

DESIGN GUIDELINES

FOR

RAVEN VIEW

(Effective as of March 28, 2007)

TABLE OF CONTENTS

1.	INTRODUCTION.....	1
2.	ADMINISTRATION OF GUIDELINES	1
2.1	General.....	1
2.2	Variances.....	1
2.3	Revisions to Guidelines	1
2.4	Fees	1
3.	REVIEW PROCEDURES	1
3.1	Architectural Plan Review.....	1
3.2	Landscaping Plan Review.....	1
3.3	ARC Decision.....	2
3.4	Inspection of Work.....	2
3.5	Revisions/Additions to Approved Plans	2
3.6	Appeal.....	2
4.	ARCHITECTURAL GUIDELINES.....	2
4.1	Building Type	2
4.1.1	Single Family Lots	2
4.1.2	Townhome Lots	3
4.2	Building Size.....	3
4.3	Garages.....	3
4.4	Setbacks	3
4.5	Residence Elevations, Design Elements and Colors.....	3
4.6	Materials	3
4.7	Fences	3
4.8	Outbuildings and Temporary Structures	3
4.9	Other City Requirements	3
5.	LANDSCAPING GUIDELINES	4
5.1	General.....	4
5.2	Clearance From Utility Meters.....	4
5.3	Clearance From Buildings	4
5.4	Low Water Consumption Plants	4
5.5	Sight Distance Criteria.....	4
5.6	No Obstruction of Utility Easement.....	4
5.7	Other Clearance Requirements	4
5.8	Other City Requirements	4
6.	SATELLITE DISHES AND ANTENNAS	4

1. INTRODUCTION

These Design Guidelines (the "Guidelines") supplement the Declaration of Covenants, Conditions, Restrictions and Easements for Raven View (a Common Interest Community) (the "Declaration") to provide specific architectural and landscaping design guidelines for Lots within the Common Interest Community. The intent of these Guidelines is to provide design guidance for the construction of Residences and installation of associated landscaping.

Unless otherwise defined, the capitalized terms and phrases used in these Guidelines are as defined in the Declaration.

2. ADMINISTRATION OF GUIDELINES

2.1 General. The Architectural Review Committee ("ARC") of Raven View Homeowners Association ("Association") will administer these Guidelines. It is the responsibility of the ARC to insure that all proposed Improvements meet or exceed the requirements of these Guidelines and to promote the highest quality design within the Common Interest Community.

2.2 Variances. The ARC may grant variances in accordance with **Article 7.3** of the Declaration.

2.3 Changes to Guidelines. The Executive Board reserves the right to change these Guidelines from time to time as changing conditions and priorities dictate.

2.4 Fees. The ARC may establish from time to time processing and review fees for considering any applications for approval submitted to it, which fees shall be paid at the time the application for approval is submitted.

3. REVIEW PROCEDURES

3.1 Architectural Plan Review. For new Residence construction on a Lot, the Owner shall submit to the ARC a fully completed application form using the form approved by the ARC, together with all checklist items specified on the application form. For the construction, placement, replacement, repair, alteration or remodeling of any Improvements other than new Residence construction, the Owner shall submit such other forms, plans and specifications as may be required by the ARC.

3.2 Landscaping Plan Review. Prior to installing the initial landscaping on a Lot, the Owner shall submit to the ARC a fully completed application form using the form approved by the ARC, together with all checklist items specified on that form. ARC approval must be obtained before landscaping is commenced. Landscaping must be installed (i) within 120 days after issuance of a certificate of occupancy for the Residence on that Lot if such certificate of occupancy is issued during the normal planting season, or (ii) within 60 days following the beginning of the next annual planting season if the certificate of occupancy is not issued during the normal planting season. The ARC shall determine, in its sole discretion, what constitutes the "normal planting season" referenced above.

3.3 ARC Decision. The ARC will meet regularly to review all plans submitted for approval. The ARC may require submission of additional documents/information and may postpone action until all required documents/information have been submitted. The ARC will contact the Owner in writing, or by phone, if the ARC feels additional documents/information are necessary or if it has any suggestions for changes. The ARC will respond to the Owner within four weeks after receipt of all required forms, documents and fees. The ARC may extend the time frame for its consideration up to an additional two weeks upon notification of the Owner. If the ARC fails to respond to the Owner within six weeks after receipt of all required forms, documents and fees, the submittal shall be deemed approved. The ARC reserves the right to require specific changes to any part of an Owner's submission as a condition to ARC approval. All submittals must be approved prior to the filing of an application for a building permit or commencement of construction (or commencement of any other Improvements or changes). The administration of City of Fort Collins ("City") building permits and development approval for this Common Interest Community are governed by City ordinances, rules, regulations and policies.

3.4 Inspection of Work. The ARC may review and inspect all work in accordance with **Article 7.8** of the Declaration to the extent required to ensure that the construction or work complies with any and all approved plans and construction procedures. Absence of such review or notification during the construction period does not constitute either approval by the ARC of work in progress or compliance with these Guidelines or the Declaration. The ARC may withdraw approval of any project and require all activity at such project to be stopped if deviations from the approved plan or approved construction practices are not corrected or reconciled within ten days after written notification to the builder or Owner specifying such deviations, or such longer period as the ARC may specify. Any ARC visits are in addition to standard inspections required by governmental authorities throughout the construction process.

3.5 Revisions/Additions to Approved Plans. Any revisions and/or additions to approved plans made by the Owner, or as required by the City, must be resubmitted for approval to the ARC. The revised plans must follow the requirements described in **Sections 3.1 and 3.2** above.

3.6 Appeal. Any Owner aggrieved by a decision of the ARC may appeal the decision to the Executive Board in accordance with procedures to be established by the Executive Board. Such appeal shall be in writing and shall be filed within thirty days after the decision of the ARC. In the event the decision of the ARC is overruled by the Executive Board on any issue or question, the prior decision of the ARC shall be deemed modified to the extent specified by the Executive Board and such decision, as so modified, shall thereafter be deemed the decision of the ARC. If not appealed, or as so modified or affirmed, the decision of the ARC shall be conclusive and binding on all interested parties.

4. ARCHITECTURAL GUIDELINES

4.1 Building Type.

4.1.1 Single Family Lots. No building or other structure shall be erected, altered, placed or permitted to remain on any Lot other than one Residence, with attached garage, and

any outbuilding that may be allowed under **Section 4.8**, all as may be first approved by the ARC.

4.1.2 Townhome Lots. No building or other structure shall be erected, altered, placed or permitted to remain on any Townhome Lot other than one Residence, with attached garage (and, as to Lots G9 through G14, inclusive, one garage per Townhome Lot), all as may be first approved by the ARC.

4.2 Building Size. Each attached Townhome Residence shall have a minimum fully enclosed floor area devoted to living purposes, exclusive of porches, terraces, basements and garages, of at least 1,100 square feet. Each detached Residence shall have a minimum fully enclosed floor area devoted to living purposes, exclusive of porches, terraces, basements and garages, of at least 1,200 square feet.

4.3 Garages. Each Residence on a Single Family Lot shall include an attached garage of sufficient size to accommodate at least two vehicles. Townhome Residences shall include garages of sufficient size to accommodate at least one vehicle, which garage may be attached or detached.

4.4 Setbacks. Residences and other structures shall be located within such setbacks as are required by applicable governmental ordinances or regulations.

4.5 Residence Elevations, Design Elements and Colors. The Residence elevations, design elements and colors shall be as provided or depicted in the City-approved Plans, and as may otherwise be approved by the ARC.

4.6 Materials. Roofing materials, windows, building materials and finish will all be carefully coordinated to achieve a cohesive appearance. Permitted building materials will be those as are approved from time to time by the ARC.

4.7 Fences. Declarant will install all perimeter fencing in the Common Interest Community (which perimeter fencing will be located along the rear Lot line of certain Lots). Any fencing along rear Lot lines where no Declaration-installed perimeter fencing is located, and any fencing along side Lot lines must first be approved by the ARC. Fencing materials must be approved by the ARC. No fences are allowed along the front Lot lines (being the Lot lines closest to the street).

4.8 Outbuildings and Temporary Structures. No tent, trailer, shack or barn shall be erected or used on any Lot nor shall any structure of a temporary character be permitted on any Lot. Storage sheds of a permanent nature may be allowed on a Single Family Lot only with the prior written consent of the ARC and must be built in a style and using materials and colors consistent with and similar to the Residence on such Single Family Lot. No storage sheds are allowed on Townhome Lots.

4.9 Other City Requirements. Each Owner shall comply with such other City architectural requirements as may apply from time to time to the Common Interest Community. In the event of any conflict between these Design Guidelines and the City requirements, the City requirements shall control.

5. LANDSCAPING GUIDELINES

5.1 General. Landscaping is an important and integral part of the overall appeal of the Common Interest Community. The following guidelines are provided by the ARC for the Owner and any landscape company to follow in their design to insure a well-landscaped community. There are many variables in landscape design so this is not to be construed as an all-inclusive set of guidelines.

5.2 Clearance From Utility Meters. All plant material shall maintain a minimum three foot clear zone from utility meters.

5.3 Clearance From Buildings. No planting or irrigation will be allowed within three feet of any building foundation.

5.4 Low Water Consumption Plants. Low and moderate water consuming turf and other plant materials will be used to the extent practical.

5.5 Sight Distance Criteria. Placement of all landscaping shall be in accordance with the sight distance criteria specified by the City. No structures or landscape elements greater than 30 inches tall shall be allowed within the sight distance triangle or easement, with the exception of deciduous trees providing the lowest branches are at least 8 feet above grade. Any fences within the sight distance triangle or easement shall be no more than 42 inches high and of an open design.

5.6 No Obstruction of Utility Easements. All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment entry.

5.7 Other Clearance Requirements. Trees must be kept 10 feet clear from water and sewer mains, and 4 feet clear from gas lines. Shrubs must be kept 4 feet clear of meter pits, 4 foot clear of water and sewer mains and 4 foot clear from water service lines to the curb stop. Street trees must be kept a minimum of 40 feet from public street lights, and ornamental trees kept a minimum of 15 feet from public street lights.

5.8 Other City Requirements. Each Owner shall comply with such other City landscaping requirements as may apply from time to time to the Common Interest Community. In the event of any conflict between these Design Guidelines and the City requirements, the City requirements shall control.

6. SATELLITE DISHES AND ANTENNAS

The following types of video antennas ("Allowed Antennas") may be installed on a Lot subject to the provisions below:

6.1 A "dish" antenna that is one meter (39.4 inches) or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.

6.2 An antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via MMDS (wireless cable) or to receive or transmit fixed wireless signals other than via satellite.

6.3 An antenna that is designed to receive local television broadcast signals, regardless of size.

Antennas and satellite dishes other than Allowed Antennas are prohibited. An Owner may install an Allowed Antenna according to the following criteria, provided that these criteria do not (a) unreasonably delay or prevent Allowed Antenna installation, maintenance or use; (b) unreasonably increase the cost of Allowed Antenna installation, maintenance or use; or (c) preclude reception of acceptable-quality signals from Allowed Antennas:

- Allowed Antennas shall be installed solely on Lots and not on any Common Elements.
- The preferred locations for Allowed Antennas are: (a) on the rear wall of the Residence structure itself; or (b) in the rear yard of the Lot. Allowed Antennas are not required to be screened from view; however, if Allowed Antennas can receive acceptable-quality signals from more than one location, then they should be located in the least visible preferred location. Owners are encouraged to use Allowed Antennas painted to match the color of the Residence roof or wall on which they are installed.
- Allowed Antennas must be secured so that they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the Allowed Antenna.
- Owners shall not permit their Allowed Antennas to fall into disrepair or to become a safety hazard. The Owner of an Allowed Antenna on such Owner's Lot shall be responsible for maintenance, repair and replacement of the Allowed Antenna.
- Installation of Allowed Antennas shall comply with all applicable building codes, safety ordinances, laws and regulations, and manufacturer's instructions.
- No more than one Allowed Antenna providing the same service from the same provider may be installed by an Owner on a Lot.

If any of the foregoing provisions are held to be invalid, the remainder of the provisions shall remain in full force and effect.