



PrairieCenter

Prairie Center Residential Improvement
Guidelines & Restrictions



PREPARED FOR:
Prairie Center Design Review Committee

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In accordance with the terms of the Declaration of Master Design Covenants and Use Restrictions for Prairie Center Residential recorded in the real property records of Adams County, Colorado ("Records"), at Reception No. 2018000038279 (as may be amended or supplemented from time to time, the "Community Declaration"), the Design Review Committee established under the Community Declaration adopted the following documents:

- Prairie Center Residential Design Guidelines (the "Design Guidelines"); and
- Prairie Center Residential Guidelines and Restrictions (the "Residential Improvement Restrictions").

The Design Guidelines establish the minimum level of design and aesthetic quality in the homes at Prairie Center for use by design professionals, builders and homeowners. The Residential Improvement Restrictions are intended to assist homeowners in making landscaping and other improvements to their property. Together, these documents constitute the "Design Guidelines and rules" described in the Community Declaration and both apply to all property and property owners within Prairie Center.

These documents are effective as of September 7, 2022 and fully supersede any previously adopted and published versions.

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Introduction

THESE PRAIRIE CENTER RESIDENTIAL IMPROVEMENT GUIDELINES & RESTRICTIONS (AS MAY BE AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME, THESE "RESIDENTIAL IMPROVEMENT RESTRICTIONS") HAVE BEEN ADOPTED BY THE DESIGN REVIEW COMMITTEE IN ACCORDANCE WITH THE TERMS OF THE DECLARATION OF MASTER DESIGN REVIEW COVENANTS AND USE RESTRICTIONS FOR PRAIRIE CENTER RESIDENTIAL RECORDED IN THE REAL PROPERTY RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO ("RECORDS") AT RECEPTION NO. 2018000038297 (AS MAY BE AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME, THE "COMMUNITY DECLARATION"). THE DESIGN REVIEW COMMITTEE IS THE "DESIGN REVIEW COMMITTEE" DEFINED AND REFERRED TO IN THE COMMUNITY DECLARATION.

PLEASE CHECK WITH THE DESIGN REVIEW COMMITTEE TO BE CERTAIN THAT YOU HAVE THE MOST CURRENT EDITION OF THESE RESIDENTIAL IMPROVEMENT RESTRICTIONS.

Basis for Guidelines

These Residential Improvement Restrictions are intended to assist homeowners in Prairie Center in the making of landscaping and other improvements to their property, and as provided for in the Community Declaration and to list the rules and regulations with respect to the use of residential sites.

THE COMMUNITY DECLARATION REQUIRES PRIOR APPROVAL OF

THE DESIGN REVIEW COMMITTEE BEFORE ANY "DEVELOPMENT ON A SITE" INVOLVING A RESIDENTIAL LOT IN PRAIRIE CENTER. "Development on a Site" is very broadly defined in the Community Declaration. For instance, Development on a Site would include any landscaping or change of grade of property; the construction or installation of any accessory building, patio, deck, pool or hot tub; the demolition or removal of any building or improvement; and any change of exterior appearance of a building or other improvement. In order to assist homeowners, the Community Declaration authorizes the Design Review Committee to establish guidelines and certain pre-approved designs for several types of Development on a Site, such as fencing. These Residential Improvement Restrictions contain the guidelines established by the Design Review Committee with respect to residential property. Throughout this document the term "property" shall refer to a residential site.

Contents of Guidelines



In addition to the introductory material, these guidelines contain (a) a listing of specific types of improvements which homeowners might wish to make with specific information as to each of these types of improvements; (b) rules and regulations applicable to Residential Sites; (c) a summary of procedures for obtaining approval from the Design Review Committee; (d) inclusion of fencing details; and (e) a section to define commonly used terms herein. The Design Review Committee may modify, eliminate, or add restrictions as they deem appropriate to maintain the visual quality of the community.

Design Review Committee

The Design Review Committee consists of 3-5 members; all of whom currently are appointed by the "Declarant" under (and as defined by) the Community Declaration. The Design Review Committee may be contacted as follows:

COMPANY NAME	OFFICE	FAX	E-MAIL
Special District Management Services, Inc. Attn: Peggy Ripko	(303) 987-0835	(303) 987-2032	pripko@sdmsi.com



Effect of Community and Supplemental Declarations

The Community Declaration is a document governing property within certain residential portions of Prairie Center as more particularly described in the Community Declaration. Copies of the Community Declaration and these Residential Improvement Restrictions should be provided by the applicable homebuilder to each new home buyer when they purchase their homes. Copies are also available by contacting the Design Review Committee. Each homeowner should review and become familiar with the Community Declaration and these Residential Improvement Restrictions (and any other applicable guidelines or documents) applicable to his or her property. Nothing in these Residential Improvement Restrictions may supersede or alter the provisions or requirements of the Community Declaration and, if there is any conflict or inconsistency, the Community Declaration will control. All approvals by the Design Review Committee are final. Final decisions of the Design Review Committee are not subject to appeal or request for hearing or reconsideration. If any provision of these Residential Improvement Restrictions is declared invalid or unenforceable by a court of competent jurisdiction, the remainder of these Residential Improvement Restrictions will remain in full force and effect.

Effects of PUD

The Prairie Center Mixed Use PUD is the zoning document for the property, and was approved by the City Council of the City of Brighton and recorded in the Records at Reception No. 2011000051553 (as may be amended and/or supplemented from time to time, the "PUD"). The PUD defines permitted uses in the various areas of Prairie Center and contains provisions which affect improvements by homeowners. The PUD establishes among other things, minimum lot area and, in some cases, minimum front yard, side yard and rear yard distances (i.e., "setbacks") and maximum building height. The PUD identifies permitted accessory building uses and sets development standards for accessory buildings. The PUD contains specific standards for landscaping. The PUD also contains provisions for off-street parking.

Declarant or its affiliates may seek and obtain modifications and amendments of the PUD, subject to the approval of the City of Brighton. Such modifications and amendments could change the uses of adjacent and nearby land from the uses, which are set forth herein.

Effect of Governmental and Other Regulations

Use of property and Development on a Site must comply with applicable building codes and other governmental requirements and regulations. Approval by the Design Review Committee will not constitute assurance that improvements comply with applicable governmental requirements or regulations, nor does approval assure that a permit or approvals are not also required from applicable governmental bodies. Declarant, the Design Review Committee and any "Prairie Center District(s)" (as defined in the Community Declaration) succeeding to Declarant's right and obligations under this Community Declaration pursuant to the terms thereof, and their respective officers, directors, managers, members, partners, employees, agents, consultants, successors and assigns, will not be responsible or liable for any defects in any plans or specifications submitted, revised or approved under the Community Declaration and these Residential Improvement Restrictions, nor for any defects in construction pursuant to such plans or specifications. The Design Review Committee's approval of an application for Development of a Site will not constitute any representation by Declarant, the Design Review Committee or any Prairie Center District, their respective officers, directors, managers, members, partners, employees, agents or consultants that any plans, specifications or other materials submitted in connection with or as part of the application are in compliance with applicable governmental regulations and other codes, and will not relieve any homeowner or applicant of its obligation to comply with applicable laws, regulations and codes. Neither Declarant, the Design Review Committee, the Prairie Center Districts nor their respective officers, directors, managers, members, partners, employees, agents, consultants, successors and assigns, will be liable in damages to any homeowner or applicant, or to any homeowner affected by the Community Declaration and these Residential Improvement Restrictions, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the Design Review Committee's review and approval, with or without approval conditions, or disapproval, or failure to approve any application or review of any plans or specifications in connection with such application. Neither Declarant, the Design Review Committee, the Prairie Center Districts nor their respective officers, directors, managers, members, partners, employees, agents, consultants, successors and assigns, will be liable in damages to any homeowner or any other person affected by the Community Declaration and these Residential Improvement Restrictions in connection with performing its functions thereunder.



Interference with Utilities

In undertaking Development on a Site, homeowners are responsible for locating all water, gas, sewer, electrical, cable television or other utility lines or easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved and homeowners will be responsible for damage to any utility lines. All underground utility lines and easements can be located by contacting the following entities:

Utility Notification Center (cable, electric, gas, telephone) 800-922-1987

Goal of Residential Improvement Restrictions

Compliance with these Residential Improvement Restrictions and the provisions of the Community Declaration will help preserve the inherent architectural and aesthetic quality of Prairie Center. It is important that Development on a Site be made in harmony with, and not be detrimental to, the rest of the community. A spirit of cooperation with the Design Review Committee and neighbors will go far in creating an optimum environment, which will benefit all homeowners. By following these Residential Improvement Restrictions and obtaining approvals for Development on a Site from the Design Review Committee, homeowners will be protecting their financial investment and will help insure that Development on a Site is compatible with standards established for Prairie Center. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Residential Improvement Restrictions, the Design Review Committee's interpretations thereof shall be final and binding.

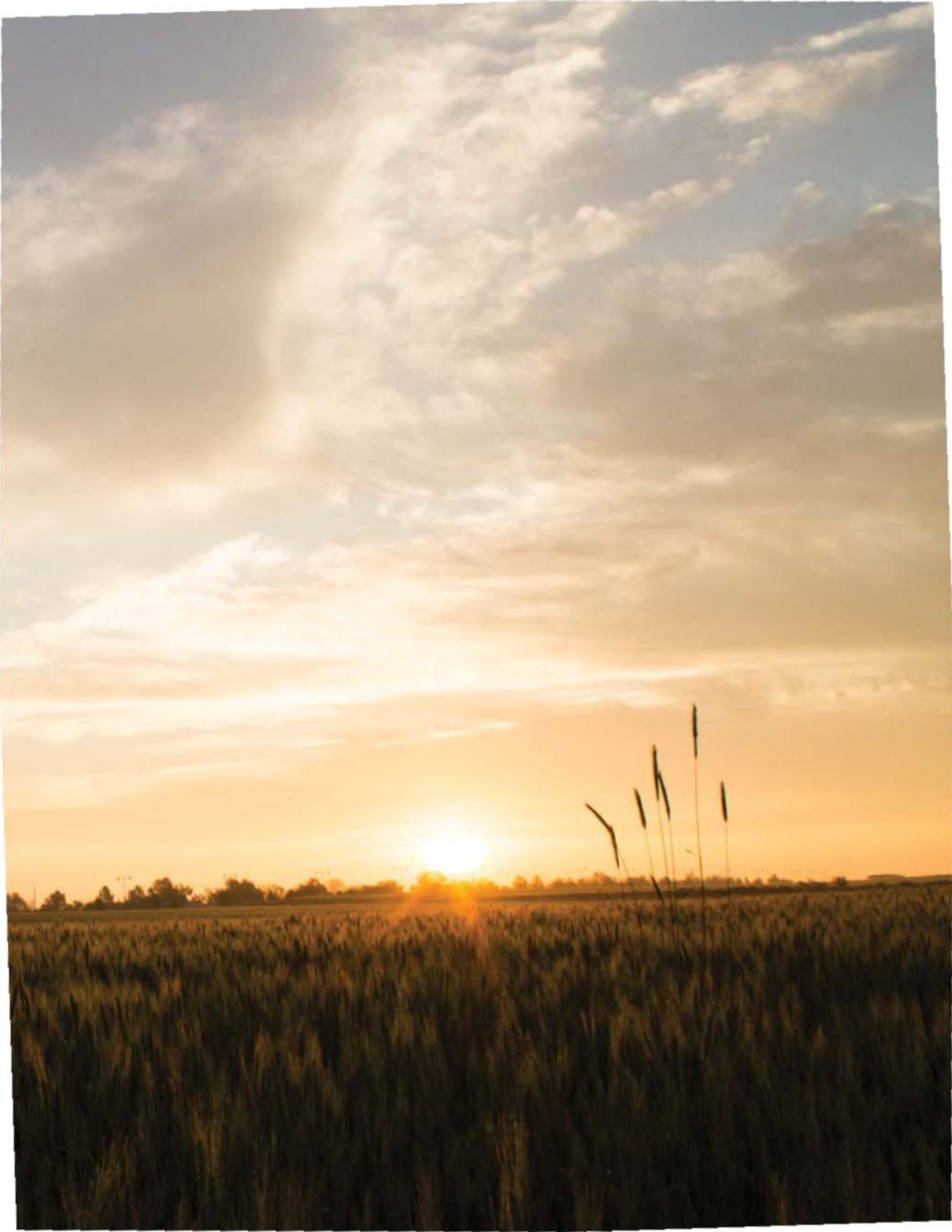






Chapter II

Submittal Requirements & Procedures



Procedure

General

As indicated in the listing of specific types of improvements, there are some cases in which advance written approval of the Design Review Committee is not required if the guidelines with respect to that specific type of improvement are followed. In a few cases, as indicated in the listing, a specific type of improvement is not permitted under any circumstances. IN ALL OTHER CASES, INCLUDING IMPROVEMENTS NOT INCLUDED IN THE LISTING, ADVANCE OR PRIOR WRITTEN APPROVAL BY THE DESIGN REVIEW COMMITTEE IS REQUIRED BEFORE DEVELOPMENT ON A SITE IS COMMENCED. THIS SECTION OF THESE RESIDENTIAL IMPROVEMENT RESTRICTIONS EXPLAINS HOW SUCH APPROVAL IS TO BE OBTAINED.

Drawings or Plans

The Design Review Committee requires all submittals to list the address of the property and name and address of homeowner. Submittal must be made prior to commencement of work on any Development on a Site, "descriptions, surveys, plot plans, drainage plans, elevation drawings, construction plans, specifications and samples of materials and colors" as the Design Review Committee may reasonably request showing "the nature, kind, shape, height, width, color, materials and location" of the proposed Development on a Site. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect or draftsman and a simple drawing and description will be sufficient. In the case of major improvements, such as room additions, structural changes or accessory building construction, detailed plans and specifications, prepared by a registered architect and/or engineer, may be required. Whether done by the homeowner or professionally, the following guidelines should be utilized in preparing drawings or plans:

- A. The drawing or plan should be done to scale and should depict the property lines of the lot and the outside boundary lines of the home as located on the lot. A copy of an improvement survey of the lot obtained when the home was purchased would be an excellent base from which to draw.
- B. Existing improvements, should be shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, walks, decks, trees, shrubs, etc.
- C. The proposed improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed improvement, including the material to be used and the colors. (Example: Redwood deck, 10 feet by 12 feet with two (2) inch by four (4) inch decking, natural stain.)
- D. Landscape plan submittals should identify the total number of plants proposed, the plant species being used, and the approximate square footage of the yard, mulch, and turf areas. It is recommended that this be shown as a table on the plan.



Submission of Drawings and Plans

Submittals for all improvements other than expansions or additions require one (1) set of plans be submitted to the Design Review Committee at the address in the introductory of these Residential Improvement Restrictions. Submittals for expansions or additions require two (2) sets of plans be other improvements. These plans become a permanent part of the homeowner's file and will not be returned.

Review Fee

Fee Description	Fee Amount
Landscape Review and/or Fence Review	\$50
Paint Color Change	\$50
Addition of Accessory Building, Shed, Deck, Patio, Footprint (including Driveway) Review	\$100
Main Building Addition or Expansion	\$150
All other items	\$50

Action by Design Review Committee

The Design Review Committee will regularly review all applications submitted for approval. Under the terms of the Community Declaration, the Design Review Committee may require submission of additional material and the Design Review Committee may postpone action until all required materials have been submitted. The Design Review Committee will contact the applicant, by phone if possible, if the Design Review Committee feels additional materials are necessary, or if it needs additional information or has any suggestions for change. Any decision or action by the Design Review Committee shall not be considered creating a precedent for any future request.

Prosecution of Work

After approval, the approved Development on a Site should be accomplished as promptly and diligently as possible in accordance with the approval plans and description. With the exception of landscaping of a lot which shall be completed within 90 days after conveyance of the lot from a homebuilder to a homeowner (subject to the non-planting/winter season), the work must be completed, in any event, within one (1) year, or re-submittal shall be required, and the Design Review Committee has the right to monitor and inspect the work.

Questions; Definitions

In the case of any questions about the Design Review Committee's procedures, feel free to call and talk to the Design Review Committee or any of its representatives at the phone number and address listed in the introductory part of these Residential Improvement Restrictions.



Definitions

Boat: A boat is a structure designed for navigation on the water and is propelled by oars, paddles, sails or active power, and includes any object commonly understood to be a boat.

Camper Coach: An item of mounted equipment which when temporarily or permanently mounted on a motor vehicle adapts such vehicle for use as temporary living or sleeping accommodations.

Camping Trailer: A vehicular portable unit mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping and travel use.

Concealment: Requires that 80% of the area or object be hidden from the view of the adjacent properties, street, parks and open spaces.

Dog Kennel: A structure where animals are kept for purposes of boarding, breeding or training or any type of commercial venture.

Dog Run: A contained space that is intended to allow one (1) or more animal's free movement in the outdoors.

Legally Inoperable: A vehicle which does not have a visible current valid license plate.

Mechanically Inoperable: A vehicle which is not road-ready (flat tires, stored on blocks, missing windshield, headlights etc.)

Mobile Home: A mobile home is any type of trailer or vehicle body, regardless of any appurtenances, additions, or other modifications thereto, without independent active power, manufactured upon an integral chassis or under carriage and designed either for travel over the highways or for housing accommodations or both.

Motor Home: A vehicular unit, built on a self-propelled motor vehicle chassis, primarily designed to provide temporary living quarters for recreational, camping, or travel use.

Open Space / Common Area: Land that has been dedicated to a Prairie Center District for open space, parks, greenbelts, streetscape or the like, whether irrigated or non-irrigated.

Ornament: A decoration that lends interest to the house and/or yard.

Paving: The use of asphalt, brick, flagstones, stepping stones, decomposed granite, pre-cast patterned or exposed aggregate concrete pavers for walks, driveways, patio areas or other purposes.

Pickup Truck: A truck with a cab and standard truck bed. "Flat bed" or "stake bed" trucks shall be considered commercial vehicles.

Recreation Vehicle: A recreational vehicle is a vehicle-type unit often designed as temporary living quarters for recreational, camping, or travel use, which either has its own active power or is mounted on or drawn by another vehicle. Also included are vehicles used specifically for recreation, such as boats, jet skis, snowmobiles, ATVs, UTVs, etc.

Screened: Requires that 50% of the area or object be hidden from the view of the adjacent properties, streets, parks, or open space. The calculation of 50% applies when vegetation is in leaf.

Sheen: Sheen is the degree of luster of a dried paint film. The Design Review Committee will approve paint with an angular sheen of 0-25 degrees for base and trim in approved colors.

Trailer/Trailer House: A trailer is any vehicle coupled to, or drawn, by any motor vehicle. A trailer house is a trailer designed to serve wherever parked as a dwelling or a place of business.



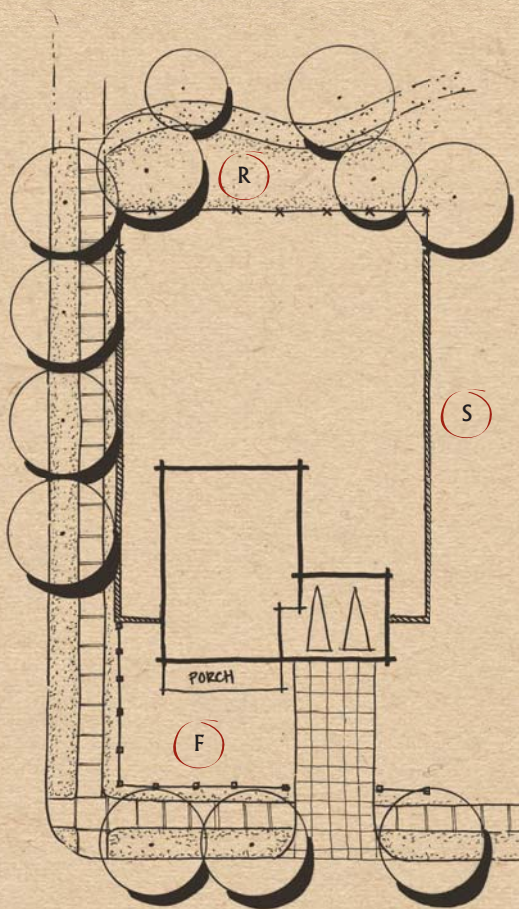
Truck Camper: A portable unit, designed to be loaded onto, or affixed to, the bed or chassis of a truck, constructed to provide temporary living quarters for recreational, camping or travel use. This does not include pickup trucks 3/4 ton or less in size with a topper or shell that does not exceed the height of the cab.

View: A view is established from the rear outside main living area of properties adjoining open space. A view, if applicable, is established with the initial construction of the home. A view cannot be established by additions such as a second story deck.

Yard: (These are illustrated examples only.) F = "front" yard; S = "side" yard; R = "rear" yard

Figure 1 (Fences Pg.32): Solid Fence

Figure 2 (Fence Pg. 32): Open Fence



A photograph of a sunset over a field of tall grass. The sky is filled with soft, wispy clouds in shades of blue, orange, and yellow. The sun is low on the horizon, creating a warm glow. In the foreground, there is a field of tall, green grass. A white rectangular box is positioned in the center of the image, containing a red rectangular label with the text "Chapter III".

Chapter III

A photograph of a sunset over a field of tall grass. The sky is filled with soft, wispy clouds in shades of blue, orange, and yellow. The sun is low on the horizon, creating a warm glow. In the foreground, there is a field of tall, green grass. A white rectangular box is positioned in the center of the image, containing a red rectangular label with the text "Chapter III".

Structures



Structures

General

Following is a listing, in alphabetical order, of restrictions as well as a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each. UNLESS OTHERWISE SPECIFICALLY STATED (SEE PROCEDURES FOR DESIGN REVIEW COMMITTEE APPROVAL, CHAPTER II), DRAWINGS OR PLANS FOR ANY DEVELOPMENT OF A SITE MUST BE SUBMITTED TO THE DESIGN REVIEW COMMITTEE AND THE WRITTEN APPROVAL OF THE DESIGN REVIEW COMMITTEE OBTAINED BEFORE DEVELOPMENT IS COMMENCED. ANY DEVELOPMENT ON A SITE NOT SPECIFICALLY LISTED HEREIN REQUIRES DESIGN REVIEW COMMITTEE REVIEW AND WRITTEN APPROVAL PRIOR TO ANY SUCH DEVELOPMENT.

Detached Accessory Buildings

Design Review Committee approval is required for improvements visible from any common area or public street. Considerations will include, but may not be limited to, the following criteria:

- Materials, including roofing, shall match existing house unless otherwise approved by Design Review Committee.
- Smaller lots may not have a suitable location for a storage shed. In any case, no more than (1) storage shed shall be permitted per property.
- Maximum size is 10' by 12' by 8 1/2' in height, including skids, foundation or concrete slab.
- Shall be complimentary to the architectural style of the house.
- Shall be "screened" by a fence or vegetation. Vegetation must be evenly distributed on all sides adjacent to adjoining property and shall not allow more than 50% of building to be viewed from ground level, within five years of installation (which is assumed to be a reasonable period of time for plant material to mature and effectively provide the intended "screening").
- Shall be located in the most unobtrusive location possible to adjacent properties. Placement of shed shall meet City of Brighton Accessory Use setback requirement, and/or shall be set back a minimum of 5' from side and/or rear property lines (whichever set-back requirement is greater). Sheds shall be located behind a side yard fence and a minimum of 5' behind the front elevation. Sheds are not permitted in rear yards if the shed would be visible from a street or open space.
- Any utilities to accessory building shall be underground.
- Shall not unreasonably obstruct views of properties on open spaces.

Note: If grade is uneven, it may be necessary to excavate to meet the height requirement. Submittals will be reviewed on a case-by-case basis, taking into consideration the lot size and proposed location of shed or accessory building. In no case should excavation, or other grading practices, alter drainage patterns along the property line as shown on the grading certificate provided at the time the home was constructed.

A playhouse shall not be considered an accessory building, and does not require Design Review Committee approval, if it is less than 24 square feet and less than six (6) feet in height from highest peak to ground.

Approval by the Design Review Committee does not mean that the Improvement is in compliance with the requirements of any local building codes, development regulation or other applicable laws, nor does approval assure that a permit or approvals are not also required from applicable governmental bodies. It shall be the responsibility of the homeowner to comply with such codes, regulations and laws. For general information regarding building permits, contact the City of Brighton Building Department prior to construction of the Improvements.



Attached Additions and Expansions

Design Review Committee approval is required. Additions or expansions to the home will require submission of two (2) sets of detailed plans and specifications (including, but not limited to, exterior elevations of the existing structure and the proposed addition, site plan and floor plan). Materials and colors shall match the existing house. Site plans should be submitted at a minimum scale of 1" = 20'-0" and floor plans and elevations at 1/4" = 1'-0". The Design Review Committee will assess an administrative fee of \$ 150.00 for review of additions and or expansions. In addition, the Design Review Committee may assess additional fees to cover for any architect, engineer or other professional consultant engaged by the Design Review Committee to assist with review of submitted plans for such improvements. The additional fee will be determined by actual costs incurred by the Design Review Committee and will be collected prior to an approval letter being issued. All such fees and charges are authorized by the Community Declaration. The minimum review period is 30 days; however more extensive plans may require additional time for expert consultant reviews.

Awnings

Design Review Committee approval is required. No front yard awnings will be approved. The color shall be complimentary to the exterior of the residence.

Carports

Not permitted.

Decks

Second floor decks (one floor above the street level at the front of the home) MAY be approved by the DRC subject to the following criteria:

- o Second story decks must be approved by the Design Review Committee
- o Second story decks are only permitted on lots that back to open space or streets. Second floor decks are prohibited on houses that back to other houses
- o Only one second floor deck is permitted per house
- o Maximum size allowed for the second story deck is 10' wide x 8' deep
- o Minimum 2' offset is required from corner of house (deck cannot go to the corner of the house)
- o Architectural style of the deck must conform with architectural style of the house, this includes posts, color, materials, etc.
- o Railing must match existing rear/front railings on house
- o No stairs are permitted to second story decks
- o Deck must be directly accessed from newly installed second story French style glass door(s)
- o Location of deck must consider neighbor privacy
- o Deck must be permitted through the City of Brighton

Main floor decks (at street level at the front of the home) may be allowed on walkout units subject to Design Review Committee review and approval.

If a ground level decks meets ALL of the following conditions, it will not need to be submitted to the DRC: (a) is installed directly behind the house, (b) does not extend beyond the sides of the house, (c) is a natural or stained a cedar tone (if wood or trex), (d) is not larger than 25% of the total backyard area, (e) is not more than 30 inches off ground level at any point, and (f) is not covered.

All other deck plans must receive Design Review Committee approval. Considerations will include, but may not be limited to, size, location, adjacent land use, height, and material. Color must be similar to, or generally acceptable, as complimentary to the house. Decks shall not be constructed on or over utility easements.

Approval by the Design Review Committee shall not be deemed to constitute compliance with the requirements of any local building codes, development regulation or other applicable laws, and it shall be the responsibility of the homeowner to comply therewith, nor does approval assure that a permit or approvals are not also required from applicable governmental bodies. For general information regarding building permits, contact the City of Brighton Building Department prior to construction of any desired deck improvements.



Structures

Deck Cover

Design Review Committee approval is required for any type of deck cover. Considerations will include, but may not be limited to, material, location, size and color.

Doors

Design Review Committee approval is not required for the addition of screen/storm or other doors, if no modification to the framing is required, and material and color are complimentary to the house. If style of door is not similar to existing door DRC approval is required.

Gazebo

Design Review Committee approval is required. The gazebo should not unreasonably obstruct view of properties on open space. Maximum height of the gazebo shall be 10'6" from floor level or 11'6" from grade. Must be an integral part of the landscape plan.

Greenhouses

Design Review Committee approval is required.

Patio Covers

Design Review Committee approval is required. Shall be constructed of material generally recognized as complimentary to the home, and the color shall be generally recognized as complimentary to the home.

Playhouse

Design Review Committee approval is required if a structure is more than 24 square feet and/or over six (6) feet high.

Roofs (Replacement)

If you wish to replace your current roof with the same product specifications, material and color, Design Review Committee approval is not required. If you plan to change the product specifications, color or material, Design Review Committee approval is required. Submittal should include a sample of material and color. Consideration will be given to each neighborhood and style of home.

Siding

If you wish to replace the current siding with the same material and color, Design Review Committee approval is not required. If you plan to change the color or material, Design Review Committee approval is required. Submittal should include a sample of material and color. Consideration will be given to each neighborhood and style of home.



Solar Panels

Approval is required. Solar panels shall be installed in as low a profile as possible and to minimize their visibility from adjacent public streets.

Window Replacement

If there are no alterations to size or style, Design Review Committee approval is not required.

Windows: Tinting, Security Bars, Etc.

Design Review Committee approval is required.

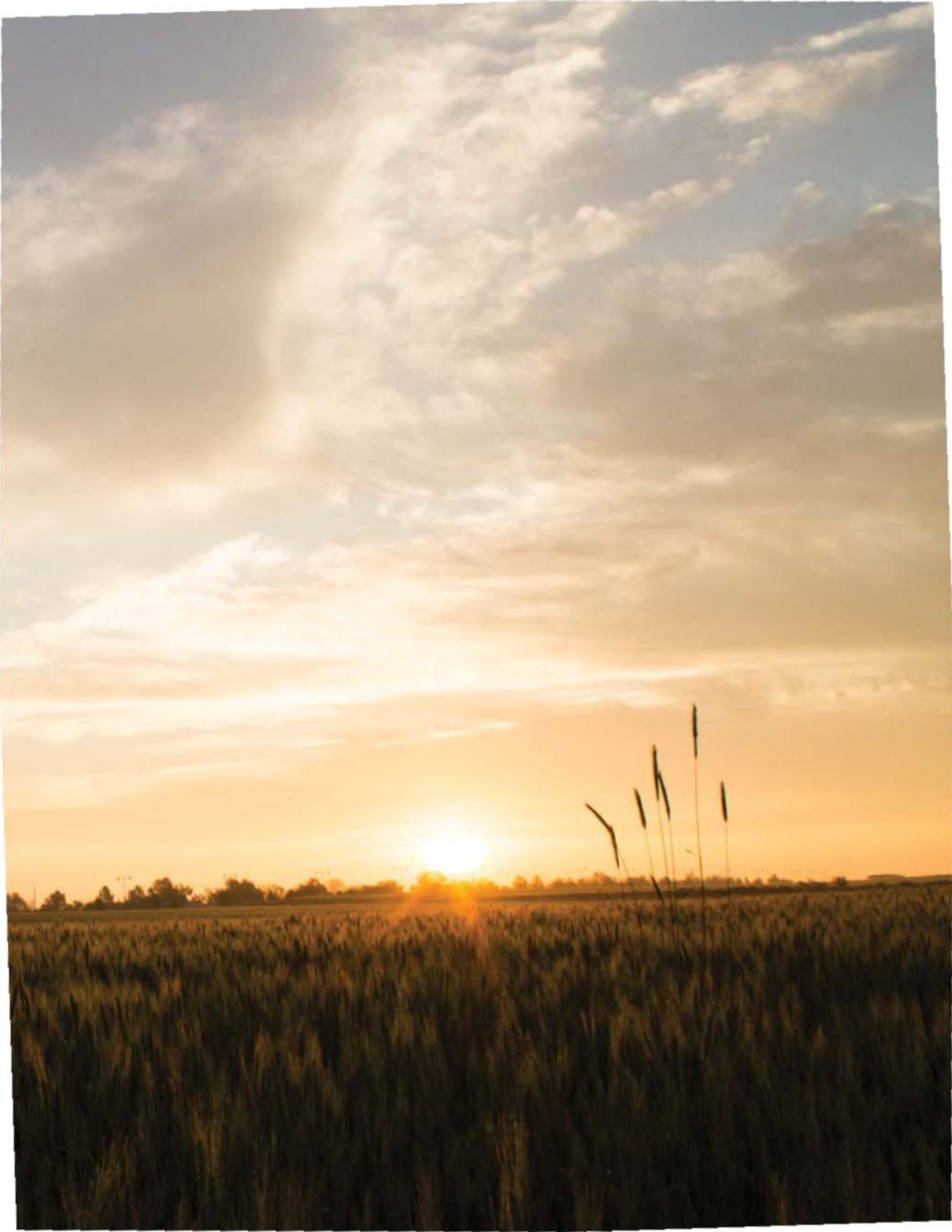
Note: Highly reflective and/or dark tinting is considered too commercial for residential applications. Security bars may not be approved on second story windows and other windows visible to the street.



The background is a photograph of a vast field, possibly wheat, under a dramatic sky at sunset or sunrise. The sky is filled with soft, wispy clouds, and the sun is low on the horizon, creating a warm, golden glow. The field is dark green and textured, with some stalks visible in the foreground. A red rectangular box with rounded corners is positioned in the upper middle of the image, containing the text 'Chapter IV'. Below it, a larger orange rectangular box with rounded corners and a thin black border contains the word 'Landscape'.

Chapter IV

Landscape



Landscape

General

Landscaping must be installed no later than nine months from the initial conveyance of the Site (lot) to a homeowner. Design Committee approval is not required in the following circumstances:

1. If you are replacing dead or dying landscape elements with similar landscape elements.
2. More than 50% sod in the "front" and/or "rear" yards (or "side" yards are not wider than 15 feet.)
3. If the lawn area will be sodded. (The use of seed requires Design Review Committee approval)
4. Exclusive from sod, planting densities for the remainder of the lot (back and side yards) not within the private zone of a residence is met, as follows:
Small (< 6000 sq ft.) – 6 Shrubs equivalents*, 1 Deciduous Tree.
Standard (6001-7500 sq ft.) – 12 Shrubs equivalents*, 1 Deciduous Tree, 1 Evergreen Tree.
Large (7501-9000 sq ft.) – 14 Shrubs equivalents*, 2 Deciduous Trees, 1 Evergreen Tree, 1 Ornamental Tree.
Extra Large (> 9000 sq ft.) – 24 Shrubs equivalents*, 2 Deciduous Trees, 1 Evergreen Trees, 1 Ornamental Trees.

*One "shrub equivalent" and A & B below; shall be defined as 1 woody deciduous or evergreen shrub #1 gallon container or greater or 3 ornamental grasses or 3 perennials.

- A. The plan does not include hardscape or paving, which may include, but not be limited to pavers, sidewalks, patios, decorative concrete, stone paths, etc.
- B. The plan does not include irrigated sod within five feet of the building foundation. Use of drought resistant plant selections is encouraged adjacent to building foundations utilizing only drip irrigation system.

Design Review Committee approval is required in the following circumstances:

1. Retaining walls or grade changes.
2. Hardscape or paving, which may include, but not be limited to pavers, sidewalks, patios, stone paths, etc.
3. If the property adjoins open space or a landscaping or drainage tract owned by a Prairie Center District and there is a non-privacy fence at such common property boundary.
4. Less than the established minimum planting densities for the remainder of the lot (back and side yards) not within the private zone of a residence as stated above.

NOTE: Planting areas are defined as rock or mulch areas that are incorporated in the landscaping plan. Use of a variety of mulch material and landscape edging/borders to break up large planting areas.



Drainage

Design Review Committee approval is required for any change affecting drainage. The Community Declaration requires that there be no interference with the established drainage pattern over any property except as approved in writing by the Design Review Committee. The established drainage pattern means the drainage pattern as engineered and constructed by master developer or homebuilder prior to (or in some cases, immediately following) conveyance of title from the master developer or homebuilder to the individual homeowner. Landscaping should conform to the established drainage pattern. When installing landscaping, it is very important to ensure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks and driveways. Water should flow fully over walkways, sidewalks and driveways into the street. The Design Review Committee may require a report from a Colorado registered civil engineer as part of landscaping or improvement plan approval, the cost of which shall be borne by the Resident. Sump pump drainage should not discharge directly onto adjacent properties.

Exterior Lighting

Design Review Committee approval is required to modify or add exterior lighting including the use of motion detector spotlights, floodlights or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.). Considerations will include, but may not be limited to, the visibility, style and location of the fixture. Exterior lighting for security and/or other uses must be directed at the ground and house, whereby the light cone stays within the property boundaries and the light source does not cause glare to other properties (bullet type light fixtures are recommended).

Holiday lighting and decorations do not require approval. They may not be installed more than 45 days prior to the holiday. They shall be removed within 30 days following the holiday.

Front Yards

Homebuilder-installed material may not be altered without Design Review Committee approval, except replacement of dead plant material with like material. Replacement trees in the tree lawn shall be a minimum of 2" caliper.

Gardens – Vegetable

Design Review Committee approval is not required if "screened" and if located in the "rear" or "side" yard. Raised beds may not extend greater than eight inches above finished grade. Garden must be weeded and carefully maintained.

Ponds and Water Features

Design Review Committee approval is required. Considerations by the Design Review Committee will include, but not limited to, the following criteria:

1. Must be integrated into landscape scheme.
2. Set back shall be a minimum of five (5) feet off all property lines.
3. Must not affect existing drainage.
4. Must be maintained at all times.



Landscape

Pools

Design Review Committee approval is required. Above ground pools shall not be approved. One (1) wading pool, if less than 18 inches high and eight (8) feet in diameter, per property, is permitted on a temporary basis without prior approval, if placed in the "rear" yard.

Retaining Walls / Landscape Walls

Design Review Committee approval is required. Timbers shall not be stacked above grade. Walls shall not prohibit reasonable fencing of property lines. Master developer or homebuilder installed retaining walls shall not be removed or altered without prior Design Review Committee approval. Approval of any retaining wall shall not constitute an approval of any alteration of existing drainage patterns resulting from the installation of retaining walls. Homeowners are reminded that there shall be no interference with the established drainage pattern over any property. Any adverse drainage condition created by the installation of proposed improvements shall be the responsibility of the homeowner. Wood of any sort used for retaining grade (unless approved by the Design Review Committee for gardening purposes) shall be prohibited.

Synthetic / Artificial Turf

Artificial Turf may be allowed subject to approval by the Design Review Committee with the following restrictions: a) the artificial turf must be one of two approved brands and turf types. They are Starpro SPG-US 70 oz, and Synlawn 343 80 oz; b) the turf may only be installed in the rear yard of the home; c) the artificial turf must be professionally installed, and guaranteed according to the manufacturer specifications; d) installation shall not alter the site drainage or create a potential hazard; and e) the artificial turf must be regularly maintained to retain the initial look and durability, and must be promptly replaced if damaged. Home owner should be advised that artificial turf may be very hot during summer months.

Tree Lawn

Homeowners are not permitted to alter plant material installed by the master developer or homebuilder in the area between the curb and sidewalk (the "Tree Lawn"), except to replace dead plant material with like material, or as otherwise approved in writing by the Design Review Committee. Maintenance of material installed in the Tree Lawn is the responsibility of the homeowner. Replacement trees in the Tree Lawn shall be a minimum of 2" caliper.

Xeriscape

Design Review Committee approval is required. Using drought tolerant plantings and other water conservation methods of landscaping is encouraged; however, a to scale designed xeriscaping plan must be approved. A landscape that contains less than 50% sod in the "front" and/or "rear" yards, or "side" yards wider than 15 feet, shall be considered xeriscape. "Xeriscape" means the combined application of the seven principles of landscape planning and design, soil analysis and improvement, hydro zoning of plants, use of practical turf areas, use of mulches, irrigation efficiency, and appropriate maintenance (as defined under C.R.S. 38-35.7-107(1)(a)(III)(A)).

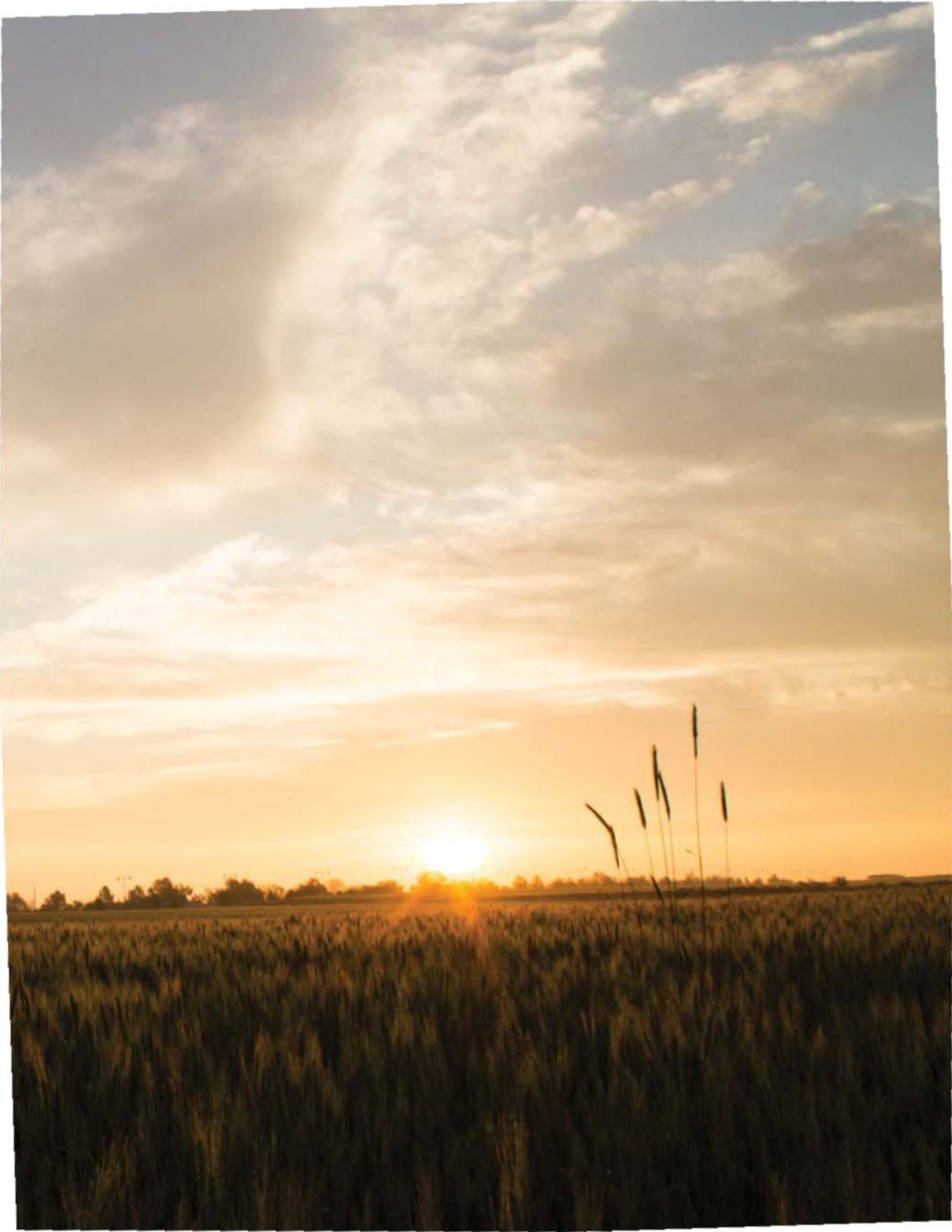






Chapter V

Site Improvements



Site Improvement

Air Conditioning Equipment

Window air conditioning units and evaporative (swamp) coolers are prohibited. Design Review Committee approval is required for air conditioner equipment installed at ground level. Considerations will include, but may not be limited to, location and screening.

Antennas/Satellite Dishes

No more than one (1) small satellite antennae may be installed and maintained on any Lot, and only upon compliance with the following conditions:

- A. The satellite antennae must be thirty-two (32) inches or less in diameter and should, to the extent reasonably possible without unreasonable expense or delay, be disguised to resemble and be visually indistinguishable from other structures, devices or improvements otherwise allowed in the community and/or by the Community Declaration and/or these Residential Improvement Restrictions.
- B. The Design Review Committee recommends screening the satellite antennae from neighboring lots, parks, parkways, greenbelts, school grounds, and open space.
- C. All satellite antennae installed on a lot or Site is restricted for the personal use of the homeowner of the lot or Site.
- D. The installation of the satellite antennae must comply with any zoning requirements and building codes.

NOTE: Design Review Committee approval of a satellite dish antennae is in no way to be construed as a representation, guaranty, warranty, etc. by the Design Review Committee that reception and/or transmission signals will be adequate or will remain undisturbed by vegetation or improvements located on surrounding properties.

Location

- A. All antennas/dishes 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 antennas/dishes 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. "Rear" yard or "side" yard, behind and below the fence line,
 3. "Rear" yard or "side" yard, mounted on the house, in the least visible location below roofline,
 4. Back rooftop.

If more than one (1) location on the property 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.



1. If the selected site is not inside the structure or in the "rear" or "side" yard below the fence line, the homeowner shall complete a notification form and deliver it to the Design Review Committee, along with a statement signed by the homeowner and the installer of the antenna/dish stating that all positions, have been tried in order of rank, and that the site of installation is the first site whereby an acceptable quality signal can be received.
2. Antennas/dishes shall not encroach upon common areas or any other homeowner's property.

Installation

- A. All installations must comply with all applicable building codes and other governmental regulations, and must be secured so they do not jeopardize the safety of residents or cause damage to adjacent properties. Any mast installation must strictly comply with FCC guidelines.
- B. All antennas/dishes shall be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal. Owners are responsible for all costs associated with the antenna/dish, including but not limited to costs to install, replace, repair, maintain, relocate, or remove the unit.
- C. All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Antennas/dishes, masts and any visible wiring may be required to be painted to match the color of the structure to which they are attached. The homeowner should check with the installer/vendor for the appropriate type of paint.
- D. Except as otherwise provided herein above, to the extent not prohibited by the FCC Rule, approval of the location, height, materials and other features regarding the appearance of any antenna/dish shall be submitted in accordance with the Community Declaration as a "Development on a Site."

Note: Antenna registration with the Design Review Committee is in no way to be construed as a representation, guaranty, warranty, etc. by the Design Review Committee that reception and/or transmission signals will be adequate or will remain undisturbed by vegetation or improvements located on surrounding properties. All other antennas, not addressed above, shall remain restricted on all residential sites and Design Review Committee approval is required.

Barbecue Grills

Portable barbecue grills must be placed in rear yards. Permanently installed grills require approval from the Design Review Committee.

Basketball Backboards, Portable and Permanent Backboards

Basketball hoops shall only be allowed in front lot areas if: (i) the backboard is installed on a separate free-standing post or pole and is set perpendicular to the street; (ii) is portable and can be removed from the driveway; or (iii) as otherwise approved by the Design Review Committee. No basketball backboards shall be attached to the garage or set facing the street.

Portable basketball backboards do not need Design Review Committee approval, provided the following guidelines are met:

1. Portable units cannot be placed in the public right of ways, streets, alleys and/or sidewalks.
2. Location must be at least half (1/2) of the length of the driveway away from the street. This location constitutes proper placement and the unit must be kept in this location or stored out of sight.
3. The location should not impede or obstruct the use of the garage or driveway and the unit must be leveled so that the unit is balanced and standing upright.
4. Portable units shall not be allowed to fall into disrepair, and must be maintained to preserve their original appearance. Ripped nets must be promptly replaced. Portable basketball units are to be moved with other personal belongings when a property changes ownership or residents.



Site Improvement

Clothes Lines and Hangers

Design Review Committee approval is not required for temporary clothes lines or clothes drying structures in the backyard that have adequate visual screening and which can be, and are in fact, taken down after each use.

Compost

Container shall be in the rear or side yard, and odor must be controlled. Compost container should be a commercially available plastic container designed for that purpose no greater than 48" in height so it does not extend above the fence, no greater than 36" in any dimension at the base, and have a secure lid. Homemade, alternative containers or rotating compost containers require Design Review Committee approval.

Dog Runs/Dog Houses

Design Review Committee approval is required. Considerations include, but may not be limited to, location in "rear" or "side" yard and abutting the house, proximity to neighbors' outdoor living areas, adequate visual "screening" and type of cover, if applicable. Dog runs should be located as close to the house as possible and a minimum of 5' from an adjacent lot.

The maximum size of a dog run is 250 square feet. Chain link may be approved if "concealed" from view and shall not extend above perimeter fencing. Optional 2" X 4", black coated 12 gauge welded wire may be installed on 48" 3-rail open fence for pet containment purposes. Wire mesh shall be installed on the inside of the fence.

Driveways

Design Review Committee approval is required for modification or expansion of driveways. Painting of driveways is prohibited.

Fences

General Statement: Homeowners are not required to install fencing. Fences constructed by the master developer or a homebuilder along or abutting property lines, common area tracts (including Prairie Center District property), arterial streets, collector streets, and local streets may not be removed, replaced, painted a different color or altered, including, adding a gate, without approval of the Design Review Committee. If any such fences constructed by the master developer or a homebuilder which are located upon a homeowner's property are damaged or destroyed, the homeowner shall repair or recondition the same at the homeowner's expense.

- A. Theme Fencing: (fencing that has been installed by the master developer or a homebuilder along or abutting property lines on residential streets, parks, green belts, or non-urban areas):
 - 1. Arterial fencing (along major roadways): No change in this fencing is permitted.
 - 2. Non-Arterial Fencing (42" 3-rail open fence): Open fence that is adjacent to or abuts open space shall not be changed. Black coated welded wire (2" x 4") may be installed on the inside of the fence, without Design Review Committee approval, but the height is not to exceed the top rail.
- B. Pre-Approved Fence Designs: Fences (not previously installed by the master developer or a homebuilder) that will be located in the "rear" or "side" yard along property lines, and that will be constructed in exact accordance with these Residential Improvement Restrictions do not require Design Review Committee approval. **DOUBLE FENCING OF PROPERTY LINES IS NOT PERMITTED.**



C. Maintenance/Staining: Regular physical and aesthetic maintenance of fencing is required. Fences not finished by the master developer or a homebuilder may be finished using Behr Semi-Transparent Stain ST-111 without obtaining Design Review Committee approval. When refinishing fences; in order to maintain a unified appearance, power washing and overcoat with the approved stain color shall be required. Homeowners shall be responsible for maintenance of fences on their Lots and adjacent to their property boundary (i.e., fencing along open space and other common areas adjacent to such homeowner's Lot). The Prairie Center Districts may maintain, repair or replace fencing if the applicable homeowner fails to do so, and such homeowner shall be responsible to reimburse the Prairie Center Districts for costs and expenses incurred to do so, all in accordance with the provisions of the Community Declaration.

D. Fences Requiring Design Review Committee Approval: Any fence improvement that varies from the pre-approved fences listed above requires Design Review Committee approval. Alternative fence types and locations which would require approval include, but are not limited to, the following (but must nonetheless be constructed in accordance with the following Fig. 1, Fig. 2 and Fig. 3):

1. "Front" yard fencing: Design Review Committee approval is required. Fencing shall be constructed in substantial conformance with the "open" fence specifications provided herein, and shall not exceed forty-two (42) inches in height.
2. Interior fencing in "side" and "rear" yards: Design Review Committee approval is required.
3. Retaining Walls/Fencing: Design Review Committee approval is required if the fence is to be located on top of a retaining wall, or it will be within 18 inches of a retaining wall.
4. Removal of master developer or homebuilder Installed Fencing: Fencing which was installed by the master developer or a homebuilder shall not be removed or modified without Design Review Committee approval.

F. To Be Noted: Fence sections which front or abut any public or private street, another front yard, common walkway, greenbelt, park or non-urban area must be constructed so that the side of the fence which is generally accepted as being the most "finished" side or rail-side, fronts or abuts public or private streets, common walkways, etc. The most effective method of avoiding this situation is to construct the entire fence with the "finished" side out.

The Design Review Committee will require a transitional section of fencing, as applicable, where a 4' or 5' fence adjoins a fence of any lesser height, for symmetry and aesthetics (see Fig. 4). No electric fences are permitted (other than pet containment fencing installed below grade), and all wire installed must comply with the wire specified herein above.

It is important to remember that certain drainage patterns may exist along, or under, proposed fence locations. When constructing a fence, be sure to provide for adequate space between the fence and the ground to accommodate these drainage patterns.

When making a submittal for fencing, include a plot plan with the location of the fence clearly marked, style and height of the fence, color of stain, and all other descriptive details.

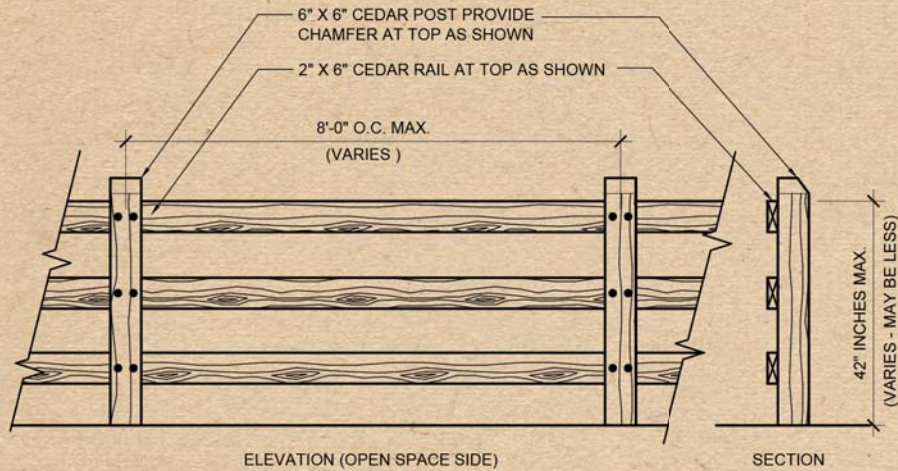
Approval by the Design Review Committee shall not be deemed to constitute compliance with the requirements of any local building codes, development regulation or other applicable laws, and it shall be the responsibility of the homeowner to comply therewith, nor does approval assure that a permit or approvals are not also required from applicable governmental bodies.



Site Improvement

Pre-approved fence details. Location requires Committee approval.

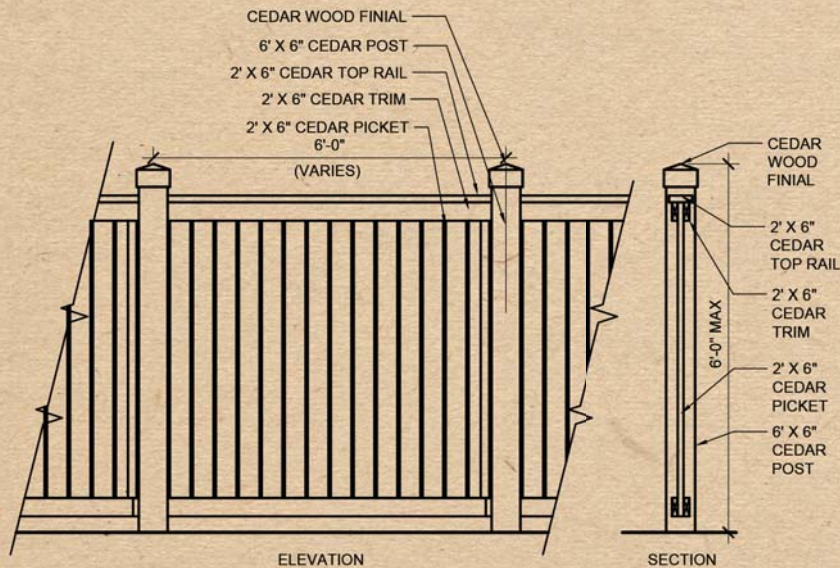
Open Rail Fence



NOTES:

1. SEE PLANS FOR LOCATION / EXTENT
2. INSTALLATION OF A 4" SQUARE PLASTIC COATED WIRE GRID (BLACK) IS ALLOWED FOR THE PURPOSES OF PET CONTROL ON OPEN SPACE FENCES.
3. ALL WOOD TO BE TREATED WITH BEHR SEMI-TRANSPARENT STAIN, WOOD CHIP ST-111, ROUGH SAWN CEDAR, OR APPROVED EQUAL. CONTRACTOR TO PROVIDE SAMPLE FOR REVIEW / APPROVAL.
4. ALL HARDWARE TO BE STAINLESS STEEL OR HAND DIPPED GALVANIZED STEEL

Privacy Fence



NOTES:

1. SEE PLANS FOR LOCATION / EXTENT
2. ALL WOOD TO BE TREATED CEDAR AND STAINED (BEHR, SEMI TRANSPARENT, WOOD CHIP, ST-111) OR APPROVED EQUAL, CONTRACTOR TO PROVIDE SAMPLE FOR REVIEW / APPROVAL.
3. ALL HARDWARE TO BE STAINLESS STEEL OR HAND DIPPED GALVANIZED STEEL.



On-lot Fencing

The design of on-lot fencing is intended to promote safety, security, and communication between neighbors while creating a separator between public and semi-public space. Highly transparent and low separator fences help provide added visibility to adjacent lots while preventing "fence canyons" and discontinuous space.

Design side and rear yard fences shall be located to the following standards:

LOCATION

- ♦ Interior Side Yard: 8'-0" from back of front elevation (excluding porch space).
- ♦ Corner Side Yard: Meet at 90 degree angle with front fence.
- ♦ Rear Yard: Fence must be contiguous to the rear property line. When abutting open space, 3 rail fence is required with 8'-0" extending into side yard space.
- ♦ Front Yard: 3'-0" - 5'-0" from back of sidewalk for 42" maximum height fence. Fence may not extend across driveway.

HEIGHT AND POROSITY

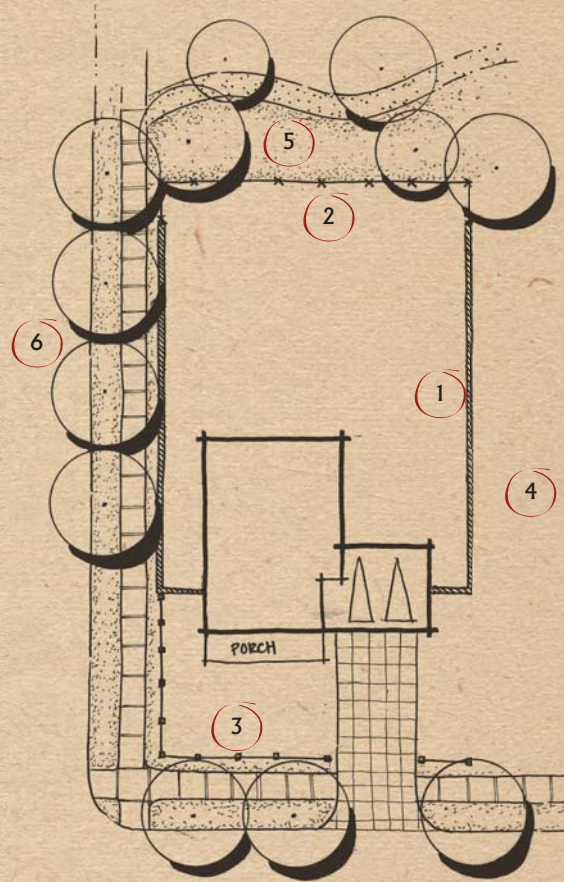
- ♦ 5'-0" maximum height for standard fence; 44" for rear yard fence abutting open space; 42" for front yard fence.
- ♦ Transparent wire mesh is permitted on interior side of fence for pet control on 3 rail fence.

MATERIAL

- ♦ Natural wood
- ♦ Treated with Behr Semi Transparent wood stain, wood chip, ST-111

On lot fencing should provide physical separation between public space and semi-public space while still offering screened views.

Privacy fencing and open space fencing shall conform to the details found in the PUD and these Residential Improvement Restrictions.



- (1) Privacy Fence (5'-0" Max)
- (2) 2 Rail Fence (44")
- (3) Decorative Fence (42" Max)
- (4) Adjacent Interior Lot
- (5) Adjacent Open Space
- (6) Adjacent Roadway

Fire Pit

No more than one fire pit will be allowed on each Site and any such fire pit will be gas operated. The design and location of all fire pits on the Property will be subject to approval by the Design Review Committee. No wood-burning fires will be intentionally caused or created outside of a Residence located on any Site.



Site Improvement

Flagpoles

Design Review Committee approval is required for free-standing flag poles. Approval is not required for flagpoles mounted to the front of the residence. Flags or signs of a temporary or seasonal nature, such as those displayed on holidays or in celebration of specific events, may only be displayed during said holiday or event, and must be removed no later than thirty (30) days following the particular holiday/event or celebration. Decorative flags can be displayed but they cannot exceed the size requirements listed herein and must be kept in good repair. Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence. Flag size cannot exceed five (5) feet in length and three (3) feet in width.

Hot Tubs

Hot tubs must be installed in "side" or "rear" yard in such a way so as not to be immediately visible to adjacent property owners.

Kennels

Kennels are not allowed for commercial purposes. See Dog Runs/Dog Houses.

Painting

Design Review Committee approval is required if for all exterior painting except if painting the same color (including "touch ups"). The submittal must contain the manufacturer's paint chips indicating color number and location of color. Design Review Committee consideration may include, without limitation, the home's architecture, stone or brick accents, roofing color and the neighborhood. The garage door(s) shall be painted the same color as the house unless otherwise approved in writing by the Design Review Committee in its discretion.

Signs and/or Advertising Devices

The rules below are applicable to any signs on a lot, including those on the interior of a residence that can be seen from the exterior.

1. Approval is not required for one (1) temporary sign advertising property for sale or lease or one (1) open house sign, which shall be no larger than five (5) square feet and which are conservative in color and style; one (1) yard/garage sale signs which is no larger than 36" x 48"; and/or burglar alarm notification signs, ground staked or window mounted which are no larger than 12" x 12". Such signs may be installed in the front yard or on the back yard fence of the Lot.
2. Political signs (defined as signs that carry a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue) may be displayed within the boundaries of a homeowner's or resident's lot without approval for 45 days prior to the election and 7 days after the election. Only one sign per candidate or ballot issue is permitted, and political signs shall not exceed 36" by 48" in size.
3. A homeowner or resident may display a service flag or sign bearing a star denoting the homeowner's or resident's or his family member's active, reserve or former U.S. military service. The flag or sign may be displayed on the inside of a window or door of the home on the Lot. The flag or sign may not be larger than nine (9) inches by sixteen (16) inches.
4. A temporary trade sign pertaining to, but not limited to, contractors, landscapers, painters and roofers, may only be displayed while work is in progress, or not to exceed six (6) months, whichever is less. This signage must meet the above specifications.



5. Approval is required for all other signs. No lighted sign will be permitted unless utilized by the developer and/or a homebuilder. Signs may not be placed on fences with the exception of cautionary signs, i.e., Beware of Dog, No Trespassing, etc. Cautionary signs may not exceed one (1) square foot in size.

Swamp Coolers

Evaporative coolers (swamp coolers) are not permitted.

Trash Containers, Enclosures, and Pick Up

Trash may be placed on the street or alley the evening prior to pickup. After pickup, trash containers must then be properly stored (appropriately "screened" from view) the same day as pickup. Proper storage for purposes of this section shall mean within a garage, behind the wing fence, or within an approved trash enclosure.

Trash enclosures shall comply with fencing requirements in these Residential Improvement Restrictions for privacy fencing. No refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored or permitted to accumulate on any lot except within an enclosed structure or appropriately screened from view.

Wind turbines, Wind Vanes, Directionals, Etc.

Design Review Committee approval is required.

General Restrictions

A. Animals

Except as may be approved by the Design Review Committee pursuant to these Residential Improvement Restrictions, no animals, livestock, bees or poultry of any kind, including, without limitation, horses, cows and sheep, will be raised, bred, boarded, kept or grazed on any portion of the Prairie Center community, except that a reasonable number of dogs, cats or other usual and common household pets, which are bona fide household pets, or any combination of the foregoing not exceeding a reasonable aggregate number, may be kept on a Site (lot), subject to these Residential Improvement Restrictions and in accordance with applicable law. No pets will be kept, bred or maintained within the Prairie Center community for any commercial purpose. All dogs must be kept on leash while off of the homeowner's lot, except for in any areas that may be designated from time to time by the Design Review Committee as off-leash areas.

B. Disability Accessibility

Design Review Committee approval is required. Such items shall include, but may not be limited to, ramps, railings, landings, lifts, and hard surface (paving) alterations. Considerations will include, but may not be limited to, integration into the landscape and if the improvement is complimentary to the home including materials, colors and screening.

C. Garage Sales

No garage, patio, porch or lawn sale shall be held on any Site or lot, except that the homeowner of any such Site or lot may conduct such a sale for up to three (3) consecutive days not more than twice in any calendar year if (a) the items sold were not acquired for sole purpose of resale; (b) such sale is held at such time and in such manner as not to unreasonably disturb any other resident of the area; and (c) such sale is held in full compliance with the requirements of all applicable law. In order to maintain the highest level of community appearance, all signage for garage sales held as permitted above will be of "sandwich variety" (no posts which are driven into the ground) and not be larger than 24"x24".



D. Home Businesses

No business or trade, may be conducted in or from any Site (lot), except that a homeowner or occupant residing in residence on such lot may conduct business activities within the residence so long as:

1. The existence or operation of the business activities is not apparent or detectable by sight, sound or smell from outside the residence;
2. (ii) The business activity conforms to all applicable zoning and other legal requirements; (iii) the business activity does not involve regular visitation to the residence by clients, customers, suppliers or other business invitees or door-to-door solicitation of residents of the Prairie Center community; and (iv) the business activity is consistent with the residential character of the Prairie Center community and does not constitute a nuisance or a hazardous or offensive use or threaten the security or safety of other residents of the Prairie Center community, as may be determined in the sole discretion of the Design Review Committee. However, an in-home day care business may be conducted on a lot with the written consent of the Design Review Committee and pursuant to these Residential Improvement Restrictions.

E. Lease Units

"Leasing," is defined as regular, exclusive occupancy of a residence and associated Site (lot) by any person or persons (but not more than one familial group) other than the homeowner, for which the homeowner receives any consideration or benefit including, without limitation, a rent, fee, service or gratuity. All such leases must (i) be in writing; (ii) be specifically subject to the Community Declaration and these Residential Improvement Restrictions; and (iii) be effective for a term of no less than six months. Any failure of a lessee to comply therewith will be a default under the lease. The homeowner will be liable for any violation of the Community Declaration and/or these Residential Improvement Restrictions committed by such homeowner's tenant or lessee, without prejudice to such homeowner's right to collect any sums paid for the tenant or lessee. The homeowner must make available to the lessee copies of the Community Declaration and these Residential Improvement Restrictions.

F. Unsightly or Unkempt Conditions

All portions of a Site (lot) outside of enclosed structures will be kept in a clean and tidy condition at all times. Nothing will be done, maintained, stored or kept outside of enclosed structures on a Site which, in the determination of the Design Review Committee and pursuant to the Community Declaration and these Residential Improvement Restrictions, causes an unclean, unhealthy or untidy condition to exist or is obnoxious to the senses. Any improvements, equipment or other items which may be permitted to be erected or placed on a Site (lot) will be kept in a neat, clean and attractive condition and will promptly be removed upon written demand of the Design Review Committee when, in the judgment of the Design Review Committee and pursuant to the Community Declaration and these Residential Improvement Restrictions, they have become dilapidated or have otherwise fallen into disrepair. The pursuit of hobbies or other activities, including, without limitation, the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly or unkempt conditions is prohibited, unless either conducted entirely within an enclosed garage or, if conducted outside, begun and completed within 12 hours, and not done on a regular or frequent basis. Dumping or depositing of any grass clippings, leaves or other debris, petroleum products, fertilizers or other potentially hazardous or toxic substances in any drainage ditch, irrigation ditch, pond or elsewhere within the Prairie Center community is prohibited, except that fertilizers may be applied to landscaping on Sites provided care is taken to minimize runoff and such application complies with applicable law.



G. Vehicles

1. Car Covers

Design Review Committee approval is required. Car covers shall be manufactured as the specific cover for the vehicle or otherwise appropriately sized for the subject vehicle (i.e., oversized covers or tarps are prohibited), shall be of neutral color, and must be well maintained at all times. Covered vehicles shall only be allowed to be parked in the garage or driveway.

2. Inoperable Vehicles

INOPERATIVE, UNUSED, UNREGISTERED OR ABANDONED VEHICLES: No inoperative, unused, unregistered or abandoned vehicle shall be stored, parked, maintained or kept upon any open area within the Prairie Center community. All major vehicle repairs including, but not limited to body or engine work, overhauling or similar automotive repair work are prohibited in any open portion of the community. Only minor repair work is permitted. Minor repairs including checking and/or adding automotive fluids, changing a flat tire, jump-starting a vehicle, changing a windshield wiper, and changing a headlight are permissible. There shall be no draining of fluids and no use of heavy tools. Debris from repairs must be immediately picked up and properly disposed of. In all cases, no automotive maintenance or repair work shall be conducted or carried on within the community so as to become an annoyance, nuisance, eyesore, or hazard or which in any way causes damage to the common areas.

3. Motor Vehicles/Recreational Vehicles/Boats/Campers/Motorcycles/Motor Home

All Recreational Vehicles, including but not limited to trucks, trailers, mobile homes, detached camper units, utility and boat trailers, snowmobiles, race cars, watercraft or house trailers, are prohibited from parking anywhere within Prairie Center unless they fit entirely within an enclosed garage. Such Recreational Vehicles may not be parked or stored within Prairie Center unless such parking or storage is entirely within the garage, provided that temporary parking for expedient loading, unloading, delivery or emergency is permitted. Not more than three (3) overnights (i.e., 72 hours) during a seven (7) day period for loading and unloading is permitted. Parking of a recreational vehicle for a period of time in excess of 72 hours in a 7-day period is prohibited, except as may be approved in writing by the Design Review Committee in its discretion.

4. Parking

No vehicles shall not be parked on landscaped (i.e., rock, sod, mulch, plants, etc.) areas.

5. Commercial and Oversized Vehicles

The Design Review Committee understands that some residents of the Prairie Center community will drive company vehicles as a condition of their employment. It is not the desire or intent of the Design Review Committee to prohibit any resident from being able to pursue the occupation of their choice. It is the desire and intent of the Design Review Committee to promote a sense of community within Prairie Center, and courtesy to neighboring properties in not parking in front of adjacent residences is appropriate and greatly appreciated.

An "Oversized Vehicle" is defined as a vehicle that is too large to park within the garage. The definition of "Commercial Vehicle" is somewhat objective, but tends to include the following: truck size in excess of one (1) ton hauling capacity and/or having any commercial lettering on the side exceeding a letter height of eighteen (18) inches and/or having materials/equipment/tools exposed and visible from outside of the vehicle. Further, any vehicle falling within the definition of "Commercial Vehicle" as defined by the Colorado Department of Transportation from time to time will be considered a "Commercial Vehicle" for purposes of these Residential Improvement Restrictions,

Commercial Vehicles may be parked within the garage on a residential site or lot. No more than one (1) Commercial Vehicle per residential site or lot outside of the garage is permitted, except as expressly approved in writing by the Design Review Committee in its sole discretion. Oversized Vehicles must be parked on the driveway of the residential site or lot, and no more than one (1) Oversized Vehicle per residential site or lot is permitted, except as expressly approved in writing by the Design Review Committee in its sole discretion.



