

EAGLE RIDGE OF WELD COUNTY H.O.A.
ARCHITECTURAL CONTROL GUIDELINES
Effective: Jan 1, 2006

GENERAL. The following is an alphabetical list of a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information to each, or procedures that must be followed in order to complete the construction process. Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted to the Architectural Control Committee (ACC) for Eagle Ridge Homeowners Association Subdivision and written approval of the ACC obtained before construction of the improvement can begin. If you are considering an improvement not listed below, ACC approval is required. These guidelines supplement and the existing recorded covenants for Eagle Ridge and if a conflict exists between this document and the covenants, the covenants shall prevail. HOA documents can be changed from time to time, as allowed for in the Covenants for this subdivision.

1. ADDITIONS AND EXPANSIONS. ACC approval is required. Additions or expansions to homes will require submission of detailed plans and specifications.
2. ADVERTISING. See "SIGNS".
3. AIR CONDITIONING EQUIPMENT. All air conditioning equipment located outside of a residence or other structure on a lot shall be screened from view from other lots and from the streets by fencing or landscaping approved by the ACC.
4. ANTENNAE. Not permitted. No exterior radio antennae, television antennae, or any other antennae may be erected. Microwave and/or satellite television dishes (18" eighteen inches or smaller below the eave of the roofline are permitted on side and rear elevations only.
5. ASTROTURF. ACC approval required.
6. AWNINGS. See "OVERHANGS".
7. BALCONIES. See "DECKS" and "PATIOS".
8. BOATS. See "MOTOR HOMES".

9.

A. Front Yard Landscaping Plans – Landscaping plans are required for front yards and may be submitted with the Construction Drawing or upon completion of the improvements, but must be submitted PRIOR TO COMMENCEMENT OF LANDSCAPING. Plans must depict fences, decks, playground areas, sod, seeded areas, retaining walls, rock, railroad ties, sprinkler system, sizes and species of nursery materials, and include a drainage and grading plan that coincides with the builder's and shows any improvements or alterations thereto.

B. Review and Architectural Review Board Action – following the review, the ACC will either:

1. Approve the Construction Drawings, in which case the applicant may proceed with the construction.
2. Conditionally approve the Construction Drawings, in which case the applicant must revise the plan to comply with the stated conditions and file the drawings with the ACC Coordinator and receive written approval PRIOR TO BEGINNING CONSTRUCTION.
3. Disapprove the Construction Drawings, in which case the applicant will be required to resubmit new plans as requested by the ACC.

C. Submittal Requirements - Checklist attached on page 29.

10. CAMPERS. See 'MOTOR HOMES'.

11. CARPORT. Not allowed.

12. CLOTHESLINES AND HANGERS. ACC approval required and must be retractable.

13. COLORS. Subtle earth tone colors to blend with the character of the neighborhood are required. All color and color combinations must be approved by the ACC prior to their application. Repainting when existing color is changed shall require approval by the ACC. All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railing, and exterior stairways, shall closely match the permanent color on the surface from which they project or shall be of an approved color. Duplicate color schemes shall not be allowed on adjacent lots, or lots across the street from each other. Shingles are to be Tamko Weathered Wood or similar manufacturer and color.

14. CONSTRUCTION DEBRIS. See 'FENCES", Item C.

15. DECKS. ACC approval is required. Deck railing to be wood, iron, composite wood product or other material similar to the material of the residence and must be similar what is generally accepted as a complementary color to the residence. Decks and railings must be installed as an integral part of the residence and patio area.
16. DRAINAGE. ACC approval is required for any change affecting drainage. Drainage plans for all houses and lots must be submitted and approved prior to any construction. There can be no interference with the established drainage pattern over the property except as approved in writing by the ACC. When landscaping is installed, it is very important to insure that water drains away from the foundations and driveways, and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks and driveways.
17. DRIVEWAYS. There shall be no extension or expansion of driveways without prior ACC approval. All driveways and private lanes shall be constructed entirely of neutral tone concrete surface, brick stamped concrete, brick or pavers from the entrance of the garage doors to the existing street.
18. EVAPORATIVE COOLERS. Not allowed. See "AIR CONDITIONING EQUIPMENT".
19. FENCES. ACC approval is needed prior to construction of any fencing. All fences must not exceed five feet (5') in height as measured from final grade, must be constructed of redwood or cedar wood, and must conform to the standard subdivision design.
20. FIREPLACES. Gas fireplaces must either be housed within the contours of the exterior wall, or if protruding to the outside, they must be housed and vented in a chase/chimney-like structure to the roof, and finished with a decorative top in keeping with the architecture of the home.
21. FLAGPOLES. ACC approval is necessary
22. GARAGES. Each residence shall include an attached garage having space for not less than one (1) nor more than three (3) automobiles.
23. JUNK VEHICLE. See "MOTOR HOMES".
24. LATTICEWORK. ACC approval is required for installations extending more than 5 feet above grade.
25. LIGHTS AND LIGHTING. Shall be of a conventional style with illumination patterns which do not cause a nuisance to neighboring properties.

26. MOTOR HOMES. Boats, campers, motor homes, trailers, machines, and inoperative automobiles shall not be stored or permitted to remain on any Lot, except within fully-enclosed garages or within fenced areas behind the front setback of the Residence. Only one (1) recreational vehicle may be stored outside a garage, not to exceed thirty feet (30') in length and nine feet (9') in height, and must be stored within a five-foot (5') fence. Any boat, camper, motor home, trailer, or other vehicle stored within fenced areas behind the front setback of the Residence may not exceed nine feet (9') in height. For purposes of this provision, any disassembled or partially disassembled car, truck, or other vehicle or any car, truck, or other vehicle which has not been moved under its own power for more than one (1) week shall be considered an inoperable automobile subject to the terms of this provision.
27. OVERHANGS (CLOTH OR CANVAS). ACC approval is required. The color must be the same as or generally recognized as complementary to the exterior color of the residence. The covering may be used over the patio only. No aluminum or fiberglass awnings are allowed.
28. PATIO COVERS. ACC approval is required. Must be constructed of wood or material generally recognized as complementary to the home and must be similar or generally recognized as complementary in color to the colors of the home.
29. PATIOS (OPEN). ACC approval is required. Patios must be an integral part of the landscape plan and must be located so as not to create a potential for an unreasonable level of noise for adjacent property owners. Must be similar to and generally accepted as complementary in color and design to the design of the home. Must be located so as not to block any existing drainage pattern on the lot.
30. PAVING. ACC approval is required regardless of whether for walks, driveways, porches, patio areas or other purposes and regardless of whether concrete, asphalt, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers are used as the paving material. Must be located so as not to block any existing draining pattern on the lot.
31. PLAY AND SPORTS EQUIPMENT. ACC approval is required.
32. PLAYHOUSES. ACC approval is required.
33. POOLS. Only in-ground pools will be allowed, and ACC approval is required.
34. RADIO ANTENNAE. Not allowed.
35. ROOFTOP EQUIPMENT. Not allowed.

36. SATELLITE DISHES. Microwave and/or satellite television dishes are permitted as long as they are on side and rear elevations and approved by the ACC.
37. SAUNAS. See "ADDITIONS AND EXPANSIONS".
38. SEASONAL DECORATIONS. Permitted with the following qualifications and conditions:
 - A. Any holiday decorations may be displayed 30 days prior to the holiday and must be removed within 30 days after the holiday.
39. SIDING. ACC approval is required for all exterior finish materials. All siding shall be a maximum of eight inches (8") in width.
40. SOLAR ENERGY DEVICES. ACC approval is required for all passive and active solar systems. They must be designed to appear as if they are an integral part of the roof. No exterior plumbing may be visible.
41. SWAMP COOLERS. Not allowed.
42. TELEVISION ANTENNAE. Not allowed.
43. TEMPORARY STRUCTURES. Not allowed.
44. TEMPORARY VEHICLES. No vehicles which are being repaired, restored or otherwise being worked on may be kept on any lot unless in the garage.
45. TRAILERS. See "MOTOR HOMES".
46. WALLS (RETAINING). ACC approval is required.
47. WATER WELLS. Not allowed.

Eagle Ridge
LANDSCAPE PLAN REQUIREMENTS
(front yards only)

Please submit 2 complete sets of landscape plans to the ACC with a copy of checklist showing all requirements have been met. One copy will be returned to you after approval. All the following requirements must be met.

Landscape plan requirements:

- ___ 1. Owner's name, address, phone number
- ___ 2. Plans must be drawn to professional standards (If a professional landscape design firm is used, list design firm's name, address and telephone number.)
- ___ 3. North arrow
- ___ 4. Scale of 1" = 10'
- ___ 5. Street Address
- ___ 6. Building location, location of retaining walls, easements, all paved areas such as drives, patios and stoops, as well as decks and other outdoor structures whether to build initially or in the future.
- ___ 7. Location of fence
- ___ 8. All planting bed locations with type of mulch or rock
- ___ 9. Provide a listing plant materials, sizes, and types and location of trees
- ___ 10. Type and location of turf grass and native grass
- ___ 11. Location of storage, play areas, decks, etc.
- ___ 12. Completion dates and any phasing
- ___ 13. Landscape plan must conform to site drainage plans
- ___ 14. Provide Landscape Contractor with Colorado Soils Book

- * Approvals will not be given until all the requirements have been met.
- * Partial approvals will not be given.
- * Construction cannot start until final approval is given.
- * Please refer to Declaration of Covenants, Conditions, Restrictions for additional information.

Please submit all materials directly to:

Kellison Corp.
2601 S. Lemay Suite 7-424
Fort Collins, CO 80525
970-494-0609 phone
970-494-0608 fax

ENFORCEMENT:

Failure to conform to these guidelines or obtain necessary approval from the ACC will be a violation of the Declaration of Covenants, Conditions and Restrictions for (Eagle Ridge of Weld County H.O.A.). The Association shall have the right to exercise any remedy provided for in the Declaration, other Association documents and Colorado law.

CERTIFICATION

The undersigned, being the duly elected and acting Secretary of the Eagle Ridge of Weld County H.O.A. (the "Association") certifies that the foregoing Architectural Guidelines were approved by the vote of at least a majority of the Association's Directors at a meeting of the Association's Board of Directors held on _____, 2005.

Dated this _____, 2005.

EAGLE RIDGE OF WELD COUNTY
H.O.A.

By: _____
Secretary

EAGLE RIDGE H.O.A.
RESOLUTION FOR COLLECTION OF DELINQUENT ASSESSMENTS
Effective Jan 1, 2006

The EAGLE RIDGE H.O.A., a Colorado non-profit corporation (the "Association"), through its Board of Directors, adopts this Resolution to provide for the timely and efficient collection of delinquent assessments as provided for in the (Declaration) and Colorado Common Interest Ownership Act ("CCIOA").

To assist with the collection of delinquent assessments in a timely and efficient manner, the Association grants to "it's Legal Counsel" the authority to exercise reasonable judgment in pursuing and enforcing the Association's assessment collection remedies after receiving written notice from the Association or its managing agent requesting that "IT'S LEGAL COUNSEL" commence collection efforts. Such grant of authority includes, without limitation, the authority:

1. To send demand letters for payment to delinquent unit owners;
2. To file assessment liens;
3. To commence and maintain legal proceedings (lawsuits seeking personal judgments and foreclosure actions) for the recovery of delinquent assessments, late fees, interest, attorney fees and costs as may be allowed by the Declaration or CCIOA;
4. To pursue collection of judgments obtained against unit owners;
5. To enter into settlement agreements with unit owners for the payment of delinquent assessments, late fees, interest, attorney fees and costs as may be allowed by the Declaration or CCIOA, both before and after entry of judgment; and
6. To take all other lawful action necessary to collect delinquent assessments.

The Association recognizes that it has the power to decide whether to accept an offer of settlement from a delinquent unit owner either before or after legal proceedings are commenced. The Association wishes to grant "IT'S LEGAL COUNSEL" that power for the limited purpose of collecting delinquent assessments, late fees, interest, attorney fees and costs as may be allowed by the Declaration or CCIOA. In the event a proposed settlement may result in less than full payment to the Association, "IT'S LEGAL COUNSEL" shall have the authority, in the exercise of its reasonable judgment, to settle for not less than ninety percent (90%) of the total amount (assessments, late fees, interest, attorney fees and costs) owed by delinquent unit owners. If "IT'S LEGAL COUNSEL" deems settlement advisable for less than ninety percent (90%) of the total amount owed to the Association, approval for such settlement must be obtained from the Association through its Board of Directors or managing agent.

This Resolution shall be effective as of the date set forth above and shall continue until the Association gives "IT'S LEGAL COUNSEL" written notice that it has been amended or revoked.

CERTIFICATION

The undersigned, being the duly elected and acting Secretary of the EAGLE RIDGE H.O.A. (the "Association") certifies that the foregoing Resolution for Collection of Delinquent Assessments was approved by the vote of at least a majority of the Association's Directors at a meeting of the Association's Board of Directors held on _____, 2005.

Dated this _____, 2005.

EAGLE RIDGE H.O.A.

By: _____
Secretary

EAGLE RIDGE H.O.A.
Miscellaneous Policies
Effective: Jan 1, 2006

1. Introduction.

The Board of Directors (the "Board") of EAGLE RIDGE H.O.A. a Colorado non-profit corporation (the "Association"), acting pursuant to the powers set forth in the Association's Bylaws, Articles of Incorporation, the Declaration of Covenants, Conditions and Restrictions for EAGLE RIDGE H.O.A. (a Common Interest Community) (the "Declaration") (such documents being collectively being referred to as the "Association Documents"), and the Colorado Common Interest Ownership Act ("CCIOA"), has enacted the following Policies effective as of the date set forth above. Unless the context otherwise indicates, capitalized words and terms shall have the meanings set forth in the Association Documents and, if not defined in the Association Documents, then as set forth in CCIOA. This Policy supersedes any previously adopted Policy on the same subject matter.

2. Policy Purposes.

The purpose of these Policies is to set forth rules and guidelines within the community.

A. Lot Maintenance.

In addition to any requirements in the Association Documents, each Owner is responsible for the following on any lot that is vacant, or has a home on it but the landscaping is not yet completed:

1. Keeping lots free of trash and other debris;
2. Keeping lots free of any weeds over 10 inches high, including but not limited to weeds around any utility box on the lot;
3. Keeping all weeds or grasses trimmed and edged so they do not grow onto or over any sidewalk adjacent to the lots;
4. Keeping all weeds between the street and sidewalk adjacent to the Owner's lot maintained as set forth above.
5. No Owner shall allow any dumping of any materials (other than piles of dirt), trash or debris of any kind on any empty lot.
6. It is recommended that each lot shall be sprayed with weed-control to avoid further growth of weeds on the lot.
7. Each lot may be inspected on the first day of each month year round. If the lot is not in compliance with any one of these conditions set forth above, the Association will

contract the work to be done on that lot to bring it into compliance. The association will not be required to send a warning letter or notice to the offending lot owners.

8. The first offense, the owner of the lot will receive a letter warning them to take care of the lot. The second offense will be a fine of \$100 plus the cost of the work. The third and subsequent offenses will be a fine of \$200 plus the cost of the work. All charges will be due and payable to the association within 30 days from the time the invoice is mailed to the owner.

B. Late Fees.

The association charges late fees of \$100 for all past due amounts that are more than 30 days late.

C. Pet Control.

In addition to any requirements in the Association Documents, each Owner is responsible for:

1. Using a leash to restrain and control pets when not on the Owner's property;
2. Removing pet waste or excrement from all lots, sidewalks, common areas or other property not owned by Owner.

D. Signs.

The association does not allow signs of any kind to be placed on Common Areas that belong to the association without the express written permission of the association.

E. Common area damage.

Owners who cause damage to any common area for any reason (or their guests), are responsible for the cost to repair or replace damaged area back to its original condition. This condition will be determined by the Board of Directors.

F. Common Area Closures:

The Association-owned common areas-including parks, playgrounds, and tennis courts-are closed from 10pm to 6am every day, unless other hours are approved by the board of directors. Persons accessing these areas during closed hours will be considered to be trespassing and will be reported to the appropriate authorities.

3. Enforcement.

If any Owner fails to follow the policies set forth above, the Association may seek any or all remedies under the Association Documents, Colorado law and the Policy for Enforcement of Covenants and Rules (Including Notice and Hearing Procedures and Schedule of Fines) for the Association.

CERTIFICATION

The undersigned, being the duly elected and acting Secretary of the EAGLE RIDGE H.O.A. (the "Association") certifies that the foregoing Policy for Enforcement of Covenants and Rules (Including Notice and Hearing Procedures and Schedule of Fines) was approved by the vote of at least a majority of the Association's Directors at a meeting of the Association's Board of Directors held on _____, 2005.

Dated this _____, 2005.

..... EAGLE RIDGE H.O.A.

By: _____
Secretary