

Beebe Draw Farms & Equestrian Center, dba PELICAN LAKE RANCH DESIGN GUIDELINES

OVERVIEW:

Pelican Lake Ranch was conceived by its founders as a unique, spacious environment, located in Colorado's North Central high prairies, adjacent to Milton Reservoir. The vast acreage within the boundaries of Pelican Lake Ranch is a very special compilation of delicate ecosystems, extensive grass lands, vegetation and rolling terrain. All of these features support an abundant variety of wildlife and natural beauty not found in most other residential areas.

The Declaration of Covenants (the "Covenants") created a standing committee known as the "Design Review Committee" or "DRC" to be composed of a minimum number of three (3) individuals appointed by the Board of Directors of the Association. The purpose of the DRC is to maintain the superior beauty and quality of the Improvements constructed on the Property, and the harmony thereof with the surroundings, to assure that the natural environment is disturbed as little as possible, to enforce the provisions of the Environmental Assessment, and to evaluate the use and suitability of the proposed Improvements, taking into consideration the effect on any adjacent or neighboring properties and the community as a whole. It is within this context that the Design Guidelines set forth beginning on page four (4) were adopted.

APPROVED BUILDER PROGRAM:

The following criteria have been established by the Developer ("REI" or "Declarant") and the Design Review Committee in the interest of protecting the home buyer as well as the value and success of the entire community.

To this end, Approved Home Builders have been pre-screened and selected to provide expert construction management. A list of these approved Program Builders may be obtained from the website www.PelicanLakeRanch.com or from the Developer.

Buyers who prefer to hire their own homebuilder may do so provided the builder meets each of the following criteria to become an approved builder. **Each builder must provide documentation proving all of the items outlined below PRIOR TO submitting plans to the Design Review Committee (DRC) for review and approval, and sign and abide by the terms of the Non-Program Builder Agreement with REI, LLC (the developer).**

- 1. EXPERIENCE:** Builder must have a minimum of three (3) years' experience as a builder, not a subcontractor, and have a current good working relationship with

home building subcontractors. A copy of the Builder's general contractor's license is to be provided. Builder must have built and closed approximately ten (10) homes, or otherwise prove that builder has the experience and ability to build a quality home in accordance with the Covenants, setback requirements, DRC guidelines and recommendations, and Weld County codes.

2. **FINANCIAL STABILITY:** Provide letter of financial stability and ability to obtain a construction loan from a banker or lender.
3. **WARRANTY:** Provide written One Year Warranty Program and Customer Service Procedures and provide homeowner with a third party 10-year Structural Warranty.
4. **INSURANCE:** Provide proof of appropriate insurance policies including \$1 million general liability and workers compensation policy naming REI, LLC as additional insured.
5. **Builder Approval to DRC:** Following review and acceptance of meeting Builder Criteria, REI will submit a Letter of Acceptance of Builder to the DRC to begin its design review process.

APPROVAL OF IMPROVEMENTS:

The Covenants specify that, prior to the start of any construction, remodeling, refurbishment or alteration of the exterior of any structure all plans and specifications in connection with (a) building, exterior remodeling, rebuilding, refurbishing or alteration of a residence, including without limitation, the exterior appearance, color or texture; or (b) creation or construction of any improvements or alterations to the property, including but not limited to gardening, landscaping, planting, patio covers, awnings, solar, wind generators, sculpture or art work, driveway, sidewalk, fence, outside deck, or clearing, grading, excavating, filling or similar disturbance of the surface of the land, **all of which shall require the prior written approval of the DRC (and the prior written approval of the Declarant (REI, LLC), as to initial improvements and construction, installed or located on a lot where such improvements did not previously exist).**

Questions about submittal requirements shall be directed to the Management Company.

SUBMITTAL OF PLANS

This process begins with the applicant's submission to the Association Manager, MSI, who will submit to the DRC and Declarant, if Declarant's approval is required as in new construction, a Design Review Request (DRR) with all applicable attachments specified in the Documentation Submission Checklist attached at end. This form may be obtained

by contacting the Association Manager and, when completed, submitted to the Association Manager for distribution to the members of the DRC and/or Declarant. The Association Manger will:

- 1) Submit to REI, LLC any DRR's requiring Developer approval
- 2) Review all DRR's and the attached documents provided as required per the Document Submission Checklist along with all other required pictures, documents, and checklists for completeness before forwarding to the DRC.
- 3) Request any additional information needed from the applicant.

The DRC (and, if applicable, by the Declarant) has up to thirty (30) days to review and either approve, approve with conditions, or deny the DRR, and notify the applicant of the decision, or notify the applicant that additional information is required and suspend the submittal until receipt of said information. If additional information is requested from the applicant and no response is received within fifteen (15) days the DRR shall be considered rejected.

Any changes from the approved DRR will require resubmittal to the DRC prior to construction beginning or continuing. If the Owner fails to submit, resubmit or the Improvement as built does not conform to the Improvement as approved by the DRC the Owner may, at his or her expense and cost, be required to restore the Lot to substantially the same condition as it existed prior to the commencement of the Improvement as described in Section 8.12 of the Covenants or correct the improvement to conform with the approved DRR.

It is strongly recommended that the applicant complete the Design Review process first before attempting to seek approvals and permits from Weld County.

WHAT DOCUMENTATION, FORMS & CHECKLISTS TO SUBMIT: (Check Lists, attached at end.)

- 1.) Design Review Request Form (DRR), which can be obtained from the management company MSI or the Community Information and Sales Center must accompany every request;
- 2.) New Residence Construction Check List, Secondary Structure Check List or Landscape Review Check List;
- 3.) Submit one (1) set of construction Plans in .pdf format so that they can be e-mailed, including elevations and specifications of materials, textures and colors, or provide two (2) sets of full size construction plans the Developer and Management Company. The construction plans must show dimensions and square footages;
- 4.) DRR submissions must include a surveyed plot plan, or if unavailable, scaled plans and drawings showing location of all existing and proposed building(s),

driveway(s), landscaping, fences, and secondary structures showing adherence to the fifty (50) foot setbacks from all outer lot lines and three hundred (300) foot setback from any oil and gas above ground facility and thirty-five (35) foot setback from any underground flow or transmission lines;

- 5.) These plans shall accurately depict the footprint of all structures, in relation to property boundaries and adjacent structures or utilities, designating those that are existing vs those that are proposed, noting the dimensions and square footages.
- 6.) Houses of the same model and roof profile are required to have a minimum of two (2) lots spacing between them, regardless if they are mirror images or have other cosmetic changes. Houses of the same model with different roof profiles or elevations are required to have a minimum of one (1) lots spacing between them and have other cosmetic differences. Lot spacing is the number of lots between similar houses counted by the shortest distance along either side of the connecting street(s).
- 7.) Plot plans must be provided with each request and shall specify the lot acreage, the location of all lot lines and setbacks, driveways, irrigated areas and landscaping features including fences.
- 8.) In those applications that call for projects which have size restrictions such as secondary garages, barns, paddock areas, fencing, or irrigated areas, the dimensions and enclosed square footage shall be pre-calculated and specified on the plans or drawings.
- 9.) Color and material samples shall also be furnished, and referenced on plans or drawings. Colors of all existing structures must be submitted when exterior colors on any of the structures are changed.
- 10.) All submitted documentation, plans, drawings and color/material samples are not-returnable to the applicant by the DRC following its review.
- 11.) Pictures of front and rear elevations existing structures must be provided when requesting additional structures. Drawings and elevations of proposed structures must be included.

DESIGN GUIDELINES:

The purpose of these guidelines is twofold:

1. They exist to provide for the integration with and enhancement of the natural beauty of this diverse landscape while introducing a cohesive built environment.

2. They serve to help new residents minimize the frustrations already inherent in the new-home planning and construction process.

The following sections contain important criteria which should be considered in preparing the Design Review Request:

❖ *SURVEY, SITING and SETBACKS:*

When submitting plans and specifications, it is imperative to include a set of completed plans, specifications and color/material/texture samples and a surveyed plot plan which documents the precise footprint of the structure's placement on the lot, and demonstrates adherence to easements and setbacks.

Minimum setbacks for residences are fifty (50) feet from all exterior lot lines and at least three hundred (300) feet from oil and gas facilities including wells, separators, tanks, and other oil and gas facilities; and a minimum of thirty-five (35) feet from any flow lines or transmission lines. This includes all building structures including but not limited to, residences, garages, barns, outbuildings, and storage facilities. The only setback that applies to fences is the fifty (50) foot setback from exterior lot lines.

If a surveyed plot plan cannot be furnished, it is imperative to substitute accurately scaled plans and drawings. Hand drawn plans for home owner improvements are acceptable if they are drawn to scale, include all dimensions and are clearly legible and include all elevations (front, sides, & rear) and pictures when possible. If they do not meet these criteria they will be rejected.

❖ *CONSTRUCTION SITE MANAGEMENT:*

It is critical to adhere to the language in the Covenants which requires that the natural environment is disturbed as little as possible, and to locate the residence in such a way as to minimize damage to existing terrain, foliage and natural growth and take advantage of the topography.

These requirements are in place principally to protect the delicate grass and vegetation in this sandy soil environment. It is extremely difficult to reclaim the natural vegetation disturbed during the construction phase and blowing sand becomes a negative issue for surrounding properties.

It is recommended that the owner hold the builder accountable for damage to the land outside a pre-determined zone surrounding the footprint of the structure, and begin repair work as soon as practical after taking possession.

The builder should leave the construction zone smooth, with natural contours and reclaim all areas not planned to be landscaped with native seeding incorporating straw crimping or other methods to secure the soil. Driveway access to the property from the street must not interfere with the drainage configuration set forth in the PUD Plan. Culvert pipes to cross road ditches or swales to gain access to the lot shall be installed so as to not interfere with the drainage plan.

A Pre-construction meeting with a representative from the DRC may be required.

❖ HEIGHT RESTRICTION & MINIMUM SQUARE FOOTAGES of the PRIMARY RESIDENCE:

No residence shall exceed the lesser of two and one half (2-½) stories or thirty (30) feet in height above front-yard final grade contiguous to the foundation.

A one-story residence must exceed fifteen hundred (1,500) square feet on the main level exclusive of garages, porches and patios, or other unfinished space.

A two-story residential structure must have at least one thousand (1,000) square feet at grade on the ground level and at least an additional eight hundred (800) square feet on the second floor. However, if the structure has a full basement, the minimum area on the second level must not be less than six hundred (600) square feet.

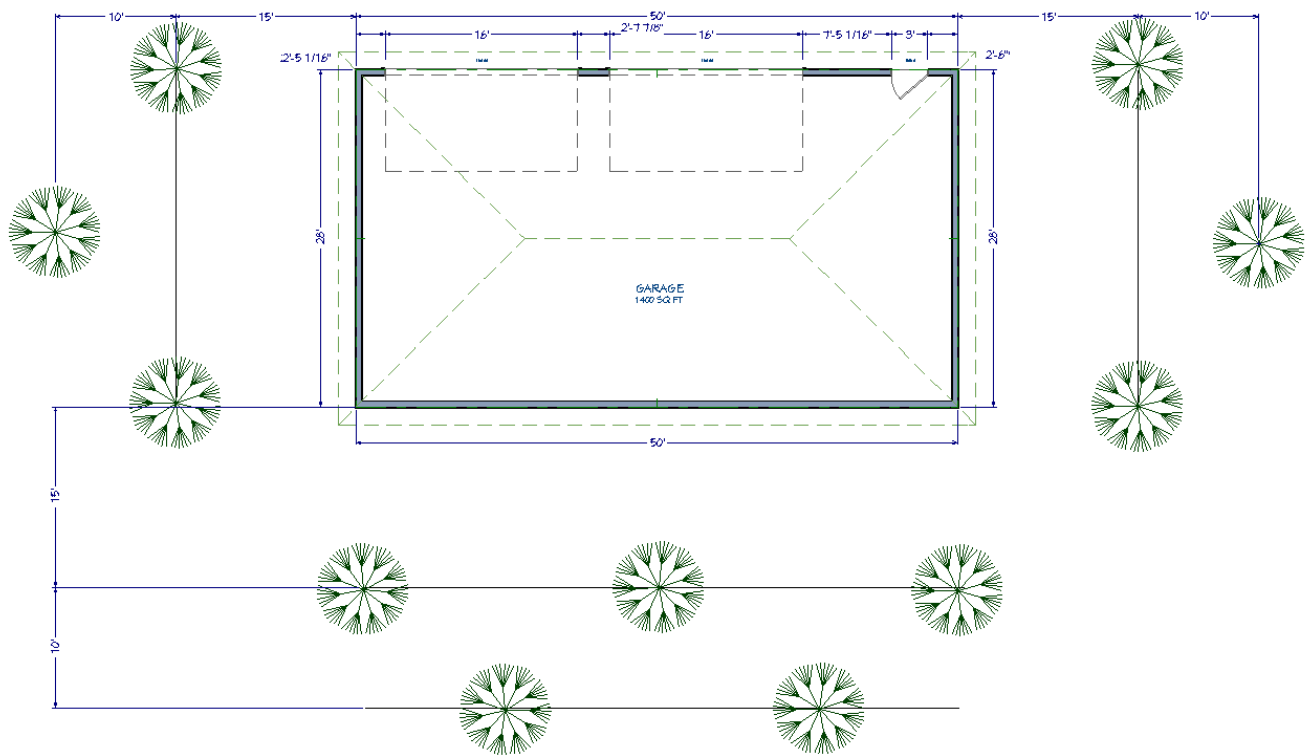
A split-level residence with two or more levels above grade must have a minimum of sixteen hundred (1,600) square feet on the above ground levels.

These dimensions are considered to be minimums, and every effort should be made to exceed them in order to enhance a built environment that is consistent with the vast space and large lots available at Pelican Lake Ranch.

❖ HEIGHT & SIZE MAXIMUMS FOR ALL SECONDARY STRUCTURES:

Secondary structures including garages, shops, sheds, outbuildings, and barns as described below shall not exceed the lesser of the footprint of the Residence or twenty-five hundred (2,500) square feet. The height of secondary structures shall not exceed the maximum allowable height of the residence. All structures must be separated by a minimum of fifteen (15) feet from any other structure. The length of the structure shall not exceed three (3) times the width of the structure and it is preferred that length and width dimensions are similar or other architectural features are added to minimize long flat wall surfaces. Sidewall height shall not exceed sixteen (16) feet. If sidewall height exceeds twelve (12) feet additional evergreen trees, with a minimum height of five (5)

feet, must be planted to fully screen the structure when the trees are mature. Sidewalls with garage door spacing less than twenty-five (25) feet between doors are not required to be screened. Screening shall consist of trees planted in a double row offset pattern with tree spacing less than the diameter of the selected tree at maturity, but not to exceed thirty (30) feet between trees in each row. The spacing between rows shall be two-thirds (2/3) of the spacing between trees. Trees planted to screen a structure cannot be used to satisfy the minimum landscaping requirements. Dead trees must be removed immediately and replaced during the next planting season if needed to maintain the screening requirements. Below is a typical planting pattern for five (5) feet tall Austrian Pine trees with an assumed thirty (30) foot diameter at maturity.



The maximum number of secondary structures is three (3), of which only one (1) can be a barn, only one (1) can be a secondary garage/shop, and two (2) can be sheds or outbuildings.

The maximum area of all secondary structures combined should not exceed four percent (4%) of the total lot area.

Footprint of the Residence includes the ground floor living space, attached garage(s) and attached patio(s) that are covered by the residences roof or upper deck.

❖ GARAGES:

Primary garages shall be attached to the Residence, and constructed at the same time as the home. Secondary garages are optional, and are generally detached from the home. Secondary garages shall only be permitted if approved by the Developer and DRC.

The residence primary garage should be large enough to enclose and park at least three (3) passenger vehicles. Each of the three vehicle spaces must measure a minimum of ten (10) x twenty (20) feet clear area. No unenclosed carport, either attached or detached is permitted. Garage doors should be side loaded or oriented so that the view of their openings is minimized from the streetscape view as not to be a focal point from the street or front of the residence.

The homeowner shall consult with the DRC as to the proper placement and facing of garages and garage doors so as to optimize the streetscape.

Secondary garages or shops shall only be permitted at the discretion of the DRC as regards to size and location, and shall comply with the “HEIGHT & SIZE MAXIMUMS FOR ALL SECONDARY STRUCTURES” section of this document. A Secondary garage or shop must be located behind the street side front of the Residence, and sited to minimize visibility from the street(s). Secondary garages or shops must be constructed with exterior materials that match the residence in material, style, color and finish. For example, if the residence has stucco walls, the secondary garage must have stucco walls. Metal garages will not be approved. Secondary garage doors must also closely match color and style and finish of the primary garages.

Secondary garages and barns may share a common load bearing wall provided the total of the combined footprints of the garage and barn do not exceed the footprint of the residence.

❖ **OUTBUILDINGS OR SHEDS:**

Approval of outbuildings shall be at the discretion of the DRC as regards size, location and number. Since lot sizes vary, some lots are more suited for multiple outbuildings than others.

A free-standing outbuilding or storage structure not considered a barn, stable or garage, is permitted so long as it is sited to minimize visibility from the street and does not exceed seven hundred and twenty (720) square feet, and complies with the “HEIGHT & SIZE MAXIMUMS FOR ALL SECONDARY STRUCTURES” section of this document. Structures that are more visible from the street must be constructed with materials that closely match the residence in style, color and finish, while more allowance can be given to those structures that are located

behind the residence and/or screened by landscaping. Metal outbuildings will not be approved.

Outbuildings must be constructed with materials that match the residence exterior wall and roofing colors.

❖ *BARN OR STABLES:*

For only those lots designated suitable for horses, (Lots with red dots indicate “no horses allowed” on the plot map on the website) a stable and/or paddock area may be constructed to house horse(s), associated equipment, food and supplies. The structure should be located completely behind the back wall of the residence and positioned to minimize visibility from the street(s). A barn or stable shall not exceed three hundred (300) square feet per permitted horse plus an additional five hundred (500) square feet for storage and shall comply with the “HEIGHT & SIZE MAXIMUMS FOR ALL SECONDARY STRUCTURES” section of this document. No horse trailers, hay, equipment or supplies may be stored outside the barn or stable where it is visible from streets or other lots.

The size (in square feet) of any fenced riding ring or arena must be included in the calculation of the approved paddock area. The calculations should be included on the plan and check list, along with the total lot size. Also include the total area of any other existing or proposed fenced area on the lot, as total enclosed fence area is limited to ten percent (10%) of the lot area.

The exterior finishes and colors of permitted barns and, stables shall be as close as possible to the same materials and colors used on the residence. Barns or stables may be built with interior metal wall panel components so long as the panels are not visible from the street or neighboring properties. The metal components should be interior, with exterior barn/stable material matching the exterior of the Residence. Roof material must match the Residence.

Adherence to the same setback minimums as those for the primary structure is required.

❖ *EXTERIOR FEATURES of the PRIMARY RESIDENCE:*

The structure and its exterior features should complement rather than conflict with the surrounding landscape.

Materials, colors and textures, therefore, are crucial elements to be considered in the Design Review. Individual needs and preferences will differ, but emphasis is placed on the use of quality exterior materials of a durable nature proven to be effective in our climate, as well as textured and colored to fit the natural environment.

For this reason, brick, stone and rock materials are excellent choices and the use of stucco and properly treated lumber products are also suitable. Because they are inconsistent with materials found in Nature, most manufactured products such as vinyl or aluminum siding are considered inappropriate, and will most likely not be permitted.

Exterior colors must be approved by the DRC prior to their application. A palette of subdued colors derived from nature is encouraged for all applications (e.g.: exterior walls, trim, doors, roof, gutters/downspouts, porch, patio, deck, fencing, etc.).

Colors should complement and blend into the surrounding natural habitat. Accent and trim colors should harmonize with the color of the body of the structure.

Roof materials must also be of the highest quality to withstand frequent high winds and other forces of Nature. Metal roofs are discouraged and will likely not be approved by the DRC or Declarant unless they significantly enhance the architectural style. The pitch of the roof and the color of suitable roof material shall complement the design and colors used in the body of the structure as well as the surrounding environment. All roof vents and other penetrations shall be painted in a color that closely matches that of the roof material.

Porches, patios, terraces and decks are additional features desirable for enjoyment of the outside, and it is important that they, too, are carefully integrated into the design of the residence and consistent with the guidelines pertaining to appropriate materials and colors.

Driveways and pervious walkways also provide opportunities to inject interesting design elements into each Lot, and special care should be taken to lay-out shapes that complement the structure and the contour of the property. Concrete is the recommended material for driveways and walkways are best paved with small gravel or crushed rock in colors that blend with their surroundings.

See Garage Section for garage design criteria.

❖ FENCING, WALLS:

No perimeter fencing is permitted on any lot. Any fences or walls must be approved prior to construction by the DRC and must be set back a minimum of fifty (50) feet from exterior lot lines. The emphasis shall be on highlighting the wide open nature of the spaces at Pelican Lake Ranch. However, privacy fencing

may be added in areas adjacent to the residence and decorative fencing may be added to one or more areas. Fencing around a pool and to enclose a horse corral or paddock is required. The total areas enclosed cannot exceed ten percent (10%) of the total acreage of the lot. (See Covenant Article 9.1.(g) for further information. The area of a fenced enclosure adjacent to the home or outbuilding shall not include the footprint of the Residence or structure in the calculation of the fenced area. The fenced area shall be considered to terminate at the face of the structure.

All fence, wall and gate dimensions, materials and colors must be integrated and harmonious with the design of the house and landscaping. Emphasis shall be placed on low mass and minimal scale and, in no case shall a fence exceed six (6) feet in height and walls, in most cases, should not exceed four (4) feet in height. Open rail fencing is preferred.

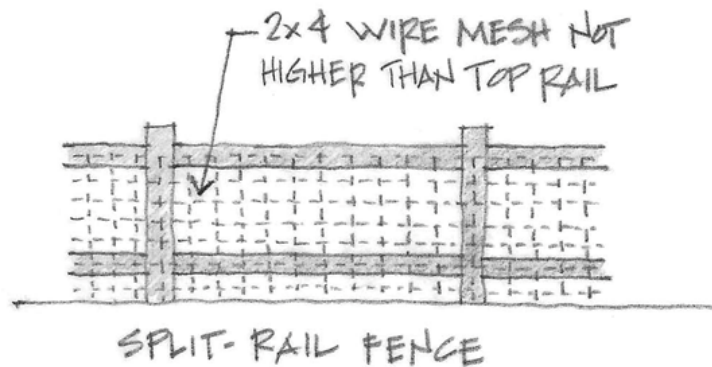
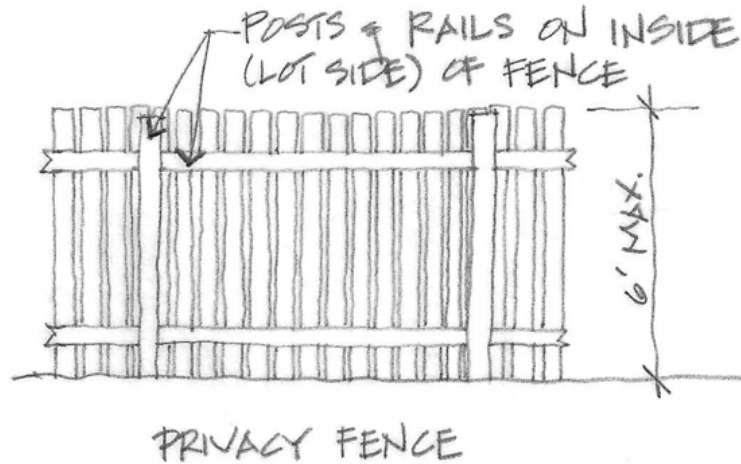
Enclosures for pets, as well, must conform to similar standards as for other yard or landscape fenced areas. Their dimensions, materials and colors must also complement those of the house. In no case, are chain-link fence enclosures deemed appropriate. If animal and pet containment is necessary, a minimum fourteen (14) gauge wire mesh may be anchored to the inside of open rail fencing, not to exceed the top rail height of the fencing. The recommended design for wire mesh is 2"x4" rectangular wire profile.

Horse corrals or paddocks on lots that allow horses may be fenced up to a maximum of ten percent (10%), as long as there is no other fencing on the lot. Horses shall not be allowed to graze on the lot or property or within District boundaries.

Maximum fencing per lot is ten percent (10%) of total lot acreage including contiguous privacy/decorative fencing adjacent to residence, pet enclosures, swimming pool enclosures, corrals, paddocks, landscape fenced areas and all other fencing.

The DRR should include the fencing dimensions, materials, and colors on a plat or drawing showing the location of the requested fencing along with calculations of fenced area as a percentage of total lot acreage.

Illustrated examples of fence types are shown below:



❖ SWIMMING POOLS:

All swimming pools constructed on owner's lots shall be at or below grade and shall be fenced and approved by the DRC.

❖ LANDSCAPING:

The owner shall require the builder or contractor to take all possible measures to secure topsoil disturbed during construction in order to prevent wind-borne erosion and loss of valuable natural nutrients, and prevent storm water run-off during construction.

Landscaping, re-seeding and other reclamation activities shall be completed within seven (7) months of receipt of a Certificate of Occupancy. Any soil not reclaimed prior to winter must be straw crimped or use other means to minimize erosion until the next planting season.

The area immediately surrounding all four sides of the residence shall be tastefully landscaped and carefully maintained using rock, grass, plant or other materials compatible with the natural environment. Initial tree-planting and other landscaping and irrigation installation must be completed within seven (7) months of receipt of Certificate of Occupancy.

Trees are a very important part of landscaping on each improved lot. The Covenants require a Lot Owner plant at least fifteen (15) trees on the lot, ten (10) of which shall be evergreen and five (5) of which shall be deciduous trees. Of the ten (10) evergreen trees, at least five (5) shall be a minimum of five (5) feet in height and of the deciduous trees, at least two (2) trees shall be a minimum of ten (10) feet in height. Trees shall be set back from exterior lot lines such that at maturity no branches will extend within five (5) feet of the lot line. Utility easements should also be considered when planting trees as they are often twenty (20) feet to forty (40) feet from exterior lot lines. Dead trees must be removed immediately and replaced during the next planting season if needed to maintain the required tree type(s) and amount(s).

A listing of recommended plant materials suitable for our climate and soil conditions is available at the Community Center. Noxious or invasive plants as identified by Weld County shall not be permitted.

Other landscaping which requires sprinkler irrigation shall comprise an area not greater than five percent (5%) of the total acreage of the lot. These dimensions shall be called-out in detail on the plot plan.

No rock, plant material, top soil or similar items shall be removed from any other lot, from the District facilities, or common area, or REI, LLC lands without specific written consent of REI, LLC or the Beebe Draw Authority and the DRC.

❖ LIGHTING:

The intent of this guideline is to maintain the rural character of our setting, preserve the night sky and protect neighboring properties from bright and/or direct light sources. Exterior lighting on any lot shall be limited to identification signs and security/safety lighting. In all cases, down-lighting shall be installed with wattages and shields/frosting such that the light source is not directly visible, and light cast does not extend across lot lines.

❖ ENERGY EFFICIENCY:

CLOTHESLINES AND HANGERS:

Only retractable clotheslines are permitted, subject to Committee approval as to placement and external appearance. No clotheslines are permitted in the front yards. All clotheslines must be adequately screened from view as approved by the Committee.

WIND TURBINES:

Only wind-electric generators that meet the standards promulgated under C.R.S.40-2-124 are permitted subject to Committee approval as to the dimensions, placement and external appearance of such device, and as to any sound associated with the device. Submittal requirements for review include site plan showing location of device, total height of device, and maximum anticipated noise level (dB).

SOLAR PANELS:

Solar panels are permitted with Committee approval, and may be subject to restrictions regarding dimensions, placement and external appearance. Panels must be positioned to minimize visibility from adjoining lots or common areas, to the greatest extent reasonably possible.

EMERGENCY STANDBY GENERATORS:

Permanently mounted emergency generators shall be totally enclosed, have noise emissions not exceeding sixty-seven decibels (67dBA) at twenty-three (23) feet and be located to minimize visibility from the street.

❖ FLAGPOLES AND FLAGS:

Committee approval is required through submittal of a Design Review Request. Unless permitted in the Declaration, no flag or banner of any kind shall be displayed to the public view on any part of a Parcel or Home. The only exceptions include the American flag, military service flags, state flags, and sports flags. The American flag may be displayed on the property by homeowners or occupants, in windows, on balconies, or on poles, if the display complies with the Federal Flag Code, 4 U.S.C. 4 to 10. The maximum size of American Flag allowed is one measuring four (4) feet by six (6) feet. State Flags may be a maximum size of three (3) feet by five (5) feet in size. Sports Flags may be a maximum size of three (3) feet by five (5) feet in size.

Service flags may be displayed on the inside of a window or door of the unit owner's residence.

Flagpoles are allowed on private property to fly the American and State flags only and may be a maximum height of eighteen (18) feet tall. Poles must be straight and have a factory finish. All flags and flagpoles must be kept in a clean, un-tattered, un-chipped, sightly manner at all times, conforming to the Federal Flag Code.

❖ CHANGES and INTERPRETATIONS:

The Design Review Committee with prior written approval of the Declarant and the POA Board may update these guidelines as well as the provisions of the Design Review Process from time to time as necessary.

CONSTRUCTION OF IMPROVEMENTS AFTER APPROVAL BY DRC:

Following approval of the proposed improvements by the DRC (and, if applicable, approval by the Declarant), an owner must obtain any necessary approvals and permits from Weld County and or any other applicable governmental entities. Then the lot owner shall cause the approved improvements to be made to the lot in a timely fashion, and in any event within twelve (12) months, at which time the approved DRR expires, except with written DRC approval otherwise (and if applicable, with written Declarant approval otherwise).

Revised _____, 2017

Approved by Declarant on _____, 2017 by

_____, Manager of REI, LLC

Approved by the Association Board on _____, 2017

By the Association Board President

DRR Documentation Submission Checklist

- 1) ___ Design Review Request Form (DRR), which can be obtained from the management company MSI or the Community Information and Sales Center.
- 2) ___ New Residence Construction Check List, Landscape/Fencing Check List or Secondary Structure Check List.
- 3) ___ Submit 1 (one) set of construction Plans in .pdf format so that they can be e-mailed, including elevations and specifications of materials, textures and colors, or provide 2 full size plan sets. The construction plans must show dimensions and square footages.
- 4) ___ DRR submissions must include a surveyed plot plan or, if unavailable, scaled plans and drawings showing location of all existing and proposed building(s), driveway(s), landscaping, fences, and secondary structures showing adherence to the fifty (50) foot setbacks from all outer lot lines and three hundred (300) foot setback from any oil and gas above ground facility and thirty-five (35) foot setback from any underground flow or transmission lines. Identify existing vs. proposed structures and improvements.
- 5) ___ Plot plans included with each request shall specify the lot acreage, the location of all lot lines and setbacks, driveways, irrigated areas and landscaping features including fences and all existing and proposed structures.
- 6) ___ In those applications that call for projects which have size restrictions such as paddock areas, fencing, irrigated areas, or structures, these dimensions shall be pre-calculated and specified on the plans or drawings.
- 7) ___ Color and material samples shall also be furnished, and referenced on plans or drawings. Colors of all existing structures must be submitted when exterior colors on any of the structures are changed.
- 8) ___ All submitted documentation, plans, drawings and color/material samples are not-returnable to the applicant by the DRC following its review.
- 9) ___ Plans and drawings shall accurately depict the footprint of all structures, distinguishing between those that are existing vs. those that are proposed. Only four (4) total structures will be allowed per lot including the Residence.
- 10) ___ Pictures of existing structures must be provided when requesting additional structures along with pictures and elevations of proposed structures.

New Residence Construction Checklist

Date Submitted:_____.

Lot #_____Address_____

Submitted by_____

Phone_____e-mail_____

___ Plan Review

___ Front elevation

___ Back elevation

___ Left elevation

___ Right elevation

___ Height Restrictions (No Residence shall exceed the lesser of 2-1/2 stories or 30 feet in height above front-yard final grade contiguous to the foundation)

___ Minimum Floor Area Met: Square footage of proposed Residence:_____

___ One-story structures-not less than 1,500 sq. ft. on the main level exclusive of garages, porches and patios, or other unfinished spaces.

___ Two-story structures - Not less than 1,000 sq. ft. at grade on ground floor and at least 800 sq.ft. on the second floor, unless residence has a full basement, in which case not less than 600 sq.ft. on the second floor.

___ Split-level structures with 2 or more levels above grade must have a minimum of 1,600 sq. ft. on the above ground levels.

___ Same model and roof profile with cosmetic changes minimum two (2) lot spacing, same model with different roof profile and cosmetic changes minimum one (1) lot spacing. Lot spacing is the number of lots between similar houses counted by the shortest distance along either side of the connecting street(s).

___ Setbacks must be adhered to. Surveyed plot plan must be provided showing adherence to easements and setbacks. Minimum setbacks are 50 ft. on all sides.. Setback from oil and gas facilities is 300 ft. minimum. Flow or transmission line setbacks are 35 ft. minimum.

___ 3 Car Garage-side load or positioned as to minimize view from street

___ Brick, Stone, Rock identified

___ Siding material identified

___ Roof material identified

___ Deck

___ Patio

___ Driveway location and material (Driveways shall not interfere with the drainage plan set forth in the PUD Plan.) Driveways cannot be onto Beebe Draw Farms Parkway

___ Exterior Colors provided

___ Roofing

- ___ Paint-Field, Trim
- ___ Brick, Stone, Rock
- ___ Other

- ___ Site Plan Review
 - ___ Position on lot
 - ___ Square footage of garage and ground floor living area
 - ___ Setbacks Minimum of 50 ft.
 - ___ Oil and Gas Facilities Setbacks 300 ft.

Approved by _____ Date _____

_____ Date _____

_____ Date _____

Notes:

Landscape/Fencing Checklist

Date of Submittal _____.

Lot # _____ Address _____

Submitted by _____

Phone _____

____ Landscape plan shown on plot map

____ Fencing to be a maximum of 10% of total lot acreage including paddock and other allowed fencing adjacent to the house. (calculations with square footages and lot sizes must be shown on landscape plan)

____ Fencing -No perimeter fencing will be permitted on any Lot.

____ Fencing – 50 foot setback from exterior lot lines.

____ Sprinkler Irrigated Area is limited to 5% of total lot acreage. (calculations with square footages must be shown)

____ Fencing Materials (Materials must be identified and include pictures and/or drawings)

____ The area on all four sides adjacent to the Residence shall be landscaped four (4) feet from the structure.

____ Within seven (7) months after receiving the receipt of a Certificate of Occupancy, a Lot owner shall plant at least 15 trees. 10 of which are evergreens and 5 of which shall be deciduous trees. Of the 10 evergreens, at least 5 shall be a minimum of 5' in height and of the 5 deciduous trees, at least 2 shall be a minimum of 10' in height.

____ Tree height must be identified on the drawing provided.

____ Any soil not reclaimed prior to winter must be straw crimped or use other means to minimize erosion until the next planting season.

____ Note: No rock, plant material, top soil or similar items shall be removed from any other Lot, from the District Facilities, or from the Common Area of REI property by an Owner for the purpose of moving the same to or placing the same upon such Owner's Lot.

Approved by _____ Date _____

Notes:

Secondary Structure Checklist

Date Submitted: _____.

Lot # _____ Address _____

Submitted by _____

Phone _____ e-mail _____

___ Plan Review

___ Front elevation

___ Back elevation

___ Left elevation

___ Right elevation

___ Drawings or plans scaled properly

___ Dimensions with square footages and setbacks properly displayed on Plans or drawings. Minimum spacing between structures is fifteen (15) feet.

___ Square footage calculations and percent of lot calculations including total of all secondary structures.

___ Plans or scaled drawings show existing and proposed structures

___ Structure does not exceed the lesser of the footprint of the Residence or 2,500 square feet. The length of the structure does not exceed three (3) times the width of the structure.

___ Sidewall height does not exceed sixteen (16) feet and roof peak height does not exceed the lesser of two and one half (2-1/2) stories or thirty (30) feet in height above final grade contiguous to the foundation.

___ Sidewall heights greater than twelve (12) feet have additional evergreen trees, with a minimum height of five (5) feet, planted in a double offset row to screen structure.

___ The maximum number of secondary structures is three (3), of which only one (1) can be a barn, only one (1) can be a secondary garage/shop, and two (2) can be sheds or outbuildings.

___ The maximum area of all secondary structures shall not exceed four percent (4%) of the total lot acreage.

___ Only designated horse lots can have a stable or paddock area. Must be located behind residence and paddock cover a maximum of 10% of total area of the lot.

___ Outbuildings/Sheds no larger than 720 square feet.

___ Barns must not be larger than 300 sq.ft. per permitted horse plus an additional 500 square feet for storage.

___ Fencing grand total for each lot including paddock and all other fencing cannot exceed 10% of total lot acreage.

___ Setbacks must be adhered to. Surveyed plot plan must be provided showing adherence to easements and setbacks. Minimum setbacks are 50 ft. on all sides. Setback from oil and gas facilities is 300 ft. minimum. Flow or transmission line setbacks are 35

ft. minimum.

___ Secondary structures including garages, shops, sheds, and outbuildings constructed with exterior materials that match the residence in material, style, color and finish.

___ Barns or stables built to house horse(s), equipment and supplies. Barns/stables may have metal wall and roof panel components only on the interior while exterior material must match the exterior of the Residence.

___ Exterior Colors provided

___ Roofing Material and Color provided

___ Paint-Field, Trim Colors provided

___ Brick, Stone, Rock material and colors provided

___ Picture of all existing structures provided

___ Pictures and elevations or proposed structures provided

___ Other

Approved by _____ Date _____

_____ Date _____

_____ Date _____

Notes: