

## The Farm at Woodridge Guidelines

### I. Design Theme and Philosophy

The Farm at Woodridge is a unique opportunity for residential living in Boulder County, Colorado. The Farm at Woodridge is presently the home of the Wood Family. The property is located adjacent to thousands of acres of Boulder County owned open space land.

Due to the site sensitive location and close ties to the neighboring agricultural and open space land, the Wood family wants to create a very special residential community. This special community will reflect its close relationship to the natural environment by maintaining a comprehensive development theme and design philosophy. The architectural and landscaping themes will be to design homes with a Colorado heritage that will create an understated, elegant community consisting of simple forms, lower profile rooflines and the use of compatible materials.

The master plan for The Farm at Woodridge (Subdivision) has been designed so that the community will compliment its natural surroundings. The private open space of the Subdivision will contour acres of pastureland throughout the development. This will promote the theme of openness, country feel, and buffers between adjacent parcels of property. The landscape concept, street profiles, fencing, and community architectural features are all designed to enhance the rural theme and create a sense of place for The Farm at Woodridge.

Inherent in these concepts is the understanding that all the homes will be designed within the parameters of these guidelines in order to maintain design compatibility throughout the project and achieve the highest architectural and landscaping quality for The Farm at Woodridge Community. The design concepts included with this submittal demonstrate our commitment to maintain a special sense of place for The Farm at Woodridge.

The intent of these Guidelines is to accomplish a community development that achieves harmony among dwellings and between each dwelling and its surrounding landscape, yet allows individual identity to a dwelling. The Guidelines apply primarily to:

- a. Conforming the plans and specifications to the purpose and general plan and intent of the community design, building forms, massing, scale, style and architectural detail.
- b. Assuring compatibility and harmony of exterior color materials and design so the exteriors of buildings are subdued in a manner to avoid negative contrast within the neighborhood.
- c. Relating proposed improvements to the natural features of the land, and to neighboring structures and other improvements.

### *Design Guidelines*

## A. Site Considerations

The Architectural Review Committee (ARC) will review each plan for a building in relation to the specific characteristics of the subject lot and its surroundings. The basic objective is to achieve compatibility of the building and other improvements with subject lot and the immediate surroundings. The site consideration review is, in summary, specific to the site itself. Location of the main buildings should consider:

1. Natural and proposed final grade contours
2. Street grades as installed.
3. Presence of vegetation, trees and shrubs.
4. Existing and final views.
5. Privacy of subject and surrounding lots, including building improvements on adjoining lots.
6. Access driveways and off-street parking.
7. Setback requirements
8. Elimination of house siting that results in buildings that appear excessive in height when viewed from adjoining lots, drives, roads or other lots will be important criteria.
9. Site grading and drainage which minimize required natural grade alterations; drainage accommodation from adjoining lots or onto adjoining lots in such a manner that does not cause soil erosion or impede drainage flows or result in excessive drainage onto adjacent lots.
10. Site grading which does not require extensions of cut or fill slopes onto adjoining lots, roads, drives, or open space.

## B. Main Building

1. Setback Requirements

Setback requirements shall be approved setbacks and building envelopes with final review by the ARC.

2. Building Size

The minimum house square footage shall be 3,000 sq. ft., excluding garages, decks, covered porches and basements

3. Building Height

To preserve the open, gently sloping character of the hillsides, lower horizontal forms will be emphasized. "Big box" elevations will not be allowed. All two-story elevations shall be limited and designed with elements that will break up the vertical walls. The "one story" or "one and a half" story designs will be strongly encouraged.

Key features include simple roof systems, dormers and attached porches. The result will be a group of residences with the essential characteristics of a rural village.

4. View Corridors

The lots and building envelopes have been located to optimize views from each lot. When locating and structuring landscape within the lots, the homeowners must take into consideration the views of adjacent lots. The ARC will review each proposed design to assure that views have been optimized.

5. Roofs

The following are specific roof criteria:

All major roofs shall be either gable or hip with a pitch of a minimum of 5/12 and a maximum of 12/12. Porch roofs and secondary roofs could be of a lesser pitch. Numerous roof plans that create an extremely "busy" roof design will not be allowed.

All roofs shall be required to appear as if the center of the structure is the tallest point and the roofs shall appear to "cascade down" to 8' or 9' plate heights.

In order to achieve an interesting character, expansive roof areas shall be "broken" by varied elevations, heights, and/or other elements such as dormers, porches, clerestory, or ridge line breaks, etc.

Roof vents and flashing shall be painted to match the permanent roof color or the trim color, whichever lessens the visual impact.

Consideration will be given to use of roof forms that incorporate solar collection panels; such considerations will evaluate the total architectural and roof form designs.

Roof surfaces shall be flat, concrete tiles, asphalt shake or approved equal. Metal roofs are not allowed unless the ARC has given its' written approval for the roof other than flat concrete material

Roof tiles should compliment the natural materials used on the exterior walls.

Roof colors are subject to the ARC's written approval.

Roof overhangs shall be in proportion with the scale of the Structure. Residences without overhangs are discouraged

## 6. Siding and Exterior Walls

The exterior wall proportions shall be appropriate to the scale of the residence. Houses with extensive areas of unbroken two-story (or greater) walls will not be acceptable. Covered porches are required. By breaking up extensive areas of two-story or greater walls, the residences will better conform to the site and individual lots. The height and length of the exterior walls will control the proportions of the residence and whether the structure is properly related to the natural topography of the lot and the adjacent open space

All wall materials shall consist of stone, synthetic stone, stucco, and solid wood siding. Stone shall cover the lower portions of walls but may extend to the roof eave if it is continuous from the grade. Manufactured siding (masonite, pressboard, laminated wood), logs and any form of brick are not allowed.

The exterior elevation shall have a minimum of 20% stone. All stone shall be real natural material and no "cultured" stone or thin "veneer" stone may be used. All mortar joints shall be recessed. The intention of this guideline is to assure a continuity of material to tie the houses together. If a lot owner or Architect can demonstrate that this goal can be accomplished with less stone, the percentage maybe modified with written approval from the ARC.

## 7. Exterior Colors

All exterior textures, colors and materials for all homes at The Farm at Woodridge must be assembled by a design professional or person or persons specialized in exterior elevation design. Siding materials may be left natural, but a preserving

finish such as CWF or linseed oil etc., must be used on the natural siding. Fascia, trim, columns, entry doors, and beams may have accent colors

All projections including, but not limited to, chimney flues, vents, gutters, down spouts, utility boxes, porches, railings, and exterior stairways, shall match the permanent color of the surfaces from which they project or shall be of approved trim color.

8 Miscellaneous

- a. Foundations – No more than 12 inches of exposed concrete may be visible on any elevations.
- b. Garage – There shall be a minimum of three-garage spaces for each dwelling unit. Minimum dimensions for each space are 10 feet by 20 feet. Visual impact of garage doors shall be minimized by such measures as, but not limited to, siting of the building, protective overhangs or projections, special door facing materials, landscaping, or door design which blends with or enhances the overall architectural statement.
- c. Windows – Window frames, if metal, shall be anodized aluminum or painted a color consistent with the design character of the building. Window design shall be consistent with architectural design statement in size, proportions, detail and placement on the elevation.  
  
No mirrored or bronze glass will be allowed.  
  
No solid vinyl or metal windows will be allowed (wood windows clad in vinyl or metal is acceptable.)
- d. Elevation Treatments – Architectural design shall incorporate a consistent level of architectural interest in all elevations

C. Other Improvements

1. Driveway and Private Lanes

All driveways and private lanes shall be concrete. Asphalt or colored stamped concrete may be used upon approval of the ARC. Driveways and private lanes shall be constructed to specifications, which consider vehicle load such as trash trucks and moving vans; appropriate measures must be taken to contain edges and control erosion and washouts. The ARC must approve all driveway designs. All

curb cuts, driveway entrances and driveway culverts shall be designed based upon these Guidelines or other adopted guidelines for The Farm at Woodridge.

2 House Address Numbers

Address numbers shall be used at the mail box fixtures on the dwelling unit. The address number at the dwelling unit shall not exceed in overall size a total of one half square foot for each number in address number, i.e. a three number address -254- shall not be greater than 1.5 square feet. The address number on the mailbox shall comply with the mail box specifications for The Farm at Woodridge.

3 Antennas

All TV, radio or special communication antennas or aerials shall be concealed and must be approved in writing by the ARC.

4 Exterior Mechanical Equipment

All exterior mechanical equipment or tanks shall be either incorporated into the overall form of the dwelling or be permanently enclosed by a material, other than plant material, approved by the ARC.

5 Accessory Structures

Accessory structures shall be architecturally compatible with the dwelling. Dog runs or enclosures for other pets shall be installed in accordance with these Guidelines. If deviation from these guidelines is intended for such construction, prior approval by the ARC is required.

6 Exterior Lighting

Because of the project's rural setting, the exterior lighting incorporated in each residence must avoid impact on adjacent lots and the surrounding areas. The intention is for the development to blend in with the existing character of the agricultural uses by not creating a brightly lit complex contrasting with the adjacent open space and agricultural land.

All exterior lighting shall be sharp cut-off design so the light source is not visible from adjacent property owners. Direct source lighting is not allowed (i.e., the actual light bulb is visible). Where direct source lighting is desired by the homeowner's only low voltage fixtures are acceptable.

Exterior lighting which is subdued, and whose light source is not visible from adjoining dwelling shall be allowed without ARC approval for purposes such as illuminating entrance decks, driveways, and parking areas. Fascia mounted floodlights are not allowed due to glare into adjoining properties.

7. Parking Areas

Off drive parking bays and circular driveways shall be approved by the ARC.

8. Basketball Backboards

All Basketball backboards must have written approval of the ARC.

9. Landscaping

All landscape plans shall be prepared by landscape design professional with their title block included on the drawing.

Landscape plans shall be approved by the ARC prior to commencement of landscape improvement construction. Each owner is responsible for landscaping and landscape maintenance of the lot. This responsibility includes the area between the lot property line and street paving; at the front, side or rear of a lot; since these areas may be used for surface water runoff; landscape improvements should not restrict water flow and should prevent erosion in these areas.

In lots, which adjoin open space or greenbelts, landscape plans should provide for a transition between the natural landscape that exists in the open space or greenbelt area and the improved landscape areas constructed by the owner. Existing trees shall be retained.

Landscaping is the preferred method for screening undesirable areas and providing privacy for decks and yards.

Irrigation systems shall be included in all landscape designs to promote efficient water use and assure the ongoing maintenance of plant material. No lot may have more than 25% of its' lot area in irrigated grasses. The remaining areas shall be grasses approved by the ARC.

Consideration should be given to use of plant materials that do not require excessive moisture and to maintaining separation between plants and sod and building foundations to avoid excessive moisture conditions near foundations.

The landscape at the common areas represents the character of the landscape design for The Farm at Woodridge. The landscape design shall help blend the architecture into the design using plant material appropriate for the setting and environmental conditions.

Homeowners shall maintain all plant material as long as they own the property. Any plant material appearing dead, diseased or damaged must be replaced within one growing season.

Each home shall include installation of the street trees as set forth herein. The front yard minimum requirements, not including street trees, is as follows:

- 8 2 ½" deciduous trees
- 9 6' - 8' evergreens
- 40 5 gallon shrubs

Back yard minimum is as follows:

- 8 2 ½" deciduous trees
- 9 6' - 8' evergreens
- 40 5 gallon shrubs

#### 10. Decks

Deck design, materials and color shall be integral to the overall house design. Decks shall be adjacent to the residence and continuous with at least two exterior walls. Freestanding decks will not be allowed unless they are integrated into the site. Large upper-level decks are discouraged.

#### 11. Fences

The ARC shall adopt fence and location standards. Fence and mailbox standards will include the following:

All lots facing a street must use the approved fence design.

Fencing map specifies appropriate fence locations and setbacks for project perimeter boundaries, sideyards, privacy and dog runs.

Approved fence designs. Additional fence designs may be approved by the ARC upon review.

All mailbox designs shall be from the approved design.

#### 12. Future Improvements

Future improvements or modifications that alter or affect the exterior appearance of a dwelling or yard must be submitted to and approved by the ARC. Approval includes, but is not limited to:

Room, porch, or garage addition to main house;  
Repainting;  
Play house, dog house, or other separate building or structure exceeding 5'0" in height or visible to an adjacent lot, road, or open space;  
Decks, or patio extensions and deck/patio covers;  
Free standing flagpoles; and  
Volleyball courts, hot tubs, swimming pools

## II. Review Rules and Procedures

### A. Purpose

The review and approval procedures are not intended to impose unreasonably or excessively costly control nor to duplicate the functions normally provided by public agencies, such as the Boulder County Planning and Building Department, but rather to coordinate the design and construction of buildings by many different owners, architects, engineers and contractors so as to achieve a pattern of continuous quality and identity, as contemplated and required by Covenants, Conditions and Regulations ("Covenants"). The role of the ARC is directed toward review and approval of exterior design, appearance, architectural vocabulary and esthetics. The ARC assumes no responsibility with regard to structural, mechanical, electrical or other details.

### B. Organization

#### 1. Architectural Review Committee

The ARC is the Architectural Review Committee referred to in the Covenants.

#### 2. Address

ARC  
The Farm at Woodridge Homeowners Association  
c/o Stephen Wood  
409 Lois Drive  
Louisville, Colorado 80027

#### 3. Date and Time of Meetings

The ARC may hold meetings as deemed necessary by the Chairperson or a majority of the ARC.

(Date, time and place of meetings subject to change ) All parties will be notified by a member of the committee.

## C. Review and Plan Submittal Procedure

### 1. General

The Review and Plan Submittal Procedures have been written to accommodate the most complex conditions that may exist in the variety of development activities that may occur.

### 2. Architects

All preliminary drawings and working drawings must be prepared by an architect licensed in the State of Colorado. The ARC reserves the right to waive this requirement based on the background and experience of the applicant or his agents if the submittal is complete and accurate.

### 3. Pre-Design Review

It is mandatory that each owner and his/her architect meet at a mutually convenient time with a member of the ARC or a person designated as a coordinator in a "pre-design review." The purpose of such a conference is to establish an early understanding with respect to design concept and architecture philosophy and to avoid unnecessary and costly changes in preliminary and/or working drawings.

### 4. Preliminary Drawings Submittal

The submittal of preliminary drawings is mandatory. The drawings must be submitted with a check for \$500.00 to review the drawings and cover the expenses for the process. The monies are non-refundable and final.

#### a. Timing for Submittal

In order for submittal to be reviewed by the ARC at a regularly scheduled meeting, a complete set of preliminary drawings as described herein must be received 14 days in advance of such meeting. The owner or his/her designated representative is encouraged to be present at the meeting.

b. Number of Sets of Drawings and Contents

A total of two (2) sets of preliminary drawings is required to be submitted to the Committee, each set to consist of the following items:

1. Site and Grade Plan

Location and finished floor elevations of main buildings on the lot, at a scale of not less than 1" = 20', and including:

- a. Legal description; north arrow; name, address and telephone number of owner.
- b. Property lines.
- c. Building Envelopes dimensions with envelopes established in relation to property lines.
- d. Front, rear, and side yard dimensions to buildings from property line.
- e. Drives, parking areas (if any) and walkways.
- f. Square footage of the building footprint for each building
- g. Topography of site at two-foot (2') intervals showing existing contours and drainage courses, and proposed changes to contours and draining courses and cut/fill areas.
- h. Location and elevation of access road and off-street parking lot design, if any, including ingress and egress points.
- i. Location and elevation and square footage of other improvements such as tennis and basketball courts, swimming pools and patios
- j. Reference to adjoining properties, streets, utility and other easements, drainage courses; and reference to buildings on adjoining properties and their uses.
- k. Fencing, mailboxes, columns, entry columns, culvert crossings.

2. Building Plan

Indicate for all buildings the following at a scale of 1/8" = 1' or 1/4" = 1'.

1. Roof Plan

Pitch, valleys, hips, materials and overhangs

2. Floor Plan

Main structures and all accessory structures, including balconies, decks and square footage of each floor within the main building and square footage of each accessory out-building.

3. Exterior

All exterior elevations with materials, dimensions, final and original grade lines; and finished floor elevations clearly indicated.

4. Sections

To include finish grade, finish floor and maximum roof height.

5. Committee Action

Following review of preliminary drawings, the committee will:

- a. Conditionally approve the drawings with requirements and suggestions for changes to be included in the working drawing submittal
- b. Disapprove the drawings as submitted.

One set of drawings and the committee's comments will be returned to the applicant within 21 days of the Committee meeting.

3. Working Drawings Submittal

All working drawings must be approved by the ARC prior to submittal to the Boulder County Building Department for a building permit prior to any construction.

A. Timing for Submittal

In order for plans to be reviewed by the ARC at a scheduled meeting, they must be received 14 days in advance of such meeting. The owner or his/her designated representative should be present at the meeting

B. Number of Drawings and Content

A total of three (3) sets of working drawings and specifications must be submitted to the ARC, each set consisting of the following items:

- a. All of the completed and revised drawings required under preliminary drawing submittal.
- b. Sufficient exterior construction detail to allow the ARC to review finish design characteristics.
- c. Exterior colors, materials and finishes shall be presented in the form of a white, rigid 1/8" board approximately 24" x 24" displaying each material in sufficient size to evaluate its final use and appearance. Proper paint or stain finishes shall be applied to the trim and siding materials in the same manner as will be done on the building. Finishes shall identify product brand and color identification. Such sample board must indicate the name of the applicant and legal description of the property.

C. ARC Action

Following review the ARC will:

- a. Approve the working drawing in which case the applicant may proceed with development.
- b. Conditionally approve the working drawings in which case the applicant must revise the plans to comply with the stated conditions and file the drawings with the ARC and receive written approval prior to beginning development.
- c. Disapprove the working drawings in which case the applicant will be required to resubmit new plans and fees.

Two sets of drawings with comments and action will be returned to the applicant within 10 working days of the meeting. One set of the approved drawings must be kept on the construction site at all times.

D. Construction Procedures

- a. Changes During Construction

Changes during construction affecting the finished grade of the site, exterior appearance of any structure or landscaping require approval of the

ARC prior to execution of the change. Such changes may necessitate submittal and approval of revised drawings; this requirement will depend on the complexity of the change and is at the discretion of the ARC.

b. Right of Entry

When construction work requires the use of an adjoining property for any purpose, such as transporting labor or materials for the work, the applicant shall obtain written permission from the adjoining property owner for "Right of Entry" during the course of construction.

c. Workmanship

All workmanship affecting the exterior appearance of a structure must be executed in a manner that is consistent with acceptable industry standards.

d. Inspection

Upon completion of the work as indicated on the drawings and specification approved by the ARC, the owner shall notify the ARC in writing for final inspection. The ARC will inspect the property and notify the owner within 10 days following the next regularly scheduled meeting indicating its acceptance or noting deficiencies requiring corrective action.

e. Additions or Alterations

1. Any additions or alterations after completion affecting the finished grade of the site, exterior appearance of any structure, or landscaping may require approval of the ARC.
2. The coordinator should be contacted to determine if the addition or alteration as submitted is consistent with approved guidelines for the site. If so, they may approve the plans without review.

E. General Provisions

a. Conditions Not Defined

Any matter, condition or material not defined herein shall remain a matter of discretion on the part of the ARC.

b. Variances

The ARC reserves the right to vary at any time from procedure or standards as established herein. The ARC further reserves the right to amend, supplement or repeal these Guidelines and Review Procedure at any time.

c. Zoning Ordinance and Declarations

Addition standards and requirements are set forth in the applicable subdivision plat and the covenants. Each owner must read and become familiar with all such documents so as to avoid violating the standards and requirements set forth therein. Copies of all such documents shall be made available.

F. Enforcement

Failure to conform to these guidelines or obtain necessary approval from the Committee will constitute a violation of the covenants, and shall require modification or removal at the expense of the owner.

G. Effective Date

These guidelines, as may be amended or supplemented from time to time, are adopted and effective as the date shown.

III. Construction Regulations

The ARC has established certain construction and safety regulations for the benefit of all owners, residents and builders in order to ensure safe, neat and orderly activities during the construction period.

It is of the utmost importance that anyone conducting construction activities exerts extreme care in preventing conditions that are unsafe or that could constitute fire, wind, or other hazards.

A. Construction Trailers, Portable Field Offices, Etc.

Any owner or contractor who desires to bring a construction trailer, field office or the like onto the property, shall first obtain written approval from the ARC who will work closely with the owner or contractor to determine the best possible location. Such temporary structures shall be located only in an approved location and shall be removed upon completion of construction. The portable office shall only conduct business for the home under construction and not for a "general" field office for other projects or houses.

B. Storage of Materials and Equipment

Owners and contractors are permitted to store construction materials and equipment on the construction site during the construction period. It shall be neatly stacked, properly covered and secured. Storage of materials or construction equipment outside the approved construction site (owner's or builder's lot) will be done only with the approval of the ARC.

Any storage of materials or equipment shall be the responsibility of the owner or contractor.

Owners and contractors will not disturb, damage or trespass on other lots or the open space. Should any such damage occur it would be restored and repaired at the offender's expense.

#### C. Debris and Trash Removal

Owners and contractors shall clean up all trash and debris on the construction site at the end of each day. A trash container shall be located on each building site at all times for containment of lightweight materials, packaging, or other trash materials, which may blow off the site. Trash and debris shall be removed from each construction site located off the project. Lightweight materials, packaging and other items, shall be contained in the trash container to prevent wind from blowing such materials off the construction site. Owners and contractors are prohibited from dumping, burying, or burning trash anywhere on the property.

All excess concrete shall be removed and washed out of concrete chutes and equipment shall be done on designated location

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore, affecting other lots and the open space. Any trash picked up by the Developers shall be billed and promptly paid by the responsible builder/contractor/owner.

Dirt, mud, oil, or debris resulting from activity on each construction site shall be promptly removed and cleaned up from public or private roads, open spaces and driveways or other areas every Friday afternoon or contractor/builder/owner will be billed and charged for this clean up.

#### D. Sanitary Facilities

Each owner and contractor shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets or similar temporary toilet facilities shall be located only on the construction site.

E. Parking Areas

Construction crews will not park on, or otherwise use other lots or the open space. Private, construction vehicles and machinery will be parked only on the construction site, not on the public streets.

F. Conservation of Landscaping Materials

Owners and contractors are appraised of the fact that the lots and open spaces may contain valuable native plants and other natural landscaping materials that should be salvaged before and during construction, such as topsoil, shrubs and trees.

G. Excavation Materials

Excess excavation materials will be hauled off the project or placed in areas designated by the ARC, if any. No excess excavation material shall be stockpiled, even temporarily, on other lots or open space without approval of owner. If any blasting is to occur, the ARC shall be informed far enough in advance to allow it to make such investigations as it deems appropriate to confirm that all appropriate measures, including protective actions, have been taken prior to the blasting.

H. Restoration or Repair of Other Property Damaged

Damaged and scarring to other property, including, but not limited to other lots, open space, roads, driveways and/or other improvements will not be permitted. If any such damage occurs, it will be repaired and/or restored promptly at the expense of the person or entity causing the same.

Upon completion of construction, each owner and contractor shall clean the construction site and repair all property which was damaged, including but not limited to restoring grades, planting grass and trees as approved by the ARC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing.

I. Miscellaneous and General Practices

1. The following practices are prohibited:

- a. Changing any fluids on any vehicle or equipment.
- b. Allowing concrete suppliers and contractors to clean their equipment other than at the designated location

- c. Removing any rocks, plant material, topsoil, or similar items from any property of other owners.
- d. Carrying any type of firearms on the property.
- e. Use of spring or surface water for construction.
- f. Careless disposition of cigarettes and other flammable material.
- g. Builders, contractors and subcontractors shall not bring pets, particularly dogs, onto the property.
- h. All excess "wheel" mud or dirt must be removed from the public roads within 2 hours or the Homeowner will be charged for the clean up of the street.
- i. Work hours shall be 7:00 a.m. to 7:00 p.m. on weekdays and 8:00 a.m. to 7:00 p.m. on weekends.

In the event of any violation of these regulations, any owner in the subdivision shall have the right to contact the Boulder County authorities to impound the pets or to take such other action permitted by law or the covenants.

All lot owners will be responsible for the conduct and behavior of their representatives, builders, contractors, and subcontractors.

All applicable Occupations Safety and Health Act (OSHA) regulations and guidelines and applicable Boulder County codes and regulations will be strictly observed at all times.

#### J. Pre-Construction Conference

Prior to commencing construction, the builder/contractor will meet with the ARC or the coordinator to review procedures and coordinate his activities. A copy of these guidelines shall be provided to the builder by the Homeowner before commencement of construction.

#### K. Builder/Developer Meetings

All builders, salespersons and developers shall meet on a regular basis to discuss issues such as construction clean up, sharing of common expenses, and other related subjects.

I understand and acknowledge receipt of the above Design Guidelines, Plan Approval Process and Construction Regulations

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Owner

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Builder/Contractor

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Developer/Developer's Agent