

MEADOW MOUNTAIN
HOMEOWNER ASSOCIATION, INC

RESIDENTIAL IMPROVEMENT GUIDELINES

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I INTRODUCTION.

1.01 Basis for Guidelines.

These Residential Improvement Guidelines are intended to assist homeowners living in Meadow Mountain in implementing landscaping and other home improvements to their property. The Declaration of Covenants, Conditions and Restrictions of Meadow Mountain, as amended, (Declaration) requires prior approval from the Architectural Review Committee (or the Board of Directors if a Committee is not established) before the construction, installation, erection, or alteration of any structure, attachment to any structure, or landscaping of any lot in Meadow Mountain shall be made. As stated in further detail in Section 6.1 of the Declaration, any change to existing landscaping, new landscaping, or change to the final grade of property; the construction or installation of any accessory building, patio, deck, pool, or hot tub; the demolition or removal of any building or other improvement including changing paint colors must be submitted for prior approval. To assist homeowners, the Board has established certain pre-approved designs for several types of improvements and to exempt certain improvements from the requirement for approval. This booklet contains the guidelines established by the Board of Directors with respect to residential property.

1.02 Contents of Guidelines.

In addition to the introductory material, these Guidelines contain (A) a listing of specific types of improvements which homeowners might wish to make with specific information as to each of these types of improvements; (B) a summary of procedures for obtaining approval from the Architectural Review Committee; (C) Some helpful landscaping ideas and information.

1.03 Architectural Review Committee.

The architectural Review Committee was to consist of at least three (3) members, all of whom are appointed by the Board of Directors of the Association and are to review requests for architectural approval and make recommendations to the Board of Directors for their approval or disapproval. However, volunteers for the Committee were not found so the Board is performing all duties of the Committee pursuant to Section 6.4 of the Declaration, and has hired an outside contractor to assist the Board with the work under the supervision of the Board. The Board retains ultimate decision authority over any matters described herein. In these guidelines we use the term "Committee" interchangeably with Architectural Review Committee.

1.04 Committee Address and Phone.

The address of the Committee will be same as the address of the Association or Management Company.

1.05 Effect of Community and Supplemental Declarations.

The Declaration is a document governing property within Meadow Mountain. Particular areas or groups of lots become part of the Community Association by annexation pursuant to a document entitled Annexation of Additional Land. Copies of the Declaration including amendments are available at any time from the Association through its management company. Each homeowner should review and become familiar with the Declaration including amendments. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Declaration and, if there is any conflict or inconsistency, the Declaration as amended will control.

1.06 Effect of Governmental and Other Regulations.

Use of property and any improvements must comply with applicable building codes and other government requirements and regulations.

Approval by the Architectural Review Committee will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies.

1.07 Interference with Utilities.

In making improvements to property, homeowners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved and homeowners will be responsible for any damage to any utility lines. All underground utility lines and easements can be located.

At least 48 hours before you intend to dig, you must call both these numbers:

- (800) 922-1987 Utility Notification Center
- (303) 774-4884 City of Longmont Central Locating Services
- 811 National call before you dig number

1.08 Goal of Guidelines.

Compliance with these Guidelines and the provisions of the Declaration, will help preserve the inherent architectural and aesthetic quality of Meadow Mountain. It is important that the improvements to property be made in harmony with, and not detrimental to the rest of the community. A spirit of cooperation between the Board of Directors and neighbors will go far in creating an optimum environment which will benefit all homeowners. By following these Guidelines and obtaining prior written approval for improvements to property from the Board of Directors, homeowners will be protecting their financial investment and will help insure that improvements to property are compatible with standards established for Meadow Mountain. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these guidelines, the Board of Director's interpretation thereof shall be final and binding.

II. SPECIFIC TYPES OF IMPROVEMENTS-GUIDELINES.

2.01 General.

The following is a listing of a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each. Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted in duplicate to the Board of Directors and written approval of the Board of Directors obtained before the improvements are made.

2.02 Accessory Buildings.

Will not be permitted. See Sheds Section 2.61

2.03 Additions and Expansions.

Approval is required. Additions or expansions must be constructed of wood. Masonite. glass, brick, stone, or other material resembling the material used in construction of the exterior of the home. The design must be the same or generally recognized as a complimentary architectural style and meet all design guidelines as may be applicable. Colors must be the same as that of the residence.

2.04 Address Numbers.

Approval is required to replace or relocate existing address numbers.

2.05 Advertising.

All trade signs, which include, but not limited to, landscaping, painting; and roofing, may only be displayed while work is in progress and must be removed upon completion of the job. Realty signs, etc. See Signs. Section 2.64.

2.06 Air Conditioning Equipment.

Approval is required for all air conditioning equipment including evaporative coolers (swamp coolers) and attic ventilators. No heating, air conditioning, air movement (e.g. swamp coolers) or refrigeration equipment shall be placed or installed on rooftops, or extended from windows. Ground mounted or exterior wall air conditioning equipment installed in the side yard must be installed in a manner so as to minimize visibility from the street and minimizes any noise to adjacent property owners and must be screened or enclosed in with like materials to the home or with approved plant material.

2.07 Antennae.

The Association has adopted the following rules, regulations and restrictions for the installation and maintenance of exterior antennas in the community in compliance with the FCC Rule which became effective October 4, 1996:

A. Notification

Before installation of any DBS (direct broadcast satellite) satellite dish that is one (1) meter or less in diameter, MMDS (multi-channel multipoint distribution service wireless cable) antenna that is one meter or less in diameter or diagonal measurement, or television (TBS) antenna (collectively referred to as an "antenna") is permitted, the Owner of the property where the antenna is being installed must notify the Association in writing using an Architectural Request Form.

B. Antenna Location

The primary installation location for a DBS satellite dish and MMDS antenna shall be in a location in the backyard that is shielded from view from the street(s) and adjacent residences, provided such location does not preclude reception of an acceptable quality signal.

The secondary location: If the primary location prevents reception of an acceptable quality signal, the antenna shall be installed in a location that is shielded from view from the street(s) and adjacent residences, provided such location does not preclude reception of acceptable quality signal.

A TV antenna shall be installed wholly within the physical structure of the residence so long as the signal received is substantially the same as the signal received by an outdoor TV antenna. If a TV antenna is installed outdoors it shall be installed in a location that is shielded from view from the street(s) and adjacent residences.

Installation of an antenna on any common areas as defined in the declaration or property not owned and under the exclusive use or control of the Owner is strictly prohibited.

Installation of any antenna designed to transmit radio, television, cellular, or other signals that does not also receive over the air video programming services as described in Paragraph A is strictly prohibited.

Installation of any antenna not described in this Resolution is subject to prior written approval of the Board of Directors and/or the Architectural Advisory Committee.

C. Antenna Installation

Installation of an antenna permitted in Sections A and B shall be subject to the following:

Installation shall be in accordance with all applicable building, fire, electrical, and related codes and a building permit shall be obtained if required by local ordinance.

Wiring or cabling shall be installed so as to be minimally visible and blend into the material to which is it attached. If the antenna is installed on the side of the structure, the penetration of the wire or cable from the exterior to the interior of the residence

shall be made as close as possible to the location the antenna is attached to the siding and through existing penetrations for wire and cable, if available.

If the antenna is installed on a structure, such as a roof or siding, it shall be painted so as to blend into the background to which it is mounted or placed.

An antenna installed on the ground shall be screened from view from any street, adjacent lot, common area or golf course by appropriate landscaping.

No antenna shall be placed in a location where it blocks fire exits, walkways, ingress or egress from an area, fire lanes, fire hoses, fire extinguishers, safety equipment, electrical panels, or other items or areas necessary for the safe operation of the Association or individual units.

No antenna may obstruct a driver's view of an intersection or a street.

D. Mast Installation

Antennas mounted on masts are prohibited.

E.. Responsibility

The Owner of the antenna (including mast] shall be responsible for any damage to any and all real or personal property, or for any injury resulting from the installation of the antenna and/or its use, including but not limited to:

Damage to any real or personal property caused by, related to, or arising from the installation, dislodgment, use, maintenance of any antenna.

Injury to any person caused by dislodgment, use, or maintenance of any antenna.

F. Miscellaneous

If any of these provisions is ruled invalid, the remaining provisions shall remain in full force and effect.

2.08 Awnings.

See Overhangs/Awnings- Cloth or Canvas Section 2.42.

2.09 Balconies.

See Decks Section 2.17.

2.10 Basketball Backboards.

No basketball backboards shall be attached to the garage. Only portable basketball backboards shall be allowed and do not require approval if the following guidelines are met: 1) portable units cannot be placed in the public right of ways, streets, or sidewalks; 2) location must be at

least half of the length of the driveway away from the street (this location constitutes proper placement and the unit must be kept in this location or stored out of sight.

2.11 Birdbaths.

Approval is not required if placed in "rear" yard and if finished height not greater than five (5) feet including any pedestal. Placement in "front" or "side" yard requires approval. See Statues. Section 2.69.

2.12 Birdhouses and Bird Feeders.

Approval is not required if installed in the rear yard and the size is limited to one foot by two feet. No more than three in number shall be installed on any lot. A birdhouse or bird feeder which is mounted on a pole may not exceed six (6] feet in height.

2.13 Carports. Will not be permitted.

2.14 Clothes Lines and Hangers.

Permanent clothes lines and hangers are prohibited Retractable clothes lines are permitted if they be placed in the rear yard and are screened from street view.

2.15 Cloth or Canvas Overhangs.

See Overhangs/Awnings- Cloth or Canvas Section 2.42.

2.16 Compost.

Approval is required. Container must not be immediately visible to adjacent properties and odor must be controlled. Underground composting is not allowed.

2.17 Decks.

Approval is required. The deck must be constructed of redwood, composite or other material similar to the material of the residence and stained or painted a similar or complimentary color to the exterior of the residence. It must be located so as not to obstruct or greatly diminish the view or create an unreasonable level of noise for adjacent property owners. Construction shall not occur over easements and must be set back a minimum of five (5) feet from the property line.

2.18 Dog Houses.

Approval is required. Dog houses are restricted to ten (10) square feet and must be located in a fenced back yard or dog run. Dog houses must be installed at ground level, and must not be visible above the fence. They must match the exterior of the home (wood, brick, stone, etc.) Limit of one dog house per home/lot. See Fences, Section 2.25.

2.19 Dog Runs.

Approval is required.

2.20 Doors.

Approval is not required for an already existing main entrance door to a home or an Accessory building if the material matches or is similar to existing doors on the house and if the color is generally accepted as a complimentary color to that of existing doors on the house.

Complementary colors would be the body color of the house or white.

Storm Doors. Approval is not required for storm doors. Colors should be complimentary with the color scheme of the home. Homeowners wishing to utilize a different storm door or color must first obtain approval.

Security Doors and Windows. All security or security-type doors and windows must be approved prior to installation.

2.21 Drainage.

The Declaration requires that there be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern as engineered and constructed by the homebuilder prior (or in some cases, immediately following) conveyance of title from the home builder to the original homeowner. When modifying or installing your landscaping, it is very important to insure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against the house foundation, walkways, sidewalks, and driveways into the street. The Board of Directors may require a report from a drainage engineer as part of landscaping or improvement plan approval. Landscaping should conform to the established drainage pattern. Sump pump drainage should be vented a reasonable distance from the property line to allow for absorption.

2.22 Driveways.

Changes/Alterations to the driveway footprint must be approved.

2.23 Evaporative Coolers.

Approval is required. No rooftop or window mount installations are allowed. See Air Conditioning Equipment, Section 2.06.

2.24 Exterior Lighting.

See Lights and Lighting, Section 2.40.

2.25 Fences.

(SEE ATTACHED DETAIL SECTION V) Prior to installing or modifying any fence on a lot, the homeowner must first submit plans for such fence to obtain approval and must comply with the specific fence detail for the community. The Board of Directors may issue, from time to

time, design guidelines, which address fencing requirements, including without limitation, approved types, heights, materials, locations, and other criteria governing fencing. Submission of a plan for a fence does not guarantee that a homeowner will obtain approval of such fence. If fence is approved conditions may be imposed upon such approval relating to the design, location, or other matters.

2.26 Firewood Storage.

See Wood Storage, Section 2.85.

2.27 Flagpoles.

Approval is required for any free standing flagpoles. Approval is not required for flagpoles mounted to the front of the residence provided that they are temporary in nature. Under no circumstance may the height of the flagpole exceed the height of the roof line of the residence or have a maximum length over six (6) feet. No flag shall exceed 20 square feet in surface area.

2.28 Garbage Containers and Storage Areas.

See Trash Containers, Enclosures and Pickup Section 2.76.

2.29 Gardens- Flower or Vegetable.

Approval is not required for flower or vegetable gardens. All flower gardens must be weeded, cared for and maintained. Vegetable gardens should be located in the rear or side yard and screened from view of adjacent homeowners.

2.30 Gazebos.

Approval is required. A gazebo must be an integral part of the landscape plan and must not obstruct the adjacent property owner's view. A gazebo must be similar in material and design to the residence and the color must be generally accepted as a complementary color to the exterior of the residence.

2.31 Grading and Grade Changes.

See Drainage. Section 2.21.

2.32 Greenhouses.

Approval is required. Generally, greenhouses will be discouraged due to the extensive maintenance required. Approval will be based upon but not limited to general aesthetics, quality and permanence of materials used. Adequate screening will be required. It should not obstruct the adjacent property owner's view.

2.33 Hanging of Clothes.

See Clotheslines and Hangers, Section 2.14.

2.34 Hot Tubs and Jacuzzis.

Approval is required. Must be an integral part of the deck or patio area and of the rear yard landscaping. Must be installed in such a way that it is not immediately visible to adjacent property owners and that it does not create an unreasonable level of noise for adjacent property owners. See Gazebos. Section 2.30

2.35 Irrigation Systems.

Underground automatic irrigation systems will not require approval. All homes must have an underground automatic irrigation system installed with the landscape. For recommended irrigation system treatment See Irrigation Section 4.09

2.36 Jacuzzis.

See Hot Tubs and Jacuzzis Section 2.34.

2.37 Kennels.

Breeding or maintaining animals for a commercial purpose is prohibited. See Dog Runs. Section 2.19.

2.38 Landscaping.

Approval is required. Homeowners may feel it desirable to discuss landscaping plans with neighbors and submit the same for approval. Certain landscape design suggestions are discussed in these Guidelines.

Note the following minimum landscaping requirements:

1. Minimal landscape requirements include at least one evergreen or deciduous tree. Additionally, multiple shrubs or bushes should be naturally incorporated. The backyard should include grasses and other natural erosion control materials. In the landscaping of the homesites, homeowners are encouraged to utilize plant materials, irrigation systems, and maintenance practices that conserve water. Although water conserving landscapes are often associated with a rather bleak or dry appearance, it should be noted that a more traditional "green" appearance can be achieved while utilizing much less water than typical suburban residential landscapes. Plant Material Requirements- Landscaping shall consist of trees, shrubs, ground covers, annual and perennial flowering species, grasses, mulches and automatic irrigation. Landscape materials may also be used to define space, and create visual interest. Select a variety of plant species including deciduous and evergreen trees, and deciduous shrubs.
2. Conifer trees should not be planted within ten (10) feet of a property line. All residential properties must meet certain minimum landscape requirements. The landscape Improvements are to be installed as required in the Declaration of Covenants, Conditions and Restrictions. Once installed, the landscaping must be maintained in a neat, attractive, and well-kept condition

2.39 Latticework.

Approval is required for any type of trellis or latticework.

2.40 Lights and Lighting.

Approval is not required for exterior lighting if it is installed in accordance with the following guidelines: Exterior lights must be unobtrusive in design and be as small in size as reasonably practical. Exterior lighting should be directed toward the ground and be of low wattage to minimize the glare to neighbors and other homeowners. Lighting for walkways generally should be placed on wooden standards and lighting fixtures should be dark colored so as to be less obtrusive. The use of motion detector spotlights, high-wattage or high lumen spotlights or floor lights, ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) require approval. For holiday lighting, See Seasonal Decorations Section 2.59.

2.41 Microwave Dishes.

See Antennae. Section 2.07.

2.42 Overhangs/Awnings-Cloth or Canvas.

Approval is required. An overhang should be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. Must provide swatch of material to be used. See also. Patio Covers Section 2.44.

2.43 Painting. Approval of colors is required.

Color scheme must be submitted to the committee for approval and must conform with the general scheme of the community. Also submit a general description of the colors of the houses on either side of your home. A book of pre-approved colors by the Committee is available at the offices the management company. If you choose to use a different color on your home, you will need to submit your color samples painted on a hard surface, at least 12" x 12", with the Architectural Request Form.

2.44 Patio Covers.

Approval is required. Patio covers must be constructed of wood or material generally recognized as complementary to the home and be similar or generally recognized as complementary in color to the colors on the house. Free standing patio covers may be permitted as well as extensions of the roof.

2.45 Patios-Enclosed.

See Additions and Expansions Section 2.03.

2.46 Patios-Open.

Approval is required. Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. They must be similar or generally accepted as a complementary color and design to the residence.

2.47 Paving.

Approval is required, for all walks, patio areas, or other purposes and for all materials used, including concrete, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers. See Driveways Section 2.22.

2.48 Pipes.

See Utility Equipment Section 2.79.

2.49 Recreational and Sports Equipment.

Approval is required. Consideration will be given to adjacent properties [i.e., reasonable setback from property lines where applicable, e.g. trampoline, swing, fort, etc.) so as not to create an undue disturbance. Wood structures should be constructed of pressure treated or other weather resistant materials. All recreational and sports equipment must be maintained in a good and sightly manner.

2.50 Recreational Structures.

Approval is required if a recreational structure, including a playhouse, is more than 24 square feet and/or over six feet high.

2.51 Poles.

See Flagpoles, Section 2.27 and Utility Equipment, Section 2.79.

2.52 Pools.

Approval is required. Above ground pools are prohibited. See Hot Tubs and Jacuzzis. Section 2.34

2.53 Radio Antennae.

See Antennae. Section 2.07.

2.54 Rooftop Equipment.

Approval is required.

2.55 Roofing Materials.

Approval is required. All buildings constructed on the properties should be roofed with the same or greater quality than used in the original structure. Other materials require prior approval. Repairs to an existing roof with the same building material that exist on the home, do not require prior approval.

2.56 Satellite Dishes.

See antennae. Section 2.07.

2.57 Saunas.

See Accessory Buildings. Section 2.02.

2.58 Screen Doors.

See Doors. Section 220.

2.59 Seasonal Decorations.

Approval is not required if installed on a lot provided that one is keeping with the Community standards and that the decorations are removed within thirty (30) days of the holiday. The installation of seasonal decorations on any property owned and/or managed by the Association must first have written consent of the Association.

2.60 Sewage Disposal Systems.

Will not be permitted.

2.61 Sheds.

Approval is required. No shed shall be larger than eight (8) feet by ten (10) feet or exceed eight and half feet in height. Color and construction materials shall be complimentary to the color and style of the house.

2.62 Exterior Shutters.

Approval is required. Shutters should be of a similar material and of a color and design generally accepted as complementary to the exterior of the house.

2.63 Siding.

Approval is required.

2.64 Signs.

Approval is required for signs with the following two exceptions.

A. Temporary signs that are advertising property for sale or rent and are no more than four (4) feet in height and no more than two (2) feet by three (3) in dimension are allowed. Such signs must be conservative in color and style may be installed on the front yard of the property for sale or rent. Yard arm realty signs of under six feet in height are also allowed. Only one sign per property.

B. During elections, one sign per political office or ballot issue is allowed in each yard. Political signs must be no more than 4 feet in height and 2 by 3 feet in size. These signs are

permitted no more than forty-five days before the election and must be removed no more than 7 days after the election.

All other signs, including address numbers and name plate signs must be approved. No lighted signs will be permitted.

2.65 Skylights.

Approval is required.

2.66 Solar Energy Devices.

1. Definition. "Solar Panel" means a solar collector or other device or a structural design feature of a structure which provides for the collection of sunlight and which comprises part of a system for the conversion of the sun's radiant energy into thermal, chemical, mechanical, or electrical energy.

2. Solar Panels. Any homeowner wishing to install a Solar Panel on any portion of the exterior of a home unit must, prior to any such installation, obtain the advanced written approval of the Association. Pursuant to Colorado law, the proposed installation of a Solar Panel on the exterior of a home will be approved by the Association subject to the following:

- a. Solar Panels shall be placed in a location on the lot so as to minimize their visibility from adjacent lots and, if installed on the roof of a structure, shall be integrated into the design of the roof.
- b. Roof mounted Solar Panels shall be mounted parallel to the roof with a maximum spacing of four (4") inches above the roof. Solar Panels shall be low profile and black or solar bronze in color. No portion of the device shall extend above the existing roofline.
- c. The preferred location for the installation roof mounted Solar Panels shall be the rear-yard facing portion of the residence roof.
- d. Any Solar Panels installed on the roof must closely match the color of the existing roof shingles.
- e. Solar water heating devices and other affixed solar collection devices shall have all plumbing equipment, hoses, wires, cables, pipes and any other associated installations and equipment covered, painted, routed and installed so as to minimize their aesthetic impact. No portion of such equipment shall extend above the roofline, and all such equipment shall be restricted to the being located at the rear of the residence.

f. All ground mounted Solar Panels shall be integrated into the existing landscaping system and shall be no more than three (3') in height from the ground up. Such ground mounted Solar Panels shall be restricted to the rear yard within the area created if the side walls of such residence were extended back to the rear boundary line of such lot.

g. All Solar Panels shall be installed according to applicable safety requirements as required by any applicable building code or recognized electrical safety standard for the protection of persons or property. Likewise, all rules and regulations of applicable local governmental authorities shall apply. In the event that the local zoning or building regulations do not allow the installation of Solar Panels, the Association shall likewise disallow same.

h. The Association shall also consider other aesthetic aspects of Solar Panels including the dimensions, placement, color, or other external appearance to ensure that all Solar Panels comply with applicable restrictions contained in the Declaration or Design Guidelines.

i. Notwithstanding the above, no restriction or criteria placed on Solar Panels by the Association may significantly increase the cost of the device or significantly decrease its performance. In the event it is determined that any such restriction or criteria significantly increases the cost of the device or significantly decreases its performance, the Association shall reasonably alter such criteria or deviate from same on a case-by-case basis.

3. Limitations.

a. The prior written approval of the Association is required for the installation of Solar Panels.

b. Owners remain obligated to comply with any local municipality requirements with respect to installation of Solar Panels. Approval from the Association does not negate compliance with any such requirements.

2.67 Spas.

See Hot Tubs and Jacuzzis. Section 2.34.

2.68 Sprinkler Systems.

See Irrigation Systems, Section 2.35 and Irrigation, Section 4.09.

2.69 Statues.

Approval is not required if they are installed In rear yard and of a height not greater than five (5) feet, including any pedestal.

2.70 Storage Sheds.

See Sheds, Section 2.61

2.71 Sunshades.

See Overhangs/Awnings- Cloth or Canvas, Sect. 2.42 and Patio Covers. Sect. 2.44.

2.72 Swamp Coolers.

See Air Conditioning Equipment Section 2.06, Evaporative Coolers Section 2.23, and Rooftop Equipment Section 2.54.

2.73 Swing Sets.

See Recreational and Sports Equipment., Section 2.49.

2.74 Television Antennae.

See Antennae, Section 2.07.

2.75 Temporary Structures.

The Declaration states that no structure of a temporary character, including, but not limited to, a house trailer, tent, shack, storage shed, or outbuilding shall be placed or erected upon any lot. However, during the actual construction, alteration, repair or remodeling of a structure or other improvements, necessary temporary structures for storage of materials may be erected and maintained by the Declarant or a Person doing such work. The work of constructing, altering, or remodeling any structure or other Improvements shall be prosecuted diligently from the commencement thereof until the completion thereof. For permanent sheds, See Sheds Section 2.61.

2.76 Trash Containers, Enclosures and Pickup.

Approval is required for any trash or garbage enclosure. Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored or allowed to accumulate on any lot except in sanitary containers or approved enclosures. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner (except that a container for such materials may be placed outside at such times as may be necessary to permit garbage or trash pickup.) Trash may be placed on the street for pickup after sunset on the day before such trash is to be picked up. Trash containers must be properly stored the evening of pickup. See Compost, Section 2.16.

2.77 Tree Houses.

Will not be permitted.

2.78 Underground installations.

Approval is required.

2.79 Utility Equipment.

Installation of utilities or utility equipment requires approval. Under the Declaration, pipes, wires, poles, utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure.

2.80 Vanes.

See Weather Vanes and Directional Section 2.84.

2.81 Vents.

See Rooftop Equipment, Section 2.54 and Air Conditioning Equipment, Section 206.

2.82 Walls. See fences.

Section 225.

2.83 Walls-Retaining.

Approval is required.

2.84 Weather Vanes and Directionals.

Approval is required.

2.85 Wind Turbines.

Will not be permitted

2.86 Wood Storage.

Will not be permitted.

2.87 Work Involving Common Areas.

Generally, driving vehicles including wheelbarrows across Common Area is not permitted. However, when circumstances warrant, the Board of Directors will consider requests provided that prior approval is obtained and the homeowner advances funds as may be reasonably required by the Board of Directors to repair any damage. The actual restoration of the Common Area will be done by the Association.

III PROCEDURES FOR COMMITTEE APPROVAL.

3.01 General.

As indicated in the listing of specific types of improvements, there are some cases in which advance written approval is not required if the guidelines with respect to that specific type of improvement are followed. In a few cases, as indicated in the listing, a specific type of improvement is not permitted under any circumstances. In all other cases, including improvements not included in the listing, advance or prior written approval is required before an "Improvement to Property" is commenced. This section of the Guidelines explains how such approval can be obtained. The Declaration of Covenants, Conditions and Restrictions of Meadow Mountains contain additional provisions that apply to approvals under these guidelines.

3.02 Drawings or Plans.

Homeowners are required to submit complete plans and specifications prior to commencement of any work on any improvement (said plans and specifications to show exterior design, height, materials, color, location of the structure or addition to the structure, plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required). In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect or draftsman and a simple drawing and description will be sufficient. In the case of major improvements, such as room additions, structural changes, or accessory building construction, detailed plans and specifications, prepared by a licensed architect, may be required. Whether done by you or professionally, the following guidelines should be followed in preparing drawings or plans.

1. The drawing or plan should be done to scale and should depict the property lines of your lot, all recorded easements and the outside boundary lines of the home as located on the lot. If you have a copy of an improvement location certificate (survey) of your lot obtained when you purchased it, this survey would be an excellent base from which to draw.
2. Existing improvements, in addition to your home, should be so shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, fencing, walks, decks, trees, bushes, etc.
3. The proposed improvements should be shown on the plan and labeled, either on the plan or on an attachment, and there should be a brief description of the proposed improvement, including the materials to be used and the colors. (Example: Redwood deck, 10 feet by 12 feet with 2 inch by 4 inch decking, natural stain.)
4. The plan or drawing and other materials should show the name of the homeowner, the address of the home and a telephone number where the homeowner can be reached.

5. The proposed improvements must take into consideration the easements, building location restrictions and sight distance at intersections.
6. Homeowners should be aware that many improvements require a permit from the City of Longmont. The Board of Directors reserves the right to require a copy of such permit as a condition of its approval.

3.03 Submittal Requirements.

Once a landscape or improvement plan has been developed, three copies of an 18" x 24" (minimum acceptable size 11" x 17") plan shall be submitted to the HOA Management Company. Plans not submitted in this format will be rejected.

The plan must contain the following information:

1. Project Approval Request Form (available on website)
2. Lot, Block, Filing Number and Owner's name, address, and telephone number.
3. Designer's name, address, and telephone number (if applicable).
4. Scale of 1 inch = 10 feet and north arrow.
5. All existing conditions including house, walks, driveways, patios, decks, walls, plants, trees, drainage ways, property lines, and any easements.
6. All proposed landscape planting improvements and landscape features such as walls, patios, structures, hot tubs, gazebos, water features, shrubs, trees, perennial and annual beds.

3.04 Review Fee.

The Declaration authorizes the Board of Directors to collect a fee for review of plans of proposed improvements. The Board of Directors reserves the right to charge a fee to cover the cost of any engineering consulting or other fees reasonably incurred by the Association in reviewing any proposed improvement.

3.05 Action by Board of Directors/Architectural Review Committee.

The Board of Directors or its designated representative will regularly review all plans submitted for approval. The Board of Directors/Architectural Review Committee may require submission of additional material and may postpone action until all required materials have been submitted. The Board or its representative will contact you if additional materials are necessary or if it needs additional information or has any suggestions for change.

3.06 Prosecution of Work.

A proposed improvement to property should be accomplished as promptly and diligently as possible in accordance with the approved plans and description. All projects approved by the Committee must be commenced within 6 months from the date of approval, and must be completed no later than 90 days after the commencement date. The Board of Directors reserves the right to inspect the work and the right to file a notice of noncompliance where warranted.

3.07 Questions.

If you have any questions about the foregoing procedures, feel free to call the HOA's Management Company representative at the phone number and address listed on the Association's website.

IV. LANDSCAPING SUGGESTIONS.

4.01 General.

The purpose of this section of the Guidelines is to help you prepare an appropriate landscaping plan for your homesite. Careful landscape planning and design of your site will greatly enhance the ultimate appearance of the community. The information set forth in this section is suggestive only and not mandatory.

4.02 Slopes.

In some cases, there may be relatively steep slopes on an owner's property. It is important to note that if slopes are not landscaped severe erosion and silting may occur. As a result, it is recommended that the homeowner landscape slope as soon as possible after moving in. Slopes and banks should be planted with drought tolerant plants. Terracing, or surfacing with stone or other free draining materials can lessen erosion of slopes. Loose aggregate or wood chips are not recommended on slopes unless measures are taken to prevent erosion or displacement by wind and/or water. Slopes can also be seeded with ground covers, shrubs, and bushes to prevent erosion. Rock gardens are another technique to help prevent slope erosion and create a landscape amenity. Slopes given proper design treatment can become an attractive and interesting part of the landscape.

4.03 Soils/Drainage/Grading.

Your home may be constructed on "expansive soils". The prime characteristic of expansive soils are that they swell when water is introduced. The soil, in essence, acts as a sponge. When this expansion takes place, extreme pressures are exerted on foundations and other man-made structures, which are placed in the ground. The result can be severe structural damage to your home.

It is our intent to remind you that a potential hazard exists when proper drainage is not maintained and/or when water is introduced to these "expansive soils" adjacent to your foundation.

Residents should investigate the existing drainage conditions and preserve and accommodate the drainage situation, which exists on their particular site at the time they purchased their home from the builder or other previous homeowner. See guidelines under "Drainage" in the listings of specific types of improvements. Minor drainage modifications may be made to your lot providing you do not alter the engineered drainage pattern of the lot existing at the time the lot was conveyed to you from the builder or the previous homeowner. Grading can be used to create berm, slopes and swales which can define space, screen undesirable views, noise and high winds. It is suggested that berm slopes not exceed 3 feet of horizontal distance to 1 foot of rise or vertical height (3 to 1 slopes) in order to permit greater ease of mowing and general maintenance.

4.04 Soil Preparation.

Soil conditions may vary throughout the project. Individual soil testing is suggested for each lot to determine the exact nature of the soil and the desired level of amendment needed such as mulch, sand and fertilizer to optimize plant growth. Local nurseries may offer assistance in determining the proper quantity and type of soil amendment. A general guide for amendment of all turf area soils is a minimum of three (3) cubic yards per one thousand (1,000) square feet, and ten (10) pounds per on thousand (1,000) square feet of lawn area. These materials are to be tilled to a depth of six (6) to eight (8) inches into the soil. Acceptable organic matters include aged compost, wood humus from soft/non-toxic trees, sphagnum moss (excluding that from Colorado origin), or aged/treated manure's. Topsoil is not considered an acceptable organic matter

4.05 Retaining Walls.

Retaining walls may be used to accommodate or create abrupt changes in grade. Such walls should be properly anchored to withstand overturning forces. Stonewalls should be made thicker at the bottom than at the top to achieve stability. To avoid destructive freeze-thaw action, all retaining walls should incorporate weep holes into the wall design to permit water trapped behind them to be released. Timbers for walls or other landscape use should be treated to resist decay. Walls should not be located so as to alter the existing drainage patterns, and should provide for adequate drainage over or through (by means of weep holes) the wall structure.

4.06 Climate.

Typical climatic conditions of this area include low precipitation, low overage humidity, variable winds, and a fairly wide temperature range.

4.07 Screening Views and Directing Winds.

Plant materials can frame pleasant vistas such as views of the mountains. Less desirable views of adjacent land (e.g. highways) can be screened with dense coniferous plantings, earth mounds, fences or walls. High velocity winds can be effectively directed by dense planting. Care should be taken, however, to respect and preserve views of adjacent lots.

4.08 Rockscapes.

Boulders and cobbles present an attractive alternative landscape element if used sensitively within the overall landscape composition. Large expanses of this type material are not permitted and should be detailed on your plans.

4.09 Irrigation.

The semi-arid climate makes watering necessary. It is recommended that watering be done in the early morning or evening. One of the most common tendencies is to over-saturate your lot. We urge each homeowner to conserve water and as a result minimize problems on their own

lots as well as on adjacent property owner's lots caused by over-watering. This can be accomplished by watering at shorter cycles more often during the course of a 24 hour day.

Several systems can be used to water your lawn: automatic sprinkler systems and portable sprinklers. The following are some facts to consider in selecting the type and location of the sprinkler system you are going to use: A) Size and shape of areas to be watered. B) Type of turf or ground cover. C) Available water supplies and pressure. D) Environment of the area-wind, rain, temperature, exposure, and grades. E] Low spraying irrigation devices may help to minimize wasted water due to wind. F) Installation of an irrigation system directly adjacent to front sidewalks may eventually cause undermining and deterioration to concrete and paved areas. G) Type of soil and its ability to accept water. Local nurseries or do-it-yourself sprinkler stores have detailed information concerning the type and installation of irrigation systems. H) Drip irrigation systems are recommended for tree and shrub areas.

4.10 Paved Areas.

Paving may be used to define areas of intense activity and circulation patterns, such as patios, walks, and steps. Materials that can be used to create attractive patterns and textures are brick, flagstones, stepping stones, precast patterned or exposed aggregate concrete paver. These materials are often more desirable than asphalt or poured concrete. It is suggested that paving materials be earth tones colors. Sufficient slope should be maintained in all paved areas to insure proper drainage.

4.11 Shade.

Shade trees should be placed relatively close to the house where they can shade walls or outdoor activity areas. Avoid shading a solar collector, or inhibiting the effectiveness of passive solar design measures. For example, broad-leaved deciduous trees screen out the intense summer sun, but allow winter warmth to penetrate. Trees and shrubs in general should not be planted within existing drainage swales so as to block designated drainage patterns.

4.12 Landscape Materials.

Deciduous and evergreen trees, provide summer shade or can be used as a windbreak. Evergreens provide good backdrops for displaying ornamental trees and contrasting flowers as well as providing a visual screen.

Shrubs such as junipers, may be used as specimens or in masses. Shrubs can also be used in combination with trees as windbreaks or to add color and texture to the landscape. Low growing, spreading shrubs may be used as ground-cover treatment and present an attractive method of reducing water consumption.

Ornamental trees such as flowering crabapples provide accent, color, and additional interest to the residential landscape and may be a more appropriate scale for small areas of a lot.

Ground covers such as creeping mahonia play an important role in consolidating the surface of fine-grained soils to prevent erosion and sedimentation. They may be useful in place of a lawn, especially on steep banks where they will also require less water than turf grass.

Vines may be used as a ground cover or as a shading element over a trellis or as a screen when planted adjacent to a fence.

Garden flowers may be used as elements of seasonal color. Perennials and annuals should be considered. Vegetable gardens may be integrated with planting beds and used ornamentally.

4.13 Mulches.

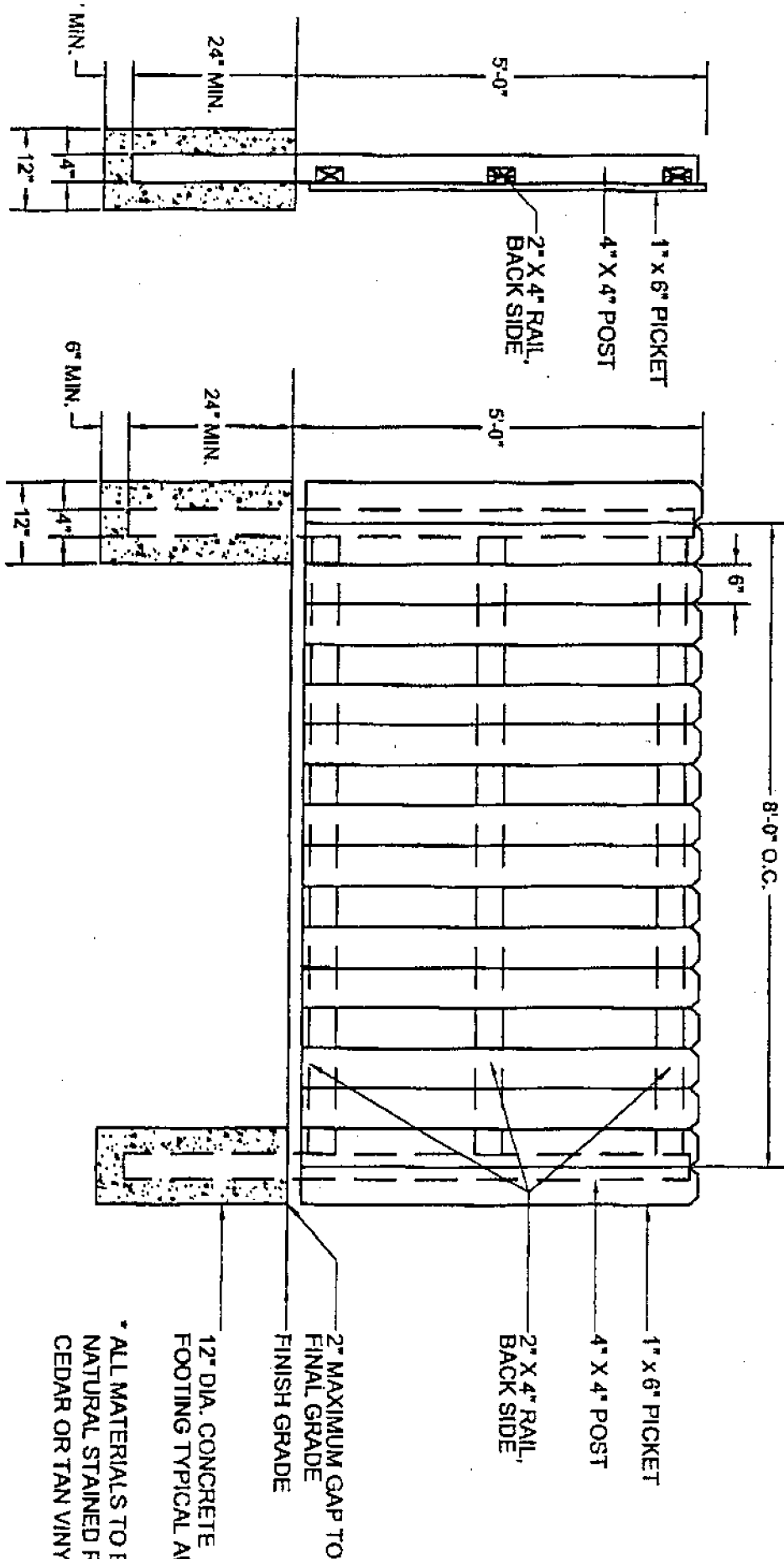
Mulches modify the extremes of soil temperature and improve soil by producing humus, and reducing evaporation loss. Suggested minimum depth for mulches is three inches. Mulches are typically used in shrubs and ground cover beds and may consist of a variety of organic materials such as ground bark, wood chips, pole peelings or chipper chips. Suitable crushed aggregate of dark, earth-toned colors may be used as an alternative mulch material.

4.14 Landscape Maintenance.

Good consistent maintenance is essential for healthy plant materials. The following are some suggested maintenance considerations and ways of minimizing maintenance problems: A) Plant with regard to climate. Consider ultimate size, shape, and growth rate of species. B) Locate plants and irrigation heads out of the way of pedestrian-bicycle traffic and car bumpers. C) Provide simple guying systems for trees for a minimum of two years and wrap trees most susceptible to sun scald with burlap or paper during fall or winter months. D) Make provisions for efficient irrigation; drain and service sprinkler systems on regular basis and conduct operational checks on a weekly basis to insure proper performance of the system. E) Provide good soil mixes with sufficient organic material, 30% per tilled depth is desirable. F) Use mulch at least three inches deep to hold soil moisture and to help prevent weeds and soil compaction. G) Provide required fertilization, weed and pest controls etc., as required for optimum plant growth. H) Prune woody plants when needed. Never prune more than 1/3 of foliage. I) Space groves of trees or single trees to allow for efficient mowing. J) Locate plants with similar water, sun and space.

V. FENCE EXAMPLES

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A

5' DOG-EAR PRIVACY FENCE

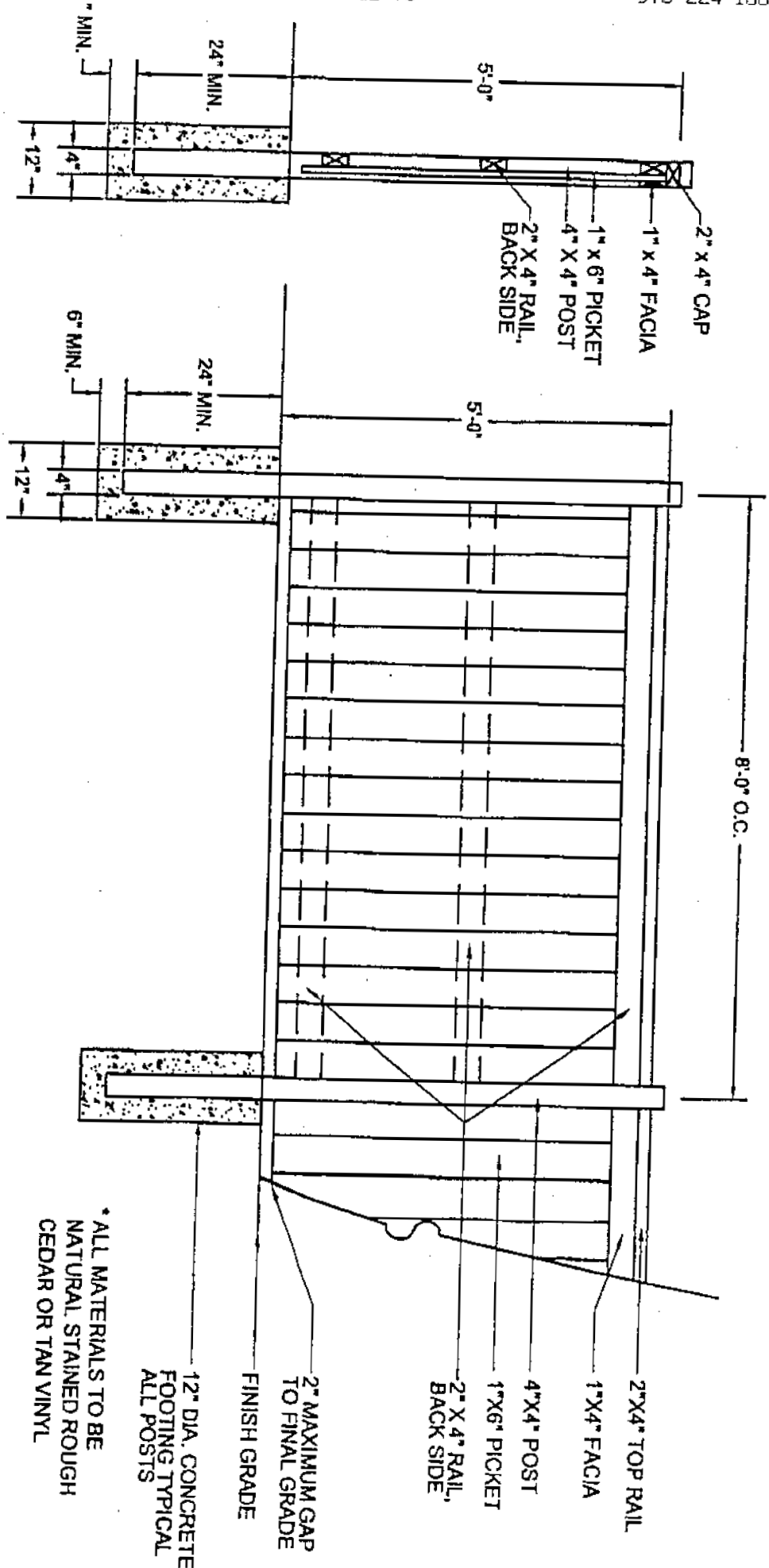
SCALE: 1/2"=1'-0"

* ALL MATERIALS TO BE
 NATURAL STAINED ROUGH
 CEDAR OR TAN VINYL

12" DIA. CONCRETE
 FOOTING TYPICAL ALL POSTS

2" MAXIMUM GAP TO
 FINAL GRADE

FINISH GRADE



* ALL MATERIALS TO BE NATURAL STAINED ROUGH CEDAR OR TAN VINYL

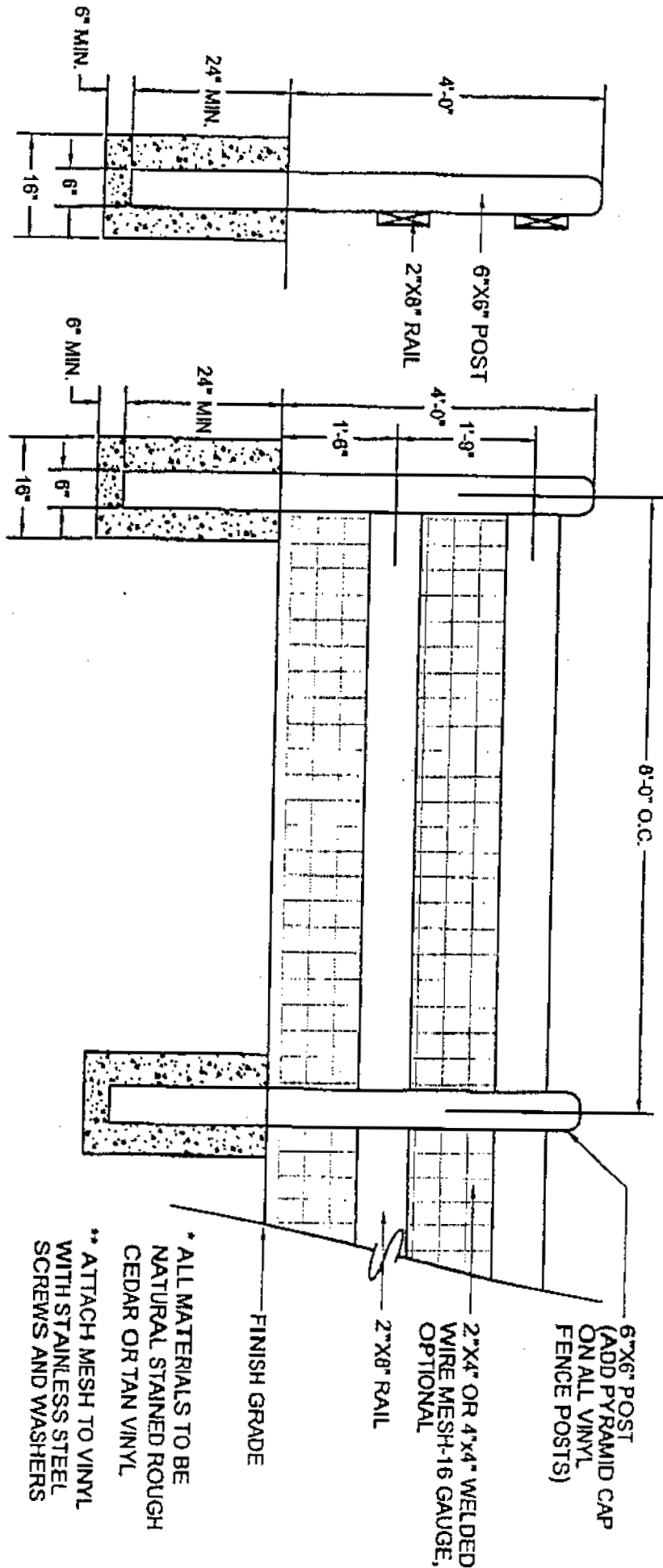
12" DIA. CONCRETE FOOTING TYPICAL ALL POSTS

2" MAXIMUM GAP TO FINAL GRADE

FINISH GRADE

B 5' RAIL CAP PRIVACY FENCE

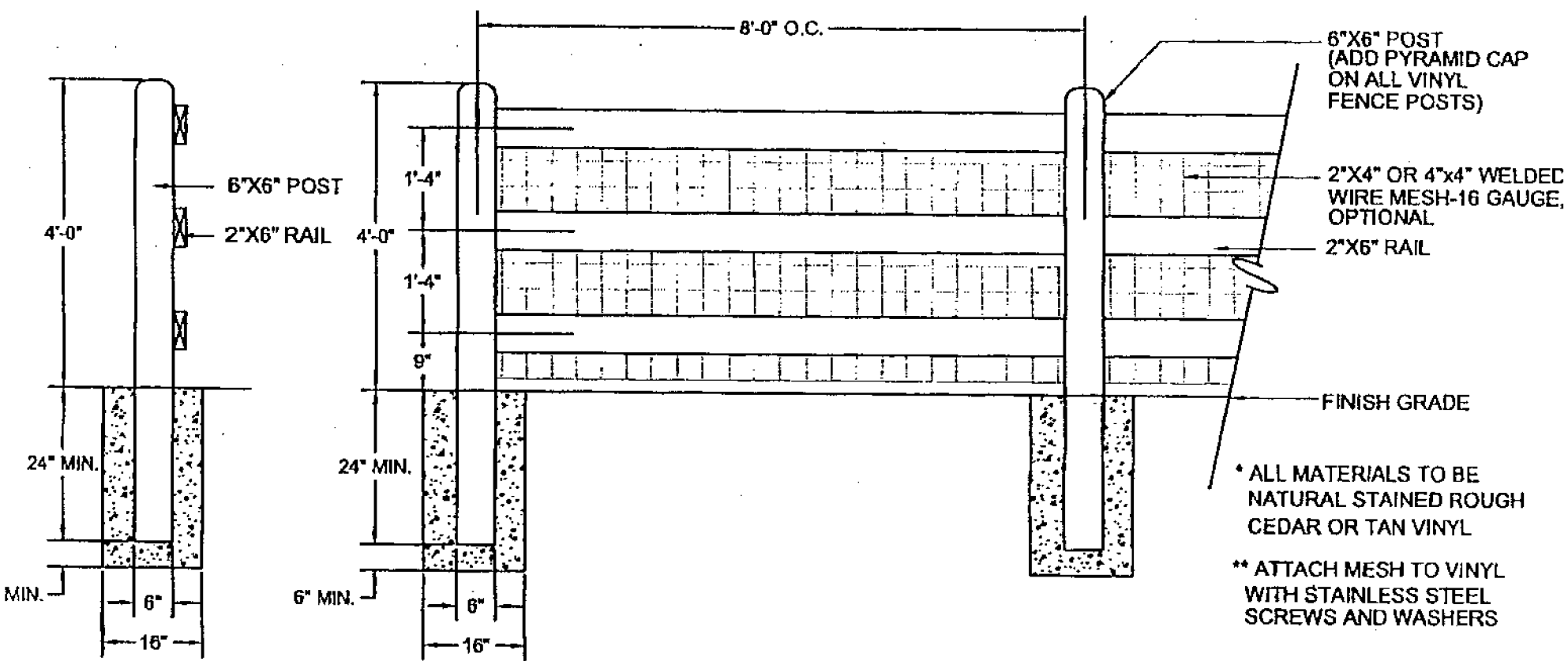
SCALE: 1/2"=1'-0"



C

4' 2-RAIL FENCE WITH WIRE MESH

SCALE: 1/2"=1'-0"



D 4' 3-RAIL FENCE WITH WIRE MESH
SCALE: 1/2"=1'-0"