising jurisdiction or authority over the Property.

1.2 "Builder" means an Owner that (a) acquires one or more Lots from the Declarant for the purpose of developing infrastructure on such Lots and for the construction of Residential, Commercial, Office, Private Recreational Facility or Civic Space buildings thereon for the purpose of selling or leasing such buildings and such Lot to the ultimate purchaser or tenant(s) thereof, and (b) is designated by the Declarant as a "Builder" in a Recorded writing signed by the Declarant. Such Recorded writing may (but is not required to be) part of a Supplemental Declaration and also may assign to a Builder some or all of the Declarant's rights under this Declaration, including the Declarant's right to make additional property as designated therein subject to this Declaration.

1.3 "Civic Space" means facilities that may include, but are not necessarily limited to, up to one hundred thousand (100,000) square feet for the Town Hall, a community/recreation center, a library, and one or more multi-purpose athletic fields as provided in the Planned Development Plan/Zone District Plan approved by the Board of Trustees in Ordinance No. O-3 Series 2012 adopted October 22, 2012, and as amended by the Planned Development Amendment 2 approved by the Board of Trustees in Ordinance No. O-4 Series 2014 adopted May 27, 2014, and intended to be used by the general public.

The foregoing list of Civic Space is non-exclusive, and is intended to encompass those types of Civic Spaces that are approved by the Town and that will be constructed, and additional types of space which may exist. The term "Civic Space" only applies to those facilities that are actually constructed.

1.4 "Civic Space Risks" means all risks attendant to or associated with the operation of the Civic Space. Such risks include, without limitation, injury to person or property or both arising out of, or resulting from, (a) the construction, design, maintenance, operation, or use of the Civic Space, (b) lights and noise associated with the Civic Space (including by way of example and not by way of limitation, lights and noise generated by blowers, compressors, crowds, lights used to illuminate night time activities on the Civic Space, mulchers, parked cars or vehicles of persons using the Civic Space, public events held from time to time on the Civic Space, pumps, tractors, traffic, utility vehicles, and wells), (c) trespass, acts, or omissions of persons employed in connection with, using, or otherwise on the Civic Space, (d) the use of reclaimed water, treated waste water, or other sources of non-potable water for irrigation and overspray in connection with such use, (e) the use of fertilizers, insecticides, and pesticides in connection with the maintenance of the Civic Space, together with overspray in connection with such use, (f) drainage resulting from drainage easements established for the Civic Space to the extent such drainage is in accordance with the drainage plan established for the Property, (g) creeks, water courses, and waterways constructed or located on a Tracts, and (h) the fact that the Civic Space may constitute or be considered an "attractive nuisance" under Applicable Laws.

1.5 "Commercial" means activity or use connected with trade and traffic or commerce.

1.6 "Commercial Site" means any Lot zoned and used or intended to be used for commercial or mixed commercial-residential uses and which may be designated as a "Commercial Site" in a Supplemental Declaration applicable to such Lot.

1.7 "CEC" means the Covenant Enforcement Committee established, if at all, by the Declarant and/or the Finance Districts or upon delegation, the Operating District, and as appointed in Section 6.1 to carry out the purposes set forth in ARTICLE 6 and any other applicable provisions of this Declaration.

1.8 "County" means Boulder County, Colorado.

1.9 "Declarant" means RC Superior, LLC, a Delaware limited liability company, or any Person or group of Persons acting in concert with Declarant or who is granted or succeeds to any Special Declarant Right or Development Right. The term "the Declarant" also shall include one or more successors in interest which have been designated in writing (which writing shall be Recorded in the Records) by the then existing Declarant who owns all or a portion of the Property.

1.10 "Declaration" means this Master Declaration of Covenants, Conditions and Restrictions for Superior Town Center, as Recorded in the Records, together with any amendments or supplements to such document.

1.11 "Dispute" shall have the meaning specified in Section 14.12(a).

1.12 “DRC” means the Design Review Committee established, if at all, by the Declarant or the Metropolitan Districts for the purposes set forth in **ARTICLE 5** and any other applicable provisions of this Declaration.

1.13 “Development Period” means the period of time beginning upon the date of Recording of this Declaration and expiring fifty (50) years after recording of this Declaration, or such shorter period as deemed necessary by the Declarant to comply with any regulations of HUD or other Governmental Mortgage Agencies.

1.14 “Easements” shall have the meaning specified in **Section 12.1**.

1.15 “Finance District” means the STC Metropolitan District No. 1 and/or the STC Metropolitan District No. 3, and any other finance district created or empowered under a Supplemental Declaration.

1.16 “Fines” means any monetary penalty imposed by the Metropolitan Districts against a Lot Owner due to a violation of this Declaration or the Rules and Regulations by such Lot Owner, a member of the Lot Owner’s family or a tenant, guest or invitee of the Lot Owner or any of the foregoing.

1.17 “Government Mortgage Agencies” means the FHA, the VA, the FHLMC, GNMA, FNMA, or any similar entity, public or private, authorized, approved or sponsored by any governmental agency to insure, guarantee, make or purchase mortgage loans.

1.18 “Guidelines” means the Design Guidelines promulgated and adopted by the Declarant, the DRC and/or the Metropolitan District(s) and administered by the appropriate acting authority pursuant to **ARTICLE 5**.

1.19 “HUD” means the United States Department of Housing and Urban Development.

1.20 “Improvements” means all structures, facilities and appurtenances of any kind located or occurring in or on any portion of the Property including, but not limited to, the following: Residences, buildings, structures, pools, trampolines, basketball backboards, outdoor play structures, gazebos, hot tubs, tree houses, fences, walls, hedges, plantings, landscaping, sprinkler systems, “yard art” (including, without limitation, all statues, decorative pieces and other pieces of art located in the yard area of any Lot which are intended to remain in place longer than typical holiday period decorations; holiday period decorations which are in place for less than six (6) weeks are specifically excluded from this definition of Improvements), lighting, poles, driveways, parking areas, sidewalks, patios, decks, signs, changes in any existing exterior color or shape, excavation and site work, removal of trees or plantings, walkways, trails, paving, parking areas, satellite dishes, antennae, garages, carports, driveways, retaining walls, fixtures, solar equipment, exterior tank, and exterior heating and/or air conditioning equipment and any new exterior construction or exterior improvement on a Lot which may not be included in the foregoing. The term “Improvements” includes both original improvements and all later changes, modifications and improvements on a Lot.

1.21 “Intergovernmental Agreement” shall mean that certain agreement between the Operating District and one or more of the Finance District(s) whereby the Operating

District may agree to perform certain services called for by this Declaration which will be paid for by the Finance District(s) with revenues generated from the Property.

1.22 **“Lot or Lots”** means a physical portion of the Property which is designated for separate ownership or occupancy, the boundaries and identifying number of which are described in a Supplemental Declaration applicable to such Lots. A Lot or Lots may be Residential, Commercial, Private Recreational Facility or Civic Space.

1.23 **“Metropolitan Districts”** shall mean the STC Metropolitan District No. 1, STC Metropolitan District No. 2 and STC Metropolitan District No. 3, all quasi-municipal corporations and political subdivisions of the State of Colorado, as well as any other Metropolitan Districts servicing portions of the Property or any additional real property subjected to this Declaration. As used herein, “Metropolitan Districts” includes where the delegation of authority has lawfully occurred, the Operating District. The Metropolitan Districts are public entities, and as such are entitled to sovereign immunity in accordance with Applicable Laws. No provision of this Declaration shall be deemed to waive the sovereign immunity of the Metropolitan Districts.

1.24 **“Metropolitan District Property”** means any real property within the Property now or hereafter owned or leased by the Metropolitan Districts, together with all landscaping improvements, trails, open space, irrigation systems, entry monuments and other Improvements now or hereafter located on such Metropolitan District Property. Unless otherwise stated, Metropolitan District Property shall not be subject to this Declaration.

1.25 **“Mortgage”** means any mortgage or deed of trust or other similar instrument, given voluntarily by the Owner of a Lot, encumbering the Lot to secure the performance of an obligation or the payment of a debt and which is to be released upon performance of the obligation or payment of the debt. The term “Deed of Trust” as used herein is synonymous with the term “Mortgage.” “**First Mortgage**” means a Mortgage which has priority over all other security interests in a Lot, other than statutory liens for taxes, public improvement fees (“PIFs”) and special assessments, and shall include an executory land sales contract wherein the Administrator of Veterans Affairs (Veterans Administration) is the seller, whether such contract is owned by the Veterans Administration or its assigns, and whether Recorded or not.

1.26 **“Mortgagee”** means a mortgagee under a Mortgage or a beneficiary under a Deed of Trust, as the case may be, and the assignees of such Mortgagee. “**First Mortgagee**” means any Person named as the mortgagee or beneficiary under any First Mortgage, or any insurer or guarantor of a First Mortgage, including the Administrator of Veterans Affairs for the Veterans Administration.

1.27 **“Mortgagor”** means the Person who mortgages his or its property to another (i.e., the maker or grantor of a Mortgage). The term “Mortgagor” shall include a trustor or grantor under a Deed of Trust.

1.28 **“Neighborhood”** means any area of the Property having a similar type of use, such as an area with detached single family homes, an area with attached homes (duplexes), an area with multi-family housing, such as townhomes and/or condominiums, Commercial, Private Recreational Facility or Civic Space. The area of Property within a specific Neighborhood may be identified as such in a Supplemental Declaration, or it may simply be

an area of Property subject to this Declaration which is comprised of similar uses and which is designated as a Neighborhood by the Declarant or the Metropolitan Districts. A Neighborhood may contain more than one type of use if so stated in the Supplemental Declaration for that Neighborhood or as approved by the Declarant or the Metropolitan Districts.

1.29 "Neighborhood Association" means any Colorado corporation, nonprofit corporation or limited liability company, and its successors and assigns, organized, established or authorized pursuant to this Declaration.

1.30 "Notice of Violation" means a written notice given by the Declarant, a Metropolitan District and/or the DRC or the CEC, as applicable, to an Owner notifying the Owner that such Owner is responsible for a Violation of the Restrictions, which may include notification of the time period in which the Owner has to correct, remedy or otherwise remove the Violation, or notification of the date, time and place of a hearing related thereto.

1.31 "Office" means activity or use connected with the transaction of business or the supply of services other than Commercial uses.

1.32 "Office Site" means any Lot zoned and used or intended to be used for Office uses and which may be designated as an "Office Site" in a Supplemental Declaration applicable to such Lot.

1.33 "Operating District" means the STC Metropolitan District No. 2 or, as the context requires, the Metropolitan Districts or the Finance Districts.

1.34 "Owner" means the Declarant or any other Person, or, if more than one, all Persons collectively, who hold fee simple title of Record to any portion of the Property, including sellers under executory contracts of sale but excluding buyers thereunder, and further excluding any Mortgagee or other Person having an interest in a Lot solely as security for an obligation.

1.35 "Person" means any natural person, corporation, partnership (general or limited), limited liability company, governmental entity, association, trust, or any other entity or combination thereof.

1.36 "Plat" means collectively the Recorded plats of the Property, and all Recorded amendments, corrections and replats, together with any subsequently Recorded plats of the Property or other real property which becomes subject to this Declaration.

1.37 "Private Recreational Facility" means the private recreational facilities as shown on the Plat to be operated as a for-profit business.

1.38 "Property" means and refers to the real property described on Exhibit A, and as of any particular time, any additional real property that has been annexed or otherwise made subject to this Declaration by a Supplemental Declaration.

1.39 "Records" means the official real property records maintained in the office of the Clerk and Recorder of Boulder County, Colorado; "to Record" means to file for recording in the Records; "of Record" and "Recorded" means having been recorded in the

Records, and "Recording" means the act of recording a document or instrument in the Records.

1.40 "Residence" means a single-family residential dwelling constructed within the Property, specifically including, but not limited to, a detached home, an attached home, or an apartment or a condominium unit or other separate living unit within a multi-family home.

1.41 "Residential" means restricted to or occupied for housing or dwelling purposes.

1.42 "Residential Improvement" means any Improvement on a "Residential Site."

1.43 "Residential Site" means any Lot zoned and used for single-family or multi-family residential purposes.

1.44 "Residential Use" means a use for dwelling purposes.

1.45 "Restrictions" means (a) this Declaration as amended from time to time, and (b) the "Rules and Regulations" from time to time in effect.

1.46 "Rules and Regulations" means any instruments, however denominated, which are adopted by the Metropolitan Districts for the regulation and management of the Property, including all amendments to those instruments. The term "Rules and Regulations" specifically includes the Guidelines.

1.47 "Special Declarant Rights" means rights which only the Declarant has the right to exercise as enumerated in this Declaration.

1.48 "Subdistrict" means any special improvement district or Metropolitan District designated in a Supplemental Declaration which includes within its boundaries a portion of the Property and whose residents are less than all of the Owners of Lots which are subject to this Declaration.

1.49 "Superior Town Center Documents" means the Development Agreement (Superior Town Center) dated March 11, 2013, and the Planned Development Plan/Zone District Plan approved by the Board of Trustees in Ordinance No. O-3 Series 2012 adopted October 22, 2012, all amendments thereto, and all Plats and plans for the Property, and all construction drawings, utility plans, engineering plans, drainage plans and subdivision or development agreements approved by the Town.

1.50 "Supplemental Declaration" means a written instrument containing covenants, conditions, restrictions, reservations, easements or equitable servitudes, or any combination thereof, which may be Recorded against real property described therein and which subjects such described real property to the terms, conditions and restrictions of this Declaration. Any additional use restrictions contained in a Supplemental Declaration shall apply only to the real property described in the Supplemental Declaration.

1.51 "Telecommunication Facilities" means all facilities installed and used in the distribution of Telecommunication Services (including, but not limited to, cables, cabling conduits, cabling interfaces, conduits, cross connect panels, equipment cabinets, fiber, fiber

interfaces, fiber transceivers, lines, network interface units, pads, patch panels and cords, pipes, power interfaces, routers/bridgers, service drop wiring and service laterals, sleeves, test equipment, wires, and other structures and improvements).

1.52 "Telecommunication Facilities and Utilities Easement" shall have the meaning specified in Section 12.5(a).

1.53 "Telecommunication Services" means cable, cable television, computer, data transmission, internet and intranet access and service (and any new or replacement technology), telecommunication, telephone, television, and other means of communicating, receiving, and transmitting audio, video, visual, and other data signals through electrical, light wave, radio, or other technology, whether now existing or hereafter developed.

1.54 "Town" means the Town of Superior, Colorado.

1.55 "Tract" means any portion of the Property designated on a Plat as a Tract, and owned by the Declarant, the Town, the Metropolitan Districts or other governmental entity. Unless otherwise stated, Tracts are not subject to the provisions of this Declaration.

1.56 "Utilities" means all utility services necessary or convenient for the use and enjoyment of the Lots (including, but not necessarily limited to, electric, gas, water, sewer service and Telecommunication Facilities).

1.57 "Violation" means (a) an Improvement that has been performed without obtaining the DRC's approval, (b) an Improvement that was not performed in substantial compliance with the approval that was granted by the Metropolitan Districts, (or as delegated) the Operating District or the DRC (including, without limitation, any time periods for completion), or (c) any other violation of the Restrictions by an Owner.

ARTICLE 2. DEVELOPMENT OF THE PROPERTY/ANNEXATION

2.1 Subdivision and Development by the Declarant. The Declarant has designated or intends to designate all or a portion of the Property into Civic Space as well as Lots for residential, commercial, office and private recreation development and related uses.

2.2 Conveyance and Acceptance of Metropolitan District Property. The Declarant expressly reserves the right in the course of planning the Property to convey to the Metropolitan Districts certain Lots or Parcels and/or other property or facilities which are deemed by the Declarant to be most suitable for maintenance and administration by the Metropolitan Districts, and which are hereinafter referred to as "Metropolitan District Property" as defined in Section 1.24. The Declarant contemplates that maintenance of certain open space, parks, sidewalks and private roads may be assumed by the Metropolitan Districts or another governmental entity or a Neighborhood Association. Conveyance of real property from the Declarant, a Builder or other Owner to the Metropolitan District(s) shall be made by a separate conveyance deed whereby the designated Metropolitan District(s) shall accept such real property and all duties and responsibilities provided and assumed by the Metropolitan District(s) in this Declaration.

2.3 Merger. The properties, rights and obligations of the Metropolitan Districts, by operation of law, may be transferred to another surviving governmental entity or

consolidated association similar in nature and purposes. The surviving governmental entity or consolidated association may administer the covenants and restrictions established upon any other basis as one scheme. No such merger or consolidation, however, shall effect any revocation, change, or addition to the covenants established by this Declaration within the Property except as expressly hereinafter provided.

2.4 Manner and Effect of Annexation. Portions of real property as generally described in the Superior Town Center Documents in addition to the Property, from time to time, may become part of and made subject to this Declaration as hereinafter set forth.

2.5 Supplements to this Declaration. If the Declarant elects to submit any additional real property to this Declaration, such additions shall be described in and effected by a duly Recorded Supplemental Declaration. The Recording of any such Supplemental Declaration and the resulting expansion of the Property shall not require the consent or ratification of any Owner other than the Declarant. A Supplemental Declaration may impose on the real property described therein additional covenants, conditions, restrictions, limitations, reservations, exceptions, equitable servitudes and provisions other than those set forth in this Declaration, taking into account the unique and particular aspects of the Neighborhoods within the real property covered thereby. A Supplemental Declaration which applies only to Commercial, Office and/or Civic Space may also specify that certain use restrictions contained in this Declaration do not apply to all or a portion of the real property described in such Supplemental Declaration in light of the non-Residential uses being made of such property, and in which cases the Supplemental Declaration also may contain use restrictions different from this Declaration. Upon Recordation of a Supplemental Declaration, the portion of the real property subject to the Supplemental Declaration shall become part of the Property and shall be subject to all covenants, conditions, restrictions, limitations, reservations, exceptions, equitable servitudes and other provisions set forth in this Declaration, except to the extent permitted hereunder and otherwise specifically stated in the Supplemental Declaration. Any additional use restrictions contained in a Supplemental Declaration shall only apply to the real property subject to that Supplemental Declaration.

2.6 No Annexation Required; Contraction of Property. Notwithstanding any other provision of this Declaration to the contrary, nothing in this Declaration shall be construed to obligate the Declarant to make any real property other than the Property subject to this Declaration. The Declarant expressly reserves the right, in its sole discretion, from time to time to remove or withdraw any portion of the Property effective upon the Recordation of a written instrument, executed by the Declarant, referring to this Declaration, describing such portion and declaring that such portion shall thereafter be withdrawn from the Property under this Declaration. The recording of any such written instrument and the withdrawal of any portion of the Property shall not require the consent or ratification of any Owner or other owner of any portion of the Property other than the Declarant, but shall require the written consent of the Owner of the portion of the Property being withdrawn, if and only if at the time such portion of the Property then being withdrawn from the Property is not then owned by the Declarant.

ARTICLE 3. METROPOLITAN DISTRICTS

3.1 Powers and Authority. The Property is located within the boundaries of one or more of the Metropolitan Districts. The Operating District and the Finance District(s)

have entered into or may enter into an Intergovernmental Agreement, to be duly approved by the registered electors and Board of Directors of the Metropolitan District(s), whereby the Operating District has agreed or may agree to perform the duties, rights and obligations of the Finance District(s), and the Finance District(s) have agreed to impose such taxes, fees, rates, tolls and charges as are permitted under the Service Plan(s) and Applicable Law to pay for the provision of such services, including the provision of covenant enforcement and design review services as set forth in this Declaration. The Metropolitan Districts, or the Operating District to the extent delegated (together hereinafter referred to variably as the "Metropolitan Districts" the "Districts" or the "Operating District") shall have, and may exercise with regard to the Property, all powers and authority reasonably necessary to administer their rights and duties under this Declaration, including, without limitation: (a) the power to adopt and amend budgets for revenues, expenditures, and reserves; (b) the power to collect taxes and fees for expenses from the Owners to administer its duties and obligations provided in this Declaration; (c) the power to manage and enforce the Restrictions provided herein; (d) the power to contract with a third-party property manager for the management of the Property and/or for all other duties and responsibilities related to the overall operation of the Property; and (e) all other rights, powers and authority necessary to enforce this Declaration. The Metropolitan District(s) may adopt Rules and Regulations. Additionally, subject to Declarant's reservations set forth in Section 5.1, a Metropolitan District, acting through its governing board, shall have the power to levy reasonable fees, fines and penalties for violations of any provision of this Declaration and/or the Rules and Regulations as allowed by its Service Plan and Applicable Law. The mechanism for collection of any such fees, Fines and penalties shall be as provided in ARTICLES 5 and 6 of this Declaration. Financial obligations of the Metropolitan Districts, not otherwise reimbursed as set forth herein, shall be subject to the budget and annual appropriation limitations contained in Applicable Laws.

3.2 Enforcement of Guidelines and Restrictions. Each Owner, by its acceptance of title to a Lot, hereby assigns and delegates and consents to the assignment and delegation to the Metropolitan Districts, in their own name as an Owner of property within the Property and on behalf of all Owners of Lots, the authority, power, right, and responsibility to enforce the covenants, Guidelines, and Restrictions contained in this Declaration. The enforcement of the covenants, Guidelines and Restrictions shall be conducted by the Metropolitan Districts in accordance with Applicable Law.

3.3 Cooperation with the Metropolitan Districts. The Metropolitan Districts shall have the right and authority at any time, from time to time, to enter into agreements and otherwise cooperate with any Neighborhood Association, any other community associations, any other governmental or quasi-governmental entity, and/or any other districts in furtherance of performing the services called for under this Declaration.

3.4 Delegation and Termination of Rights. The enforcement of the covenants, Guidelines and Restrictions hereof may be delegated in whole or in part by the Finance Districts and/or Operating District to one another or to a Subdistrict with respect to a portion of the Property described in a deed or other Recorded instrument.

ARTICLE 4. MAINTENANCE

4.1 General Maintenance. All property in the Property shall be maintained in accordance with standards established by the DRC and/or the Metropolitan Districts.

4.2 Maintenance of Property and Improvements. At all times property within the Property shall be maintained in accordance with the standards established by the DRC and/or the Metropolitan Districts, and all property within the Property, including all Improvements and landscaping, shall be kept and maintained in a clean, safe and attractive condition, in good repair, as determined by the DRC and/or the Metropolitan Districts and in accordance with all Applicable Laws. Maintenance, repair, and upkeep of the Property shall be allocated among the Owners as follows: (i) the maintenance, repair, and upkeep of each Lot shall be the responsibility of the Lot Owner; (ii) the maintenance, repair, and upkeep of all other Parcels or Lots shall be the responsibility of the Metropolitan Districts except as may otherwise be provided herein or in a Supplemental Declaration or other Recorded instrument. At their option, the Metropolitan Districts may contract with third parties to perform maintenance, repair, and upkeep obligations hereunder. Nothing shall be done or kept on any property within the Property in violation of any Applicable Law. All maintenance, repair and upkeep by Lot Owners shall be performed in a manner considered acceptable to the Metropolitan Districts and/or the DRC, and in a manner which complies with this Declaration and the Rules and Regulations. No improvements, alterations, repairs, change of paint colors, excavations, changes in grade or other work which in any way alters the exterior of any Lot or Improvements located thereon from its natural or improved state existing on the date such Lot was first subject to this Declaration shall be made or done without compliance with the procedures set forth in ARTICLE 6 of this Declaration.

4.3 Maintenance of Landscaping. Landscaping shall be installed on the side, front and back yards of each Residential Site by the Builder or if the Builder fails to install landscaping, by the Owner, within the first growing season in effect after acquisition of title to such Residential Site by the Builder or Owner of such; provided, however, that if such acquisition occurs between the months of October and March, landscaping will be installed in the subsequent spring following such acquisition. Landscaping plans and sprinkler system plans must be submitted to the Metropolitan Districts or DRC, as applicable, for review, and the approval of such plans shall be obtained from the applicable governing board prior to the installation of landscaping and sprinkler systems. Each Owner shall maintain all landscaping on such Owner's Lot in a neat, clean, safe and attractive condition, including periodic and horticulturally correct pruning, removal of weeds and debris, and replacement of dead plants.

4.4 Fencing and Maintenance of Fencing by Owners. No fence, including a fence for the containment of any pets permitted by the Restrictions, may be constructed by an Owner on a Lot without the prior approval of the Metropolitan Districts or the DRC, as applicable. Any fences constructed on a Lot (including, without limitation, any fences constructed by a Builder or Metropolitan District) must be repaired and maintained by the Owner of that Lot, or by each of the Owners of adjacent Lots in the event such fence is located on a Lot boundary line between the adjacent Lots and shared by such Lots, and such Owners shall be responsible for maintaining the portion of the fence that faces the Owner's Lot. The cost of reasonable repair and maintenance of a fence shall be shared equally by the Owners of the adjacent Lots sharing the fence. If a shared fence is destroyed or damaged by fire or other casualty, any Owner whose Lot abuts the fence may restore it, and the Owner of

the other Lot(s) abutting the fence shall contribute equally to the cost of restoration thereof, subject, however, to the right of any such Owners to call for a larger contribution from the other Owners under any rule of law regarding liability for negligent or willful acts or omissions. Notwithstanding any other provision of this Declaration, an Owner who by his, her or its negligence or willful acts causes a shared fence to be damaged shall bear the entire cost of repairing such damage. Within ten (10) days after the occurrence of the damage, the Owner causing such damage shall commence to repair or reconstruct the damaged fence to its original condition and shall diligently complete all such repairs and reconstruction. If such Owner shall fail to do so, then the non-responsible Owner of a Lot abutting such fence may do so at the sole cost and expense of the Owner causing such damage. All repairs and maintenance shall conform to existing fence materials and finishes.

4.5 Maintenance by Metropolitan Districts/the Declarant. The Metropolitan Districts or the Declarant (or a Builder, with the Declarant's consent) may construct certain entryways, fences, fence pillars, stone pilasters or walls on or within the Property, including the Metropolitan District Property. The constructing party shall also maintain such entryways, fences, fence pillars, stone pilasters or walls at its sole cost and expense; provided, however, that the Metropolitan Districts shall be responsible for maintenance of all stone pilasters constructed by Declarant or any Builder on the Property. No Owner shall construct, modify, replace, paint or obstruct any such entryways, fences, fence pillars, stone pilasters or walls without the prior written approval of the Metropolitan Districts or the DRC, as applicable.

4.6 Construction and Maintenance of Perimeter Fencing. The Metropolitan Districts or a Builder may install perimeter fencing along exterior portions of the Property or a Neighborhood. Perimeter fencing must be constructed pursuant to requirements of the Town, in accordance with the Superior Town Center Documents and the Guidelines, as defined in Section 5.1 below. Some portions of such fencing may be constructed on Lot boundary lines, and other portions may be constructed adjacent to the Lots. Owners of Lots with perimeter fencing (either on the Lot boundary line or appurtenant to said Lot) shall be responsible for maintaining the portion of the fence that faces the Owner's Lot, to the extent such Owner is also responsible for landscaping and maintaining his or her Lot. All repairs and maintenance of perimeter fencing shall conform to existing materials and finishes.

4.7 Maintenance of Drainage. Each Owner shall maintain the grading upon such Owner's Lot (including grading around the building foundation) at the slope and pitch fixed by the final grading thereof, including landscaping and maintenance of the slopes, so as to maintain the established drainage. Each Owner agrees that it will not in any way interfere with the established drainage pattern over the Owner's Lot. In the event that it is necessary or desirable to change the established drainage over any Lot, then the Owner thereof shall submit a plan to the Metropolitan Districts or as applicable the DRC for its review and approval, and any such approved change shall also be made in accordance with all Applicable Laws. For purposes of this Section 4.7, "established drainage" means the drainage which exists at the time final grading of a Lot by the Declarant, by a Builder or by the Private Recreational Facility Owner, is completed.

4.8 Additional Requirements in Supplemental Declarations. Notwithstanding the foregoing provisions of Sections 4.1 to 4.7, a Supplemental Declaration may adopt additional maintenance requirements for certain Subdistricts or Neighborhoods subject to such

Supplemental Declaration, provided that such Supplemental Declaration has been approved by the Declarant and otherwise conforms to the requirements of Section 2.5.

4.9 Metropolitan Districts' Right to Perform Work. In the event any Lot Owner shall fail to timely and/or satisfactorily perform any maintenance, repair or upkeep obligations of such Lot Owner, the DRC or Metropolitan Districts may give written notice to the Lot Owner of the work required to be performed, and, if such failure to perform the work continues for a period of thirty (30) days after such notice has been given, the Metropolitan Districts may enter upon the Lot and perform the necessary maintenance, repairs or upkeep including grading; provided, however, that the Metropolitan Districts may, but shall not be required to, enter upon a Lot in order to perform maintenance, repairs or upkeep without prior notice to the Lot Owner in the event of an emergency, as determined by the Metropolitan Districts in their reasonable discretion. The cost of any such maintenance, repair or upkeep shall be the obligation of the Lot Owner and shall be added to and become a part of the fee to which the Lot is subject and the Metropolitan Districts shall have a lien to secure such fee as provided by this Declaration. Such fees shall be payable by the Lot Owner upon demand by the Metropolitan Districts.

4.10 Metropolitan Districts' Easement to Perform Work. The Metropolitan Districts shall have an easement over, across and upon each Lot (and to the extent necessary, any Improvements on or in such Lot) permitting the Metropolitan Districts, their agents, employees and independent contractors to enter upon the Lot as reasonably necessary and with reasonable notice so that the Metropolitan Districts may perform any required work on the Lot pursuant to this Declaration. All persons performing such work shall use reasonable efforts to minimize interference with the Lot Owners' use and enjoyment of the Lot when performing such work.

4.11 Damage by Owner. Notwithstanding anything to the contrary contained in this Declaration, in the event the need for the Metropolitan Districts to maintain, repair or replace any portion of the Metropolitan District Property is caused by the negligence, willful act or other misconduct of an Owner, or a member of such Owner's family or a guest, invitee or tenant of an Owner, or any Person acting by, for or under any of the foregoing, the costs of such repair, replacement or maintenance shall be the personal obligation of such Owner, and the costs, expenses and fees incurred by the Metropolitan Districts for the same shall be levied against such Owner as part of such Owner's taxes and fees to be collected by the Metropolitan Districts. The Metropolitan Districts shall have a lien against such Owner's Lot to secure such taxes and fees.

ARTICLE 5. DESIGN REVIEW COMMITTEE.

5.1 Design Review Committee and Design Guidelines. The Design Review Committee ("DRC") shall consist of three (3) regular members and up to two (2) alternate members, each of whom shall have the right to attend all meetings of the DRC and, in the absence of any regular member at any such meeting, vote on all matters that come before the DRC at that meeting. All regular and alternate members of the DRC shall be appointed by Declarant so long as Declarant owns a Lot in the Property, and Declarant shall have the right to assign this power of appointment, as to one or more members of the DRC in its sole discretion. From and after the earlier of (a) the date on which there is deemed to be no Declarant under this Declaration, and (b) the date on which all Lots within the Property have

been conveyed to and/or are owned by Persons other than Declarant, all regular and alternate members of the DRC shall be appointed by one or more of the Metropolitan Districts or as delegated to the Operating District. Any member of the DRC may be removed at any time by the entity that appointed that member (the "Appointing Entity"), and each member shall serve for a term as may be designated by the Appointing Entity or until resignation or removal by the Appointing Entity. The DRC shall be responsible for the ministerial administration and application of the Guidelines to facilitate the purposes and intent of this Declaration. Separate and distinct Guidelines may apply to one or more specific Neighborhoods within the Property. Other Guidelines may apply to the Property as a whole. All such Guidelines shall be prepared and adopted by the DRC and administered by the DRC. The DRC may promulgate, amend, vary, repeal and augment the Guidelines from time to time, in its sole discretion based on concerns for good planning and design, the aesthetic, architectural and environmental harmony of Superior Town Center, or other factors considered necessary or desirable to fulfill the intent of the Guidelines. The Guidelines shall be binding on the Property, provided, however, that the Guidelines shall only be binding on any Commercial Sites, Office Sites, Private Recreational Facility or Civic Space made subject to this Declaration if specifically provided for in the Supplemental Declaration relating to such Commercial Sites, Office Sites, Private Recreational Facility or Civic Space. In the event of any conflict between the Guidelines and this Declaration, this Declaration shall control. The Guidelines may include, among other things, those restrictions and limitations set forth below:

- (a) Standards establishing an architectural theme and requirements pertaining to building style and design, colors, construction materials and site planning.
- (b) Procedures for making an application to the DRC for approval, including the documents to be submitted and the time limits for such submission.
- (c) Time limitations for the completion, within specified periods after approval, of the Improvements for which approval is required under the Guidelines.
- (d) Designation of building setbacks.
- (e) Minimum and maximum areas of living space that may be developed on any Lot.
- (f) Limitations on the height of any Residence or other Improvement.
- (g) Specifications for the location, dimensions and appearance or screening of any fences, accessory structures, antennae or other such Improvements.
- (h) Landscaping regulations.
- (i) General conditions for the construction, reconstruction, refinishing or alteration of any Improvement.
- (j) Rules for construction activities, as well as maintaining construction sites and adjacent areas.

5.2 Purpose and General Authority. The DRC shall review, study and either approve or reject proposed Improvements, including landscaping, on the Property, all in compliance with this Declaration and as further set forth in the Guidelines and such Rules and Regulations as the DRC may establish from time to time to govern its proceedings. No Improvement shall be erected, placed, reconstructed, replaced, repaired or otherwise altered, nor shall any construction, repair or reconstruction be commenced until plans for the Improvements shall have been approved by the DRC; provided, however, that Improvements that are completely within, and not visible from the outside of, a building may be undertaken without such approval, provided such Improvements do not affect the structural integrity of a building, or impact any party walls or other common or shared areas between Lots. All Improvements shall be constructed only in accordance with plans therefor approved by the DRC. In addition to reviewing and approving plans for Improvements, the DRC may review applications from Owners regarding proposed variances from the Restrictions or the Guidelines, and approve or disapprove the same.

5.3 Approval of Improvements Required. Except as may be otherwise set forth in a Supplemental Declaration, the approval of the DRC shall be required for any Improvement on any Lot except where prior approval of an Improvement on a Lot has been waived by the DRC or certain Improvements have been exempted in writing by the DRC or specifically exempted in the Guidelines. The foregoing notwithstanding, the approval of the DRC shall not be required for any Improvement made by the Declarant, or for any Improvement made by a Builder, the plans for which have been approved by the Declarant in writing. Further, DRC approval of any Commercial use, Office use or Civic Space shall not be required unless DRC approval is specifically required by the Supplemental Declaration making such Commercial Site, Office Site or Civic Space part of the Property.

5.4 Improvement Defined. An Improvement requiring approval of the DRC means and includes, without limitation: (a) the construction, installation, erection, or expansion of any building, structure, or other Improvement, including utility facilities and fences; (b) the demolition or destruction, by voluntary action, of any building, structure, or other Improvement; (c) the grading, excavation, filling, or similar disturbance to the surface of the land including, without limitation, change of grade, change of ground level, change of drainage pattern, or change of stream bed; (d) installation of landscaping on a Lot or replacement of more than five percent (5%) of the total organic landscaped area on a Lot with non-organic landscape materials; (e) any change or alteration of any previously approved Improvement, including any change of exterior appearance, color or texture; and including any of the Improvements as defined in Section 1.20.

5.5 Submission of Plans: Prior to commencement of work to accomplish any proposed Improvement requiring DRC approval, including landscaping, to a Lot, the Owner proposing to make such Improvement (the "Applicant") shall submit to the DRC at its offices or at such place as it may designate for such purpose such descriptions, sketches, surveys, plot plans, drainage plans, elevation drawings, construction plans, specifications and samples of materials and colors as the DRC reasonably shall request showing the nature, kind, shape, height, width, color, materials and location of the proposed Improvement. The DRC may require submission of additional plans, specifications or other information prior to approving or disapproving the proposed Improvement. Until receipt by the DRC of all required design review fees and materials in connection with the proposed Improvement, the DRC may postpone review of any materials submitted for approval.

5.6 DRC Approval. The DRC, by majority vote, shall approve plans and specifications submitted to it only if it determines that the construction, alteration and additions contemplated thereby, and in the location as indicated, will comply with this Declaration, the applicable Supplemental Declaration, the Guidelines, and the Superior Town Center Documents and will serve to preserve and/or enhance the values of the Lots within the Property and will maintain a harmonious relationship among structures, vegetation, topography and the overall design of the Property. All plans and specifications submitted to the DRC shall be drawn to scale and include such detail necessary for the DRC to make an informed review of such plans and specifications. The DRC may reject any plans and specifications it deems to be insufficient, in its sole and absolute discretion. The DRC may condition its approval of plans and specifications for Improvements on such changes therein as it deems appropriate, and may require submission of additional plans and specifications or other information prior to approving or disapproving the material submitted. The DRC shall consider the proposed quality of workmanship, type of materials and harmony of exterior design with other portions of the Property. Furthermore, unless otherwise allowed in writing by the DRC, an Owner shall not apply for a building permit for any Improvements from the Town or other governmental authority having jurisdiction over the Property until DRC approval for such Improvements has been obtained. Approval by the DRC shall be in writing or indicated by endorsement on the plans and specifications submitted for approval. No building, other structure or landscaping shall be erected or allowed to remain on any Lot which violates this Declaration. The issuance of a building permit by the Town or other governmental authority having jurisdiction over the Property shall not prevent or prohibit the DRC from enforcing the terms and provisions of this Declaration. Furthermore, any approval granted shall not be considered a permit to build under applicable governmental regulations. Compliance with the provisions of **ARTICLE 5** hereof is not a substitute for compliance with the Town and other governmental building, zoning and subdivision regulations and other Applicable Laws, and each Owner is responsible for obtaining all approvals, licenses and permits as may be required prior to commencing construction of Improvements. Furthermore, DRC approval does not approve or guarantee engineering design or compliance with Applicable Laws, and does not constitute any representation by the DRC as to such matters. The Owner is solely responsible for all such compliance. By approving plans and specifications, neither the DRC, its members, the Metropolitan Districts nor the Declarant assumes any liability or responsibility for engineering design, construction, valuation, or that the approved plans and specifications will maintain a harmonious relationship among structures, vegetation, topography or the overall design of the Property, or be in compliance with Applicable Laws.

5.7 Failure of DRC to Act on Plans. Any request for approval of a proposed Improvement shall be deemed disapproved, unless written approval is transmitted to the Applicant by the DRC within sixty (60) days after the date of receipt by the DRC of all required fees and materials. If additional fees, information, or materials are requested by the DRC, the sixty-day time period within which the DRC is required to make its decision shall be automatically extended to sixty (60) days after the DRC receives the requested fees, information, or materials.

5.8 Prosecution of Work After Approval. After approval of any proposed Improvement by the DRC, the proposed Improvement shall be accomplished as promptly and diligently as possible and in complete conformity with the description of the proposed Improvement, any materials submitted to the DRC in connection with the proposed

Improvement, and any conditions imposed by the DRC and all Applicable Laws. Failure (a) to complete the proposed Improvement within twelve (12) months after the date of approval or such other period or extension of the initial twelve-month period as specified in the Guidelines or in writing by the DRC, or (b) to complete the Improvement in accordance with the description and materials furnished to, and the conditions imposed by, the DRC and all Applicable Laws, shall constitute noncompliance with the requirements for approval of the Improvement.

5.9 Notice of Completion. Upon completion of any Improvement, the Applicant shall submit a written notice of completion to the DRC requesting final approval of the Improvement. No Owner or Builder shall seek a certificate of occupancy for any Improvement until receipt of final approval from the DRC.

5.10 Inspection of the Work. Any member or authorized agent or consultant of the DRC, may enter upon any Lot at any reasonable time after notice to the Owner, without being deemed guilty of trespass, in order to inspect any Improvement on a Lot (including an interior Improvement which is subject to DRC review) prior to or after completion in order to determine whether or not the Improvement is being completed or has been completed in compliance with the approval granted pursuant to Section 5.6 and Section 5.8; provided, however, that the right of inspection shall terminate ninety (90) days after the DRC's receipt the applicant's notice of completion. Failure of the DRC to inspect the work shall not relieve the applicant from its obligations to comply with this Declaration or all conditions of approval or prevent the DRC from pursuing all remedies available to it in the event of any Violation.

5.11 Violations.

(a) Notice of Violation. If, as a result of the DRC's inspection of an Improvement or otherwise, the DRC determines that a Violation exists, the DRC shall issue a Notice of Violation to the noncompliant Owner within thirty (30) days of inspection. The Notice of Violation shall be sent via certified mail/return receipt requested and shall identify the particular circumstances or conditions of the Violation and shall require the Owner to take such action as may be necessary to correct, remedy or otherwise remove the Violation, including the time period in which the Violation is to be remedied.

(b) Remedies. If an Owner fails to remedy the Violation within the time period specified in the Notice of Violation, the DRC shall have all remedies available to it at law or in equity, including without limitation the following remedies:

(i) An Appointing Entity or the DRC may Record a Notice of Violation against the Lot on which the Violation exists;

(ii) An Appointing Entity, upon request of the DRC, shall have the right to remove, modify or otherwise correct any Violation constructed, reconstructed, refinished, altered or maintained upon a Lot that is a Violation of the Restrictions, or otherwise correct, remedy or otherwise remove any Violation, in any manner the DRC advises is appropriate;

(iii) An Appointing Entity may file an action for injunctive relief to cause an existing violation to be brought into compliance with the Declaration, the Guidelines and/or any Rules and Regulations and the Appointing Entity shall be entitled to recover all costs and attorney's fees associated with bringing the action;

(iv) An Appointing Entity upon recommendation of the DRC may levy reasonable Fines for such Violation; and

(v) An Appointing Entity shall be entitled to collect, and shall have a lien against, the noncompliant Lot to secure (1) payment for expenses incurred in obtaining injunctive relief, including costs and attorney's fees (2) payment for reimbursement by the noncompliant Owner for any work performed by the DRC or an Appointing Entity to remove, modify or otherwise correct the Violation, plus the following amounts, to the extent not inconsistent with Applicable Laws: (3) interest on such amount at a rate equal to two percent (2%) over the prime rate of interest quoted at such time in the Wall Street Journal, (4) an additional charge on such amount equal to four percent (4%) of the amount due, and (5) all costs and expenses of collecting the unpaid amount, including reasonable attorneys' fees.

5.12 General Inspections; Violation Identified by Another Owner; Notice and Hearing Procedures.

(a) General Inspections. In addition to the inspection of completed Work as provided in Section 5.10 and other provision of this Declaration, any member or authorized agent or consultant of the DRC, may enter upon any Lot, at any reasonable time after notice to the Owner, without being deemed guilty of trespass, in order to investigate or inspect any part or portion of the Property for conformance or compliance with the Restrictions, and the DRC approved Improvements. Where such investigation or inspection reveals that any part or portion of such Lot is in violation of the Restrictions, the DRC may issue a Notice of Violation to the Owner of the Lot. The Notice of Violation shall be sent via certified mail/return receipt requested and shall identify the particular circumstances or conditions of the Lot that fail to conform to the Restrictions. The Notice of Violation sent pursuant to this Section 5.12 shall also contain the date, time, and place of a hearing to be held by the DRC for the purpose of evaluating the Lot's conformance with such Restrictions and to consider the issuance of a finding of Violation. Any Notice of Violation sent pursuant to this Section 5.12 shall also be sent via first class U.S. mail addressed to "Occupant" at the address of the alleged nonconforming Lot, which is subject to the Declaration for which the Notice of Violation is issued, as well as a copy to any Owner notifying the DRC of any alleged Violation in accordance with subsection (b) below. All such Notices of Violation shall be sent no less than fifteen (15) days prior to the date of the hearing.

(b) Violation Identified by Another Owner. If an Owner alleges that another Owner is in Violation of this ARTICLE 5 or otherwise is not in compliance with any Restrictions, the complaining Owner must first submit written notice to the DRC of the alleged Violation, and the DRC may investigate such allegation and may,

if warranted, send a Notice of Violation to the alleged noncompliant Owner in accordance with subsection (a) above. A hearing must be held by the DRC before the complaining Owner may resort to legal or other action for relief.

(c) **Procedure for Hearing.** On the date and time of the hearing specified in any Notice of Violation, the DRC shall hear and consider information and evidence presented by any Owners or other interested parties regarding the conformance of the subject Lot with such Restrictions. The hearing shall be conducted in accordance with any rules and procedures promulgated by the DRC. Not more than five (5) business days following the hearing, the DRC shall either: (i) make a finding that the Lot is in compliance with the applicable Restrictions; (ii) make a finding that the Lot is in Violation of the applicable Restrictions; or (iii) continue the hearing to a date certain for the purpose of obtaining additional information regarding the alleged Violation. The decision of the DRC shall be final. Where the Lot is determined to be in Violation of the Restrictions, the DRC shall issue a written finding of Violation, which shall include the time period in which the Violation is to be corrected, remedied or otherwise removed. Following such decision, any noncompliant Owner shall correct, remedy, or otherwise remove the Violation within the time period specified in the written finding of the DRC. If the Owner does not comply within the specified time period, the DRC may, at its option, pursue those remedies specified in **Section 5.11(b)**. Notwithstanding anything to the contrary contained herein, at any time prior to the DRC's final determination of Violation, an Owner may notify the DRC in writing that the Violation has been corrected, remedied or removed. Following inspection of the Lot by the DRC and confirmation that the Lot is in compliance, the DRC may suspend or dismiss all actions to enforce its remedies.

(d) **Rights of the DRC.** The rights of the DRC to remove, modify or otherwise correct any Improvement constructed, reconstructed, refinished, altered or maintained upon a Lot in Violation of the Restrictions, or otherwise correct, remedy or otherwise remove any Violation shall be in addition to all other rights and remedies which the DRC may have at law, in equity or under the Restrictions.

(e) **No Representation.** Any inspection made by the DRC pursuant to the Restrictions shall not constitute a representation by the DRC that there has been or will be compliance with this Declaration, the approved plans for any Improvements, the Guidelines or any other architectural guidelines or design standards, rules or regulations promulgated under this Declaration, or that the subject Lot, and the Improvements thereon, are free from defective materials or workmanship.

5.13 **Discretion and Variances.** The DRC may, but is under no obligation to, authorize variances from compliance with any of the provisions of the Restrictions and the Guidelines, including restrictions on height, size, floor area, or placement of structures or similar restrictions, taking into account circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations. Such variances must be in writing and shall become effective only when signed by at least a majority of the DRC. If any such variance is granted, no violation of the provisions of the Restrictions or the Guidelines shall be deemed to have occurred with respect to the matter for which the variance is granted. However, the granting of a variance shall not affect in any way the

Owner's obligation to comply with all Applicable Laws and any conditions imposed by the DRC in granting the variance.

5.14 No Implied Waiver or Estoppel. No action or failure to act by the DRC, including the granting of a variance, shall constitute a waiver or estoppel with respect to future action by the DRC with respect to any matter covered by this Declaration. Specifically, the approval by the DRC of any Improvement or granting of a variance shall not be deemed a waiver of any right or an estoppel to withhold approval or consent for any similar Improvement on the same Lot or any other Lots or any similar proposals, plans, specifications, or other materials submitted with respect to any other Improvement on the same Lot or any other Lot.

5.15 Changes to Approved Plans. Any and all changes or alterations whatsoever to plans previously approved by the DRC must be reviewed and approved by the DRC.

5.16 Binding Effect. The actions of the DRC in the exercise of its discretion by its approval or disapproval of plans and other information submitted to it, or with respect to any other matter before it, shall be conclusive and binding on all interested parties.

5.17 Fees and Expenses. Except as provided in the next sentence, all expenses of the DRC shall be paid by the District with revenues derived from the portion of the Property within which the DRC's services are performed. The DRC shall have the right to charge fees and deposits for each application submitted to the DRC for review, in an amount which may be established by the DRC from time to time, and such fees shall be collected by the DRC to recover the fair and reasonable costs of such service as is directly related to such application. The Appointing Entity or a private management company hired by the Appointing Entity shall provide the DRC with staff for the recording of committee meeting minutes and assistance with other administrative needs, at the Appointing Entity's cost and expense as it deems reasonably necessary.

5.18 Limitation of Liability. Neither the DRC nor any individual DRC member shall be liable to any person for any official act of the DRC in connection with submitted plans and specifications, except to the extent the DRC or any individual DRC member acted willfully in bad faith. The DRC, its members and the Metropolitan Districts shall not be responsible or liable to any Owner, developer or contractor with respect to any loss, liability, claim or expense which may arise by reason of plan approval or disapproval, or the construction of Improvements whether or not pursuant to any approved plans. As set forth in Section 5.6, neither the DRC, the Metropolitan Districts, nor any agent thereof, nor the Declarant or any of its managers, members, employees, agents or consultants shall be responsible for reviewing, nor shall its approval of an Improvement to Property be deemed approval of, the Improvement to Property from the standpoint of safety, whether structural or otherwise, or conformance with any Applicable Laws. Members of the DRC, to the extent appointed by the Metropolitan District(s), shall be defended and indemnified by the Metropolitan District(s) in any such suit or proceeding which may arise by reason of the DRC's decision. The Metropolitan District(s), however, shall not be obligated to indemnify each member of the DRC to the extent any such member of the DRC is adjudged to be liable for bad faith or willful misconduct in the performance of his or her duty as a member of the DRC, unless and then only to the extent that the court in which such action or suit may be brought determines upon application that, despite the adjudication of liability but in view of

all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expense as such court shall deem proper.

5.19 Construction and Certificate of Compliance. All approved Improvements constructed upon a Lot shall be constructed in strict accordance with the plans and specifications approved by the DRC. Upon written request of any Owner or his agent, or a prospective transferee, and upon payment of a reasonable fee established from time to time by the DRC, the DRC shall issue a certificate setting forth generally whether, to the best of the DRC's knowledge, the Improvements on a particular Lot are in compliance with the terms and conditions of the Guidelines and this Declaration.

5.20 Access Easement. Each Lot is subject to an easement in favor of the DRC, including their respective members, employees, agents and representatives, for performing any of the actions contemplated by this ARTICLE 5, including without limitation Sections 5.10 and 5.19 hereof. All Persons performing such work shall use reasonable efforts to minimize interference with the Lot Owners' use and enjoyment of the Lot when performing such work.

ARTICLE 6. COVENANT ENFORCEMENT COMMITTEE

6.1 Committee. The Metropolitan Districts, or as may be delegated, the Operating District, may establish a CEC and, in such event, the members of the CEC shall be appointed by the governing board of the respective Metropolitan District(s). For purposes of this Declaration, in the event a CEC does not exist, all references to "CEC" shall be deemed to be a reference to one or more of the Metropolitan Districts. The CEC shall be responsible for the ministerial administration and enforcement of the Restrictions, and shall have the right to: (a) accept complaints for violations of the Restrictions; (b) submit complaints regarding violations of the Restrictions; (c) inspect the Property for violations of the Restrictions; (d) issue various notices to Owners regarding the Restrictions; and (e) provide all ministerial administration and enforcement of the Restrictions as permitted by this Declaration. Notwithstanding anything to the contrary herein, at all times a member of the responsible Metropolitan District's governing board shall be appointed as the "Chairman" of the CEC.

6.2 CEC Membership and Organization. The CEC shall be composed of not less than one (1) nor more than five (5) Persons. Subject to Section 6.1, all members of the CEC shall be appointed, removed and replaced by the Metropolitan District(s), in its sole discretion.

6.3 Purpose and General Authority. The CEC shall review all complaints and notifications provided by the Declarant, an Owner, the Finance Districts, the Operating District, or a Neighborhood Association regarding any alleged Violation; provided however, that the CEC shall have no authority over any Commercial Sites, Office Sites, the Private Recreational Facility or Civic Space unless such authority is specifically granted in the Supplemental Declaration relating to such Commercial Site, Office Site, Private Recreational Facility or Civic Space, or is specifically set forth herein. The CEC also shall have the right to make an investigation on its own regarding potential Violations. The CEC shall have the authority to determine whether a Violation has occurred by any Owner, and upon such determination, may issue to an Owner a Notice of Violation identifying the particular circumstances or conditions of the Violation and requiring the Owner to take such action as

may be necessary to correct, remedy or otherwise remove the Violation, including the time period in which the Violation is to be remedied.

6.4 Fees and Expenses. All expenses of the CEC shall be paid by the Metropolitan District(s) with revenues derived from that portion of the Property with respect to which the CEC's services are required or performed. The Metropolitan District(s) shall have the right to charge fees for inspections and Fines for costs of enforcement of the Restrictions and the costs incurred to correct, remedy or otherwise remedy Violations from the subject Owner, in amounts which may be established by the CEC from time to time, and such fees and Fines shall be collected by the Metropolitan District(s) and can be used to help defray the expenses of the CEC's operation. The Metropolitan District(s) or the private management company hired by the Metropolitan District(s) shall provide the CEC with staff for the recording of committee meeting minutes and assistance with other administrative needs, at the Metropolitan District(s)'s cost and expense, as it deems reasonably necessary from time to time.

6.5 General Inspections; Violation Identified by Another Owner; Notice and Hearing Procedures; Remedies.

(a) **General Inspection.** Any member or authorized agent or consultant of the CEC, or any authorized officer, director, employee or agent of the responsible Metropolitan District may enter upon any Lot at any reasonable time after notice to the Owner, without being deemed guilty of trespass, in order to investigate or inspect any portion of the Property for alleged violations of the Restrictions.

(b) **Notice of Violation.** Where such investigation or inspection reveals that any part or portion of a Lot is not in compliance with the Restrictions, the CEC may send a Notice of Violation to the Owners of such Lot. The Notice of Violation shall be sent via certified mail/return receipt requested and shall identify the particular circumstances or conditions of the Lot that fail to conform to the Restrictions. The Notice of Violation sent pursuant to this Section 6.5 shall also contain the date, time, and place of a hearing to be held by the CEC for the purpose of evaluating the Lot's conformance with such Restrictions and to consider the issuance of a finding of Violation. Any Notice of Violation sent pursuant to this Section 6.5 shall also be sent via first class U.S. mail addressed to "Occupant" at the address of the alleged nonconforming Lot, which is subject to the Declaration and for which the Notice of Violation is issued, as well as a copy to any Owner notifying the CEC of any alleged violation of the Restrictions in accordance with subsection (c) below. All Notices of Violation shall be sent no less than fifteen (15) days prior to the date of the hearing.

(c) **Violations Identified by Another Owner.** If an Owner alleges that another Owner is in violation of ARTICLE 7 or otherwise is not in compliance with any Restrictions, the complaining Owner must first submit written notice to the CEC of the alleged Violation, and the CEC may investigate such allegation and may then send a Notice of Violation to the alleged noncompliant Owner in accordance with subsection (b) above. A hearing must be held by the CEC before the complaining Owner may resort to legal or other action for relief.

(d) Procedure for Hearing. On the date and time of the hearing specified in any Notice of Violation, the CEC shall hear and consider information and evidence presented by any Owners or other interested parties regarding the conformance of the subject Lot with the Restrictions. The hearing shall be conducted in accordance with any rules and procedures promulgated by the CEC. Not more than five (5) business days following the hearing, the CEC shall either: (i) make a finding that the Lot is in compliance with the Restrictions; (ii) make a finding that the Lot is in Violation of the Restrictions; or (iii) continue the hearing to a date certain for the purpose of obtaining additional information regarding the alleged Violation. The decision of the CEC shall be final. Where the Lot is determined to be in Violation of the Restrictions, the CEC shall issue a written finding of Violation, which shall include the time period, not to exceed forty-five (45) days, in which the Violation is to be corrected, remedied or otherwise removed. Any Owner who is found to be in violation of the Restrictions shall correct, remedy, or otherwise remove the Violation within the time period specified in the Notice of Violation. If the Owner does not comply within the specified time period, the CEC may, at its option, pursue those remedies specified in subsection (e) below. Notwithstanding anything to the contrary contained herein, at any time prior to the CEC's final determination of Violation, an Owner may notify the CEC in writing that any Violation has been corrected, remedied or removed. Following inspection of the Lot by the CEC and confirmation that the Lot is in compliance, the CEC may suspend or dismiss all actions to enforce its remedies.

(e) Remedies. If an Owner fails to remedy the Violation within the time period specified in the Notice of Violation, the CEC shall have all remedies available to it at law or in equity, including without limitation the following remedies:

(i) The CEC may Record a Notice of Violation against the Lot on which the Violation exists;

(ii) The CEC shall have the right to remove, correct or otherwise remedy any Violation in any manner the CEC deems appropriate, which may include adding an Improvement to the Lot, removing a Improvement in Violation or obtaining an injunction prohibiting a restricted use of the Lot;

(iii) The CEC may file an action for injunctive relief to cause an existing violation to be brought into compliance with the Declaration, the Guidelines and/or any Rules and Regulations and the CEC shall be entitled to recover all costs and attorney's fees associated with bringing the action.

(iv) The CEC may levy reasonable Fines for such Violation.

(v) The CEC shall be entitled to collect, and shall have a lien against the Lot subject to the Violation to secure, (1) payment for reimbursement by the violating Owner for any remedial work performed by the CEC or a Metropolitan District required to remove, correct or otherwise remedy the Violation, (2) payment for expenses incurred in obtaining injunctive relief, including costs and attorney's fees, plus the following amounts, to the extent not inconsistent with Applicable Laws: (3) interest on

such amount at a rate equal to two percent (2%) over the prime rate of interest quoted at such time in the Wall Street Journal, (4) an additional charge on such amount equal to four percent (4%) of the amount due, and (5) all costs and expenses of collecting the unpaid amount, including reasonable attorneys' fees.

(f) Deemed Nuisances. Every Violation is hereby declared to be and to constitute a nuisance, and every remedy allowed for such Violation at law, in equity or under the Restrictions against the violating Owner shall be applicable.

(g) Rights of the Metropolitan Districts. The rights of the Metropolitan District(s) acting through the CEC to remove, correct or otherwise remedy any Violation shall be in addition to all other rights and remedies which the Metropolitan Districts may have at law, in equity or under the Restrictions.

(h) Access Easement. Each Lot is subject to an easement in favor of the CEC and the Metropolitan Districts, including their respective members, employees, agents and representatives, for the performance of any actions contemplated by this ARTICLE 6, including, without limitation, Section 6.5. All Persons performing such work shall use reasonable efforts to minimize interference with the Lot Owner's use and enjoyment of the Lot when performing such work.

ARTICLE 7. USE RESTRICTIONS.

7.1 Applicability; General Restriction. The Restrictions set forth in this ARTICLE 7 shall only govern those portions of the Property that have been zoned as Residential or designated as a Residential Site in this Declaration, or in any Supplemental Declaration subjecting such property to this Declaration, unless the Restriction is specifically made applicable to other property within the Property. Residential Sites shall be used only for the purposes set forth in this Declaration, as permitted by the Applicable Laws, and as set forth in this Declaration or other specific Recorded covenants, conditions or restrictions affecting all or any part of the Property. No Residence shall be occupied for living or sleeping purposes by more persons than it was designed to accommodate safely, but in no event shall the maximum number of occupants in a Residence exceed the maximum number permitted under Applicable Law.

7.2 Residential Use of Lots. Subject to the provisions of Sections 7.3 and 9.1(d), each Residential Site, after construction, shall only be used as a Residence and for appurtenant uses which are customarily incident thereto. No business or commercial use or other non-residential use may be conducted on any part of a Residential Site, except as provided in Sections 7.3 and ARTICLE 9.

7.3 Home Occupations. The conduct of a home occupation within a Residence shall be considered accessory to the Residential Use and shall not be deemed a violation of this Declaration, provided that the following requirements are met:

(i) Such home occupation shall be conducted only within the interior of the Residence and shall be clearly secondary to the Residential Use.

(ii) The home occupation shall be conducted only by residents of the Residence and no non-residents shall be employed in connection with the home occupation carried on in the Residence.

(iii) The home occupation does not result in undue volume of traffic or parking at or near the Residence.

(iv) There shall be no evidence of a home occupation detectable from the outside of the Residence by sight, sound, smell or otherwise.

(v) The conduct of such home occupation must be permitted under the zoning ordinances of the Town and all other Applicable Laws.

(vi) No commercial deliveries for such home occupation shall be allowed other than occasional mail service deliveries.

A child daycare facility within a Residence does not comply with the above requirements but may nevertheless be allowed in limited circumstances if a variance for such use is considered advisable by the CEC (as determined in its sole discretion), and if such variance is granted in writing by the CEC and is otherwise allowed under Applicable Laws.

7.4 Damage or Destruction. In the event any Residence or other Improvement constructed on a Residential Site is damaged, either in whole or in part, by fire or other casualty, such Residence or other Improvement shall be promptly rebuilt, repaired or remodeled to comply with this Declaration. In the alternative, if a damaged Residence or other Improvement is not to be rebuilt, repaired or remodeled, all remaining portions of the damaged Residence or Improvement, including the foundation and all debris, shall be promptly removed from the Lot, and the Lot shall be restored to its natural condition existing prior to the construction of the Residence or other Improvement.

7.5 Vehicular Parking, Storage and Repairs.

(a) **Parking.** Except as otherwise set forth in any Rules and Regulations, vehicles shall be parked only in the garages or the driveways, if any, serving the Residential Sites, or in appropriate spaces or areas which may be designated by the Metropolitan District(s) from time to time, except that any vehicle may be otherwise parked on a temporary basis for loading, delivery, emergency, or for guests of an Owner at the Residence on a temporary basis. The Declarant or Metropolitan District(s) may designate certain parking areas for visitors or guests and adopt reasonable rules and regulations, from time to time, governing such areas. The parking spaces or parking garages shown on the original Final Development Plan shall not be removed, altered or otherwise modified. Except as otherwise set forth in the Rules and Regulations, commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, recreational vehicles, golf carts and boat trailers, shall be parked only in enclosed garages or specific areas, if any, which may be designated by the Metropolitan District(s) from time to time. This restriction, however, shall not restrict trucks or commercial vehicles which are necessary for construction or for the maintenance of any portion of the Property or any

Improvements located thereon, nor shall such restriction prohibit vehicles (including, without limitation, emergency vehicles driven by an on or off duty employee of the entity providing emergency services) that may be otherwise parked on a temporary basis for loading, delivery, emergency or, in the case of emergency vehicles, for any other lawful purpose.

(b) Storage. Stored vehicles and vehicles which are inoperable or do not have current operating licenses shall not be permitted on a Residential Site or upon a street adjacent to a Residential Site except within enclosed garages on Residential Sites having two or more garage spaces. For purposes of this Section 7.5, a vehicle shall be considered "stored" if, for example, it is up on blocks or covered with a tarpaulin and remains on blocks or so covered for seventy-two (72) consecutive hours without the prior approval of the CEC. Garages attached to Residential Sites are intended, at all times, for vehicle parking not general storage. An Owner of a Residential Site shall not be permitted to park a vehicle on a public or private street as an alternative to parking in the Owner's garage. Vehicles parked in violation of this Article may be subject to CEC enforcement.

(c) Repair Work. No activity such as, but not limited to, maintenance (other than washing and polishing and activities normally incident thereto), repair, rebuilding, dismantling, repainting, or servicing of any kind of vehicles, trailers, or boats, may be performed on any Residential Site unless it is done within a fully enclosed garage or other building which screens the sight and sound of the activity from the street and from adjoining Residences, nor shall any such activity be performed upon a street adjacent to a Residential Site.

(d) Private Recreational Facility Events. In the instance that more than 401 parking spaces are required for an event scheduled at the Private Recreational Facility, then at least five (5) business days prior to the event, the Owner or operator of the facility shall submit to the CEC a parking plan which shall include: (i) a description of the event, (ii) the expected attendance, (iii) the parking spaces estimated to be required, (iv) the location of the additional parking spaces to be utilized (beyond those spaces allocated to the Private Recreational Facility), and (v) the transportation plan to be utilized to shuttle guests between the facility and the designated parking areas. The CEC may, but shall not be required to, address and/or facilitate parking for the event.

(e) Violations. In the event the CEC or the Metropolitan District(s) shall determine that a vehicle is being parked, stored or repaired in violation of Subsections 7.5(a), (b) or (c) hereof, then a written notice describing such infraction shall be personally delivered to the owner thereof (if such owner can be reasonably ascertained) or shall be conspicuously placed upon the vehicle (if the owner thereof cannot be reasonably ascertained), and if the vehicle is not removed within a reasonable time thereafter, as determined by the CEC or the Metropolitan District(s) in its discretion from time to time, the Metropolitan District(s) shall have the right to remove the vehicle at the sole expense of the owner thereof.

7.6 Pets. No animals, including, but not limited to, livestock, poultry, or reptiles shall be raised, bred, or kept within a Residential Site except as hereinafter provided. A

reasonable number of cats, dogs, birds or other common household pets may be kept on a Residential Site, provided that (a) they are not kept, bred, or maintained for any commercial purposes; (b) in the CEC's opinion, they do not make objectionable noises or otherwise constitute an unreasonable nuisance to other Owners; (c) they are kept within an enclosed yard on a Residential Site occupied by the owner of such pets or on a leash being held by a person capable of controlling the animal; (d) the Owner of the Residential Site properly disposes of all pet waste; (e) the Owner shall be financially responsible and liable for any damage caused by such pets; and (f) they are not in violation of any other provision of the Restrictions or any Applicable Laws. A "reasonable number" as used in this Section 7.6 shall mean not more than four (4) pets consisting of not more than two (2) dogs, not more than two (2) cats, or any combination of other common household pets (for a total of four (4) pets) per Residential Site, provided, however, that the CEC or any Neighborhood Association in a Supplemental Declaration may, from time to time, determine that a reasonable number in any instance may be more or less than the above number. The CEC shall have the right to prohibit any animal which, in the sole opinion of the CEC, is not being kept in accordance with the restrictions contained herein. The CEC may adopt and enforce additional rules and regulations governing the subject of pets within the Property.

7.7 Nuisance and Waste. No noxious or offensive activity shall be permitted in or on any Residential Site nor shall anything be done therein which may be or become an annoyance, disturbance or nuisance to any Owner. No waste shall be committed on any Residential Site.

7.8 Violation of Law. Nothing shall be done or kept in or on any Residential Site or any portion of the Property which would be in violation of any Applicable Laws.

7.9 Annoying Light, Sound or Odors. No light shall be emitted from any Residential Site which is unreasonably bright or causes unreasonable glare; no sound shall be emitted on any Residential Site which is unreasonably loud or annoying; and no odor shall be emitted on any Residential Site which is noxious or offensive.

7.10 Unsightliness. No unsightly conditions, structures, facilities, equipment or objects shall be permitted to remain on any Residential Site if they are visible from adjoining property or public or private thoroughfares. Without limiting the generality of the foregoing, service areas, storage areas and compost piles shall be appropriately screened from view and no clotheslines shall be permitted on any Residential Site. No lumber, grass, plant waste, shrub or tree clippings, metals, bulk materials, scrap, refuse or trash shall be kept stored or allowed to accumulate on any Residential Site except within an enclosed structure or appropriately screened from view.

7.11 Trash Disposal. No trash, garbage, refuse, rubbish, or cuttings shall be deposited on any street, or on any Residential Site unless placed in a container suitably located, solely for the purpose of garbage pickup and screened from view. All equipment for the storage or disposal of such materials shall be kept in clean and sanitary condition. Lot Owners agree that the Metropolitan District(s) will provide, or will contract for the provision of, trash disposal services and Lot Owners will not enter into private contracts for trash disposal services. It is currently anticipated that the Metropolitan District(s) shall contract for trash collection by one or more trash collection companies based upon competitive bids. In order to minimize unsightliness, the Metropolitan District(s) shall have the right to restrict

the placement of trash receptacles outside for collection on any day other than the actual day for trash collection.

7.12 Restrictions on Temporary Structures. Except as hereinafter provided, no structure of a temporary character, including, but not limited to, a house trailer, tent, shack, storage shed, or outbuilding shall be placed or erected upon any Residential Site; provided, however, that during the actual, continuous construction, alteration, repair or remodeling of any Improvements, necessary temporary structures for storage of materials may be erected and maintained by the Person doing such work. No camper, tent, trailer, motorhome, mobile home or other temporary structure shall be used as a Residence or other living quarters within the Property.

7.13 Restrictions on Signs. Except as expressly permitted by Applicable Law, no signs or flags shall be displayed to the public view on any Residential Site without the prior written approval of the CEC, with the following exceptions: (a) the Declarant may erect and maintain a sign or signs in connection with the construction, development, operation, promotion and sale of the Lots; (b) the patriotic display of flags not exceeding 4' x 6' in size shall be permitted on Memorial Day, Fourth of July and other appropriate holidays; and (c) signs of customary dimensions, not exceeding 3' x 4' in size, advertising a Lot or portion thereof as "For Sale" or "For Rent"; provided, however, that any "For Sale" or "For Rent" sign must comply with the Guidelines and any Owner must obtain DRC approval before displaying such a sign on a Lot. Notwithstanding anything herein contained to the contrary, any and all signs, if allowed, shall comply with all sign standards of the applicable governmental authorities which may be applicable to the Property, as well as the Restrictions.

7.14 Restrictions on Antennas, Pipes, Utility Lines and Transmitters. Pipes for water, gas, sewer, drainage, or other purposes for a Residential Site, and wires, poles, aerials, antennae, satellite dishes, and other facilities for the Telecommunication Facilities or electricity, and utility meters or other utility facilities for a site shall be kept and maintained, to the extent possible, underground or within an enclosed structure. Any Telecommunication Facility for the transmission or reception of audio, data or video signals (except those located entirely inside a structure) shall first be approved by the DRC. The DRC shall act on applications for approval of satellite dishes and antennas in accordance with the requirements of the Federal Telecommunications Act of 1996, and any applicable regulations adopted pursuant thereto, as such statute and regulations may be amended from time to time. No wind-powered electrical generators shall be permitted.

7.15 Restrictions on Storage Tanks. No tanks for the storage of gas, fuel, oil, or other materials shall be erected, placed, or permitted above or below the surface of any Residential Site (other than reasonably sized propane tanks intended for use with gas grills, but only if and as specifically allowed in the Rules and Regulations).

7.16 Restrictions on Sewage Disposal Systems. No cesspool, septic tank or other sewage disposal system shall be installed on a Residential Site without the prior written consent of the Town and the DRC, except a central sewage disposal system installed and maintained by a water and sanitation district or other sanitation agency providing sewage disposal services to a significant portion of the Property. Any sewage disposal system shall be subject to all Applicable Laws and the regulations and rules of the Metropolitan Districts.

7.17 Restrictions on Water Systems. No individual water supply or water softener system shall be installed or maintained unless such system is approved in writing by the Town and the DRC, and is constructed, designed, equipped, and located in accordance with all Applicable Laws and the recommendations, requirements, and standards of the Town and the Metropolitan Districts.

7.18 Restrictions on Cooling and Heating Systems. No types of refrigerating, cooling or heating apparatus shall be permitted on the roof or in any window of any Residence unless such system is approved in writing by the DRC. Further, no such apparatus shall be permitted elsewhere on a Lot except when appropriately screened and approved by the DRC. Without limiting the foregoing, conventional air conditioning units located on the ground of a Residential Site are permissible when approved in accordance with the preceding sentence.

7.19 Insurance Risks. No Residential Site may be used for any use which would constitute an unusual fire hazard, would result in jeopardizing any insurance maintained on other Residential Sites within or on any other portion of the Property or would result in any increase in the premium for any such insurance; provided, however, that the DRC may approve the use if adequate safeguards are undertaken at the applicable Owner's expense and any increase in insurance premiums is allocated to, and paid by, the applicable Owner. This Section 7.19 shall not be construed as prohibiting the normal use of barbecue grills on outdoor terraces or patios, subject to reasonable regulation by the Metropolitan Districts pursuant to the Rules.

7.20 Hazardous Activities/Fires. No activities shall be conducted which are or might be unsafe or hazardous to any Person or property. Without limiting the generality of the foregoing, no firearms shall be discharged, no exploding fireworks shall be set off and no open fires shall be lighted or permitted except in a contained barbecue unit, indoor or outdoor fireplace or fire pit which is attended. Trash, leaves, and other similar materials shall not be burned.

7.21 Mining or Drilling. No Residential Site within the Property shall be used for the purpose of mining, quarrying, drilling, boring, or exploring for or removing oil, gas, or other hydrocarbons, minerals, rocks, stones, gravel or earth.

7.22 Storage of Explosives, Gasoline, and Similar Substances. No Residential Site shall be used for storage of explosives, gasoline or other volatile or incendiary materials or devices. Gasoline or fuel for a lawn mower, snowblower, and the like may be maintained on an incidental basis on a Residential Site if the amount so kept does not exceed five gallons and is kept in UL approved containers. Gasoline or other volatile or incendiary materials or devices shall be stored only in a manner that strictly complies with all Applicable Laws.

7.23 Restriction on Further Subdivision. No Residential Site shall be further subdivided or separated into smaller Lots by any Owner unless such subdivision is consistent with the Superior Town Center Documents, and no portion consisting of less than all of any such Lot, nor any easement or other interest herein, shall be conveyed or transferred by an Owner, provided that this shall not prohibit deeds of correction, deeds to resolve boundary line disputes, and similar non-material corrective instruments.

7.24 Leases Subject to Section 7.3, the Owner of a Residential Site shall have the right to lease such Owner's Residence, subject to the following conditions:

(a) All leases shall be in writing and shall be for a term of not less than six (6) months, unless otherwise excepted by the CEC upon application by a Residential Site Owner.

(b) The lease and each tenant and his, her or their family members (collectively, "tenant") occupying the Residence shall be specifically subject to this Declaration. Any failure of a tenant to comply with such documents shall be a default under the lease.

(c) The Owner and the tenant shall be jointly and severally liable for any violation of the Restrictions committed by the Owner's tenant(s), without prejudice to the Owner's right to collect any sums paid by the Owner on behalf of the tenant(s).

7.25 Rules and Regulations. Rules and Regulations concerning and governing the use of the Property, or any portion thereof, may be adopted, amended or repealed from time to time by CEC and/or the Metropolitan Districts. Such Rules and Regulations may address matters not appearing in this Declaration as well as matters appearing in this Declaration, provided that the Rules and Regulations shall not contradict the provisions of this Declaration. The CEC or the Metropolitan District(s) may establish and enforce penalties for the infraction of such Rules and Regulations including, without limitation, the levying and collecting of Fines.

7.26 Violation of Restrictions. If any Owner or his or her respective family, guests, licensees, lessees, tenants, invitees, agents or employees is in Violation of the Restrictions set forth in this ARTICLE 7, then in addition to any enforcement and remedies described in Section 6.5, the CEC may invoke any one or more of the following remedies: (a) levy Fines upon such Owner for each violation; (b) cause the violation to be cured and charge the cost thereof to such Owner; and (c) obtain injunctive relief against the continuance of such violation. Before invoking any such remedy, the CEC shall give such Owner prior written notice of the Violation, including a specific description of the Violation and shall require the Owner to take such action as may be necessary to remedy the Violation, including the time period in which the Violation is to be remedied, which time period shall not exceed forty-five (45) days.

7.27 Easement Areas. By taking title to any Residential Site in the Property, each Owner acknowledges that certain portions of the Property are subject to easement rights in favor of governmental, quasi-governmental and other parties, including easements for the benefit of the Town, Utility Providers, and the Metropolitan Districts, among others, pursuant to a Plat or other document creating such easement rights. Notwithstanding any other provision of this Declaration, no Owner shall be allowed to use any portion of the Property or place any trees, structures, fences or other improvements on any portion of the Property that would violate any use restrictions contained in any easement, Plat or other document creating easement rights.

ARTICLE 8. DRAINAGE AND SOILS CONDITIONS

8.1 Acknowledgment. The soils within Colorado consist of both expansive soils and low-density soils which may adversely affect the integrity of a Residence or other Improvement (residential, commercial or industrial) if the Residence, the other Improvement and the Lot on which they are constructed are not properly maintained. Expansive soils contain clay minerals which have the characteristic of changing volume with the addition or subtraction of moisture, thereby resulting in swelling and/or shrinking soils. The addition of moisture to low-density soils causes a realignment of soil grains, thereby resulting in consolidation and/or collapse of the soils.

8.2 Disclaimer. The Declarant, the Operating District, any Metropolitan District, the DRC and the CEC, and their respective officers, directors, managers, members and shareholders shall not be liable for any loss or damage to any Residence or other Improvement (residential, commercial or industrial) or to any Person, caused by, resulting from, or in any way connected with soil conditions on any Lot, including, by example and not limitation, expansive soils. Owners should carefully consider the risk of planting any vegetation within five (5) feet of the Residences or other Improvement, as watering of this

vegetation could result in loss or damage to a Residence or other Improvement due to expansive or low-density soil.

8.3 **Moisture**. Each Owner of a Lot shall use his or her best efforts to assure that the moisture content of those soils supporting the foundation and the concrete slabs forming a part of the Residence or other Improvements constructed thereon remain stable and shall not introduce excessive water into the soils surrounding the Residence and other Improvements.

8.4 **Grading**. Each Owner of a Lot shall maintain and shall not disturb the elevation, grading, and drainage patterns of the Residential Site as originally constructed by Declarant or a Builder.

8.5 **Water Flow**. The Owner of a Lot shall not impede or hinder in any way the water falling on or passing through the Lot from reaching the drainage courses established for the Lot and the Property.

8.6 **Actions by Owners**. By accepting title to a Lot, each Owner covenants and agrees:

(a) Not to install any Improvements which will change the grading of the Lot without first obtaining DRC approval.

(b) To fill with additional soil any back-filled areas adjacent to the foundation of a Residence or any other Improvement and in or about the utility trenches on the Lot in which settling occurs to the extent necessary from time to time to maintain the grading and drainage patterns of the Lot.

(c) Not to water the lawn or other landscaping on the Lot excessively.

(d) Not to plant turf grass, flower beds (especially annuals) or vegetable gardens adjacent to or within five (5) feet of the foundation and slabs of a Residence or any other structure.

(e) To minimize the installation of piping and heads for sprinkler systems within five (5) feet of foundation walls and slabs. Sprinkler systems shall be subject to DRC review and may be located or limited in the discretion of the DRC.

(f) To install any gravel beds in a manner which will assure that water will not pond in the gravel areas, whether due to non-perforated edging or due to installation of the base of the gravel bed at a level lower than the adjacent lawn, or otherwise.

(g) Not to install a moisture barrier (such as polyethylene) under any gravel.

(h) To maintain all gutters and downspouts which discharge water into extensions or splash blocks by assuring that (i) the gutters and downspouts remain in the down position and are free and clear of all obstructions and debris; (ii) the water flow from the extension or the splash block is allowed to flow rapidly away from the

foundation and/or slabs; and (iii) that splash blocks are maintained under outdoor faucets.

(i) To re-caulk construction joints opening up between portions of the exterior slabs and garage slabs to seal out moisture.

(j) Not to alter, obstruct, or obliterate, in any manner, any drainage swales, pans, easements, or channels located or installed, or required to be located or installed, upon the Property pursuant to established drainage plans.

8.7 Radon Gas; Naturally Occurring Radioactive Materials. Elevated levels of naturally occurring radioactive materials or radon gas may be present in or adjacent to some residential and other structures in Colorado. Governmental authorities have voiced concerns about the possible adverse effects on human health from long term exposure to high levels of radon gas and naturally occurring radioactive materials. Each Owner is responsible to conduct such Owner's own investigation and consult with such experts as such Owner deems appropriate with respect to the presence or absence of radon gas or naturally occurring radioactive materials in the soil on that Owner's Lot. Furthermore, each Owner shall be solely responsible for the mitigation of any radon gas or naturally occurring radioactive materials on such Owner's Lot. The Declarant, the Operating District, any Metropolitan District, the DRC and the CEC, and their respective officers, directors, members, managers and shareholders, and the builder of the initial Residence on a Residential Site shall not be liable for the existence of radon gas or naturally occurring radioactive materials in any Residence or other Improvement, or elsewhere on the Property, for any loss or damage to any Residence or other Improvement on the Property, or for any injury to any Person caused by, or resulting from, or in any way connected with the existence of radon gas or naturally occurring radioactive materials on the Property.

ARTICLE 9. SPECIAL DECLARANT RIGHTS.

9.1 Special Declarant Rights. The Declarant reserves the right during the Development Period to perform the acts and exercise the rights specified below (the "Special Declarant Rights"). The Special Declarant Rights include the following rights:

(a) Add or Withdraw Real Property. The right to add or withdraw real property as set forth in ARTICLE 2.

(b) Completion of Improvements. The right to construct and complete Improvements within the Property, including, without limitation, the Tracts and the Metropolitan District Property.

(c) Exercise of Development Rights. The right to exercise any right reserved in ARTICLE 10 of this Declaration or any other rights reserved by the Declarant in this Declaration.

(d) Sales, Management and Marketing. The right within the Property to maintain sales offices, construction offices, management offices, model homes, and signs, flags and other on-site marketing and sales promotion materials advertising the Property. Specifically, the Declarant may maintain one or more sales offices within the Property. The Declarant shall have the right to determine the number of model

homes and the size and location within the Annexed Area of any sales offices, management office, and model homes. The Declarant shall also have the right to relocate any sales offices, management offices, and model homes from time to time at its discretion. After the Declarant ceases to be the Owner of a Lot, the Declarant shall have the right to remove any sales offices and management offices. No structure used by the Declarant for a sales office, construction office, management office or model home shall be deemed the property of any party other than the Declarant unless specifically assigned, conveyed or dedicated by the Declarant to such other party. In addition to Declarant, all Builders shall also have the rights specified in this subsection (d).

(e) Project Management. The right to select and hire a third-party manager for the management, administration and operation of the Property or any lesser portion thereof. In addition to Declarant, the Metropolitan Districts shall also have the rights specified in this subsection (e).

(f) Construction and Access Easements. The right to use easements through the Property for the purpose of making improvements and providing access within the Property.

(g) Alteration of Lots. The right to alter any condition (including size and location of Improvements) on any Lot owned by the Declarant, whether with respect to sales and marketing efforts or otherwise.

9.2 Additional Reserved Rights. In addition to the Special Declarant Rights set forth above, the Declarant reserves the following additional rights (the "Additional Reserved Rights") during the Development Period:

(a) Amendment of Declaration. The right to amend this Declaration without Owner consent or approval in connection with the exercise of any Development Rights (as defined in ARTICLE 10) or in connection with the qualification or continued qualification for loan guarantees, and for compliance with the requirements of HUD or other Government Mortgage Agencies or any other available financing programs. The Declarant also shall have the right to amend this Declaration to comply with the requirements of Applicable Law in the event any provision contained in this Declaration does not comply with Applicable Law.

(b) Errors. The right to amend this Declaration without Owner consent or approval in order to correct clerical, typographical or technical errors, or to clarify any of the Restrictions or any provision hereof.

(c) Amendment of Plat/Re-Plats. The right to supplement the Plat in connection with the exercise of any Development Rights, the right to re-plat all or any portions of the Property, the right to create additional Lots up to the maximum number of Lots allowed by the Town and the right to subdivide or combine Lots which it owns.

(d) Dedications. The right to establish, from time to time, by dedication or otherwise, utility and other easements over, across, and upon the Property for purposes including, but not limited to, streets, paths, walkways, drainage, Tracts,

parking areas, and to create other reservations, exceptions, and exclusions over, across, and upon the Property for the benefit of the Lot Owners.

(e) Use Agreements. The right to enter into, establish, execute, amend, and otherwise deal with contracts and agreements for the use, lease, repair, maintenance, or regulation of the Property.

(f) Irrigation Water. The right to use potable or non-potable water, from whatever source, for the following purposes:

(i) Dust control in connection with constructing and completing improvements within the Property;

(ii) Initial establishment of grass on Tracts and Lots (as a temporary dust and erosion control measure before such Lots are initially sold by the Declarant); and

(iii) Initial establishment of grass on planned parks and trails, if any.

(g) Other Rights. The right to exercise any additional reserved right created by any other provision of this Declaration.

9.3 Rights Transferable. Any Special Declarant Right or Additional Reserved Right created or reserved under this ARTICLE 9 for the benefit of the Declarant may be transferred to any Person in whole or in part by Recording an instrument in the Records describing specifically the rights transferred. Such instrument shall be executed by the Declarant and the transferee.

ARTICLE 10. RESERVATION OF DEVELOPMENT RIGHTS

10.1 Development Rights. During the Development Period, the Declarant reserves the following rights (the "Development Rights"):

(a) Expansion Rights. The Declarant reserves the right (but is not required) to subject additional real property to the terms, conditions and restrictions of this Declaration in accordance with ARTICLE 2 above. Furthermore, the Declarant reserves the right to subject all or any portion of any such additional real property to such other covenants, conditions and restrictions as the Declarant deems appropriate by Recording a Supplemental Declaration with respect thereto; provided, however, that no such other covenants, conditions and restrictions may amend or be in conflict with this Declaration, unless approved as an amendment to this Declaration or, where approval is not required, executed by the Declarant in accordance with the provisions hereof. The consent of the existing Lot Owners shall not be required for the exercise of these rights, and the Declarant may proceed to exercise such rights without limitation, at its sole option.

(b) Exercise of Rights. The Declarant may exercise any Development Rights with respect to all or a portion of different parcels of real property at different

times in whatever order and to whatever extent the Declarant, in its sole discretion, may determine.

10.2 Interpretation. Upon the Recording of a Supplemental Declaration, the real property subject thereto, or any part thereof as specifically stated therein, shall be added to and become a part of the Property for all purposes, or for such limited purpose as are set forth in the Supplemental Declaration, and, except as set forth in the Supplemental Declaration, the definitions in this Declaration shall automatically be extended to encompass and refer to all real property then comprising the Property. Reference to this Declaration in any instrument shall be deemed to include all supplements and amendments to this Declaration without specific reference thereto.

10.3 Utilities Easement. The Declarant hereby reserves for itself and for the Metropolitan Districts a blanket easement upon, across, over and under the Property, specifically including the Lots, Parcels and the Metropolitan District Property, for Utilities and the installation, use, replacement, repair and maintenance of Utilities, including, but not limited to, water, sewer, gas, telephone, electricity, renewable energy/energy efficiency, computer cable, and master television antenna or cable or satellite television systems, if any. By virtue of this blanket easement, it shall be expressly permissible to erect, use and maintain the necessary facilities, equipment and appurtenances on the Property, specifically including the Lots, Parcels, and the Metropolitan District Property, and to affix, use, repair and maintain water and sewer pipes, gas, electric, telephone, renewable energy/energy efficiency, computer and television wires, cables, circuits, conduits and meters. In the event any utility or quasi-utility company furnishing a service covered by the general easement created herein requests a specific easement by separate recordable document, the Declarant reserves and is hereby given the absolute right and authority to grant such easement upon, across, over or under any part or all of the Property, specifically including the Lots, Parcels and the Metropolitan District Property, provided, however, that such right and authority of the Declarant shall automatically cease at such time as the Special Declarant Rights terminate as provided in **ARTICLE 9** of this Declaration, at which time such reserved rights shall vest in one or more of the Districts. The easement provided for in this **Section 10.3** shall in no way void, extinguish or modify any other Recorded easement(s) on the Property, specifically including the Lots, Parcels, Tracts and the Metropolitan District Property.

10.4 Drainage Easement. The Declarant hereby reserves to itself and to the Metropolitan Districts easements for drainage or drainage facilities across the ten (10) rear and ten (10) side feet of each Lot and, if necessary, an easement across each Lot in order for Declarant to access such drainage easement areas; provided, however, that such easement shall not be reserved over any of the areas described in this sentence if and to the extent a Residence is located upon any such areas, which was previously approved by the Declarant or by the DRC. Except for Residences as provided in the preceding sentence, no Improvements shall be placed or permitted to remain on any Lot, nor shall any change in grading be permitted to exist which may change the direction of flow or obstruct or retard the flow of water through channels or swales within such rear and side yard drainage easements. The Declarant reserves to itself and to the Metropolitan Districts the right to enter in and upon each ten (10) foot rear and side yard drainage easement at any time to construct, repair, replace or change drainage structures or to perform such grading, draining or corrective work as the Declarant or the Metropolitan Districts may deem necessary or desirable in their sole discretion from time to time; provided, however, that such right and authority in the

Declarant shall automatically cease at such time as the Special Declarant Rights terminate as provided in **ARTICLE 9** of this Declaration, at which time such reserved right shall vest solely in one or more of the Metropolitan Districts.

10.5 Transfer of Development Rights. Any right created or reserved under this **ARTICLE 10** for the benefit of the Declarant may be transferred to any Person by Recording an instrument in the Records specifically describing the rights transferred. Such instrument shall be executed by the transferor, the Declarant and the transferee.

ARTICLE 11. PARTY WALLS

11.1 General Rules of Law to Apply. Each wall which is built as a part of the original construction of the Residences or other Sites and placed on the boundary line separating adjacent Lots shall constitute a "Party Wall," and, to the extent not inconsistent with the provisions of this **ARTICLE 11**, the general rules of Applicable Laws regarding Party Walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

11.2 Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a Party Wall shall be shared equally by the Owners of the Lots divided by the Party Wall, however each Owner is responsible for painting and repainting the side of any Party Wall facing such Owner's Lot.

11.3 Destruction by Fire or Other Casualty. If a Party Wall is destroyed or damaged by fire or other casualty, any Owner whose Lot abuts the Party Wall may restore it, and the Owner of the other Lot(s) abutting the Party Wall shall contribute equally to the cost of restoration thereof, subject, however, to the right of any such Owners to call for a larger contribution from the other Owners under any rule of law regarding liability for negligent or willful acts or omissions.

11.4 Damage and Repair. Notwithstanding any other provision of this **ARTICLE 11**, an Owner who by his, her or its negligence or willful acts causes a Party Wall to be damaged shall bear the entire cost of repairing such damage. Within ten (10) days after the occurrence of such damage, the Owner causing such damage shall commence to repair or reconstruct the damaged Party Wall to its original condition and shall diligently complete all such repairs and reconstruction. If such Owner shall fail to do so, then the Owner of the Lot abutting such Party Wall may do so at the sole cost and expense of the Owner causing such damage.

11.5 Right to Contribution Runs with Lot. The right of any Lot Owner to contribution from any other Owner under this **ARTICLE 11** shall be appurtenant to the Lot and shall pass to such Owner's successors in title.

11.6 Arbitration. In the event of a dispute arising concerning the provisions of this **ARTICLE 11**, the parties shall resolve such dispute in accordance with the terms of **Section 14.12**.

ARTICLE 12. EASEMENTS AND DISCLOSURES

12.1 Easements. In addition to any other easements which may be granted or reserved elsewhere in this Declaration, this **ARTICLE 12** describes (a) certain disclosures regarding the Property, (b) additional easements (the "Easements") that are declared, established, granted, and reserved hereby as more particularly set forth in **Sections 12.2 through 12.5** hereof, and (c) the limitations on the Easements (**Section 12.6** hereof).

12.2 Easements for Access. The Declarant hereby declares, establishes, grants, and reserves Easements over each Lot in favor of the Declarant and the Metropolitan Districts, including their respective agents, contractors, and employees thereof, for performing maintenance, repair, or replacement or other services as provided in this Declaration, including, without limitation, maintenance, repair, or replacement pursuant to **ARTICLE 4** hereof. If damage is inflicted on a Tract, any Lot or any other property, then (a) the Owner or Owners responsible for such damage will be responsible for the cost and expense of repairing or avoiding such damage, and (b) the Metropolitan District(s) may, at its option, take steps necessary to avoid or mitigate damage and, if an Owner or Owners are responsible for such damage, then such Owner or Owners will reimburse the Metropolitan District for the cost and expense of avoiding or repairing such damage. Further, the rights to access Easements granted in this Section may be exercised only during reasonable hours after reasonable notice to the Owner or Owners or occupant or occupants of any affected Lot; provided, however, that no such notice shall be required in connection with any exterior, non-intrusive maintenance and in emergency situations entry upon a Lot may be made at any time, provided that the Owner or Owners or occupant or occupants of each affected Lot shall be warned of impending emergency entry as early as is reasonably possible. The interior of any Residence located on a Lot shall not be subject to the Easements provided for in this Section.

12.3 Retention Ponds and Detention Ponds. In furtherance of developing the Property, retention ponds and/or detention ponds may be constructed within the Metropolitan District Property to hold and release storm water in accordance with storm water drainage plan(s) that have been or will be approved by the Town. The Metropolitan District(s) will be responsible for maintaining any retention ponds or detention ponds within the Property. With the presence of retention pond(s) or detention pond(s), there may be surface water that accumulates within the area of such ponds, and there may be periods of time when the area immediately surrounding a retention pond or detention pond is subject to flooding. Additionally, there are certain risks and dangers of physical injury and property damage inherent in the physical configuration of a retention pond and a detention pond, and the location of such a pond relative to the Property. Neither the Metropolitan District(s) nor the Declarant, its officers, directors or shareholders, shall be liable for any injury, loss or damage arising from such flooding or otherwise arising from the proximity of any retention ponds or detention ponds to the Property.

12.4 Easements and Disclosures Regarding Civic Space. The following disclosures are made and easements established with respect to the Civic Space:

(a) Easement for Operation of Civic Space. The Declarant hereby declares, establishes, grants, and reserves to itself, to the Town, to the Metropolitan Districts, and to any Neighborhood Association allocated the responsibility of

operating the Civic Space, and to their respective assigns, concessionaires, licensees, and representatives, a nonexclusive, blanket Easement over the Property for the purpose of permitting (i) the performance of every act necessary and proper for the operation and use of the Civic Space, (ii) the effect on such Lot of one or more of the risks disclosed hereby as one of the Civic Space Risks, (iii) light, noise, and sound emanating from the operation and use of the Civic Space for their intended uses and purposes, and (iv) overspray in connection with the watering or fertilizing of the Civic Space.

(b) Proximity to the Civic Space; Acceptance and Acknowledgment of Risks. Portions of the Property adjoin, are adjacent to, border, or are otherwise in the vicinity of the Civic Space and are subject to the Civic Space Risks. Each Owner and each family member, guest, invitee or tenant of an Owner, by acceptance of a deed to a Lot, or through the use or occupancy of a Residence or other Improvement within the Property, as applicable, is hereby deemed to have assumed and agreed to accept the Civic Space Risks.

(c) Release by Owner of Claims Relating to Risks. Each Owner agrees that, by acceptance of a deed to a Lot within the Property, and each family member, guest, invitee or tenant of an Owner, by use or occupancy of a Residence or other Improvement within the Property, hereby (i) discharges and releases the Declarant, the Metropolitan Districts and their Boards of Directors, the DRC and the CEC, the Town, the County, any Builder, any Neighborhood Association, any party operating the Civic Space, as a concessionaire or otherwise, and their respective parents, subsidiaries, and affiliated entities and their agents, directors, employees, members, managers, officers, partners, and shareholders, and their respective heirs, successors, and assigns (the "Benefited Parties") from all Claims (as that term is hereinafter defined) and (ii) waives all Claims against the Benefited Parties. The foregoing discharge, release, and waiver are made by each Owner and each family member, guest, invitee or tenant of an Owner to the fullest extent permitted by the law and for and on behalf of itself, its assigns, executors, heirs, guests, invitees, lessees, personal representatives, representatives, and successors, and for any person using or occupying any Residence or other Improvement within the Property, through, under, or with the permission of each Owner and each family member, guest, invitee or tenant of an Owner. As used in this Section 12.4(c) and in Section 12.4(d) hereof, the term "Claims" means any and all causes of action, claims, costs, damages, expenses, liabilities, and other claims arising directly or indirectly from or otherwise in connection with the Civic Space and the Civic Space Risks, whether caused by the negligent conduct of the Benefited Parties (including, without limitation, the negligent design, development, construction, operation, or use of the Civic Space).

(d) Covenant Not to Sue. Each Owner, by acceptance of a Lot, and each family member, guest, invitee or tenant of an Owner, by the use or occupancy of a Residence or other Improvement within the Property, hereby further agrees that it will not assert, institute, maintain, or prosecute any proceeding (as that term is hereinafter defined) against the Benefited Parties, or any of them, for or on account of any claim. As used herein, the term "proceeding" means any action, civil action, suit at law, claim in equity, arbitration, or other proceeding against the Benefited Parties or any of them.

12.5 Easement and Reserved Rights for Telecommunications Facilities. The Declarant hereby declares, establishes, grants and reserves the following Easements and rights with respect to Telecommunications Facilities, Telecommunications Services and Utilities:

(a) Easement. The Declarant hereby declares, establishes, grants, and reserves for the benefit of itself and the Metropolitan Districts a blanket Easement (the "Telecommunication Facilities and Utilities Easement") upon, across, over, and under the Property for Telecommunication Facilities and Utilities and for the construction, installation, maintenance, replacement, and repair of Telecommunication Facilities and Utilities. By virtue of the Telecommunication Facilities and Utilities Easement, it shall be expressly permissible for the Declarant, the Metropolitan Districts, and their respective assignees or designees to (i) erect and maintain the necessary appurtenances, equipment, lines, and other facilities on the Property that are needed for Telecommunication Facilities and Utilities, and (ii) affix, maintain, repair, and replace the necessary appurtenances, equipment, lines, and other facilities necessary or desirable for the operation, repair, replacement, and use of the Telecommunication Facilities and the Utilities.

(b) Reserved Rights. The Declarant declares, establishes, grants, and reserves the right for itself and the Metropolitan Districts to (i) grant the use of the Telecommunication Facilities and Utilities Easement to contractors, licensees, Builders, providers of Telecommunication Services, and utility companies, together with the respective contractors, designees, licensees, and subcontractors of such parties, (ii) contract with a common provider of one or more Telecommunication Services on such conditions, provisions, and terms (including length of the term over which such Telecommunication Services will be provided, the type of Telecommunication Services to be provided, and the cost of such Telecommunication Services), (iii) receive a marketing fee from providers of Telecommunication Services, and (iv) require Owners in all or a designated part of the Property to use one or more common providers of one or more types of Telecommunication Services. If any provider of Telecommunication Services, utility, or quasi-utility company furnishing Telecommunication Services or Utilities requests a specific easement by separate Recordable document, the Declarant declares, establishes, grants, and reserves the right to grant such easement upon, across, over, or under any part or all of the Property without conflicting with the terms hereof.

12.6 Limitations on Easements. Notwithstanding anything to the contrary contained herein, the Easements (a) shall in no way affect, avoid, extinguish, or modify any other Recorded covenants, easements, limitations, reservations, or restrictions affecting all or part of the Property, (b) may be amended, limited, modified, restricted, or terminated by the Declarant by means of a Recorded instrument, and (c) shall not be interpreted or construed as preventing or precluding the construction, operation, and use of any structure or use on any Lot which is otherwise permitted by the terms of this Declaration or which is otherwise approved by the Declarant or the Metropolitan District(s).

12.7 Delegation and Termination of Rights. The duties, Easements, responsibilities, and rights that are reserved and granted pursuant to Sections 12.2 through 12.5 hereof may be delegated in whole or in part by the Declarant or the Metropolitan

District(s) to (a) an agent or management company that is acting on behalf of the Metropolitan District(s) with respect to all or part of the Property, or (b) a Neighborhood Association with respect to a portion of the Property; provided, however, that any such delegation shall not relieve the Metropolitan District(s) of its obligations and rights hereunder. The right and authority of the Declarant pursuant to Sections 12.2, 12.3, 12.5, and 12.7 hereof shall automatically cease upon expiration of the Development Period at which time the foregoing reserved rights shall vest solely in the Metropolitan District(s).

12.8 Recorded Easements. In addition to all easements and rights-of-way of Record at or before Recordation of this Declaration, the Property, and all portions thereof, shall be subject to the Easements shown on any Plat of the Property.

12.9 Acknowledgment of Inconvenience. Each of the Lot Owners have acknowledged and agreed that there are inconveniences which will accompany the construction of this Property, including but not limited to construction noise, portable toilets, construction traffic, uncompleted buildings, areas not landscaped, potholes and construction supplies stored in plain view, and general inconvenience associated with construction sites and related issues. Each Lot Owner, by taking title to any Lot, shall be deemed to have waived any claims associated with the inconveniences, nuisance and hazards associated with such construction.

ARTICLE 13. EXEMPTION FOR THE DECLARANT AND BUILDER

13.1 Exemption. Notwithstanding anything in this Declaration to the contrary, neither the Declarant nor any of the Declarant's activities shall in any way be subject to the control of, or under the jurisdiction of the Metropolitan Districts, the DRC or the CEC (including any Design Guidelines, Rules and Regulations), nor shall the Declarant be required to seek the approval or consent of the Metropolitan Districts, the DRC or the CEC for any construction or other work to be performed by or on behalf of the Declarant in the Property. The Declarant, in its sole discretion, may also exempt any Builder from the provisions of (a) ARTICLE 5, as long as Builder has received written design approval under the Guidelines from the Declarant, and (b) ARTICLE 7, for activities which the Declarant deems to be incidental to the Builder's development activities, in the Declarant's sole and absolute discretion. This exemption shall terminate upon expiration of the Development Period.

ARTICLE 14. MISCELLANEOUS PROVISIONS

14.1 Enforcement. Enforcement of any provision of this Declaration, the Guidelines, and any Rules and Regulations shall be by appropriate proceedings at law or in equity against those Persons violating or attempting to violate any such provision. Such proceedings may be for the purpose of removing a violation, restraining or enjoining a future violation, recovering damages for any violation, foreclosing a lien, obtaining such other and further relief as may be available, or any combination thereof. Subject to the provisions of this Declaration, such proceedings may be instituted by an Owner, the Metropolitan District(s) or its designated committee. In any such proceedings the prevailing party shall recover the costs and reasonable attorneys' fees incurred by such party in connection with such proceedings, except that the Metropolitan District(s) shall not be liable to reimburse any Lot Owner for attorneys' fees or costs incurred in any suit brought by a Lot Owner to enforce

or attempt to enforce this Declaration. In addition, the Metropolitan District(s) may levy Fines against a Lot Owner, or such Owner's lessee, due to a violation of the terms of this Declaration. Reasonable notice and the opportunity for a hearing shall be provided to the affected Lot Owner, or such Owner's lessee, before any such Fines are charged. The unpaid Fines shall be added to the taxes and fees charged against the Lot of such Lot Owner by the Operating District or the Finance Districts. The failure to enforce any provision of this Declaration, the Guidelines, and the Rules and Regulations shall not preclude or prevent the enforcement thereof for a further or continued violation, whether such violation shall be of the same or of a different provision.

No breach of any of the covenants, conditions and restrictions herein contained, nor the enforcement of any lien provisions herein, shall render invalid a lien of any First Mortgage on any part of the Property, but all of said covenants, conditions and restrictions shall be binding upon and effective against any owner whose title is derived through foreclosure or trustee's sale, or otherwise.

14.2 Neighborhood Associations. Nothing in this Declaration shall prohibit the organization or creation of any Neighborhood Association in accordance with Applicable Laws in which the membership is comprised of Owners of Lots within all or part of an area covered by a Supplemental Declaration. Such Neighborhood Associations may have the right to impose assessments, own Tracts, and/or perform all duties typically allocated to an association under the Colorado Common Interest Ownership Act, or otherwise, subject to the Restrictions and provided any such assessments are subordinate to any assessments levied pursuant to this Declaration.

14.3 Severability. If any provision or term of this Declaration is invalidated, such invalidity shall not affect the validity of the remainder of this Declaration.

14.4 Duration. The covenants, conditions and restrictions contained in this Declaration shall run with the Property, and, except as otherwise specifically set forth in a Supplemental Declaration pursuant to Section 2.5, shall be binding on all Lot Owners, their legal representatives, heirs, successors and assigns, and shall be in effect in perpetuity unless amended or terminated as provided in this Declaration.

14.5 No Right of First Refusal. This Declaration neither contains nor shall be amended to contain any provision creating a "right of first refusal" to the Association before a Lot or unit can be sold. Should any such rights nevertheless be created in the future, such rights shall not impair the rights of any holder of a First Mortgage to: (a) foreclose or take title to a Lot or unit pursuant to the remedies provided in the Mortgage, (b) accept a deed (or assignment) in lieu of foreclosure in the event of a default by a Mortgagor, or (c) sell or lease a Lot or Unit acquired by the Mortgagee.

14.6 Amendment. Except as otherwise provided in this Declaration, this Declaration may be amended (by (a) either modifying or deleting any existing provisions, or (b) adding new provisions) or terminated at any time by a written and recorded instrument containing the consents of the then record Owners of at least sixty-seven percent (67%) of the Lots subject to this Declaration together with the approval of fifty-one percent (51%) of the First Mortgagees; provided, however, that at any time that the Declarant owns a Lot or any other real property subject to this Declaration, any amendment to this Declaration shall

be strictly conditioned on the Declarant's written consent. Furthermore, to the extent the Property and this Declaration has been submitted to and approved by HUD or any Government Mortgage Agencies (collectively "Agency"), all amendments to this Declaration must have the approval by any of the foregoing entities that have approved the same and have outstanding guaranteed loans secured by Lots within the Property. To the extent that the approval of any Agency or First Mortgagee is required, then, if any Agency or First Mortgagee fails to respond to any written proposal for such approval within thirty (30) days after such Agency or First Mortgagee receives proper notice of the proposal (or such longer time as may be set forth in the notice), such Agency or First Mortgagee shall be deemed to have approved such proposal provided that the notice was delivered to the Agency or First Mortgagee by certified or registered mail, return receipt requested.

14.7 Waiver. No provision in this Declaration is or shall be deemed waived by reason of any failure to enforce the provision, regardless of the number of violations or breaches which may occur.

14.8 Limited Liability. Neither the Declarant, the Metropolitan Districts, or any officers, directors, shareholders, managers, members, partners, agents or employees of any of the same shall be liable to any party for any action or for any failure to act with respect to any matter in which the action taken or failure to act was in good faith and without malice. Such parties shall be reimbursed by the Metropolitan District(s) for any costs and expenses, including reasonable attorneys' fees, incurred by them with the prior approval of the Metropolitan District(s) (which approval shall not unreasonably be withheld) as a result of the threatened or pending litigation pertaining to the Property or this Declaration in which they are or may be named as parties.

14.9 Disclaimer Regarding Safety. THE DECLARANT AND THE METROPOLITAN DISTRICTS AND THEIR OFFICERS, DIRECTORS, MANAGERS, MEMBERS, PARTNERS, AGENTS AND EMPLOYEES, HEREBY DISCLAIM ANY OBLIGATION REGARDING THE SECURITY OF ANY PERSONS OR PROPERTY WITHIN THE PROPERTY. BY ACCEPTING A DEED TO PROPERTY WITHIN THE PROPERTY, EACH OWNER ACKNOWLEDGES THAT THE DECLARANT AND THE METROPOLITAN DISTRICTS AND THEIR OFFICERS, DIRECTORS, MANAGERS, MEMBERS, PARTNERS, AGENTS AND EMPLOYEES, ARE ONLY OBLIGATED TO DO THOSE ACTS SPECIFICALLY ENUMERATED IN THE RESTRICTIONS AND ARE NOT OBLIGATED TO DO ANY OTHER ACTS WITH RESPECT TO THE SAFETY OR PROTECTION OF PERSONS OR PROPERTY WITHIN THE PROPERTY.

14.10 No Representations, Guaranties or Warranties. No representations, guaranties or warranties of any kind, express or implied, shall be deemed to have been given or made by the Declarant, the Metropolitan Districts, or by any of their officers, directors, shareholders, managers, members, partners, agents or employees in connection with any portion of the Property, or any Improvement, its physical condition, structural integrity, freedom from defects, zoning, compliance with Applicable Laws, fitness for intended use, or view, or in connection with the subdivision, sale, operation, maintenance, cost of maintenance, taxes or regulation thereof, or any other matter whatsoever whether similar or dissimilar to the foregoing, unless and except as specifically set forth in writing. The release and waiver set forth in Section 14.10 shall apply to this Section.

14.11 Waiver. By acceptance of a deed to a Lot, each Owner hereby releases, waives and discharges the Declarant and the Metropolitan Districts and their respective officers, directors, managers, members, partners, agents, employees, successors and assigns from all losses, claims, liabilities, costs, expenses and damages arising directly or indirectly from any hazards, disclosures or risks set forth in this Declaration.

14.12 Arbitration of Disputes. All Disputes (as defined below) shall be subject to and be resolved by binding arbitration, as follows:

(a) Binding Arbitration. Any action, dispute, claim or controversy between the Declarant and the Metropolitan Districts and the Owners, or any of them, whether sounding in contract, tort or otherwise, and whether or not concerning an individual Lot or other portion of the Property (each a "Dispute" and collectively, whether all or less than all, the "Disputes"), shall be resolved by binding arbitration in accordance with the Colorado Uniform Arbitration Act, C.R.S. § 13-22-201, et seq., as then in effect, by a single arbitrator. The arbitrator's award shall be entered as a final, unappealable judgment in the appropriate court in the county in which the Property is located. In the event of any inconsistency between such rules and the provisions of this Section 14.12, these provisions shall supersede such rules. All statutes of limitation that would otherwise be applicable shall apply to any arbitration proceedings under this Section. The parties shall be entitled to conduct discovery as if the Dispute were pending in a District Court in the State of Colorado. In any arbitration proceeding subject to these provisions, the arbitrator is specifically empowered to allow discovery and decide pre-hearing motions that are substantially similar to pre-hearing motions to dismiss and motions for summary adjudication. Judgment upon the award rendered may be entered in any court having jurisdiction. Any arbitrator selected under this Section shall be knowledgeable in the area of the subject matter of the Dispute and shall be selected by the parties to the Dispute, any court in which the Property is located or any private organization providing such services. In the event the parties to the Dispute cannot agree upon an arbitrator, they shall apply to the Chief Judge of the District Court where the Property is located for appointment of a qualified arbitrator.

(b) Stenographic Record. A stenographic record of the binding arbitration mandated by Section 14.12(a) shall be made, provided that the record shall remain confidential except as may be necessary for post-hearing motions and appeals. The arbitrator's decision shall contain findings of fact and conclusions of law to the extent applicable, and the arbitrator shall have the authority to rule on all post-hearing motions in the same manner as a trial judge. The statement of decision of the arbitrator upon all of the issues considered by the arbitrator is final and binding upon the parties, and upon filing of a statement of decision with the clerk of the court, or with the judge where there is no clerk, judgment may be entered thereon.

(c) Procedure. If any claim regarding defects in construction is made, each claim shall be specified with particularity. Each location of any claimed defect must be identified, and all evidence supporting each claim, along with all repair methodologies and costs of repair, must be provided to the party or parties against whom the claim is made in advance of any request for arbitration.

(d) Amendment. Notwithstanding any provisions in this Declaration to the contrary, this Section 14.12 shall not be amended without the prior written consent of the Declarant.

14.13 Waiver of Trial to a Jury or Trial to a Judge. BY ACCEPTING A DEED TO ANY LOT, EACH OWNER HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY A JURY OR TO A JUDGE WITH RESPECT TO ANY AND ALL ISSUES PRESENTED IN ANY ACTION, PROCEEDING, CLAIM OR COUNTERCLAIM BROUGHT BY THEM AGAINST DECLARANT OR ITS SUCCESSORS WITH RESPECT TO ANY MATTER ARISING OUT OF OR IN CONNECTION WITH THIS DECLARATION OR ANY DOCUMENT CONTEMPLATED HEREIN OR RELATED HERETO, OR ANY CLAIM ARISING OUT OF ALLEGATIONS OF DEFECTIVE CONSTRUCTION.

the parties, and upon filing of a statement of decision with the clerk of the court, or with the judge where there is no clerk, judgment may be entered thereon.

(c) Procedure. If any claim regarding defects in construction is made, each claim shall be specified with particularity. Each location of any claimed defect must be identified, and all evidence supporting each claim, along with all repair methodologies and costs of repair, must be provided to the party or parties against whom the claim is made in advance of any request for arbitration.

(d) Amendment. Notwithstanding any provisions in this Declaration to the contrary, this Section 14.11 shall not be amended without the prior written consent of the Declarant.

14.12 Waiver of Trial to a Jury or Trial to a Judge. BY ACCEPTING A DEED TO ANY LOT, EACH OWNER HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY A JURY OR TO A JUDGE WITH RESPECT TO ANY AND ALL ISSUES PRESENTED IN ANY ACTION, PROCEEDING, CLAIM OR COUNTERCLAIM BROUGHT BY THEM AGAINST DECLARANT OR ITS SUCCESSORS WITH RESPECT TO ANY MATTER ARISING OUT OF OR IN CONNECTION WITH THIS DECLARATION OR ANY DOCUMENT CONTEMPLATED HEREIN OR RELATED HERETO, OR ANY CLAIM ARISING OUT OF ALLEGATIONS OF DEFECTIVE CONSTRUCTION.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the day and year first written above.

DECLARANT:

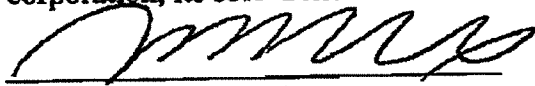
RC SUPERIOR, LLC,
a Delaware limited liability company

By: Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member

By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member

By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida corporation, its sole General Partner

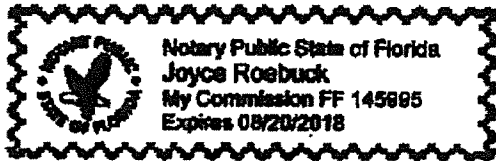
By: 
Name: Marvin Shapiro
Its: President

STATE OF FLORIDA)
) ss.
 COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 5th day of February, 2015, by Marvin Shapiro as President of Avanti Management Corporation, the sole General Partner of Avanti Properties Group II, L.L.L.P., the Managing General Partner of Avanti Strategic Land Investors VII, L.L.L.P., the sole Member of Superior Town Center ASLI VII Holdings, LLC, the sole Member of RC Superior, LLC.

Witness my hand and official seal.
 My commission expires: 8/20/18

Joyce Roebuck
 Notary Public



ACKNOWLEDGEMENT AND CONSENT

By execution below, STC Metropolitan District No. 1 hereby acknowledges and assumes its rights, duties and obligations as provided herein.

STC METROPOLITAN DISTRICT NO. 1

By: Isabella Goodson
Print Name: Isabella Goodson
Title: President

By: [Signature]
Print Name: Lisa Johnson
Title: Secretary

By execution below, STC Metropolitan District No. 2 hereby acknowledges and assumes its rights, duties and obligations as provided herein.

STC METROPOLITAN DISTRICT NO. 2

By: Isabella Goodson
Print Name: Isabella Goodson
Title: President

By: [Signature]
Print Name: Lisa Johnson
Title: Secretary

By execution below, STC Metropolitan District No. 3 hereby acknowledges and assumes its rights, duties and obligations as provided herein.

STC METROPOLITAN DISTRICT NO. 3

By: Isabelle Goodson
Print Name: Isabella Goodson
Title: President

By: [Signature]
Print Name: Lisa Johnson
Title: Secretary

Attachments:

Lender Consent

Exhibit A – Legal Description of Property

LENDER CONSENT

The undersigned, as successor by merger to Torrey Pines Bank, a California corporation, is the beneficiary under that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing recorded on November 1, 2013, at Reception Number 03350989 in the real property records of Boulder County, Colorado (the "Deed of Trust"). The undersigned does hereby agree that the lien of the Deed of Trust and all amendments thereto are and will be subordinate and junior to the terms and provisions of this certain Master Declaration of Covenants, Conditions and Restrictions for Superior Town Center dated March 4, 2015, and made by RC Superior, LLC, a Delaware limited liability company ("Master Declaration") as if the Master Declaration were entered into and recorded prior in time to the Deed of Trust; provided, however, that no provision of the Master Declaration shall be enforced against the undersigned in a manner that would impair or defeat the Deed of Trust as a result of this consent to subordination.

This Lender Consent shall not be construed to subordinate the Deed of Trust to any subsequent modifications of, or amendments to, the Master Declaration.

WESTERN ALLIANCE BANK,
an Arizona corporation

By: William A. McKeown
Name: William A. McKeown
Title: Executive Vice President

STATE OF _____

COUNTY OF _____

*See attached
certificate*

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____, as the _____ of Western Alliance Bank, an Arizona corporation.

Notary Public

My commission expires:

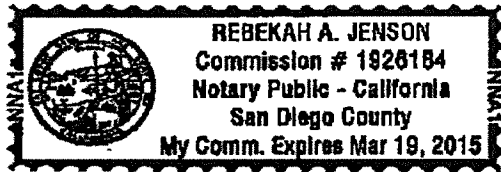
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF San Diego) ss

On this 6th day of March, 2015, before me, Rebekah A. Jenson, a Notary Public, personally appeared William C. McLennan who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Rebekah A. Jenson

EXHIBIT A
TO MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SUPERIOR TOWN CENTER

Legal Description of the Property

PARCEL 1:

LOT 1, BLOCK 5;
LOT 1, BLOCK 7;
LOT 1, BLOCK 10,
LOT 1, BLOCK 11;
LOT 1, BLOCK 13;
DIRECTORS PARCELS 1, 2 AND 3;
PARCELS A, B, C, D, E, F, AND G;
SUPERLOTS 2 AND 4;
TRACTS D AND F;
SUPERIOR TOWN CENTER FILING NO. 1B, ACCORDING TO THE PLAT THEREOF,
RECORDED FEBRUARY 25, 2014 UNDER RECEPTION NO. 3367475, COUNTY OF
BOULDER, STATE OF COLORADO.

PARCEL 2:

LOTS 1, 2, AND 3, BLOCK 12;
TRACT C;
PARCEL H;
SUPERLOT 1;
SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 2, ACCORDING TO THE
PLAT THEREOF, RECORDED DECEMBER 2, 2014 UNDER RECEPTION NO. 3415628,
COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL 3:

LOT 1, BLOCK 14;
LOT 1, BLOCK 15;
LOT 1, BLOCK 17;
LOT 1, BLOCK 24;
SUPERLOT 5;
SUPERIOR TOWN CENTER FILING NO. 1B REPLAT, ACCORDING TO THE PLAT
THEREOF, RECORDED FEBRUARY 3, 2015 UNDER RECEPTION NO. 3425881,
COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL 4:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, LYING WEST OF MCCASLIN BOULEVARD, COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL 5:

**LOT 3, BLOCK 1,
SUPERIOR TOWN CENTER FILING NO. 1B, ACCORDING TO THE PLAT THEREOF,
RECORDED FEBRUARY 25, 2014 UNDER RECEPTION NO. 3367475, COUNTY OF
BOULDER, STATE OF COLORADO.
EXCEPTING THEREFROM ALL IMPROVEMENTS ON THE SUBJECT PROPERTY
LEASED TO BOULDER VALLEY HOCKEY FOUNDATION PURSUANT TO AN
UNRECORDED GROUND LEASE DATED JULY 19, 2002, AS AMENDED.**

STC METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 · 800-741-3254
Fax: 303-987-2032

**Resolution Adopting
Rules and Regulations
and Design Guidelines**

RESOLUTION NO. 2019-12-02

RESOLUTION OF THE BOARD OF DIRECTORS OF STC METROPOLITAN DISTRICT NO. 2 ADOPTING THE SECOND AMENDED AND RESTATED SUPERIOR TOWN CENTER RULES, REGULATIONS AND DESIGN GUIDELINES

1. STC Metropolitan District No. 1 (“**District No. 1**”), STC Metropolitan District No. 2 (“**District No. 2**”) and STC Metropolitan District No. 3 (“**District No. 3**”) (each a “**District**” and, collectively, the “**Districts**”) are quasi-municipal corporations and political subdivisions of the State of Colorado located in the Town of Superior (the “**Town**”), Boulder County (the “**County**”), Colorado.

2. The Districts were organized pursuant to Service Plans approved by the Town on May 13, 2013, as may be amended and/or modified from time to time (“**Service Plans**”).

3. Pursuant to Section 32-1-1001(1)(m), C.R.S., the Districts have the power “to adopt, amend and enforce bylaws and rules and regulations not in conflict with the constitution and laws of this state for carrying on the business, objects, and affairs of the board and of the special district.”

4. Pursuant to Section 32-1-1001(1)(j)(I), C.R.S., the Districts have the power “to fix and from time to time to increase or decrease fees, rates, tolls, penalties or charges for services, programs, or facilities furnished by the special district.”

5. RC Superior, LLC, a Delaware limited liability company (the “**Developer**”), has caused to be recorded the Master Declaration of Covenants, Conditions and Restrictions, dated April 13, 2015, and recorded in the real property records of the County as Reception No. 3439339, as the same may be amended and/or modified from time to time (the “**Original Declaration**”) and applicable to the real property within the districts described in Exhibit A of the Original Declaration (the “**Property**”).

6. Aweida Properties, Inc., a Colorado corporation (the “**Discovery Ridge Developer**”) has caused to be recorded the Declaration of Covenants, Conditions and Restrictions, dated November 22, 2019, and recorded in the real property records of the County as Reception No. 3750773, as the same may be amended and/or modified from time to time (the “**Discovery Ridge Declaration**” and, together with the Original Declaration, the “**Declarations**”) and applicable to the property within the districts described in Exhibit A of the Discovery Ridge Declaration.

7. The property encumbered by the Declarations either is, or is anticipated to be included within the boundaries of one of the Districts.

8. The Declarations provide that one or more of the Districts shall enforce each of the provisions provided therein.

9. Section 32-1-1004(8), C.R.S., authorizes the Districts to furnish covenant enforcement and design review services within the District if the declaration, rules and regulations, or similar document containing the covenants to be enforced for the area within the metropolitan district name the metropolitan district as the enforcement or design review entity.

10. Pursuant to the Declarations, the Districts have the right to send demand letters and notices, to levy and collect fines, to negotiate, to settle, and to take any other actions with respect to any violation(s) or alleged violation(s) of the Declarations.

11. The Declarations provide for the Superior Town Center Rules, Regulations and Design Guidelines (the “**Rules, Regulations and Guidelines**”) to be promulgated, amended, revised from time to time, administered and enforced by the Districts.

12. The Districts entered into that certain Facilities Funding, Construction and Operation Agreement (the “**FFCOA**”), dated January 1, 2015, pursuant to which the Districts agreed that District No. 2 is the Operating District responsible for all operations and maintenance services for the Districts.

13. The Districts entered into that certain Intergovernmental Agreement for Covenant Enforcement and Design Review (the “**IGA**”), dated June 7, 2017, which may be amended from time to time, pursuant to which the Districts authorized District No. 2 to administer and enforce the Covenants and the Rules, Regulations and Guidelines for the Property.

14. The Boards of Directors for the Districts jointly adopted the IGA and acknowledged District No. 2’s authority to administer and enforce the Covenants and the Rules, Regulations and Guidelines for the Property.

15. District No. 2 previously adopted Resolution 2017-06-01, Resolution 2018-04-01, and Resolution 2019-05-01 of the Board of Directors of Superior Town Center Metropolitan District No. 2 Adopting the Superior Town Center Rules, Regulations and Design Guidelines.

16. The Superior Town Center Rules, Regulations and Design Guidelines have now been amended and restated to include information on the Discovery Ridge Declaration (the “**Second Amended and Restated Rules, Regulations and Design Guidelines**”).

17. District No. 2 desires to replace the First Amended and Restated Rules, Regulations and Design Guidelines.

18. District No. 2 desires to provide for the orderly and efficient enforcement of the Covenants by adopting the Second Amended and Restated Rules, Regulations and Design Guidelines.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2:

1. The Board of Directors of District No. 2 hereby adopts the Second Amended and Restated, Regulations and Design Guidelines as described in **Exhibit A**, attached hereto and incorporated herein by this reference.

2. The Board of Directors of District No. 2 declares that the Second Amended and Restated Rules, Regulations and Design Guidelines are effective as of December 9, 2019.

3. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given

circumstances, shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.

[SIGNATURE PAGE FOLLOWS]

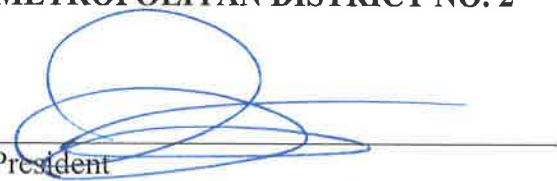
[SIGNATURE PAGE TO RESOLUTION NO. 2019-12-02

APPROVED AND ADOPTED this 9th day of December 2019.

STC METROPOLITAN DISTRICT NO. 2

By: _____

President

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right, positioned above a horizontal line.

Attest:


Secretary or Assistant Secretary

EXHIBIT A

**SECOND AMENDED AND RESTATED SUPERIOR TOWN CENTER RULES,
REGULATIONS AND DESIGN GUIDELINES**

ADOPTED AND EFFECTIVE DECEMBER 9, 2019

**SECOND AMENDED AND RESTATED
SUPERIOR TOWN CENTER
RESIDENTIAL RULES, REGULATIONS
AND DESIGN GUIDELINES
STC Metropolitan District No. 2**

The Board of Directors of STC Metropolitan District No. 2 (the “District”)¹ adopted these Superior Town Center Rules, Regulations and Design Guidelines (“Guidelines”) to be read in conjunction with the Master Declaration of Covenants, Conditions and Restrictions for Superior Town Center (“Declaration”) and Declaration of Covenants, Conditions and Restrictions for Discovery Ridge at Superior Town Center (“Discovery Ridge Declaration”)(collectively, the “Declarations”) and to give direction to Owners and residents before the construction, installation, erection, or alteration of any structure, facility and appurtenance of any kind located on any Residential Lot within Superior Town Center is made.

This Second Amended and Restated document replaces, in full, previous Guidelines.

This document incorporates the following:

- Superior Town Center Residential Rules, Regulations and Design Guidelines (adopted June 7, 2017, Resolution No. 2017-06-01) (Replaced and Superseded)
- First Amendment to the Superior Town Center Residential Rules, Regulations and Design Guidelines (adopted April 4, 2018, Resolution No. 2018-04-01) (Replaced and Superseded)
- First Amended and Restated Superior Town Center Residential Rules, Regulations and Design Guidelines (adopted May 1, 2019, Resolution No. 2019-05-01) (Replaced and Superseded)

Document
History:

¹ Pursuant to that certain Intergovernmental Agreement Regarding Covenant Enforcement and Design Review Services, between the District, STC Metropolitan District No. 1 (“District No. 1”), and STC Metropolitan District No. 3 (“District No. 3”) (collectively, the “Districts”), which may be amended from time to time, the Districts authorized and designated the Board of Directors of the District to exercise the powers of the Districts with respect to the provision of covenant enforcement and design review services, and therefore, District No. 1 and District No. 3 are also subject to these Guidelines.

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APPENDIX I	Design Review Request Instructions
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SECTION 1 INTRODUCTION AND BASES FOR GUIDELINES

1.01 Introduction.

These Guidelines have been adopted by the Board of Directors of the District to assist Residential Owners in the design and construction of home additions or alterations, and installation of Improvements within Property served by the District. These Guidelines provide Residential Owners with design direction so that any Improvements will be visually consistent and architecturally compatible with the overall community theme, in accordance with the Declarations recorded against the Property within the Superior Town Center community.

The purpose and intent of these Guidelines is to assure Residential Owners that proper standards of development and construction will be maintained for the benefit of all and have been adopted by the District pursuant to the Declarations.

The intent of the Declarations and these Guidelines is to create a neighborhood community of high quality development and construction in which the natural character of the area is preserved and maintained, and in which the construction of Improvements is visually consistent and architecturally compatible with the overall community theme. The general theme of the Superior Town Center community is a blend of “Contemporary”, “19th Century Urban/Industrial”, and “Craftsman” architectural forms.

The intent of these Guidelines is to establish a community that achieves harmony among homes and between each home and the surrounding landscape, yet allows individual identity to the home. The purpose and goals of these Guidelines are to:

- A. Assure compatibility and harmony of exterior color, materials and design so the exteriors of the structures are complementary and avoid negative contrast within the neighborhood.
- B. Relate proposed improvements to the natural features of the land and to the neighboring structures and other improvements.
- C. Maintain sustainable, diversified landscaping that is water efficient.
- D. Conform to the plans and overview of the Superior Town Center Documents.

1.02 Bases for Guidelines and Interpretation.

(a) Declarations. The Declarations govern all Properties within Superior Town Center. Copies of the Declarations are available at any time from the District. The Declarations are also recorded in the real property records of Boulder County, Colorado. Each Owner should review and become familiar with the Declarations. Nothing in these Guidelines supersedes or alters the provisions or requirements of the Declarations and, if there is any conflict or inconsistency between these Guidelines and the Declarations, the Declarations control.

(b) Governmental and Other Regulations. Use of Property and Improvements must comply with the applicable building codes or other governmental requirements and regulations.

Where the provisions of applicable federal, state, Boulder County and/or Town of Superior standards are more restrictive than the provisions of these Guidelines, such other more restrictive standards shall control.

(c) Variances. The DRC reserves the right to vary at any time from procedure or standards as established herein. The District reserves the right to amend, supplement or repeal these Guidelines at any time.

(d) Zoning Ordinance and Declarations. Additional standards and requirements are set forth in the Declarations, Plats, and the Superior Town Center Documents. Each Owner must read and become familiar with all such documents, thus avoiding violations of the standards and requirements set forth therein. Copies of the Plats and Superior Town Center Documents are available from the DRC.

SECTION 2 DEFINITIONS

Any term not defined herein shall have the same meaning as contained in Definitions section of the Declarations.

SECTION 3 PROCESSES FOR DESIGN REVIEW AND APPROVAL

3.01 Design Review Committee.

Article 5 of the Declarations provides for the creation of the Design Review Committee (“DRC”), which is responsible for: administering the application of these Guidelines; review, approval or rejection of plans for proposed Improvements; and authorization of variances from these Guidelines.

3.02 Who Is Subject to These Guidelines?

Any Residential Owner and/or his/her contractor designing to undertake any modification, addition or alteration relative to any Improvement within the Property is responsible for complying with these Guidelines and initiating the review and obtaining the approvals required by these Guidelines before any such modification is undertaken.

Any additions to or alterations of Improvements after initial approval and installation will require submittal to and approval by the DRC. The DRC should be contacted with any submittal questions and the DRC will advise the applicant if DRC approval is required.

DESIGN REVIEW SUBMITTAL IS REQUIRED UNLESS EXPLICITLY STATED OTHERWISE IN THESE GUIDELINES – ANY IMPROVEMENT THAT DOES NOT COMPLY WITH THE DECLARATIONS AND THESE GUIDELINES SHALL NOT BE CONSTRUCTED, ERECTED, PLACED, ALTERED, PLANTED, APPLIED, INSTALLED OR MODIFIED UPON ANY RESIDENTIAL LOT, UNLESS OTHERWISE APPROVED BY THE DRC.

3.03 Design Review Requests.

(a) Design Review Instructions and Request Form. Design Review Request Instructions and a Design Review Request Form can be found under **Appendix I**. To make a request for design review, complete the Design Review Request Form and submit it with payment of the appropriate fee and all necessary back-up documents.

Design review requests can be made via US Mail or email to:

STC Metropolitan District No. 2
141 Union Blvd., Suite 150
Lakewood, CO 80228
Phone Contact: 303- 987-0835

(b) Design Review Fee Schedule.

<u>Fee Description</u>	<u>Fee Amount</u>
Landscape Review and/or Fence Review	\$50
Paint Color Change	\$50
Main Building Addition, Addition of Accessory Building, Shed, Deck, Patio, Site Plan, Footprint (including Driveway) Review	\$100
All other items	\$50

Builders, as defined in the Declarations, are exempt from Design Review Fees.

THE DRC MAY MODIFY THE FEE SCHEDULE WITHOUT NOTICE.

Design Review Fees should be made in person or sent via US Mail to:

STC Metropolitan District No. 2
141 Union Blvd., Suite 150
Lakewood, CO 80228
Phone Contact: 303-987-0835

(c) Action by DRC. The DRC shall review each request for approval and make a decision within sixty (60) days after the complete submission of plans, specifications and other materials and information, which the DRC may require in conjunction therewith. Any request for approval shall be deemed disapproved unless written approval is transmitted within sixty (60) days after the receipt by the DRC of all required fees and materials.

(d) Required Documentation. All Improvements must be made in accordance with the Declarations, these Guidelines, and any applicable Town of Superior regulations and

standards. Please review these referenced documents carefully, and make sure your plans comply with their requirements. Unless specifically exempt pursuant to these Guidelines, all Improvements must be approved by the DRC. Approval by the DRC does not excuse Owner from compliance with the Declarations, Superior Town Center Planned Development zoning, or other Town of Superior regulations and standards. It is the Owner's responsibility to properly apply for building permits and any other applicable government approvals.

(i) Building Plan (for Additions or Building Alterations). A Design Review Request for Additions or Building Alterations shall indicate for all buildings the following, drawn to scale:

(1) Roof Plan: Pitch, valleys, hips, materials and overhang should be indicated.

(2) Floor Plan: Main structures and all accessory structures including balconies, decks and square footage of each floor within the main building and square footage of each accessory out-building should be submitted.

(3) Elevations: All exterior elevations with materials, dimensions, final and original grade lines and finished floor elevations should be clearly indicated.

(4) Sections: Should include finish grade, finish floor and maximum roof height.

(ii) Site and Grade Plan (for Landscaping Improvements and Fencing). A Design Review Request for site and grade plans for landscaping Improvements and Fencing shall include a plot plan drawn to scale, showing in detail the location of main buildings on the lot. Show what you intend to accomplish. Indicate existing conditions as well as the proposed Improvements. For example, if you will be installing rock or bark mulch in planting beds, specify the type, color and size. If you are using edging, specify the type of edging. If you are installing a retaining wall, you must indicate how it will be constructed.

YOU MAY NOT ALTER THE DRAINAGE ON YOUR LOT.

The plot plan shall also include the following:

(1) Legal description; north arrow; name, address and telephone number of owner.

(2) Property lines.

(3) Building envelope dimensions with envelope shown in relation to property lines.

(4) Front, side and backyard dimensions to buildings from property lines.

(5) Drives, parking areas and walkways.

(6) Square footage of the building footprint for each building.

(7) Topographic diagram of site in one foot (1') intervals showing existing contours and drainage courses and proposed changes to contours and drainage courses and cut/fill areas.

(8) Location and elevation of access road and off-street parking lot design, if any, including ingress and egress points.

(9) Location, elevation and square footage of other Improvements, such as swimming pools and patios.

(10) Reference to adjoining properties, streets, utility and other easements, drainage courses and reference to buildings on adjoining properties and their uses.

3.04 Applicant Action Following Approval.

Following initial DRC approval, the applicant must complete the Improvement as promptly and diligently as possible, and then notify the DRC of the completion to request final approval. Further details of these requirements can be found in the Declarations.

SECTION 4 ENFORCEMENT.

4.01 Covenant Enforcement Committee.

Article 6 of the Declarations provides for the creation of the Covenant Enforcement Committee (“CEC”), which is responsible for the ministerial administration and enforcement of the Declarations and these Guidelines.

4.02 Violations.

Violations, as defined in the Declarations, shall be subject to the remedies specified in the Declarations and the Penalties outlined below.

4.03 Notice of Violations.

If the DRC and/or CEC determine that a Violation exists, a Notice of Violation will be sent by the DRC and/or CEC within thirty (30) days of the determination that a Violation is likely to or does exist. The Notice shall identify the particular circumstances or conditions of the Violation and the required action and time period to correct, remedy or remove the Violation. Notices of Violation sent pursuant to the Declarations shall also include the date, time, and place of a hearing, and will be sent no less than fifteen (15) days prior to the date of the hearing.

4.04 Class I Violation.

This Violation will be issued for an offense (in the sole discretion of the DRC and/or CEC) that can be corrected immediately, such as parking, trash, lighting, sound or odor violations. In most cases, Class I Violations will be required to be corrected within seven (7) days of the Notice of

Violation or, if the Notice of Violation was sent pursuant to the Declarations, within the time period specified in the written finding issued by the DRC and/or CEC following a hearing.

4.05 Class II Violation.

This Violation will be issued for an offense (in the sole discretion of the DRC and/or CEC) that *cannot* be corrected immediately, and/or requires plans and specifications to be submitted to the DRC for approval prior to correction of the Violation. Class II Violations can include violations relating to landscaping, construction, and additions to, or modifications of, Improvements. In most cases, Class II Violations will be required to be corrected within thirty (30) days of the Notice of Violation, or if the Notice of Violation was sent pursuant to the Declarations, within the time period specified in the written finding issued by the DRC and/or CEC following a hearing.

4.06 Penalties.

Penalties will be assessed if a Property is not brought into compliance within the assigned timeframe listed on the Notice of Violation or, if applicable, in the written finding issued by the DRC and/or CEC following a hearing. Penalties for Violations will be assessed as follows, and any penalties not paid by the due date will be considered delinquent.

<u>Penalty Description</u>	<u>Penalty Amount</u>
First Offense	No penalty
Second Offense	Fee up to \$100
Third Offense	Fee up to \$250
Continuing Violation	Fee up to \$500 each day the Violation continues (each day constitutes a separate Violation)

4.07 Procedure for Hearing.

On the date and time of the hearing specified in the Notice of Violation sent pursuant to the Declarations, the DRC and/or CEC will hear and consider any information and evidence presented by the Owners and/or all other interested parties. No more than five (5) business days following the hearing, the DRC and/or CEC will make a finding that a Lot is either in compliance or that the Lot is in Violation, or continue the hearing to a date certain for the purpose of obtaining additional information. Upon determining a Violation exists, the DRC and/or CEC will issue a written finding of Violation, which will include a timeframe for correction, not to exceed forty-five (45) days. All decisions of the DRC and/or CEC shall be final.

SECTION 5 PRIVATE LANDSCAPE GUIDELINES AND REQUIREMENTS

Superior Town Center is a model community for planning and design integrity of structure and landscape. From the beginning of the project, the development team has focused on form and creativity through natural topography.

These Guidelines are not intended to hinder in any way unique designs or creative expression by the design professional or the Owner. By establishing requirements for site planning, these Guidelines ensure an overall cohesiveness to the community.

For a comprehensive list of landscape standards, please see the approved Superior Town Center Plant List found in Appendix B of the Superior Town Center Design Guidelines Supplement, approved by the Town of Superior (**Exhibit B** of these Guidelines), as same may be amended by the Town from time to time.

YOU MAY NOT ALTER THE DRAINAGE ON YOUR LOT.

5.01 Private Landscape Requirements

(These Private Landscape Requirements apply to all ground area within private property lines. Please note not all units have formal front/backyards, and in this case, are not required to install/meet the below minimum standards. Any and all landscape installations/improvements or changes **MUST** be submitted and approved by the DRC.)

The below standards for private landscaping are minimum standards, which are required by the DRC for Design Review approval. The Owner is welcome to exceed these standards in the number of trees, bushes and amount of ground coverage. Please note that deviating dramatically from the below standards, or failure to meet these minimum requirements, could result in rejection of the Design Review Request by the DRC.

(a) There shall be a minimum of 100% ground coverage installed and maintained for erosion control in all yard areas. Ground coverage shall be turf, decking or other hardscape, or plant material.

(b) There shall be at least one tree, which shall be from the approved Superior Town Center Plant List found in Appendix B of the Superior Town Center Design Guidelines Supplement, approved by the Town of Superior (**Exhibit B** of these Guidelines).

(c) All work and permitting shall be in accordance with the Town of Superior Zoning and Building Code.

(d) New retaining walls over two feet (2') in height are not permitted.

(e) Berms must have less than a 3:1 slope with the soil stabilized by planting ground cover or rock mulch to prevent runoff and erosion. All soil should be re-seeded by the start of the next planting season. No part of the site is to be left barren.

(f) Any raised planter or garden box may not exceed two feet (2') in height and may only be installed in the Backyard, which shall be defined by the area inside private property lines that is between the home and the Rear Property Line. Rear Property Line means the boundary of private property which is on the opposite side of the home as the front door.

YOU MAY NOT ALTER THE DRAINAGE ON YOUR LOT.

5.02 Drought Tolerant Planting

DRC Approval is required. Using drought tolerant plantings and other water conservation methods of landscaping is encouraged; however, the design must be approved. This type of landscaping uses much less water than typical suburban residential landscape, but large areas of river rock or mulch will not necessarily be allowed in place of green, growing plant material.

5.03 Irrigation Requirements

Irrigation systems shall be preinstalled by the builder. Any changes or additions shall be submitted for approval.

5.04 Maintenance Requirements

Watering and fertilizing, weeding, pruning and tree wound dressing is required. All weed and insect control, which impacts drainage and soil quality, must include appropriate safety flags, and notices must be well-labeled at the time of application. Dead plant material must be removed or replaced within thirty (30) days.

5.05 Softscape Elements and Materials Requirements

Softscape elements are comprised of deciduous and evergreen trees, shrubs and ground covers. Vines, lawns, flowers, perennials grasses and wild flowers, in quality and quantity and size at time of planting, shall be chosen for form, color, environmental appropriateness, and seasonal variety and must be installed per industry standards.

5.06 Timing for Landscaping Improvements

Landscaping Improvements are required to be installed within the first growing season in effect after acquisition of title to the initial homeowner. If the acquisition occurs between the months of October and March, landscaping will be installed in the subsequent spring following such acquisition. The deadline for the spring installation will be June 1. Please ensure submittal of your landscaping plans will allow for the review period of up-to sixty (60) days for approval, taking into consideration your specific conditions as it relates to the installation deadline. Though a Design Review Request may have been submitted, if it has not been approved and the installation completed by the Declarations' deadline, the property may receive a Notice of Violation.

5.07 Trees and Shrubs

(a) Canopy, shade trees, and ornamental trees: Two inch (2") caliper minimum.

- (b) All coniferous trees: Four foot (4') minimum height.
- (c) Ornamental and multi-stem trees: Minimum ten foot (10') height.
- (d) Shrubs must be no smaller than two (2)-gallon container size.

Larger trees are recommended and may be used, as they are visually more desirable.

5.08 Views and Screening

Selection of materials to enhance views from each side is critical. Control should be taken to not mask own views and views of neighbors. Views of entries to properties, privacy screens and less desirable areas must be taken into account in landscape design via masking with plantings and appropriate design measures. The DRC may require specific placement of trees and/or shrubs as necessary to protect view corridors.

SECTION 6 FENCING GUIDELINES

Any additions or modifications to fencing shall be submitted for approval. Approved backyard (as defined in Section 5.01(f)) and side yard fencing, if provided, shall be:

- (a) Minimum height: four feet (4').
- (b) Maximum height: six feet (6').
- (c) Post sizes permitted are: 4x4, 4x6 or 6x6.
- (d) Wing fencing is fencing between two houses as seen from the street. The minimum setback for wing fencing, from front of house to back, shall be six feet (6').
- (e) One three foot (3') gate to open space is permitted.
- (f) Gate feature permitted up to eight feet (8') in height by four feet (4') in width.
- (g) Fencing on lot adjacent to a lot must be on your own property, unless there is an agreement with adjoining property owner.
- (h) Finished side of fence should face the street (or away from your house).
- (i) Only natural wood, vertical privacy fencing with top and bottom rail permitted (Examples 1, 2, or 3 on **Exhibit A**), or wrought iron or wire mesh with wood structure permitted (Examples 4 or 5 on **Exhibit A**) for fences adjacent to open space only. **Exhibit A** shall be followed.
- (j) Fences must be treated with clear waterproof stain or natural stain.
- (k) Any new materials added to existing fencing shall be stained to match existing fencing.

- (l) No chain link or vinyl fencing.

FRONT YARD FENCING IS NOT PERMITTED EXCEPT BY REVIEW AND APPROVAL OF DRC.

THERE SHALL BE NO FENCE CONSTRUCTED ON ANY LOT THAT HAS LESS THAN FOUR FEET (4') OF CLEARANCE TO ANY OTHER PERMANENT STRUCTURE.

SECTION 7 SPECIFIC TYPES OF IMPROVEMENTS - GUIDELINES

7.01 Accessory and Shed Structures.

All accessory and shed structures REQUIRE SUBMITTAL and approval by the DRC. Structures shall be architecturally compatible with the dwelling. Structures must be screened from street view behind a six-foot (6') backyard (as defined in Section 5.01(f)) wood perimeter fence (Examples 1, 2, or 3 on **Exhibit A**). No chickens or chicken enclosures/buildings are permitted.

(a) Sheds must be located in the backyard or side yard, and screened from street view behind a six-foot (6') wood perimeter fence (Examples 1, 2, or 3 on **Exhibit A**). Structures must have a setback of a minimum of five feet (5') from property lines.

(b) Massing and scale, as well as forms, roof pitch, materials, colors, and other detailing must be coordinated with the primary residence on the site (e.g., wood materials painted to match the primary residence).

(c) No metal sheds will be permitted.

(d) Plastic sheds will be permitted for structures five feet (5') or less in height; screened from street view behind a six-foot (6') wood perimeter fence (Examples 1, 2, or 3 on **Exhibit A**). All structures above five feet (5') in height, and not screened, must be constructed of wood.

(e) In all cases, structures must comply with Town of Superior requirements and permits; must be constructed within the building envelope on a level concrete pad; must not alter drainage patterns of the Site, must not exceed eight feet (8') by ten feet (10') in size (or other configuration not to exceed 80 square feet), and must not exceed seven feet (7') in height at its highest point.

7.02 Air Conditioners.

Air conditioning units DO NOT require submittal and approval by the DRC if the following criteria are met:

(a) Air conditioning units must comply with the requirements of the Declarations.

(b) Air conditioning units must be incorporated into the main building or with other detached structures, and be architecturally compatible (including color) with the residence.

(c) Air conditioning units must be ground mounted and screened from street view by a wing fence or appropriate plantings. If screened from view by a wing fence, the fence must be a minimum of four feet (4') tall.

(d) Units will not be permitted on rooftops or in front of residences, unless installed by original home builder.

(e) If in a window, only flush mount units will be permitted.

(f) All air conditioners must be located as far from the front and side property lines as reasonably possible.

Swamp coolers are permitted so long as they comply with the criteria in this section.

7.03 Antennas/Satellite Dishes.

All satellite and antenna equipment must comply with **Appendix II** of these Guidelines.

7.04 Architectural Elements.

The home site plans and elevations are intended to incorporate specific architectural elements which are consistent with the overall development of Superior Town Center neighborhoods. All modifications to these or any structural elements require DRC review and approval.

7.05 Basketball Backboards.

All basketball backboards are subject to approval by the DRC. Standard size backboards may be approved if erected upon the roof fascia of a garage structure and painted to match the structure. Any free standing boards or boards attached to side of house or side of garage require submittal to and approval by the DRC.

7.06 Building Height Limit.

Building height shall be maintained at original builder height.

7.07 Decks, Patios, and Walkways/Paths.

Decks, patios, and walkways/paths DO NOT require approval by the DRC if the following criteria are met:

(a) A deck, patio, walkway/path shall be located in the backyard (as defined in Section 5.01(f)).

(b) Decks, patios, walkway/paths may be constructed of stone, rock, concrete, wood or any other hardscape material as long as the surface does not exceed eighteen inches (18")

above finish grade and decking is not proposed to cover more than 50% of the private backyard area.

(c) Deck and railings, if made of wood material, shall be treated to match fence or home color.

(d) Considerations shall be taken for the location and size of all decks so as not to obstruct the view from adjacent lots.

Decks and patios exceeding eighteen inches (18") above finish grade or exceeding 50% of the backyard area require submittal to the DRC and are considered an "Addition" for the required Design Review Fee due upon submission.

7.08 Elevation Treatments.

Architectural design shall incorporate a consistent level of style and architectural interest on all elevations.

7.09 Enclosures, Shelters, and Dog Runs.

Pet/dog enclosures, houses, shelters, and runs DO NOT require submittal to and approval by the DRC if the following requirements are met:

(a) Pet/dog enclosures, houses, shelters or runs are not permitted in front yards.

(b) Pet/dog enclosure, house, shelter or run shall be screened from street view behind a six foot (6') backyard (as defined in Section 5.01(f)) wood perimeter fence (Examples 1, 2, or 3 on **Exhibit A**).

(c) Pet/dog houses and shelters shall be painted to match house colors, or if wooden, must be sealed to match fencing.

(d) Pet/dog enclosure, house, shelter, or run shall not exceed four feet (4') in height.

(e) Dog runs shall be maintained at a reasonable and acceptable level of cleanliness.

(f) 100% ground coverage shall be maintained in the backyard as required under Section 5, Private Landscape Guidelines and Requirements.

7.10 Exterior Colors and Materials.

The primary goal of the Guidelines with regard to exterior color and material is to encourage and promote a harmonious blend of color in Superior Town Center neighborhoods. Color combinations should tend to accentuate and contrast the architectural detail. Many times, trim and detail are a contrasting color from the body color. Bold, primary colors are discouraged as body colors. Acceptable colors include neutralized shades of green, gray, blue, sand, soft reds, warm terra cotta, taupes and browns. Other colors require DRC approval. Exterior color schemes must also comply with Appendix C of the Superior Town Center Design Guidelines

Supplement, approved by the Town of Superior (**Exhibit C** of these Guidelines). Any other color schemes require DRC approval.

All projections, including, but not limited to, chimney flues, vents, gutters, down spouts, utility boxes, and porches, shall promote natural materials, and be white, black or dark gray in color, or brick, stone, natural copper, natural zinc, or natural stained wood only.

7.11 Exterior Lighting.

Exterior lighting, which is subdued and whose light source is not visible from adjoining dwellings, is permitted for purposes such as illuminating entrances, decks, driveways and parking areas. Driveway lights on poles or fascia-mounted floodlights are not permitted due to glare onto adjoining properties. Holiday lighting may be regulated by the Town of Superior Municipal Code. Garage lights on townhomes must remain on to light the alley, and therefore are exempt from this provision.

7.12 Exterior Mechanical Equipment.

All exterior mechanical equipment or tanks shall be either incorporated into the overall form of the dwelling or permanently enclosed by a material (other than plant material) and completely screened from street and internal courtyard view.

7.13 Foundations.

No more than twelve inches (12") of exposed concrete may be visible on any elevation.

7.14 Front Yard Improvements/Modifications.

Front yard improvements or modifications (aside from minor additions, which do not alter existing hardscape or softscape elements, such as planting flowers in existing beds) REQUIRE SUBMITTAL to and approval by the DRC. See also Section 5, Private Landscape Guidelines and Requirements.

7.15 Garages.

There shall be a minimum of one, and a maximum of four, fully enclosed garage spaces for each single family dwelling unit. Dimensions for each space shall meet the Town of Superior Municipal Code. It is the intent to minimize the visual impact of garage doors by such measures as, but not limited to, siting of the building, protective overhangs or projections, special door facing materials, landscaping or door design, which blends or enhances the overall architectural statement. Garages may not be converted into living spaces, and are to be used for vehicle parking ONLY and not as an extension of livable space.

7.16 Holiday Decorations and Flags/Flagpoles.

All holiday decorations and lighting may be displayed only on nationally-recognized holidays and shall not be placed earlier than thirty (30) days prior to the start of the holiday and shall be removed no later than thirty (30) days following the holiday.

DRC approval is required for any freestanding flagpole. All flag poles shall be constructed of a permanent material. DRC approval is not required for flagpoles mounted to the front of the residence. Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence. Flag size cannot exceed five feet (5') in length and three feet (3') in width. Flags and flagpoles shall be replaced as necessary in order to prevent wear and tear. Flags may not be illuminated without prior written approval of the DRC. Any request for lighting must detail the type and location of lighting. Lighting shall be placed so as not to disturb Owners of neighboring Lots.

An Owner or resident may display an additional flag on the inside of a window or door of the home on the Lot. The flag may not be larger than nine inches (9") by sixteen inches (16").

7.17 Home Selection Guidelines.

It is the intent of these Guidelines to not repeat any one detached single-family home design on two adjacent lots. Should a purchaser opt for a combination that includes a home concept on an adjacent lot already reserved with that home design, DRC approval is required. DRC approval may involve architectural modification to preserve individuality. The costs of such modifications shall be at the expense of the Owner requesting the duplication.

7.18 House Address Numbers.

Address numbers shall be used on the dwelling unit. The address number at the dwelling unit shall not exceed, in overall size, a total of ½ square foot for each number (*i.e.*, a three number address shall not be greater than 1.5 square feet).

7.19 Parking Areas.

Off drive parking bays or areas and circular driveways require submittal to, and approval by, the DRC.

The alleys behind the townhomes are designated 'Fire Lanes' and no parking is permitted at any time. This includes the aprons behind the garages. Any vehicles parked in the Fire Lanes are subject to ticketing from the Boulder County Sheriff's Department.

The only designated parking for the townhomes is in the garage of each unit. Parking spaces within the community are designated as visitor parking. Owners using those spaces instead of or in addition to their garage may be towed at the owner's expense. Visitors are not permitted to use the visitor spaces for more than 4 visits within a 7 day period, or any 3 consecutive days. In the event of snow, the visitor parking spaces may be used as snow storage.

7.20 Play Structures.

Play Structures DO NOT require approval by the DRC if the play structure is made of wood, located in the backyard (as defined in Section 5.01(f)) and screened from street view behind a six foot (6') backyard wood perimeter fence (Examples 1, 2, or 3 on **Exhibit A**). Play Structures shall be setback a minimum of five feet (5') from property lines and are not allowed in front yards.

7.21 Rain Barrels.

Rain Barrels DO NOT require approval by the DRC if they comply with Colorado House Bill 16-1005, which allows for a maximum of two (2) rain barrels with a combined capacity of 110 gallons, including sealable lids and screens in order to prevent mosquito breeding and address concerns

Rain Barrels shall be of a color and material complimentary to the surrounding architecture, and shall be fully screened from street and public view behind a six foot (6') backyard wood perimeter fence, or other appropriate screens/plantings per the discretion of the DRC.

7.22 Roof Slope.

Original roof slope and pitch shall be maintained.

7.23 Siding and Trim.

Exterior siding may be brick, wood, painted hardboard, cultured stone, stone, rock, stucco, shingle and composite (not natural wood). See Appendix C of the Superior Town Center Design Guidelines Supplement, approved by the Town of Superior (**Exhibit C** of these Guidelines) for examples of approved architectural colors and materials. Application shall be continuous and consistent on all elevations to achieve a uniform and complete design statement. Change in material/color should occur at internal (concave) corners only.

7.24 Signs.

DRC approval is not required for three (3) signs, ground staked or window mounted, one of which shall be no larger than five (5) square feet per sign face; one of which shall be no larger than three feet (3') by four feet (4'); and one of which shall be no larger than eight inches (8") by eight inches (8"). Such signs may be installed in the front yard or on the backyard fence of the Lot.

One additional sign, not exceeding three feet (3') by four feet (4') in size, may be displayed within the boundaries of an Owner's or resident's Lot, without approval, for forty-five (45) days prior to an election and seven (7) days after the election.

DRC approval is required for any additional signs. No lighted sign will be permitted unless utilized by the Developer and/or a Builder.

7.25 Site Considerations.

The DRC, or its appointed representative, will review each plan for a building in relation to the specific characteristics of the subject lot and its surroundings. The basic objective is to achieve compatibility of the building and other improvements with the subject lot and the immediate surroundings. The site consideration review is specific to the site itself. Location of the main buildings, and any proposed additions, should take into consideration the following:

- (a) Natural and proposed final grade contours.
- (b) Street grades as installed.
- (c) Presence of vegetation, trees and shrubs.
- (d) Existing and final views.
- (e) Privacy of subject and surrounding lots, including building improvements on adjoining lots.
- (f) Access driveways and off-street parking.
- (g) Setback requirements as defined by the Planned Development.
- (h) Site grading and drainage, which minimize required natural grade alterations; drainage accommodation from adjoining lots in such a manner that does not cause soil erosion or impede drainage flows or result in excessive drainage onto adjacent lots.

7.26 Solar Energy Devices

Approval is required in order to review aesthetic conditions. Photovoltaic (PV) Solar panels must lay flat on the roof, meet all applicable safety, building codes and electrical requirements, including solar panels for thermal systems (solar water heaters). The DRC is allowed to request changes as long as they do not significantly increase the cost or decrease the efficiency of the proposed device and panels.

7.27 Spas and at-grade Swimming Pools.

Spas (including saunas, hot tubs) and at-grade swimming pools DO NOT require submittal and approval by the DRC if the following criteria are met:

- (a) Spas and at-grade swimming pools shall be constructed with materials and colors that are harmonious with the architecture of the home.
- (b) Spas and at-grade swimming pools shall be designed as an integral part of any associated deck or patio.
- (c) Spas and at-grade swimming pools shall be located in the side or backyards and screened from street view by a six foot (6') privacy fence (Examples 1, 2, or 3 on **Exhibit A**).

- (d) Consideration must be given to potential noise impacts to neighboring properties.
- (e) Special attention must be given to the safety of private spas and swimming pools.
- (f) Any fencing determined to be necessary shall abide by all setbacks and fencing guidelines.
- (g) Above-grade swimming pools require DRC approval.

7.28 Storm Doors.

Storm doors DO NOT require submittal to and approval by the DRC if color of frame and handle match the color of the existing door or window frames and handles.

7.29 Sunshades

The use of exterior sunshades (also referred to as awnings or shades) over the balcony requires DRC approval. Sunshades must be compatible with the architectural character of the home in terms of color (solid colors are required), material and design. If approved, awnings and sunshades must be well-maintained. Frayed, torn or faded materials must be replaced in a timely manner. Non-fabric sunshades (such as aluminum, Fiberglass, bamboo or reed) are not permitted. Only manufactured sunshades are permitted; make-shift sunshades are not allowed.

- (a) Shades must run the entire length of the balcony or two of equal size mounted equal distance for the sides of the balcony.
- (b) Shades may be motorized or non-motorized.
- (c) Shades must be retracted when not in use.
- (d) Shades and mounting hardware must be rated for exterior use.
- (e) Shades must conform to the approved colors pursuant to **Exhibit C**.
- (f) Shades must be a minimum 80% ultraviolet (“UVC”) blocking. (80% is the minimum for knitted fabrics and polyvinyl chloride (“PVC”) fabrics.)
- (g) Shades must be solid color with no patterns, logos, or other distinguishing markings.
- (h) Shades must be inside mounted (prevents mounting bracket visibility outside of the unit, in other words, it cannot be mounted to the exterior of the unit)

7.30 Trampolines.

Trampolines DO NOT require submittal and approval by the DRC if the trampoline is less than ten feet (10') in height, located in the backyard and screened from street view behind a six foot

(6') backyard wood perimeter fence (Examples 1, 2, or 3 on **Exhibit A**). Trampolines shall be setback a minimum of five feet (5') from property lines and are not allowed in front yards.

7.31 Trash/Garbage and Recycling Receptacles and Service.

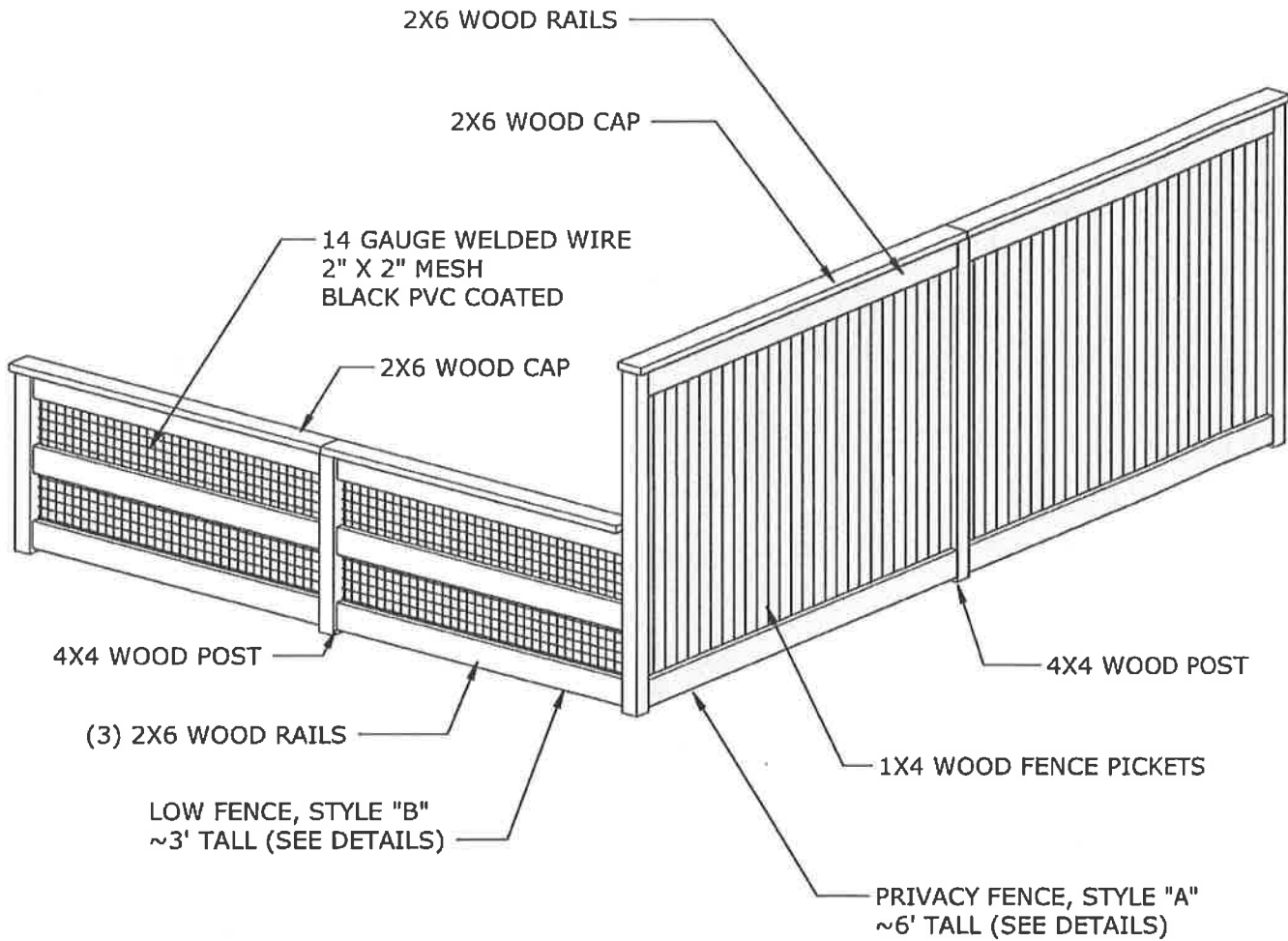
When not placed outside for the purposes of trash pick-up, trash receptacles shall be screened from street view, behind wing fencing, or enclosed in the garage or accessory building. All trash receptacles and storage enclosures shall be planned as a part of the total fencing and landscape design and may be subject to the DRC's approval.

The Trash/Garbage and Recycling service provider is Waste Connections, which has been contracted through the Town of Superior. This service is set-up and invoiced through your Town utility bill. Please see the Town of Superior website at <http://superiorcolorado.gov/services/trash-recycling> for more information and current prices, or contact the Superior Town Hall at (303) 499-3675.

7.32 Windows.

Window frames and appurtenances shall be approved by the DRC unless windows are replaced to match the original builder design. Window design shall be consistent with these Guidelines in size, proportions, detail and placement on the elevation.

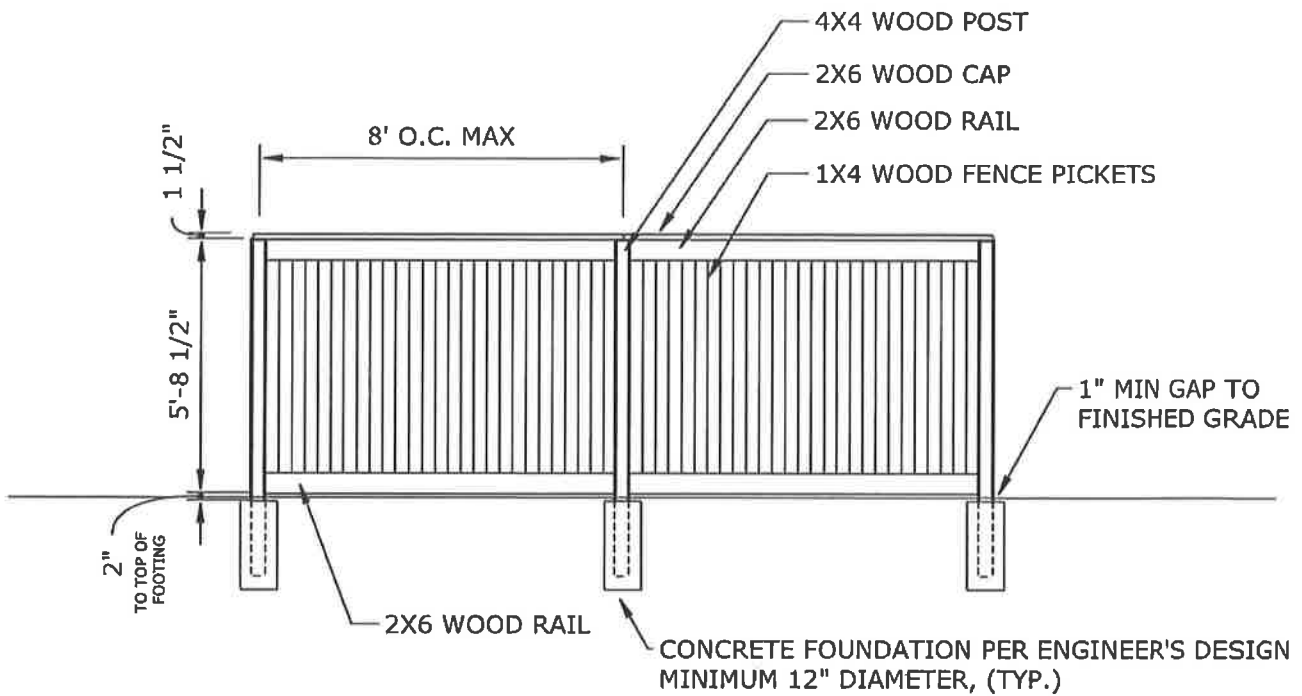
EXHIBIT A
FENCING EXAMPLES



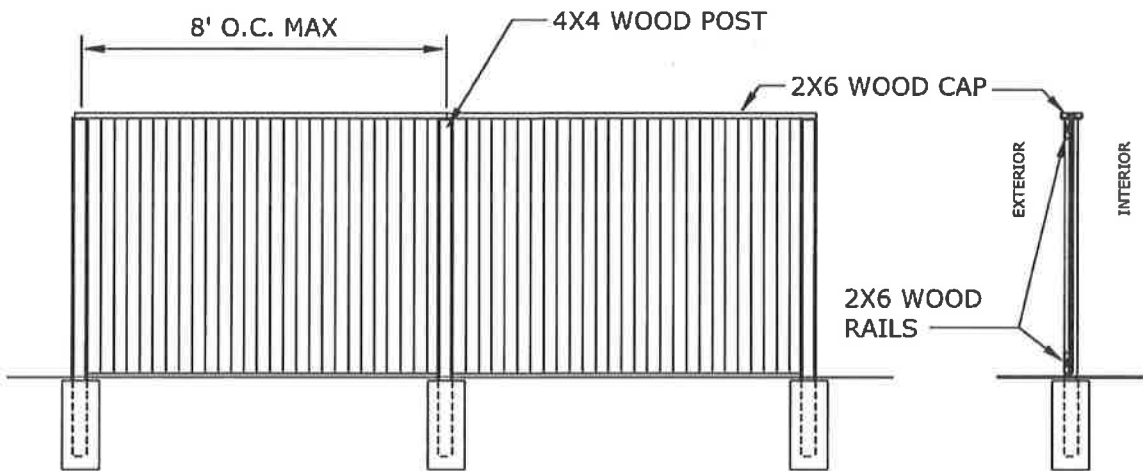
GENERAL NOTES:

1) ALL FENCE WOOD TO BE ROUGH MILLED CEDAR, AND FINISHED WITH EXTERIOR GRADE OIL-BASED TRANSPARENT WOOD STAIN, TWP 1501 "CEDARTONE" OR EQUAL. (OTHER STAIN COLORS MAY BE APPROVED BY THE DRC ON A CASE-BY-CASE BASIS.)

FENCE DIAGRAM (SEE ADDITIONAL DETAIL ON FOLLOWING SHEETS)



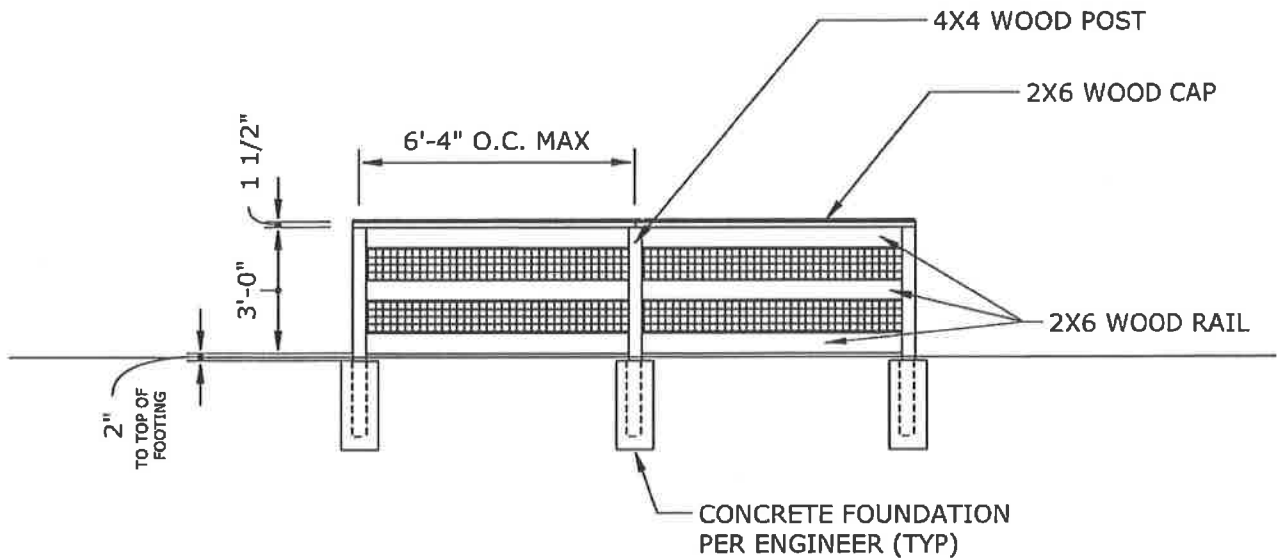
1	:: EXTERIOR ELEVATION (FACING PUBLIC)
A	scale: 1/4" = 1'



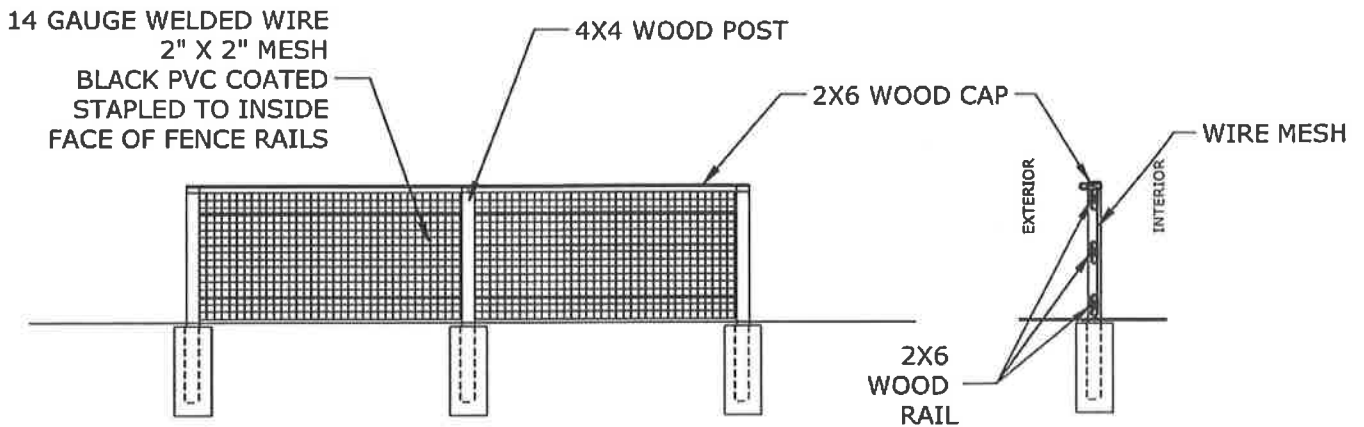
2	:: INTERIOR ELEVATION (FACING INSIDE PRIVATE LOT)
A	scale: 1/4" = 1'

3	:: SECTION VIEW
A	scale: 1/4" = 1'

FENCE TYPE A: 6' PRIVACY FENCE



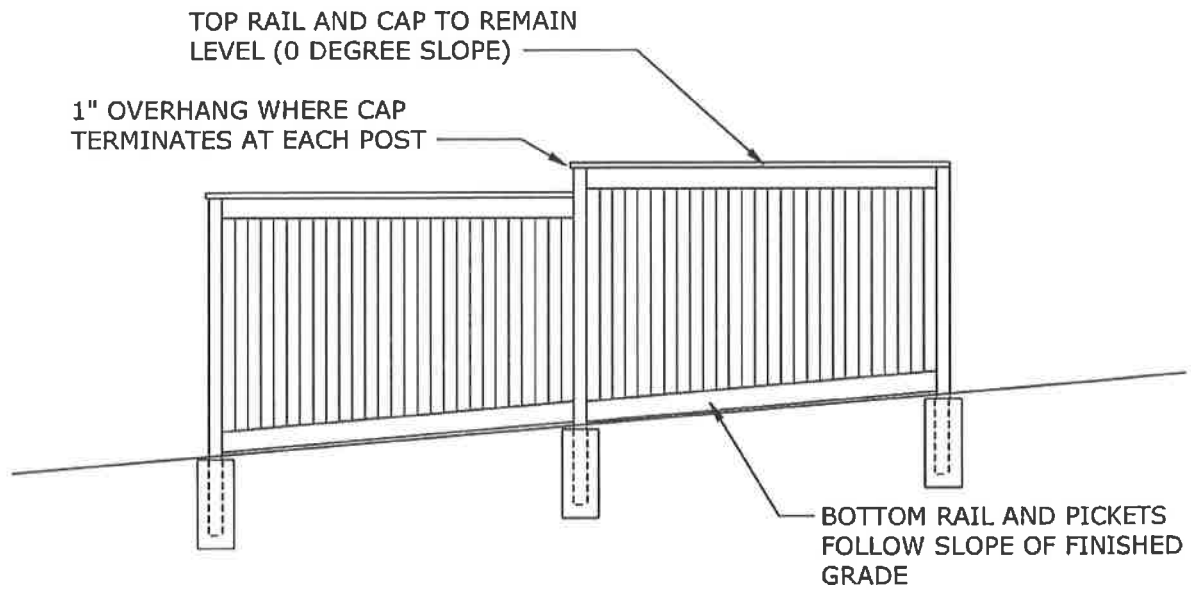
1	:: EXTERIOR ELEVATION (FACING PUBLIC)
B	scale: 1/4" = 1'



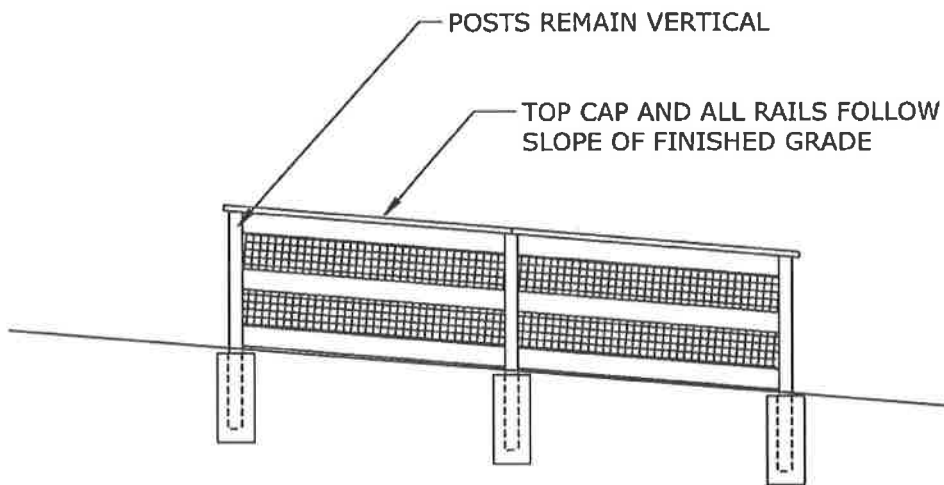
2	:: INTERIOR ELEVATION (FACING INTERIOR OF PRIVATE LOT)
B	scale: 1/4" = 1'

3	:: SECTION VIEW
B	scale: 1/4" = 1'

FENCE TYPE B: 3' VIEW FENCE



4	:: PRIVACY FENCE AT SLOPING LOT
A	scale: 1/4"=1'



4	:: 3' VIEW FENCE AT SLOPING LOT
B	scale: 1/4"=1'

FENCE DESIGN FOR SLOPED AREAS

EXHIBIT B
PLANT LISTS



APPENDIX B - LANDSCAPE PLANT LIST

B.1 LANDSCAPE STANDARDS

All landscaping will be in compliance with or exceed these Design Guidelines. If landscape requirements are not specified in these Design Guidelines, the Town of Superior Municipal Code and Standard Specifications apply.

Minimum plant sizes should be used as follows:

Deciduous Street Canopy Trees - 2.5" minimum trunk caliper and first branch height at 6'-0"

Open Space / Parking Lot Canopy Trees - 2 1/2" minimum trunk caliper

Evergreen Trees - 10' minimum height

Ornamental Trees - 2" minimum trunk caliper

Evergreen and Deciduous Shrubs - 5 gallon container minimum

Ornamental Grasses - 5 gallon container minimum where available / 1 gallon for varieties not available in 5 gallon containers

Perennials/Groundcovers - 1 gallon container minimum





B.2 RECOMMENDED STREET TREES

Because of the importance of trees to the STC urban landscape, a list of trees that are suitable for the streetscape landscape has been developed. These trees were selected from the Town of Superior’s Recommend Plant List and the 2010 Front Range Tree List Recommendation List, which is a collaborative effort by a committee of Colorado municipal arborist, nurserymen, landscape architects, and State Extension office staff.

Recommended Street Trees

Scientific Name	Common Name
Acer Platanoides varieties	
- ‘Deborah’	Deborah Maple
- ‘Emerald Lustre’	Emerald Lustre Maple
- ‘Royal Red’	Royal Red Maple
Carpinus caroliniana	American Hornbeam
Catalpa speciosa	Western Catalpa
Catalpa ovata	Chinese Catalpa
Celtis occidentalis	Common Hackberry
Gleditsia triacanthos v. inermis	
- Imperial	Imperial Honeylocust
- Shademaster	Shademaster Honeylocust
- Skyline	Skyline Honeylocust
Gymnocladus dioicus	Kentucky Coffeetree
Pyrus calleryana varieties	
- ‘Canticleer’	Canticleer Pear
- ‘Cleveland Select’	Cleveland Select Pear
- ‘Redspire’	Redspire Pear
Quercus alba x robur	Crimson Spire Oak
Quercus bicolor	Swamp White Oak
Quercus macrocarpa	Bur Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus robur	English Oak
Quercus robur ‘Fastigiata’	Columnar English Oak
Quercus shumardii	Shumard Oak



B.3 STREET TREES TO BE USED IN LIMITED NUMBERS

The following trees have typically performed well as street trees in Colorado, but should be used in limited quantities due to potential pest / disease problems or cultural limitations.

Ash Varieties: While Emerald Ash Bore (EAB) has not been found in Colorado, it is a serious problem in the Midwest. Ash should only be used in limited quantities as a precaution.

Scientific Name	Common Name
<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple Ash
<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Ash
<i>Fraxinus pennsylvanica</i> 'Marshalls'	Marshall Seedless Ash

Buckeye / Horsechestnut Varieties: Buckeye/ Horsechestnut (Ohio and Common) trees are excellent street trees that tolerate a wide variety of conditions and are very disease resistant. However, the fruit can be considered a nuisance in some urban settings.

Linden Varieties: Lindens are excellent street trees but should not be used in medians or along major arterial roads due to sensitivity to road salts. Recommended Lindens include:

Scientific Name	Common Name
<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden
<i>Tilia x euchlora</i> 'Redmond'	Redmond Linden

Northern Red Oak (*Quercus rubra*): A fast growing, broad tree with good fall color, but can have problems with iron chlorosis in alkaline soils with a pH over 7.5.

An automatic irrigation system which employs drip ring emitters is required for all street trees.





Structural backfill soils such as “CU Structural” (as defined by the Urban Horticulture Institute, Cornell University) shall be used for all street trees planted in sidewalks or planters smaller than 50 SF.

B.4 OTHER RECOMMENDED DECIDUOUS TREES

The following trees are suitable for open space areas, parking lot islands, buffers, or other non-street tree applications. Trees listed in 1.1 and 1.2 above are also suitable for these applications.

Other Recommended Deciduous Trees

Scientific Name	Common Name
<i>Acer grandidentatum</i>	Bigtooth Maple
<i>Acer ginnala</i> ‘Flame’	Flame Amur Maple
<i>Acer tataricum</i> ‘Hot Wings’	Hot Wings Maple
<i>Amelanchier canadensis</i>	Shadblow Serviceberry
<i>Amelanchier x grandiflora</i> ‘Autumn Brilliance’	Autumn Brilliance Serviceberry
<i>Cornus mas</i> ‘Golden Glory’	Golden Glory Cornelian Cherry
<i>Crataegus crus-galli</i>	Cockspur Hawthorn
<i>Crataegus crus-galli</i> var. <i>inernis</i>	Thornless Cockspur Hawthorn
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Koelrueteria paniculata</i>	Golden Raintree
<i>Malus</i> sp. ‘Brandywine’	Brandywine Crabapple
<i>Malus</i> sp. ‘Indian Magic’	Indian Magic Crabapple
<i>Malus</i> sp. ‘Radiant’	Radiant Crabapple
<i>Malus</i> sp. ‘Spring Snow’	Spring Snow Crabapple
<i>Prunus cerasifera</i> ‘Newport’	Newport Purple Leaf Plum
<i>Prunus americana</i>	Native Plum
<i>Prunus maackii</i>	Amur Chokecherry
<i>Prunus virginiana</i> ‘Canada Red’	Canada Red Chokecherry
<i>Quercus gambelii</i>	Gambel Oak
<i>Syringa reticulata</i>	Japanese Tree Lilac

Note: Cottonwood trees may only be used in conjunction with a riparian corridor restoration plan for Coal Creek.





B.5 EVERGREEN TREES

Evergreen Trees

Scientific Name	Common Name
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper
<i>Juniperus scopulorum</i> 'Wichita Blue'	Wichita Blue Upright Juniper
<i>Pinus edulis</i>	Pinyon Pine
<i>Pinus flexilis</i>	Limber Pine
<i>Pinus nigra</i>	Austrian Pine
<i>Pinus ponderosa</i>	Ponderosa Pine
<i>Pinus strobiformis</i>	Southwestern White Pine
<i>Picea pungens</i> 'Hoopsii'	Hoopsii Spruce
<i>Picea pungens glauca</i>	Colorado Blue Spruce



B.6 SHRUBS

Shrubs

Scientific Name	Common Name
<i>Amorpha canescens</i>	Leadplant
<i>Berberis thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Barberry
<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Japanese Barberry
<i>Buddleia davidii</i> 'Pink Delight'	Pink Butterfly Bush
<i>Caryopteris x claud.</i> 'Dark Knight'	Dark Night Blue Mist Spirea
<i>Corneus sericea</i> 'Bailey'	Bailey Redtwig Dogwood
<i>Cotoneaster lucidus</i>	Peking Cotoneaster
<i>Fallugia paradoxa</i>	Apache Plume
<i>Juniperus chinensis</i> 'Armstrong'	Armstrong Juniper
<i>Juniperus horizontalis</i> 'Icee Blue'	Icee Blue Juniper
<i>Juniperus sabina</i> 'Arcadia'	Arcadia Juniper
<i>Juniperus sabina</i> 'Scandia'	Scandia Juniper
<i>Pinus mugo</i> 'White Bud'	White Bud Mugo Pine
<i>Pinus mugo</i> 'Mops'	Miniature Mugo Pine
<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Potentilla fruticosa</i> 'Gold Drop'	Gold Drop Potentilla
<i>Potentilla fruticosa</i> 'McKay's White'	McKay's White Potentilla
<i>Prunus besseyi</i>	Western Sandcherry





Shrubs (continued)

Scientific Name	Common Name
<i>Prunus besseyi</i> 'Pawnee Buttes'	Creeping Western Sandcherry
<i>Rosa</i> x 'Knock Out'	Knock Out Rose
<i>Rosa</i> x Meidiland Pink	Single Pink Shrub Rose
<i>Rosa</i> x Meidiland Scarlet	Meidiland Scarlet Rose
<i>Rosa</i> x Meidiland White	Double White Shrub
<i>Rosa</i> <i>Rhus trilobata</i>	Three Leaf Sumac
<i>Ribes aureum</i>	Gold Current
<i>Rosa woodsii</i>	Woods Rose
<i>Spiraea japonica</i> 'Neon Flash'	Neon Flash Spirea
<i>Syringa vulgaris</i> 'Charles Joly'	Double Red French Lilac
<i>Viburnum dentatum</i> 'Blue Muffin'	Blue Muffin Arrowwood
<i>Viburnum opulus</i> 'Compactum'	Compact European Cranberry Bush

Ornamental Grasses

Scientific Name	Common Name
<i>Calamagrostis acutiflora</i> 'Overdam'	Overdam Feather Reed
<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue Grass
<i>Helictotrichon sempervirens</i>	Blue Avena Grass
<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass
<i>Miscanthus sinensis</i> 'Purpurescens'	Purple Flame Maiden Grass
<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switch Grass
<i>Panicum virgatum</i> 'Prairie Sky'	Prairie Sky Switch Grass
<i>Pennisetum alopecuroides</i> 'Cassian'	Cassian Fountain Grass
<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass



B.7 PERENNIALS AND GROUND COVER

Perennials and Ground Cover

Scientific Name	Common Name
<i>Achillea</i> 'Moonshine'	Moonshine Yarrow
<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis
<i>Delosperma floribundum</i> 'Star Burst'	Star Burst Ice Plant
<i>Echinacea purpurea</i>	Purple Cone Flower
<i>Gaillardia</i> x <i>grandiflora</i> 'Goblins'	Goblin Gaillardia
<i>Kniphofia</i> 'Corallina'	Torch Lily or Red Hot
<i>Lavendula angustifolia</i> 'Hidcote'	Deep Blue Lavender
<i>Lupinus</i> 'Russel Hybrids'	Mixed Lupine
<i>Leucantheum</i> x <i>superbum</i>	Shasta Daisy
<i>Nepeta</i> x <i>faassenii</i> 'Six Hills Giant'	Catmint
<i>Rudbeckia fulgida</i> 'Goldstrum'	Black-eyed Susan
<i>Sedum</i> 'Autumn Joy'	Autumn Joy Stonecrop
<i>Sedum spurium</i> 'Dragon's Blood'	Dragon's Blood Stonecrop
<i>Salvia nemorosa</i> 'May Night'	May Night Salvia
<i>Saponaria ocymoides</i>	Rock Soapwort
<i>Zauschneria californica latifolia</i>	Hummingbird Flower



B.8 IRRIGATION

An automatic irrigation system is required in all planted areas and shrub beds. Low water use irrigation practices and grouping plants by water use requirements is strongly recommended.

B.9 TURF AND NATIVE GRASSES

To reduce water usage, Texas Bluegrass Hybrid variety (rather than Kentucky Bluegrass or Fescue turf grass sod) is encouraged for use (with approval by Town Staff) in the developed open space areas within the Town Center site. Soil prep and installation of sod shall be per the Town of Superior's Standard Specifications. An efficient automatic irrigation system is required in all sodded areas.



Native grass seed mixes are to be used in open space areas that are not programmed for active recreation or expected to receive heavy foot traffic. Approved native seed mixes are provided by the Town of Superior Parks and Recreation Department. Approved mixes include:

The Town's Standard Native Seed Mix
Rock Creek Native Irrigated Seed Mix
Rock Creek Native Dryland Seed Mix

An automatic irrigation system is required in all sodded and seeded areas, unless a non-irrigated dryland native seed mix is approved by the Town. Soil prep and installation of native seed mixes shall be per the Town of Superior's Standard Specifications.

B.10 PROHIBITED PLANTS

The following tree species are not allowed within STC: Russian Olive, Siberian Elms, Black Locust, Lombardy Poplar, Tamarix, Willow, Silver Maple and related hybrid tree species. Consult with the Town and Boulder County to make sure that nothing is planted that is on the prohibited noxious plant and weed list.

EXHIBIT C
EXTERIOR COLOR SCHEMES

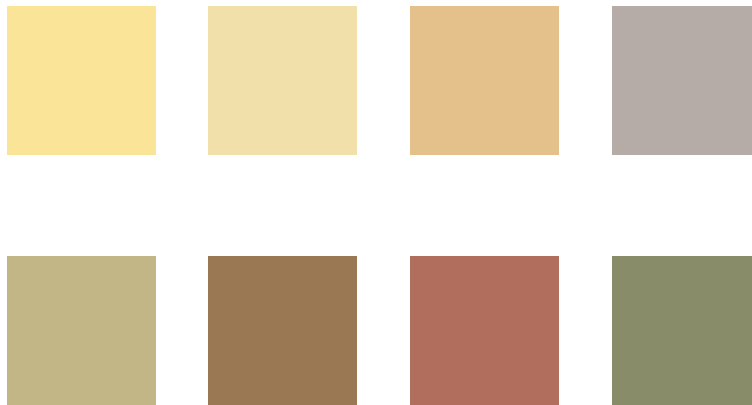


APPENDIX C - ARCHITECTURAL COLOR/ MATERIALS PALETTE

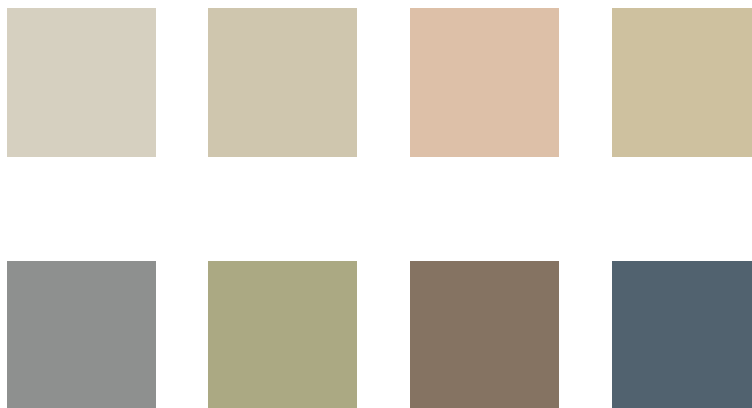
C.1 ARCHITECTURAL COLOR PALETTE

A. The use of color to enliven building facades is an essential part of the design for STC. The following examples offer insight and suggestion as to the use of color within the project.

ACCENT COLOR PALETTE



PRIMARY COLOR PALETTE



ROOF COLORS





- B. The most saturated colors are reserved for accent elements (non wall elements). The entry features are an opportunity for the most of the wall colors to help call attention to the entries. Color changes are to be accompanied by a plane change or separated by a substantial reveal. The primary hues of the wall surfaces should relate to earth tones. Patterns should be mostly faux representations of historic or similar architectural elements. The use of color should augment, not diminish, the differences between the facades. The primary colors are the most consistent colors, acting as a common thread of infrastructural elements. Color palettes building to building should vary so that they preserve their individuality.
- C. Final building color palettes have not been determined; however, the palettes should be of similar tones, values and styles as the examples shown in Fig. C1. Final building colors will be submitted and reviewed during architectural review for each building.

Fig. C1



APPENDIX I

DESIGN REVIEW REQUEST INSTRUCTIONS

To make a request for design review, complete a request form and submit (with all back-up documents necessary) to:

STC Metropolitan District No. 2
141 Union Blvd., Suite 150
Lakewood, CO 80228
Phone Contact: 303-987-0835

SUBMISSION REQUIREMENTS

The Master Declaration of Covenants, Conditions, and Restrictions for Superior Town Center (“Declaration”) and Declaration of Covenants, Conditions and Restrictions for Discovery Ridge at Superior Town Center (“Discovery Ridge Declaration”)(collectively, the “Declarations”) govern the Properties within Superior Town Center. Copies of the Declarations are available at any time from the District, and the Declarations are recorded in the real property records of Boulder County, Colorado. Each Owner should review and become familiar with the Declarations. Nothing in these Guidelines supersedes or alters the provisions or requirements of the Declarations and, if there is any conflict or inconsistency between these Guidelines and the Declarations, the Declarations control.

Use of Property and Improvements must comply with the applicable building codes or other governmental requirements and regulations. Where the provisions of applicable federal, state, Boulder County and/or Town of Superior standards are more restrictive than the provisions of these Guidelines, such other more restrictive standards shall control. Unless specifically exempt, all Improvements must be approved by the DRC.

The DRC shall review each request for approval and make a decision within forty-five (45) days after payment of the submittal fee and the complete submission of plans, specifications and other materials and information, which the DRC may require in conjunction therewith. Any request for approval shall be deemed disapproved unless written approval is transmitted within sixty (60) days after the receipt by the DRC of all required fees and materials.

Submittal Fees shall be charged on the following schedule for each submittal:

<u>Fee Description</u>	<u>Fee Amount</u>
Landscape Review and/or Fence Review	\$50
Paint Color Change	\$50
Main Building Addition, Addition of Accessory Building, Shed, Deck, Patio, Site Plan, Footprint (including Driveway) Review	\$100

All other items	\$50
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Landscaping - Include a plot plan showing in detail what you intend to accomplish. Be sure to show existing conditions as well as your proposed improvements. If you will be planting trees and shrubs, be sure to indicate the type and size on the plan.

If you will be installing rock or bark mulch in planting beds, be sure to specify the type, color and size. If you are using edging, be sure to specify the type of edging. If you are installing a retaining wall you must indicate how it will be constructed.

THIS IS EXTREMELY IMPORTANT - YOU MAY NOT ALTER THE DRAINAGE ON YOUR LOT.

Painting – if requesting a paint color other than the preapproved colors provided in **Exhibit C** of the Guidelines, submit paint samples and indicate the color in general terms of the houses on either side of yours (example: light beige with brown trim). Large samples help give a better impression of color than small samples.

Fencing – Be sure to show the location of the proposed fencing on a plot plan and describe the type of fence. Fences must be treated with clear waterproof stain or natural stain. The finished side of installed fencing should face away from your house.

Roofing – Submit manufacturer’s sample or brochure showing the type and color of shingle you intend on using.

Patio Covers or Gazebos – You must submit a plot plan showing the proposed location in addition to elevations showing construction and exterior appearance. Also include exterior finish if other than natural.

DESIGN REVIEW REQUEST FORM

FOR OFFICE USE ONLY

STC Metropolitan District No. 2
141 Union Blvd., Suite 150
Lakewood, CO 80228
303-987-0835

Date Received _____
Crucial Date _____
Date Sent to Entity _____
Date Rcvd from Entity _____

HOMEOWNER’S NAME(S): _____

ADDRESS: _____

PHONE(S): _____

My request involves the following type of improvement(s):

- Landscaping Deck/Patio Slab Roofing Drive/Walk Addition
- Painting Patio Cover Shed/Room Addition Basketball Backboard
- Fencing Other:

Include a plot plan drawn to scale, and describe improvements, showing in detail what you intend to accomplish. Be sure to show existing conditions as well as your proposed improvements. Example: If you will be planting trees and shrubs, be sure to indicate the type and size on the plan.

I understand that I must receive approval from the DRC in order to proceed with installation of Improvements if Improvements vary from the Guidelines or are not specifically exempt. I understand that I may not alter the drainage on my lot. I understand that the DRC is not responsible for the safety of Improvements, whether structural or otherwise, or conformance with building codes or other governmental laws or regulations and that I may be required to obtain a building permit to complete the proposed Improvements. The DRC and the members thereof, as well as the District, the Board of Directors, or any representative of the DRC, shall not be liable for any loss, damage or injury arising out of or in any way connected with the performance of the DRC for any action, failure to act, approval, disapproval, or failure to approve or disapprove submittals, except to the extent the DRC or any individual DRC member acted willfully in bad faith. All work authorized by the DRC shall be completed within the time limits established specified below, but if not specified, not later than one year after the approval was granted. I further understand that following the completion of my approved Improvement, I must notify the DRC for final inspection of the Improvement and ultimate approval.

Date: _____

Homeowner’s Signature: _____

DRC Action:

- Approved as submitted
- Approved subject to the following requirements:
- Disapproved for the following reasons:

All work to be completed no later than: _____

DRC Signature: _____ Date: _____

SUBMITTAL FEES

Submittal Fees shall be charged on the following schedule for each submittal:

<u>Fee Description</u>	<u>Fee Amount</u>
Landscape Review and/or Fence Review	\$50
Paint Color Change	\$50
Main Building Addition, Addition of Accessory Building, Shed, Deck, Patio, Site Plan, Footprint (including Driveway) Review	\$100
All other items	\$50

APPENDIX II ANTENNA / SATELLITE DISH RULES AND REGULATIONS

Definition

Antenna / Satellite Dish – Any device for the receipt of broadcast services, including direct broadcast satellite (DBS), television broadcast, and multichannel multipoint distribution service (MMDS). A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.

“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 DRC approval.

A. All Permitted Antennas shall be installed with emphasis on being as unobtrusive as possible to the community. 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 Lots to the maximum extent possible, and placement shall be made in the following order of preference:

1. Inside the structure of the house, not visible from the street.
2. Backyard (as defined in Section 5.01(f)) or side yard, behind and below the fence line.
3. Backyard or side yard, mounted on the house, in the least visible location below the roofline.
4. Side yard in front of wing fence, screened by and integrated into landscaping.
5. Back rooftop.
6. Front yard screened by and integrated into landscaping.

B. If more than one (1) location on the Lot 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 Antennae/Satellite Dishes

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.

A. All Permitted Antennas shall be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal.

B. 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.

C. All cabling must be run internally when feasible, must be securely attached, and must 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.

D. All other antennas, not addressed above, are prohibited.

Maintenance and Repair

Maintenance and repair of antenna are the sole responsibility of the Owner and should be properly maintained so as not to pose a potential safety hazard to any person or property. Any repairs or maintenance should be dealt with quickly and properly by the Owner when required to avoid safety hazards. In the event the DRC determines that an antenna requires attention, the Owner shall be notified in writing that they must resolve the problem within the time frame determined by the DRC.

Liability

The Owner shall be responsible for any and all real or personal property, or for any injury resulting from the installation of the antenna and/or its use, including but not limited to damage to any real or personal property caused by, related to, or arising from the installation due to dislodgement, use, or maintenance of any antenna.