

**SORREL RANCH HOMEOWNERS ASSOCIATION INC.
AURORA, COLORADO**

DESIGN GUIDELINES AND REGULATIONS

**Adopted by
Sorrel Ranch Homeowners Association Inc.
Revised April 17, 2014**

Please check with the Management Company to be certain you have the most current version of the Design Guidelines.

DESIGN GUIDELINES

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A. INTRODUCTION

The Design Guidelines (the “Guidelines”) contained herein have been prepared to govern the design review procedure by the Design Review Committee (the “Committee”) of the Sorrel Ranch Homeowners Association Inc. (the “Association”).

These Guidelines are created to supplement the recorded Declaration of Covenants, Conditions and Restrictions for Sorrel Ranch (“Declaration”), recorded on October 14, 2003 in the real property records for Arapahoe County, Colorado at Reception No. B3224972. Homeowners and Builders are subject to the Architectural Approval requirements set forth in Article 9 of the Declaration in addition to the following Guidelines. The Guidelines have been accepted by the Declarant of the Declaration. All capitalized terms not defined herein shall have the definition provided in the Declaration.

B. PURPOSE OF GUIDELINES

Sorrel Ranch (the “Community”) is a unique community offering generous open space and trail corridors, and special effort has gone into street landscaping, entry monuments and pocket parks. The purpose of the Guidelines is to assist in maintaining a harmonious community image. The Guidelines will provide Homeowners with procedures and requirements involved in the design review process.

The Guidelines will also serve as the Committee’s guideline for review of each application that is submitted. This will allow each application submitted for proposed improvements to be reviewed and processed consistently. The Committee’s role is to consider the image of the community and promote overall harmony when reviewing and approving applications for proposed improvements.

C. IMPROVEMENTS REQUIRING COMMITTEE APPROVAL

Pursuant to Section 9.2 of the Declaration, any of the following, without limitation, constitute improvements that require approval from the Committee:

- (a) the construction, installation, erection, or expansion of any building, structure, or other Improvement, including utility facilities and fences; (b) the demolition or destruction, by voluntary action, of any building structure, or other Improvement; (c) the landscaping, grading, excavation, filling, or similar disturbance to the surface of the land including, without limitation, change of grade, change of ground level, change of drainage pattern, change of stream bed, or change of established grade; and (d) any change or alteration of any previously approved Improvement to Property, including any change of exterior appearance, color, or texture.

Please note: All improvements, whether exempt or not, must comply with local and state building codes and construction requirements.

An overview of the improvements requiring Committee approval is as follows, however, the improvements requiring Committee approval are not limited to the following, and all improvements constructed within the Community are subject to the provisions of the Declaration and the Guidelines to the extent applicable:

1. Construction of any building or structure.
2. Roofing Materials. Allowable roofing materials are asphalt/composite shingle and concrete roof tile. Roofing materials that differ from this must be approved by the Committee prior to installation.
3. Exterior Building Materials. Exterior building materials must be in harmony with the neighborhood. Materials must be approved by the Committee prior to construction. Vinyl and metal siding are prohibited.
4. Demolition (by voluntary action) of any building or structure.
5. Landscaping. All initial installations of landscaping shall be subject to approval of a landscape plan by the Committee. Landscaping must be completed within six (6) months after the occupancy or completion of the Residence as evidenced by the certificate of occupancy, whichever shall occur first. **Note: Homeowners are required to maintain all previously established drainage patterns as shown on the grading certificate.**
6. Irrigation Systems. Plans are required to be submitted to the Committee for approval prior to installation of irrigation systems.
7. Exterior Color Changes. The exterior color of all structures shall remain in harmony with the neighborhood. Committee approval is required for a change in exterior color on any structure. A list of previously vetted and allowed colors and color combinations for each builder filing may be found on the HOA's website, or by contacting the property manager. Slight variations from the allowed colors will be considered for Committee approval on a case-by-case basis. Every two years or as needed, a Board-approved color specialist will be contracted to submit proposals of additional colors and color combinations deemed appropriate for one or more builder filings. The Committee can then elect to adopt each proposal and update the aforementioned "allowed list" to keep current with changing trends. The following guidelines must also be adhered to:
 - a. The primary color of the home must not match that of adjacent neighbors, or the home directly across the street. The paint type of all colors shall be satin, even as applied to garage doors.
 - b. The color scheme consists of: the primary (field) color which is

the overall color to be used for the body/siding and (unless an exception is granted) the garage; the accent color which will be used for the door and shutters; and the trim color which will be used for the porch posts, trim around windows and doors and outline trim of the home. The body and trim of the home must be of a contrasting color.

- c. For a proposed change to one or more existing colors, and to enable Committee and Board evaluation:
 - 1) the street address(es) of one or more properties already utilizing the desired color(s) can be referenced in the Design Review Application. In this case, specify which color will be used for each portion of the scheme.
 - and/or -
 - 2) a "sample color square" should be painted on the siding of the home, near the bottom of the home and forward of the fence line, but not facing the street or common area. If preferred, a garage door may be used for this purpose. The "sample color square," no larger than 3 feet x 3 feet, should be easily viewable without accessing the property behind the gate. The top "stripe" will be the body color, the middle "stripe" will be the trim color, and the bottom "stripe" will be the accent color. The "sample color square" must be removed or painted over within 30 days of application approval or disapproval.
8. Solar Panels. All solar panels shall be installed with construction details to appear as an integral part of the structure. The design and location shall be approved by the Committee. All sections of conduit greater than four feet in length must be painted the same color of the underlying surface, whether siding, trim, or roof.
9. Satellite Dishes and Antennas. Location and installation of a satellite dish or antenna shall be approved by the Committee prior to installation. Please see attached Guidelines and Notice of Intent to Install on pages A-1 through A-5.
10. Playground Equipment. No playground equipment shall be erected on any property without prior approval from the Committee. Maximum height is 8-feet.
11. Basketball Backboards. All backboards must be approved prior to installation.
12. Fencing. Fencing, other than approved previously by the Committee as indicated in Exhibits A, B, and D require Committee approval.
13. Storage Sheds. Style, building materials and exterior paint colors are required to match the house. 120 square feet is maximum size

allowed and maximum height is 8-feet. All sheds require Committee approval.

14. Concrete Pathways. The following may be permitted with proper Committee approval: a short pathway made of a colored and or stamped concrete that extends from the backyard to the driveway, on the same side of the house as the driveway.
15. Dog Houses. Approval is required from the Committee and will only be considered if the proposed construction is restricted to sixteen (16) square feet, of interior floor space per dog, no larger than 32 square feet of interior floor space total, no taller than four feet, located in a fenced back yard, installed at ground level, not visible above the fence, and of material which matches the exterior of the home (wood, brick, stone etc.) No more than one doghouse per home/lot is permitted.
16. Pet Chicken Coops & Runs. The design and placement of these structures require both Committee and City of Aurora CO approval. For the actual coop, the maximum footprint allowed is 36 square feet, and the maximum height allowed is 8 feet. The exterior colors and color scheme of the coop, including roofing, must match that of the single family home on the property. Any additional run must be connected directly to the coop, must be wooden-framed and of a sturdy nature, and must be securely and neatly enclosed with galvanized hardware cloth (half-inch square mesh). The height of any run cannot be greater than the height of the nearest fencing. The wooden frame of a run shall not be painted, but may be stained the same color as allowed for adjacent fencing. Coops and runs may not be physically attached to any common (open) style-fencing. No chicken wire/poultry netting may be used. No more than one coop per home/lot is permitted.

D. IMPROVEMENTS EXEMPT FROM COMMITTEE APPROVAL

1. Interior Alterations. Alterations to the interior of the residence when the outside appearance of the structure is not visually affected.
2. Repairs to a Residence as Follows. Repairs or modifications to the exterior of a residence are only exempt if they are in compliance with previously approved drawings and specifications.
3. Landscaping as Follows. Adding plant materials in compliance with a previously-approved landscape plan.
4. Fencing. Please see attached Exhibits A, B and E for the standard fence design specifications that are approved by the Committee. **Please note that Developer installed fencing may not be changed, except at the discretion of the HOA Board of Directors and with approval from the City of Aurora.**

Solid Fencing (Exhibit A). Allowed along side and rear lot lines except

lot lines adjacent to open space and trail corridors, but is not to extend beyond wing fences towards front property line. May be stained with a semi-transparent Natural Cedar color (Behr's Cedar Naturaltone 501, Olympic Maximum's Cedar Naturaltone 716, Penofin's Western Red Cedar), or a Clear Coat stain. No paints or solid or opaque stains may be used.

Corner Side Yard Solid Fencing (Exhibit D). Required along side yard property lines adjacent to local streets. May not extend beyond wing fences towards front property line. May be stained with a semi-transparent Natural Cedar color (Behr's Cedar Naturaltone 501, Olympic Maximum's Cedar Naturaltone 716, Penofin's Western Red Cedar), or a Clear Coat stain. No paints or solid or opaque stains may be used.

Open Style Fencing (Exhibit B). Required along all lot lines that are adjacent to open space areas and trail corridors and may also be installed along all side and rear lot lines except beyond the wing fence towards the front property line. May be stained with Olympic Maximum's Cedar Naturaltone 716, or a Clear Coat stain.

5. Basketball Backboards. Temporary movable basketball hoops are permitted without approval so long as such backboard is not installed or used in a manner which provides for the long-term or permanent use thereof.

E. DESIGN REVIEW PROCESS

Please note: Applications for proposed improvements must be submitted to the Association's management company, and approved by the Committee, prior to commencement of **any** construction, landscaping, painting, etc. The application form is attached to these Guidelines, or may be obtained from the management company. Prior to submitting the application form, it is suggested that the Applicant review the Declaration.

Along with the application, pursuant to Section 9.5 of the Declaration,

the Person proposing to make such Improvement to Property shall submit to the Committee such descriptions, surveys, plot plans, drainage plans, elevations drawings, constructions plans, specifications and samples of materials and colors as the Committee shall reasonably request showing the nature, kind, shape, height, width, color, materials, and location of the proposed Improvement to Property. The Committee may require submission of additional plans, specifications, or other information prior to approving or disapproving the proposed Improvement to Property. Until receipt by the Committee of all required materials in connection with the proposed Improvement to Property, the Committee may postpone review of any materials submitted for approval.

The Committee must receive all information pertaining to the application for proposed improvement prior to the final review of the application; in addition, at the Committee's election in its sole discretion, the Committee may postpone any review of the application until a complete set of information and materials is submitted for any application. The Committee may require submission of additional plans and specifications prior to approval or disapproval.

F. COMMITTEE REVIEW

Upon receipt of the application form, plans and specifications, the Committee will advise the Applicant of any additional information, if any, needed to complete the application.

The Committee will meet to review and approve or disapprove the application. The Committee has forty-five (45) days to notify the Applicant in writing of approval or disapproval of an application, which time period shall commence only upon receipt of a complete application package, including all necessary supporting documentation and any additional information requested by the Committee. Approval of an application may be subject to conditions consistent with these Guidelines and the Declaration; the applicant must accept such conditions or the application will be denied.

G. COMPLETION OF IMPROVEMENTS AFTER APPROVAL

After approval of any proposed improvement, the improvement must normally be completed within six (6) months, except initial backyard landscaping which must be completed eight (8) months after certificate of occupancy is received, or as otherwise stated in the written approval from the Committee. If the improvement is not completed within the specified time frame and no extension is granted, the approval will lapse. If the Committee's approval of any improvement expires prior to completion thereof, the Homeowner must resubmit an application for the proposed improvement and obtain a new approval thereof from the Committee prior to construction of such improvement.

Upon completion of the improvement, the Applicant shall give written notice of completion to the Committee. The Committee has the right to inspect the improvement prior to, or after completion; however, the Committee shall be deemed to have waived its right of inspection if it does not inspect the improvement within thirty (30) days after notice of completion thereof is given to the Committee.

Upon inspection, the Committee may issue a notice of non-compliance if there are items that do not comply with the approved application. The notice shall specify the action the Applicant must take to remedy the noncompliance. The Applicant has forty-five (45) days to remedy the noncompliance or the Committee and/or Association may take any and all actions authorized under the Declaration to ensure compliance of such improvement.