

Westridge Village Homeowners Association
ARCHITECTURAL REVIEW GUIDELINES
Effective: August 30, 2013

1. Introduction.

BE IT RESOLVED, that the following architectural review guidelines are adopted by the Westridge Village Homeowners Association (the "Association") and shall govern the approval of plan submittals for exterior building and landscaping structures and lots within the Westridge Village Subdivision (the "Subdivision").

These Amended Architectural and Landscaping Guidelines (the "Guidelines") supplement the Supplemental Declaration of Covenants, Conditions and Restrictions for Westridge Village Association (a common interest community) (the "Declaration") to provide specific architectural and landscaping guidelines for those Lots within the Subdivision. Many of these Guidelines are derived from the Final Development Plan ("FDP") for the Subdivision. The FDP was a required component for approval of the Subdivision by the City of Greeley, Colorado (the "City"), and is on file with the City Planning Department. In the event of any inconsistencies between the FDP and these Guidelines, the Guidelines are intended to control.

2. Policy Purposes.

The goal of the Architectural Review Committee ("ARC") in administering these Guidelines is to promote compatible development of high quality within the Subdivision. The purpose of this policy is to provide greater clarity and interpretation of the design guidelines set forth in the Declaration. The philosophy of the ARC is to allow residents considerable latitude in constructing and designing their homes as long as such construction is harmonious with prior development within the Subdivision and does not create a significant additional burden on the Association for maintenance.

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

3. Administration of Guidelines.

3.1 General. It is the responsibility of the ARC to insure that all proposed structural and landscaping improvements (the "Improvements" as defined in the Declaration) meet or exceed the requirements of these Guidelines and promote the highest quality design within the Subdivision. These Guidelines, along with the Declaration, are intended to establish the architectural and landscaping standards within the Subdivision.

3.2 Committee: The ARC shall be comprised of three members who shall be appointed by the Board of Directors (the "Board"), and such members need not be Directors.

3.3 Variances. Approval of any proposed plans is within the sole discretion of the ARC. The Board shall have the authority to grant variances from compliance with any of the provisions of these Guidelines when circumstances, such as topography, natural obstructions, hardship, or aesthetic, design or environmental considerations, may require such a variance. Such variances must be in writing and approved by a majority of the Directors of the Board.

3.4 Revisions to Guidelines. The Board reserves the right to revise these Guidelines from time to time as may, in the sole discretion of the Board, be required.

3.5 Fees. The ARC, in conjunction with the Board, shall establish processing and review fees for consideration of any design review submittals and such fees will be required for all such submittals. Fees shall be due and payable at the time the request for approval is submitted.

4. Review Procedures.

4.1 Architectural Plan Review. For any Improvement construction on a Lot, the Owner of such Lot shall submit to the ARC a fully completed Architectural Review Form in the form attached to these Guidelines or available on the Association website, including all required attachments. No Improvements shall be erected or alterations made to any Improvement until the construction plans and specifications for such Improvements shall have been approved by the ARC. Also, a site plan shall be submitted to the ARC for approval, showing the location of said proposed structure with respect to topography, finished grade elevation, and any existing structures on or adjacent to the Improvement. Each Owner shall provide, at such Owner's cost, one complete set of construction plans, specifications, site and grade plans, as required for review by the ARC.

4.2. Landscaping Plan Review. ARC approval is required for all proposed landscaping which does not comply with the standard pre-approved landscaping plan. For any initial landscaping on a Lot and for any subsequent additions to or changes in the landscaping allowed under approved landscaping plan for such Lot, the Owner shall submit to the ARC a fully completed ARC Landscaping Review Form (attached to these Guidelines or available on the Association's website), and all required attachments. ARC approval of such submittal must be obtained before such proposed landscaping is commenced.

4.2.1 After attaining the proper ARC approval The HOA will be responsible for the following (unless damaged directly by the homeowner) :

- all the irrigation system and drip lines
- all the trees/bushes/grasses in the parkway and in the yards
- all the mulch/rock in the area

(the HOA reserves the right to change mulch/rock/grass areas as needed, warranted or recommended by the landscaping vendor - i.e. grass between houses that might need to be rock)

- the landscaping vendor will be responsible for the timely pruning/trimming etc. of all plantings in the area unless specifically directed by the homeowner.
- replacement of any plantings damaged/killed due to irrigation system malfunction
- any damage done by a contracted vendor of the HOA (that vendor may have to pay for the damage)

Note: completion of any work/replacement that is the responsibility of the HOA and will be dependent on the financial position of the HOA in regards to timing.

The homeowners will be responsible for:

- having an approved ARC request before changing any of the plants/rocks/mulch and any changes to the irrigation system
- for the replacement of any unapproved changes to the landscape.
- for applying for any changes and changes will be at the homeowners expense.
- The cost of any changes to the Association-maintained irrigation system resulting from changes to the landscaping plan shall be the responsibility of the Owner making or responsible for such changes. Any modifications to existing landscaping shall be made at the responsible Owner's expense.

4.3 ARC Decision. The ARC will review all submittals. The ARC may require submission of additional documents/information and may postpone action until all required documents/information have been submitted by the Owner. The ARC will approve or disallow the proposed plans within 30 calendar days after submission of all required forms and information. If the ARC fails to approve or disallow the proposed plans within 30 calendar days after submission of all required forms and documents, the submittal shall be deemed approved. The ARC reserves the right to require specific changes to any part of an Owner's submittal as a condition to ARC approval. All submittals must be approved by the ARC prior to the filing of an application for a building permit or commencement of construction (or commencement of any other Improvements or changes).

Pursuant to the FDP, the issuance of City building permits and development approval for this Neighborhood are governed by City ordinances, rules, regulations and policies, and approval of a submittal by the ARC does not guarantee the issuance of any permits.

4.4 Length of Time to Complete Projects. Home construction shall commence no later than 1 year from the date of plan approval and shall be completed no later than 18 months from the date of approval. (Issuance of a Certificate of Occupancy by the City of Greeley shall constitute construction completion.) Installation of landscaping shall commence no later than 6 months from the date of approval and must be completed within one (1) calendar year from the date of

approval. A six-month extension to these dates may be approved administratively by the ARC if such request is filed with the committee prior to expiration of the approved plans.

4.5 Review of Work. The ARC may review all work in progress and/or at the completion of work to the extent required to ensure that the construction or work complies with any and all approved plans and construction procedures for the Improvement. Absence of such review or notification during the construction period does not constitute either approval by the ARC of work in progress, compliance with these Guidelines or the Declaration, or a waiver of any of these Guidelines or provisions of the Declaration. The ARC may withdraw approval of any plans and require all activity on such Improvement to be stopped if deviations from the approved plan or approved construction practices are not corrected within 10 days (or longer period specified by the ARC) after written notification by the ARC to the builder or Owner specifying such deviations. The ARC reserves the right to inspect any Lot during the construction period.

4.6 Revisions/Additions to Approved Plans. Any revisions and/or additions to approved architectural or landscaping plans made by the Owner, or as required by the City, must be resubmitted for approval to the ARC. The revised plans must follow the requirements outlined in Sections 4.1 and 4.2 above.

4.7 Appeal. Any Owner may appeal a decision of the ARC to the Board in accordance with procedures to be established by the Board. Such appeal shall be in writing and shall be filed within thirty (30) days after the decision of the ARC. The Board shall rule on such appeal within fifteen (15) days of receipt of the Appeal by the Board. In the event the decision of the ARC is overturned by the Board in whole or in part, the prior decision of the ARC shall be deemed modified to the extent specified by the Board and such decision, as so modified, shall thereafter be deemed the decision of the ARC and the Board. Such decisions shall be in writing and signed by the Board. If not appealed as prescribed herein, the decision of the ARC shall be conclusive and binding on all interested parties.

4.8 Final Review. The owner shall contact the ARC when work is complete. Upon notification of the completion of the work, the ARC will conduct a final review to determine if the project was completed in compliance with the approved plans.

5 Architectural Guidelines.

5.1. General. No Lot or Lots within the Subdivision shall be used for any use other than single family residential purposes. Each Lot is limited to one residential dwelling. All buildings or structures erected upon any Lot shall be of new construction; no modular structures are allowed. No detached garages are allowed. Garages must continue to be used for garage purposes

only, with the exception that living space may be located above the garage, as permitted by City of Greeley Municipal Code.

5.2 Design Guideline Standards.

5.2.1 All residences constructed within the Subdivision shall utilize a cottage type of theme with well-articulated exteriors, moderate roof pitches, front porches and rear access garages. One and two-story structures should be mixed throughout the subdivision, providing a variety of building forms and heights while maintaining consistency of design. Specifically, homes shall be constructed utilizing the following basic amenities, materials and forms:

5.2.2 All residences shall have a front porch that extends across the street frontage of the home, covering at least 40% of the front facade. Porches shall be at least six feet (6') in depth with the roof over the porch well integrated into the overall design of the home. The front façade of the home shall consist of accent materials such as stone, brick, stucco or other decorative wainscoting which shall cover at least 30% of the first floor area of the front of the home. Accent materials shall wrap around the side of the house from the front for a minimum of three feet on each side. Roof pitches shall be not less than 6/12 nor more than 12/12. Roof overhangs shall not be less than 8" and no greater than 18" in width. No vertical groove siding is allowed. Shingles shall be shadow line type asphalt shingles, 30-year warranty, weathered wood or equivalent.

5.2.3 Colors are encouraged to be earth tones and neutral in hue. No primary colors shall be used with the exception of white. Black trim is allowed but shall not be used as a primary color.

5.2.4 Designation of a Building Envelope. Any structure on a Lot shall be built within the building envelope for such Lot as delineated on the recorded plat of the Subdivision. There is a two (2) foot setback for all foundations inside of the building envelope in all directions. Additional setbacks may be required by the City of Greeley Municipal Code. It is the responsibility of the Owner/builder to verify that all setback requirements have been met; approval of a building site plan by the ARC does not imply or guarantee that such site plan meets any additional setbacks required by the City of Greeley. If additional setbacks are required by the City of Greeley, a revised site plan shall be immediately submitted for review by the ARC.

5.2.5 Minimum and Maximum Square Footage Areas. Any ranch style home, or single-story home, shall have a minimum of 1,100 s.f. (finished) on the ground floor. Any two-story home shall have a minimum of 1,250 s.f. (finished) with a minimum of 800 s.f. on the ground floor. Floor areas set forth herein are exclusive of basements.

5.2.6 Height Limitations. Residential building heights shall not exceed thirty-five feet (35') in height as defined by the Uniform Building Code.

5.2.7 Fences. Fences on the property line adjacent to the alleys in Blocks two through five shall not exceed four feet in height and must meet the requirements set forth in section 6.8. No front yard fencing is permitted.

5.2.8 Hours of Construction. The hours of construction are limited as set forth in the City of Greeley Municipal Code.

5.3 General Improvement Instructions. All structures shall conform with the current edition of the Uniform Building code published by the International Conference of Building Officials (or its successors) as adopted by the City of Greeley, Colorado as a guide for sound construction. In addition, all buildings shall conform to current editions of the National Electric Code and the National Plumbing Code, as adopted by the City of Greeley, Colorado.

Under no circumstances shall the drainage characteristics of any Lots as established by the Westridge Village HOA and approved by the City of Greeley be altered by any lot owner or its agent during the course of final grading, landscaping, subsequent construction within the site or erosion that is direct result of lack of landscaping or maintenance. Drainage swales, channels and easements originally established shall not be altered, obliterated or blocked by an Owner or its agent. The elevation of a Lot shall not be changed to as to materially affect the surface elevation or grade of adjacent lots. The Lot Owner or its agent is responsible for maintaining such grades, swales and easements once they have been established.

5.4 Designation for Garages. Garages shall be attached to the primary structure and shall be accessible from the alley only in Blocks Two, Three, Four and Five. Rear access garages shall not be larger than for two automobiles, plus limited storage.

5.5 Restrictions on Driveways. Driveways for access to rear loaded, rear access attached garages shall be from the alley in Blocks Two, Three, Four and Five and shall be off the street in Block One. Shared access driveways are encouraged where feasible for rear access garages. Rear loaded, rear access garages shall have driveway not less than twenty feet (20') in length and shall not be wider than twenty feet (20').

5.6 Use of Private Alleys. Paved alleys are provided in Blocks Two, Three, Four and Five and are for the private use of the residents of Westridge Village for access to and from their homes and garages. No parking is allowed in the alleys and no storage is allowed in or directly adjacent to the alley.

5.7. Construction Methods. Specific rules regarding construction methods, including, but not limited to, excavation, drainage, utility lines, loading areas, waste storage, trash removal, materials storage, and transformers and meters, may be adopted by the ARC from time to time, and all Owners shall comply with those rules.

5.8 Other Exterior Structures and Improvements. No sheds, outbuildings, playhouses, swimming pools, window-mounted air conditioners or swamp coolers, hot tubs, gazebos, fire pits or pergolas are allowed on any Lot. Patio covers (both permanent and temporary), retractable clotheslines, window well covers, artistic statuary, sculptures, play equipment may be allowed if (a) they are first approved in writing by the ARC, and (b) they complement the Residence on the Lot. Any other exterior improvements not specifically identified and addressed in these Guidelines are subject to approval by the ARC prior to installation.

5.8.1 Awnings, shades, screens. All awnings, shades and screens installed must be harmonious with the Residence and require ARC approval prior to installation.

5.8.2 Deck/patio enclosures. Deck/patio enclosures will be considered on a case by case basis. Construction materials and color schemes must be harmonious with the Residence.

5.8.3 Flags/flagpoles. Patriotic expression is welcome and flag installations that are attached to the Residence and do not exceed 4' x 6' measurements will be approved. Proper flag etiquette should be observed at all times. Decorative banners will be limited to one per Lot.

5.8.4 Lighting. Exterior and decorative low voltage or solar lighting intensity can be a problem for neighbors. The ARC recommends 40 watt bulbs (not to exceed 60 watts) be used in outside light fixtures. Holiday lighting needs to be removed from the Lot by the end of the season.

5.8.5 Railings. The railing must match the architecture of the home using coordinating colors. All railings will be maintained by the Lot Owner. No wire can be attached to any railing at any time.

5.8.6 Sports equipment. Such equipment must be temporary in nature and will not require ARC approval if in fact such equipment is temporary in nature. Equipment should be removed and stored when not in use to allow full irrigation and maintenance activities.

5.8.7 Storage bins. Premolded or constructed limited use storage bins will be considered if the bin is substantially hidden from view and a color that blends with the Residence.

5.8.8 Storm doors. Storm doors that are acceptable will be those that are aesthetically pleasing and in a color harmonious with the Residence.

6. Landscaping Guidelines.

6.1 General. Landscaping is an important and integral part of the overall appeal of the Subdivision. All landscaping requires ARC approval. The ARC provides the following guidelines for the Owner and any landscape company to follow in their design to insure a well-landscaped subdivision. There are many variables in landscape design so this is not to be construed as an all-inclusive set of guidelines.

6.2 Street Trees. The City requires that there be one 2" caliper deciduous tree in the front yard, or two trees if on corner Lots. Location and type of tree must be shown on the landscape plan. Where there is a detached sidewalk, the tree must be placed between the walk and the street according to City standards.

6.3 Continuity. Neighboring yards should complement each other so not to divide the side yard into two smaller areas but to tie the two together and expand the feeling of the area. Landscaping between Residences shall compliment the landscaping on the adjacent Lot and shall be designed in a way as to not delineate the Lot line.

6.4 Mulch Area. Any rock, gravel, wood chips, mulch or other similar ground covering placed closer than 10 feet to a sidewalk parallel to a street is subject to ARC approval.

6.5 Grass. Grass location and type must be shown on the landscape plan. Kentucky Blue Grass is recommended.

6.6 Trees and Shrubs. Trees and shrubs location, size and type must be shown on the landscape plan. Addition or replacement of plant materials will be considered on a case by case basis and should ensure an attractive and harmonious appearance.

6.7 Gardens. Flower and vegetable gardens may be allowed on a Lot if first approved in writing by the ARC. Because the irrigation system is sophisticated and measures flow, any irrigation modifications can result in system alarms and shutdowns. For this reason, the association's irrigation contractor must complete any irrigation modifications. Modifications to the irrigation system will be made at the owner's expense.

6.8 Fences. Fences must adhere to the approved layout and design. All fences will be:
4' high white vinyl;
Closed picket fence with 5" x 1-1/2" pickets;
Space 3-1/2" apart;
4' wide gates.

(the fence at 6552 18th Street is an example of the required fencing)

6.9 Screening. All non-landscaping screening (screening using materials other than landscaping materials) must be first approved by the ARC, must be compatible with the Residence, and not obtrusive to neighboring Residences.

6.10 Dog Runs. Dog runs are not permitted. Doghouses need ARC approval and must meet compatible design, size, placement to the neighborhood. All doghouses must be maintained in an appropriate manner.

6.11 Sprinkler System. Each builder of a Residence must include an automatic irrigation system on the Lot designed to promote adequate irrigation for the landscaping improvements. ALL MODIFICATIONS OF THE IRRIGATION SYSTEM MUST BE MADE BY THE ASSOCIATION'S DESIGNATED IRRIGATION CONTRACTOR AND APPROVED BY THE ARC.

6.12 Maintenance of Landscaping. As provided in the Declaration, the Association is responsible for maintenance, repair and replacement of the exterior landscaping and irrigation systems in the yard areas on each Lot that were part of the original approved landscaping plan. Such plan will identify all trees, bushes and other landscaping material used in the initial landscaping plan.

7. Satellite Dishes and Antennas.

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

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

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

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

7.4. Antennas and satellite dishes other than Allowed Antennas are prohibited. An Owner may install an Allowed Antenna according to the following criteria, provided that these criteria do not (a) unreasonably delay or prevent Allowed Antenna installation, maintenance or use; (b)

unreasonably increase the cost of Allowed Antenna installation, maintenance or use; or (c) preclude reception of acceptable-quality signals from Allowed Antennas:

- Owners shall not permit their Allowed Antennas or satellite dishes to fall into disrepair or to become a safety hazard. The Owner of an Allowed Antenna on such Owner's Lot shall be responsible for maintenance, repair and replacement of the Allowed Antenna. If an antenna or dish is not being used, it will need to be removed from the Lot.
- Installation of Allowed Antennas shall comply with all applicable building codes, safety ordinances, laws and regulations, and manufacturer's instructions. Antennas and dishes should be installed in the attic, if that is not possible, then on the alley side of the home, and the on the rear of the home.
- No more than one Allowed Antenna or satellite dish providing the same service from the same provider may be installed by an Owner on a Lot.

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

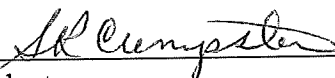
8. Amendment.

The Board reserves the right to amend this Policy from time to time.

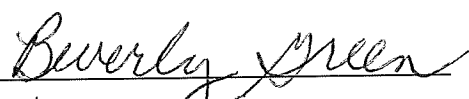
The undersigned, being the President of the Westridge Village Homeowners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on this 30 day of Aug, 2013, in witness thereof, the undersigned has subscribed his/her name.

Dated this 30 day of August, 2013.

WESTRIDGE VILLAGE HOMEOWNERS ASSOCIATION,

BY: 
President

Attest:


Secretary