

October 1, 1997
Paramount Village-Architectural Review Comm.
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Paramount Village Housing Community
Longmont, Co 80501

Paramount Village Homeowners
Paramount Village Housing Community
Longmont, Co 80501

ARCHITECTURAL REVIEW COMMITTEE-ACCEPTANCE CRITERIA

The following memo is a revision of the ARC Memorandum dated April 27, 1997.
The memo follows a critique meeting attended by the ARC with The Paramount Village Executive Board.

OVERVIEW

As stated in Article IX, section 7 of the home owners covenants the homeowner is responsible to submit to the ARC plans for improvement to property. The ARC intends to simplify this process by presenting guidelines for property improvement which will be accepted without formal submission to the ARC. (That is; if the improvements fall within the parameters of these guidelines then a request for approval is not required-see NOTE). Any intentions for improvements outside these guidelines will require a formal application for approval.

*NOTE-The ARC requests that any significant change to property (within these guidelines) be given to the ARC in the form of landscape plans, construction plans, or written description, for record keeping purposes only.

GUIDELINES

LANDSCAPING:

It is recommended that no less than 2/3 of the initial front yard, excluding driveways, walkways and gravel, to be maintained as grassland.

PLANTERS:

Multiple planters may be added in the front yard and may also be placed to surround the existing Storck supplied tree as long as the grassland area requirements are maintained. Hanging planters for front porches are approved. Guidelines for planters or limitations on planters for backyards are not imposed at this time.

VEGETATION:

Trees: No specification on type of tree which may be planted by the homeowner is currently required.

There is no specifications as to the type of flowering the homeowner is limited to.

STRUCTURES:

Fences:

Fences are not generally required by the homeowner. If the homeowner wishes to add fence then it should be constructed suitable with the existing fencing. (For example, wooden slat construction with a height from 4 to 6 feet). In many instances a split rail wooden fence will also be appropriate on corner and end lots. Questions as to the appropriate fencing may be addressed to the ARC.

Homeowners with pets, dog runs, hottubs and/or swimming pools must comply with fencing and enclosure regulations set forth by the community covenants and city ordinances/regulations.

Decks/Patios:

Formal submission for covered decks and/or patios will be required. This also includes decks that are raised above 5 feet. Decks and patios which are not covered and are not raised above 5 feet do not require formal submission. The homeowner is required to adhere to applicable city building codes.

Sheds:

Small sheds which do not exceed the height of the perimeter fence do not require formal submission to the ARC. In the construction of larger sheds, the homeowner is responsible to submit plans and adhere to the covenants Article IX sections 4,5 and 7. The homeowner must also adhere to applicable city building codes. The building must maintain the architectural integrity as the housing in Paramount Village. Plans should include the same paint and trim colors as the home on the property.

Home Additions:

The homeowner is responsible to submit plans and adhere to Article IX sections 4,5 and 7. The homeowner must also adhere to applicable city building codes. The building must maintain the architectural integrity as the housing in Paramount Village.

Any additional external additions must be written and proposed to the ARC by the homeowner.

INTERNAL HOME IMPROVEMENTS:

All internal improvements to homes will not fall within the jurisdiction of the ARC.

PARKING AND STORAGE

Article VI, section 11 of the Paramount Village Community Covenants States:

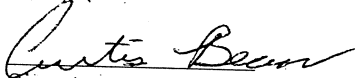
*Except as expressly heretofore provided, no Lot, including the private drives, or parking areas, unless specifically designated by the Association therefor, shall be used as a parking, storage...
...The same shall be stored, parked, or maintained within the garage area of a Living Unit...*

The ARC in conjunction with the Executive Board accepts that in many instances it is impossible for homeowners (multiple car owners or not) to always park personal vehicles inside their garages. However, it is a common belief that the communities best interests is to keep as many vehicles as possible from being parked on the streets. Therefore the following are guidelines are specifically designated:

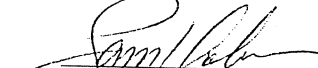
1. Personal vehicles driven on a daily basis may be parked in the homeowners driveway. Limit parking on the street as much as possible. Trailers, mobile homes, boats or vehicles other than personal and business vehicles cannot be parked in driveways or homefronts. Business vehicles may consist of work trucks or vans. No semi trucks and/or semi trailers will be permitted to be stored on homeowner property.
2. Boats may be stored on homeowner property if homeowner provides means of storage other than driveway or homefront. Boats may be stored in homeowners garages and backyard provided the backyard is enclosed with a 6ft privacy fence. Boats cannot be longer than 22 feet in length and no higher than 7 ½ feet, including trailer mount.

3. Trailers may be stored on homeowner property if homeowner provides means of storage other than driveway or homefront. Trailers may be stored in homeowners garages and backyard provided the backyard is enclosed with a 6ft privacy fence. Mobile homes and/or trailers cannot be longer than 22 feet in length and no higher than 7 ½ feet, including trailer mount.
4. The parking or storage of "wrecked vehicles", non-licensed vehicles, or salvaged items/parts of vehicles may only be done in an enclosed area unseen from property homefront.

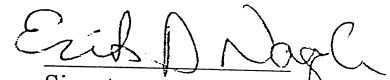
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