PrairieStar

PrairieStar Filing #1 & #3
Rules and Design Guidelines
(Amended 2.16.17 to Supersede All Previous Versions)

I. WELCOME TO PRAIRIESTAR

These guidelines have been prepared to assist homeowners in the design and construction of new homes, home additions or alterations, and fences and landscape improvements in PrairieStar. These guidelines provide design direction so that new housing will be developed that is visually consistent and architecturally compatible with the overall community theme.

II. PURPOSE AND INTENT

These Rules and Design Guidelines have been established for design direction in an effort to assure owners and residents of PrairieStar that proper standards of development and construction will be maintained for the benefit of all. These guidelines have been adopted by the Authorized Entity, pursuant to the PrairieStar Declaration of Protective Covenants.

DESIGN REVIEW SUBMITTAL IS REQUIRED UNLESS EXPLICITLY STATED OTHERWISE IN THIS DOCUMENT. PER SECTION 2.1 OF THE COVENANTS: "NO IMPROVEMENTS SHALL BE CONSTRUCTED, ERECTED, PLACED, ALTERED, PLANTED, APPLIED, INSTALLED OR MODIFIED, UPON ANY LOT UNLESS SAID IMPROVEMENTS ARE IN FULL COMPLIANCE;" ANY IMPROVEMENT MUST CONFORM WITH THE DECLARATION OF PROTECTIVE COVENANTS, THE RULES AND DESIGN GUIDELINES and THE TOWN OF BERTHOUD REQUIREMENTS, UNLESS APPROVED OTHERWISE BY THE AUTHORIZED ENTITY.

III. DESIGN PHILOSOPHY AND COMMUNITY THEME

It is the Master Developer's desire, intent and purpose to create a neighborhood community of high quality development and construction and in which the natural character of the area is preserved and maintained. The general theme of PrairieStar utilizes a blend of "Contemporary, Country, and Craftsman," architectural forms.

The intent of these guidelines is to accomplish a community development that achieves harmony among homes and between each home and its surrounding landscape, yet allows individual identity to the home. The guidelines apply primarily to the following:

A. Assuring compatibility and harmony of exterior color materials and design so the exteriors of the structures are complimentary in a manner to avoid negative contrast within the neighborhood.

B. Relating proposed improvements to the natural features of the land and to the neighboring structures and other improvements.

C. Maintaining sustainable, diversified landscaping that is water efficient.

D. Conforming to the plans and overview as defined in the FDP (as defined in the Declaration of Protective Covenants of PrairieStar Filing #1) and the Subdivision Plat developed within the Town of Berthoud.

IV. GENERAL PROVISIONS

Conditions Not Defined:
Any matter, condition or material not defined herein shall be determined as defined by the Declaration of Protective Covenants of PrairieStar.

Variances:
The Authorized Entity reserves the right to vary at any time from procedure or standards as established herein. The Authorized Entity further reserves the right to amend, supplement or repeal these Guidelines and Review Procedure at any time. The fee schedule as defined below in **Section X** can be modified by Authorized Entity without notice.

Zoning Ordinance and Declarations:
Additional standards and requirements are set forth in the applicable subdivision plat and Covenants as well as Section 2, Design Standards in the Town of Berthoud Development Code. Each owner must read and become familiar with all such documents, thus avoiding violations of the standards and requirements set forth therein. Copies of all such documents are available from the Authorized Entity.

V. SUBMITTAL REQUIREMENTS

Additional Design Review Request Instructions and a Review Request Form can be found under **"APPENDIX A"**. To make a request for design review, complete the Review Request Form and submit with all back-up documents necessary.

Submittals can be made via US Mail or email to Ljacoby@sdmsi.com.

The Fee schedule is located under Section X of this document. Fees should be made in person or via US Mail to:

PrairieStar Metropolitan District
141 Union Blvd., Suite 150
Lakewood, CO 80228
Phone Contact: 303-987-0835

All Improvements must be made in accordance with the Master Declaration of Covenants of PrairieStar, these Rules and Design Guidelines and the Town of Berthoud Standards. Please review these referenced documents carefully, and make sure your plans comply with their requirements. Unless specifically exempt pursuant to these Design Guidelines, all Improvements must be approved by the Authorized Entity.

Pursuant to the Declaration of Protective Covenants, the Authorized Entity shall review each request for approval and make a decision within forty-five (45) days after the complete submission of plans, specifications and other materials and information which the Authorized Entity may require in conjunction therewith.

Site and Grade Plan:
Include a plot plan showing in detail the location of main buildings on the lot, at a scale of not less than 1" = 20'. Show what you intend to accomplish. Indicate existing conditions as well as your 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, etc. **YOU MAY NOT ALTER THE DRAINAGE ON YOUR LOT; GRADING MUST REMAIN CONGRUENT PER THE GRADING/IMPROVEMENT CERTIFICATE OF YOUR PROPERTY.**

Plot plan is to 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 established in relation to property lines.
4. Front, rear and side yard dimensions to buildings from property lines.
6. Drives, parking areas and walkways.
5. Square footage of the building footprint for each building.
7. Topographic of site in 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 basketball courts, 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.
11. A copy of the Grading Certification/Improvement Location Certification you received upon purchase of your property.

Building Plan:
Indicate for all buildings the following at a scale of 1/8"=1' or 1/4"=1':

1. Roof Plan: Pitch, valleys, hips, materials and overhang help display requirements.
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. 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.

Additions or Alterations:
Any additions or alterations after the completion affecting the finished grade of the site, exterior appearance of any structure or landscaping will require submittal to and approval by the Authorized Entity.

The Authorized Entity should be contacted to determine if the addition or alteration as submitted is consistent with the approved guidelines for the area. The Authorized Entity

will advise the applicant if authorized entity approval is required and what information is needed.

VI. LANDSCAPE GUIDELINES AND REQUIREMENTS (reference Section 3.13 of the Declaration of Protective Covenants)

PrairieStar 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 the natural topography.

These Design Guidelines are not intended to hinder in any way, unique designs or creative expression by the design professional or the owner. By establishing elements of requirements for site planning, these guidelines will ensure an overall cohesiveness to the PrairieStar development.

YOU MAY NOT ALTER THE DRAINAGE ON YOUR LOT; GRADING MUST REMAIN CONGRUENT PER THE GRADING CERTIFICATION /IMPROVEMENT LOCATION CERTIFICATE OF YOUR PROPERTY.

Backyard Landscape Requirements:

As specified in the Declaration of Protective Covenants of PrairieStar, Section 1.8; the below standards for backyard landscaping are designed to serve as a guide for minimum standards which are required by the Authorized Entity for Design Review approval. The homeowner is welcome to exceed or vary from these standards in the number of trees, bushes and amount of ground coverage.

1. There shall be a minimum of 100% ground coverage installed and maintained in the area considered the backyard which shall be defined by the area within the face of the rear of the house to the rear property line, and the entire width of the lot, from side property line to side property line.
2. The homeowner shall plant a minimum of 1 tree which shall be from the approved tree list of the Town of Berthoud.
3. The homeowner shall plant a minimum of 3, 2-gallon bushes, additionally there shall be no requirement for a sprinkler system for backyard landscaping.
4. All work and permitting shall be in accordance with the Town of Berthoud Zoning and Building Code.
5. Berms must have max 3:1 slope with the soil stabilized by ground cover, appropriate xeriscape materials, or 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.
6. Any raised planter or garden box may not exceed 2' (two feet) in height and may only be installed in the back yard.

Drought Tolerant Planting

Approval is required. Using drought tolerant plantings and other water conservation methods of landscaping is encouraged; however, the design must be approved. Appropriate xeriscape plantings or materials may be utilized in place of numbers 2 and 3 listed above.

Timing for Backyard Improvements:

As specified in the Declaration of Protective Covenants of PrairieStar, Section 3.13, landscaping is required to be installed within 180 days after acquisition of title to the

property. For properties for which title is acquired after June 30, of any given year, the 180 days shall automatically be extended to July 1 of the following year. This is to allow adequate seasonal timing to install such landscaping. Submittal of a Design Review Request doesn't constitute completion of your landscaping; please ensure submittal of your landscaping plans will allow for the review period of up-to forty five (45) days for approval, taking into consideration your specific conditions as it relates to the installation deadline.

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.

Trees and Shrubs:

- Canopy, shade trees, and ornamental trees – 2" caliper minimum.
- All coniferous trees - 4' minimum height.
- Ornamental and multi-stem trees – minimum 10' height.
- Shrubs must be no smaller than 2-gallon container size.

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

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 be well labeled at the time of application. Dead plant material must be removed or replaced within 30 days.

Irrigation Requirements:
Although there is no requirement for a pressurized irrigation system, in the event an irrigation system is installed, irrigation systems must be designed and installed according to the Town of Berthoud's applicable codes and regulations. In the event a homeowner wishes to install a pressurized irrigation system, no approval shall be necessary from the Authorized Entity.

Views and Screening:
Selection of materials to enhance views is critical from each side - control should be taken to not mask own views and views of neighbors - views of entries to properties, private areas and less desirable areas must be taken into account in landscape design via masking with plantings, fencing, other screenings and appropriate design measures. The Authorized Entity may require specific placement of trees and/or shrubs as necessary to protect view corridors.

VII. FENCING GUIDELINES

Although fencing is not required (unless required otherwise in these Rules and Design Guidelines), standards for fencing as outlined below are preapproved and DO NOT require approval by the Authorized Entity if the following requirements are met:

Approved rear and side yard fencing, if provided, shall be:

1. Minimum height: 48"
2. Maximum height: 6'0"
3. Post sizes permitted are: 4x4, 4x6 or 6x6
4. 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 6'0".
5. One 3'0" gate to open space is permitted.
6. Gate feature permitted to 8'0" height by 4'0" width.
7. Fencing on lot adjacent to a lot must be on your own property, unless there is an agreement with adjoining property owner.
8. Finished side of fence should face the street (or away from your house).
9. Only natural wood, vertical privacy fencing with top and bottom rail **per preapproved fencing "EXHIBIT A" examples 1, 2 or 3,** with sealer treatment permitted, or wrought iron, example 4, for fences adjacent to open space only. **"EXHIBIT A"** must be followed.
10. Fences must be treated with clear waterproof stain or natural stain.
11. Any new materials added to existing, need to be stained to match existing.
12. No chain link, steel, wire mesh or vinyl fencing.

All other materials require Authorized Entity approval.

Front yard fencing is not permitted except by review and approval of Authorized Entity.

VIII. OTHER SITE AMENITIES AND IMPROVEMENTS

Front Yard Improvements/Modifications:
Front yard improvements or modifications REQUIRE SUBMITTAL and approval by the Authorized Entity. Any changes which increase planting areas or reduce turf areas require submittal. Adding plantings to non-turf areas (e.g. replacing rock beds and flower beds) DOES NOT require submittal.

Decks, Patios, and Walkways/Paths:
Decks, patios, walkways/paths DO NOT require approval by the Authorized Entity if the following criteria are met: A primary deck, patio, walkway/path must be located in the backyard. Decks, patios, walkways/paths may be constructed of stone, rock, concrete, wood or any other hardscape material as long as the surface does not exceed 18" (eighteen inches) above finish grade. Deck and railings if made of wood material must be treated to match fence or home color. Considerations shall be taken for the location and size of all decks so as not to obstruct the view from adjacent lots. **Patios or decks larger than 180 square feet REQUIRE SUBMITTAL and approval by the Authorized Entity,** and appropriate softscape areas must be maintained; 100% ground coverage must be maintained in the backyard as defined under Backyard Landscape Requirements (page 4, item 1).

Decks and patios exceeding 18" (eighteen inches) above finish grade require submittal to the Authorized Entity and are considered an "Addition" for the purposes of defining the appropriate Design Review Fee required when submitting.

Accessory and Shed Structures:
All accessory and shed structures REQUIRE SUBMITTAL and approval by the Authorized Entity, and must abide by the below criteria. Structures shall be architecturally compatible with the dwelling. Structures must be screened from street view behind a 6' (six foot) rear yard wood perimeter fence, **per preapproved fencing "EXHIBIT A" examples 1, 2 or 3.** No chickens or chicken enclosures/buildings are permitted.

1. Sheds must be located in the backyard or side yard, and screened from street view behind a 6' (six foot) wood perimeter fence, per preapproved fencing "EXHIBIT A" examples 1, 2, or 3 of the Rules and Design Guidelines. Structures must have a setback of a minimum of 5' (five feet) from property lines.
2. Massing and scale, as well as forms, roof pitch, materials, colors, and other detailing shall be coordinated with the primary residence on the site (e.g. wood materials painted to match the primary residence).
3. No metal sheds will be permitted.
4. Plastic sheds will be permitted for structures five (5) feet or less in height; screened from street view; behind a 6' (six foot) wood perimeter fence, per preapproved fencing "EXHIBIT A" examples 1, 2, or 3 of the Rules and Design Guidelines.
5. In all cases, structures must comply with Town of Berthoud requirements and permits; shall be constructed within the building envelope on a level concrete pad; shall not alter drainage patterns of the Site, shall not exceed eight feet by ten feet in size (or other configuration not to exceed 80 square feet), and not exceed seven feet in height at its highest point.

Enclosures, Shelters, and Dog Runs:
Pet/dog enclosures, houses, shelters, and runs DO NOT require submittal and approval by the Authorized Entity if the following requirements are met:

1. Pet/dog enclosure, house, shelter or run are not permitted in front yards.
2. Pet/dog enclosure, house, shelter or run must be screened from street view behind a 6' (six foot) rear yard wood perimeter fence, **per preapproved fencing "EXHIBIT A" examples 1, 2 or 3.**
3. Pet/dog houses and shelters must be painted to match house colors, or if wooden, can be sealed to match fencing.
4. Pet/dog enclosure, house, shelter, or run may not exceed 4' (four feet) in height.
5. Dog runs shall be maintained at a reasonable and acceptable level of cleanliness.
6. 100% ground coverage must be maintained in the backyard as defined under Backyard Landscape Requirements (page 4, item 1).

No chickens or chicken enclosures/buildings are permitted.

Spas and at-grade Swimming Pools:
Spas (including saunas, hot tubs) and at grade swimming pools DO NOT require submittal and approval by the Authorized Entity if the following criteria is met: spas and at grade Swimming Pools must be constructed with materials and colors that are in harmony with the architecture of the home. Such amenities shall be designed as an integral part of any associated deck or patio. Spas and at grade swimming pools shall be located in the side or rear yards in such a way that they are screened from street view by a

6'0" (six foot) privacy fence **per preapproved fencing "EXHIBIT A" examples 1, 2 or 3.** Consideration shall be given to potential noise impacts to neighboring properties. Special attention shall be given to the safety of private spas and swimming pools. Any fencing determined to be necessary must abide by all setbacks and fencing guidelines. **Above grade swimming pools require Authorized Entity approval.**

Play Structures:
Play Structures DO NOT require approval by the Authorized Entity if Play Structure is made of wood; must be located in the backyard and screened from street view behind a 6' (six foot) rear yard wood perimeter fence, **per preapproved fencing "EXHIBIT A" examples 1, 2 or 3.** Structures must be setback a minimum of 5' (five feet) from property lines and are not allowed in front yards.

Trampolines:
Trampolines DO NOT require submittal and approval by the Authorized Entity if Trampoline is less than 10' (ten feet) in height; must be located in the backyard and screened from street view behind a 6' (six foot) rear yard wood perimeter fence, **per preapproved fencing "EXHIBIT A" examples 1, 2 or 3.** Trampolines must be setback a minimum of 5' (five feet) from property lines and are not allowed in front yards.

Basketball Backboards:
Standard size backboards may be erected upon the roof fascia of a garage structure and painted to match the house. Any deviation from these guidelines, such as, but not limited to, free standing boards, boards attached to side of house, garage, etc., require submittal and approval by the Authorized Entity.

Air Conditioners: Air Conditioning units DO NOT require submittal and approval by the Authorized Entity if the following criteria are met: air conditioning units must abide by Section 3.5.3 of the Declaration of Protective Covenants of PrairieStar. Where possible, they must be incorporated into the main building or with other detached structures, and be architecturally compatible (including color) with the residence. Air conditioning units shall 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 4' (four foot) tall. Units will not be permitted on rooftops or in front of residences. If in a window, only flush mount units will be permitted. All air conditioners will be located as far from the front and side property lines as reasonably possible. Swamp coolers are not permitted.

Trash/Garbage and Recycling Receptacles and Service:
When not out for the purposes of pick-up, trash and recycling receptacles will be screened from street view; behind wing fencing, or enclosed in the garage or an accessory building. All receptacles and storage enclosures shall be planned as a part of the total fencing and landscape design, and may be subject to the Authorized Entity's approval.

The Trash/Garbage and Recycling service provider has been contracted through the District, and has been designated as *only* United Waste; 207 1st St. Berthoud, CO 80513; 970-532-0803. Homeowners are responsible for establishing their account directly with United Waste for their service needs. Billing will occur between United Waste and the homeowner.

IX. BUILDING DESIGN GUIDELINES

Home Selection Guidelines:
PrairieStar has engaged several home builders that each has unique home design options to be utilized throughout the subdivision. It is the intent of PrairieStar to not repeat any one 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, approval by the authorized entity is required. Approval by the Authorized Entity may involve architectural modification to preserve the individuality within PrairieStar. The costs of such modifications shall be at the buyer's expense who is requesting the duplication.

Site Considerations:
The Authorized Entity, 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, in summary, specific to the site itself. Location of the main buildings, and any proposed addition, should take into consideration the following:

1. Natural and proposed final grade contours.
2. Street grades as installed.
3. Presence of vegetation, trees and shrubs.
4. Existing and final views.
5. Privacy of subject and surrounding lots, including building improvements on adjoining lots.
6. Access driveways and off-street parking.
7. Setback requirements as defined by the FDP (as defined in the Declaration of Protective Covenants of PrairieStar Filing #1).
8. 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.

Architectural Elements:
Design Concepts: The home site plans and elevations are intended to incorporate architectural elements such as shingle style siding, lap siding, stone and stucco, roofs, colors, wide window trim, curved front porches, stone wrapped columns and roof forms comprised of gables and hips.

Exterior Colors:
The primary goal of the Design Guidelines with regard to exterior color is to encourage and promote a harmonious blend of color in the PrairieStar neighborhood. 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 approval by the Authorized Entity. Exterior color schemes must comply with **"EXHIBIT B"** of this document. Any other color schemes desired require approval by the Authorized Entity.

All projections including, but not limited to, chimney flues, vents, gutters, down spouts, utility boxes, and porches shall match the permanent color of the surface from which they project or shall be of the approved trim color scheme.

Building Height Limit: Building height shall be limited to 3 Story or 40' (forty feet) from average final grade and subject structure.

Roof Slope: Generally the roof pitch for the principle roof form, if not a flat roof, and accessory structures should be a minimum of 6:12. Secondary roof forms, including the wrap-around porches, should not be less than 4:12 pitch. "Roof Pitch" means the slope of the roof or the angle that is formed between the roof and the horizontal plane. Flat roofs should have ample parapet of varied elevation and height.

Siding and Trim:
Exterior siding may be of brick, wood, painted hardboard, cultured stone, stone, rock, stucco and shingle. Application shall be continuous and consistent on all elevations to achieve a uniform and complete design statement.

Windows:
Window frames and appurtenances shall be approved by the Authorized Entity. Window design shall be consistent with these guidelines in size, proportions, detail and placement on the elevation.

Storm Doors:
Storm doors DO NOT require submittal and approval by the Authorized Entity if color of frame and handle match or compliment the house color and design.

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

Foundations:
No more than 12 inches of exposed concrete may be visible on any elevation.

Garages:
There shall be a minimum of two and a maximum of four fully enclosed garage spaces for each single family dwelling unit. Dimensions for each space shall meet the Town of Berthoud 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, and a front yard setback of 22' (twenty two feet) minimum.

Driveways and Private Lanes:
All driveways and private lanes shall be concrete. Asphalt or colored stamped concrete may be used upon approval of the Authorized Entity. Driveways and private lanes shall be constructed to specifications that consider vehicle loads such as trash trucks and moving vans; appropriate measures must be taken to contain edges and control erosion

and washouts. Placement of driveways shall be around and integrated between street trees spacing of 40' where possible.

Parking Areas:
Off drive parking bays or areas and circular driveways require submittal to and approval by the Authorized Entity.

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, 367, shall not be greater than 1.5 square feet.

Antennas/Satellite Dishes:
All Satellite and Antenna equipment must comply with **"APPENDIX B"** of this document. "

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, approved by the authorized entity.

Exterior Lighting:
Exterior lighting which is subdued and whose light source is not visible from adjoining dwellings shall be permitted, subject to approval, 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 is limited per the Town of Berthoud code.

Signs
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.

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 an Owner's or resident's Lot without approval for 45 days prior to the election and 7 days after, and political signs shall not exceed 36" by 48" in size.

An Owner or resident may display a service flag or sign bearing a star denoting the Owner's or resident's or his family member's active or reserve U.S. military service during a time of war or armed conflict. 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.

Approval is required for all other signs. No lighted sign will be permitted unless utilized by the Developer and/or a Builder.

Holiday Decorations and Flags/Flagpoles

All holiday decorations and lighting are to be displayed only on holidays and must not be placed earlier then (30) days prior to the start of the particular holiday/event or celebration and must be removed no later than thirty (30) days following the particular holiday/event or celebration.

Approval is required for any freestanding flagpole, and for approval flag pole must be constructed of a permanent material. Approval is not required for flagpoles mounted to the front of the residence provided that the American flag is displayed. Flags of a temporary nature, such as those displayed on holidays or in celebration of specific events, may only be displayed during said holiday or event, and removed shortly thereafter. 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. Flags may not be illuminated without prior written approval of the Authorized Entity. 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.

X. FEES

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

- Landscape Review and/or Fence Review - $50
- A Main Building Addition, Addition of Accessory Building, Deck, Patio, Site Plan, Footprint (including Driveway) Review - $100
- Paint Color - $50
- All other items - $50

Builders as defined in the Declaration of Protective Covenants are exempt from Fees.

XI. General Policies, Procedures, & Fines for Covenant Violations

General procedures and potential fines for Violations of the Declaration of Protective Covenants of PrairieStar. Further details can be found in Article 5 of the Covenants, and in Resolution No. 2016-04-03: "Resolution Adopting the Policies and Procedures Governing the Enforcement of the Protective Covenants of PrairieStar."

EXHIBIT A

FENCING EXAMPLES

EXHIBIT A – 1

EXHIBIT A – 2

EXHIBIT A – 3

EXHIBIT A - 4

PrairieStar

EXHIBIT B

EXTERIOR COLOR SCHEMES

Sherwin Williams – Exterior Paint Color Schemes

Scheme#	Body Color	Trim	Door/Accent	Stone
1	SW 6200 Link Gray	SW 6184 Austere Gray	SW 6034 Arresting Auburn	Northwoods Mountain Ledge
2	SW 6145 Thatch Brown	SW 6143 Basket Beige	SW 7748 Green Earth	Mississippi Southern Ledge
3	SW 6199 Rare Gray	SW 7571 Casa Blanca	SW 6208 Pewter Green	Mesa Verde Southern Ledge
4	SW 6158 Sawdust	SW 6156 Ramie	SW 7034 Status Bronze	Mississippi Southern Ledge
5	SW 6148 Wool Skein	SW 7540 Artisan Tan	SW 7034 Status Bronze	Northwoods Mountain Ledge
6	SW 7621 Silvermist	SW 7005 Pure White	SW 6223 Still Water	Mesa Verde Southern Ledge
7	SW 6081 Down Home	SW 6100 Practical Beige	SW 7630 Raisin	Mississippi Southern Ledge
8	SW 6143 Basket Beige	SW 6104 Kaffee	SW 6133 Muslin	Northwoods Mountain Ledge
9	SW 6169 Sedate Gray	SW 6171 Chatroom	SW 6994 Greenblack	Mesa Verde Southern Ledge
10	SW 6199 Rare Gray	SW 6182 Ethereal White	SW 6013 Bitter Chocolate	Northwoods Mountain Ledge
11	SW 6073 Perfect Greige	SW 6098 Pacer White	SW 6257 Gibraltar	Mesa Verde Southern Ledge
12	SW 6107 Nomadic Desert	SW 6105 Divine White	SW 6166 Eclipse	Mississippi Southern Ledge
13	SW 6150 Universa Khaki	SW 6172 Hardware	SW 7745 Mudded Basil	Mississippi Southern Ledge
14	SW 7739 Herbal Wash	SW 6672 Morning Sun	SW 6167 Garden Gate	Northwoods Mountain Ledge
15	SW 7672 Knitting Needles	SW 7009 Pearly White	SW 7625 Mount Etna	Mesa Verde Southern Ledge
16	SW 7032 Warm Stone	SW 6170 Techno Gray	SW 6992 Inkwell	Mesa Verde Southern Ledge
17	SW 7036 Accessible Beige	SW 7045 Intellectural Gray	SW 7645 Thunder Gray	Northwoods Mountain Ledge
18	SW 6078 Realist Beige	SW 2820 Downing Earth	SW 2847 Roycraft Bottle Green	Mississippi Southern Ledge
19	SW 7032 Warm Stone	SW 6106 Kiliam Beige	SW 7083 Darkroom	Mississippi Southern Ledge
20	SW 7032 Warm Stone	SW 7038 Tony Taupe	SW 6027 Cordovan	Northwoods Mountain Ledge

APPENDIX A

DESIGN REVIEW REQUEST INSTRUCTIONS

To make a request for design review, complete a request form and submit (with all back-up documents necessary) to: PrairieStar Metropolitan District
141 Union Blvd., Suite 150
Lakewood, CO 80228
Phone Contact: 303-987-0835

SUBMISSION REQUIREMENTS

All Improvements must be made in accordance with the Declaration of Protective Covenants of PrairieStar and these Rules and Design Guidelines. Please review these referenced documents carefully, and make sure your plans comply with their requirements. Unless specifically exempt, all Improvements must be approved by the Authorized Entity.

Pursuant to the Declaration of Protective Covenants, the Authorized Entity shall review each request for approval and make a decision within forty-five (45) days after the complete submission of plans, specifications and other materials and information which the Authorized Entity may require in conjunction therewith.

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

- Landscape Review and/or Fence Review - $50
- A Main Building Addition, Addition of Accessory Building, Deck, Patio, Site Plan, Footprint (including Driveway) Review - $100
- Paint Color - $50
- All other items - $50

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. In order to ensure and acknowledge that you did not alter the drainage on your lot, please include a copy of the Grading Certification/Improvement Location Certification you received upon purchase of your property. See "Exhibit C" attached to the Design Review Request Form for an example of this documentation.

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 B**", submit paint samples and indicate the color in general terms of the houses on either side of your (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. Installed fence finished side 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.

PrairieStar

DESIGN REVIEW REQUEST FORM

FOR OFFICE USE ONLY
Date Received_____
Crucial Date _____
Date Sent to Entity _____
Date Rcvd from Entity _____

PrairieStar Metropolitan District
141 Union Blvd., Suite 150
Lakewood, CO 80228
303-987-0835

HOMEOWNER'S NAME(S): _____
ADDRESS: _____
PHONE(S): _____

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

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

Include two (2) sets of a plot plans 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. For landscaping, fencing, deck/patio slab, patio cover, accessory building/shed/room addition, and drive/walk additions you must also include the Grading Certification/Improvement Location Certification you received upon purchase of your property (see attached "Exhibit C").

I understand that I must receive approval from the Authorized Entity in order to proceed with installation of Improvements if Improvements vary from the Rules and Design Guidelines or, are not specifically exempt. I understand that I may not alter the drainage on my lot. I understand that the Authorized Entity 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 Authorized Entity and the members thereof, as well as the District, the Board of Directors, or any representative of the Authorized Entity, shall not be liable for any loss, damage or injury arising out of or in any way connected with the performance of the Authorized Entity for any action, failure to act, approval, disapproval, or failure to approve or disapprove submittals, if such action was in good faith or without malice. All work authorized by the Authorized Entity shall be completed within the time limits established specified below, but if not specified, not later than one year after the approval was granted.

Date:_____ Homeowner's Signature: _____

Authorized Entity Action:

☐ Approved as submitted
☐ Approved subject to the following requirements:

☐ Disapproved for the following reasons:

All work to be completed no later than: _____

Authorized Entity Signature: _____ Date: _____

SUBMITTAL FEES

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

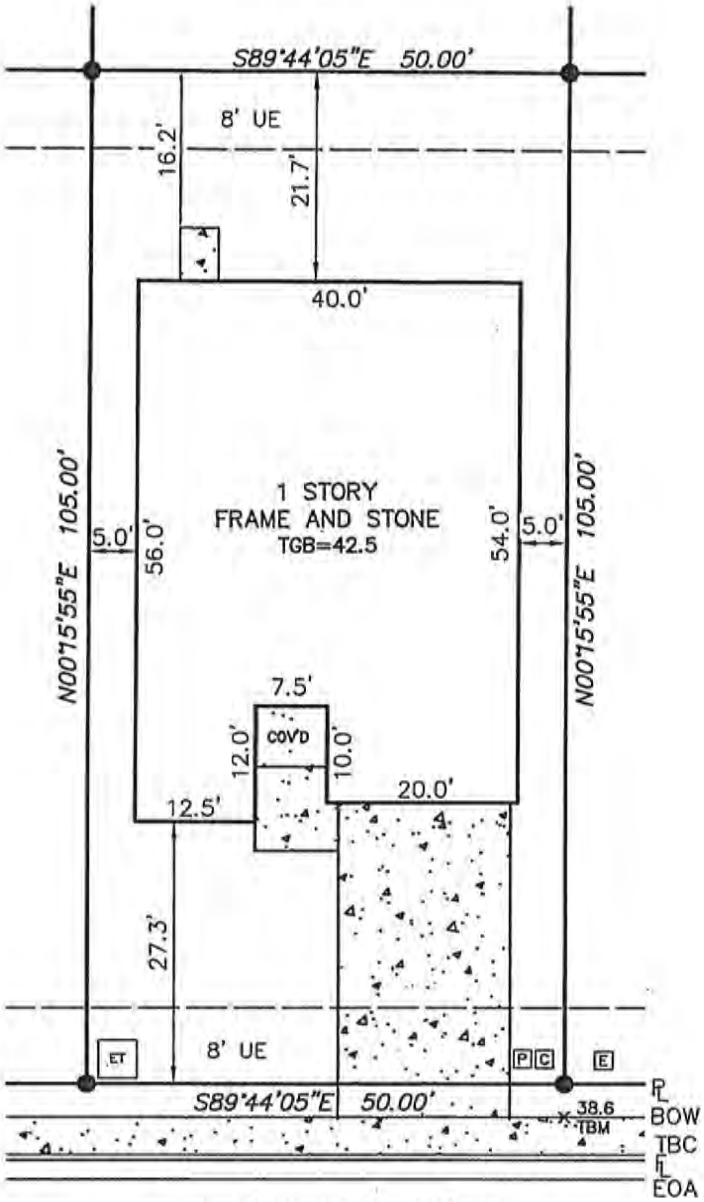
- Landscape Review and/or Fence Review - $50
- A Main Building Addition, Addition of Accessory Building, Deck, Patio, Site Plan, Footprint (including Driveway) Review - $100
- Paint Color - $50
- All other items - $50

PrairieStar

EXHIBIT C

SAMPLE GRADING CERTIFICATION/IMPROVEMENT LOCATION CERTIFICATE

EOA=EDGE OF ASPHALT
UE=UTILITY EASEMENT
=CONCRETE
=FOUND #4 REBAR WITH ALUM. CAP PLS NO. 25379
E=ELECTRIC PEDESTAL
C=CABLE TV PEDESTAL
P=TELEPHONE PEDESTAL
ET =ELECTRIC TRANSFORMER



PRAIRIESTAR DRIVE

1023-659

I.L.C. UPDATE
01/27/17

LEGAL DESCRIPTION

PRAIRIE STAR FILING NO. 1
TOWN OF BERTHOUD,
COUNTY OF LARIMER,
STATE OF COLORADO.

BASIS OF BEARING

BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF LOT 13, BLOCK 9 BEARS N00°15'55"E, SHOWN ON THE RECORDED PLAT OF PRAIRIE STAR FILING NO. 1.

FLOOD INFORMATION

ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) INDEX 080101 0001-278 FOR LARIMER COUNTY COLORADO, REVISED MARCH 23, 1999, PRAIRIE STAR FILING NO. 1 IS COVERED BY PANELS 0801010256-B AND 0801010257-B, WHICH ARE NON-PRINTED PANELS, AND THEREFORE IS WITHIN FLOOD ZONE C, AREAS OF MINIMAL FLOODING, AND IS NOT WITHIN A 100-YEAR FLOOD PLAIN.

NOTE: THIS CERTIFICATE WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THE RECORDED INFORMATION, WHICH IS REFERENCED HEREON, IS THE RESULT OF RESEARCH PERFORMED BY LANGE LAND SURVEYS AND IS NOT NECESSARILY COMPLETE OR CONCLUSIVE.

IMPROVEMENT LOCATION CERTIFICATE

COLORADO REGISTERED
JONATHAN R. LANGE

APPENDIX B

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 the approval of the ARC.

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. 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 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 absolutely the responsibility of the homeowner 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 homeowner when required to avoid safety hazards. In the event the DRC/Authorized Entity determines that an antenna requires attention, the homeowner shall be notified in writing that they must resolve the problem within the time frame determined by the DRC/Authorized Entity.

Liability

The homeowner 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.

Examples

Please see below pictures for an example of property installed Satellite Dishes placed in the rear of the house, below the roofline, and not visible from the street.

APPENDIX C

ADDITIONAL INFORMATIONAL MATERIAL

The following is a guide to homeowners, architects and contractors performing residential design and construction in PrairieStar.

Permits, Approvals and Inspection, including but not limited to:

- PrairieStar Authorized Entity
- Town of Berthoud
- All applicable Town and County Building department permits and inspections.

Applicable Codes and Regulations

- Uniform Fire Code and Natural Life Safety Code
- Uniform Building Code
- Uniform Plumbing Code
- Uniform Mechanical Code
- Occupational Safety and Health Act (OSHA)

Soil, Drainage and Geology

All homeowners should verify their site and soils conditions. Soil reports and legal surveys may be required.

Location of Easements and Utilities

All homeowners are responsible for locating all water, sewer, gas, electrical, cable television or other utility lines or easements related to their sites. Homeowners should not construct any structural improvements within the easement areas without the consent of the affected utility.

DESIGN REVIEW SUBMITTAL <u>IS REQUIRED UNLESS EXPLICITLY STATED OTHERWISE IN THIS DOCUMENT</u>. PER SECTION 2.1 OF THE COVENANTS: "NO IMPROVEMENTS SHALL BE CONSTRUCTED, ERECTED, PLACED, ALTERED, PLANTED, APPLIED, INSTALLED OR MODIFIED, UPON ANY LOT UNLESS SAID IMPROVEMENTS ARE IN FULL COMPLIANCE." ANY IMPROVEMENT MUST CONFORM WITH THE DECLARATION OF PROTECTIVE COVENANTS, THE RULES AND DESIGN GUIDELINES and THE TOWN OF BERTHOUD REQUIREMENTS, UNLESS APPROVED OTHERWISE BY THE AUTHORIZED ENTITY.