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# HIGH FOREST RANCH

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## DESIGN GUIDE



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## HIGH FOREST RANCH

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### A Forest Home Like No Other

Just north of Colorado Springs, at the foot of the Rockies, High Forest Ranch by Classic Communities offers a living environment of rustic elegance and unparalleled natural beauty in the heart of one of the Rocky Mountain State's most highly revered locations. This gated community of 200 spacious home sites was designed to have a "national park/ranch" look and feel, with log bridges over trails, stone and timber entrances, and other stone and timber features. The sizes of the home sites range from 2 ½ to 5 acres on private streets. We also have a handful of home sites 15 – 39 acres zoned for horses. Our Community Center Lodge, a log structure, is an inviting place for residents to gather. The Lodge includes a large rock fireplace in the kitchen facilities, gathering room, lounge area, rustic, yet comfortable furnishings, all to make your visits to the Lodge a relaxing experience.

Residents of High Forest Ranch will experience both the freedom of wide open spaces in a serene forest setting and the warmth of a close knit community surrounded by scenic views of Pikes Peak and the Front Range.

### Wild Life and Open Skies

When it comes to soul-stirring outdoor experiences, very few places can rival the wild beauties of this stunning region. Residents of High Forest Ranch will find 8 miles of country trails throughout the community that allow them to walk, run, bike and ride into the serene wonders of Rocky Mountain forests and meadows. High Forest Ranch also has a "sport court" for the athlete in you, playgrounds for the children, amenities sure to please. It is the full richness of the Colorado lifestyle, discovered in a single community.

### Home Sweet Homes

High Forest Ranch residents are required to follow stringent design guidelines to protect the community and to protect your investment. An Architectural Control Committee (ACC) has been established to assist you with any question you might have concerning the Design Guide or the specifics of design and building within High Forest Ranch. The Design Guide will encourage architectural harmony with its surroundings while enhancing the beauty of the home.

The ACC will manage the Design Guide to ensure that you and your designers receive appropriate information to build the ultimate living experience. The ACC exists solely to protect your investment and to protect the integrity of High Forest Ranch. Before commencing the design phase of your home, we recommend you read the Design Guide and give a copy to the designer and builder of your new home so that all parties involved in your new home have a clear understanding of the Design Guide.

WELCOME  
TO  
HIGH FOREST RANCH

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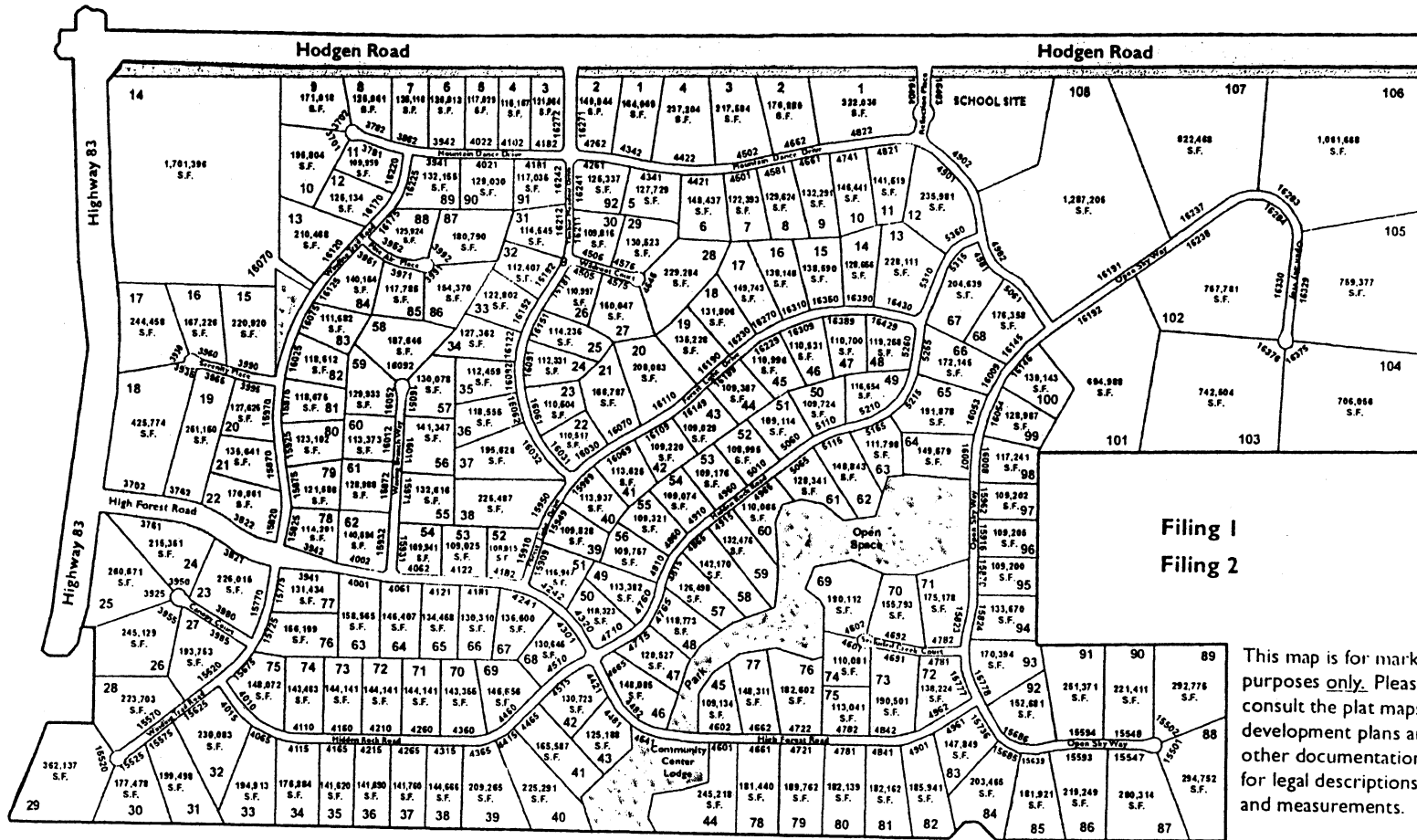
## Figure 1 - Development Plan



# High Forest Ranch Design Guide

## Part I - Introduction





Filing 1  
Filing 2

This map is for marketing purposes only. Please consult the plat maps, development plans and other documentation for legal descriptions and measurements.

## PART I - INTRODUCTION

This Design Guide has been prepared to communicate our objectives for appropriate home construction within the High Forest Ranch community. It establishes the framework for these objectives and describes the necessary steps for architectural review and approval. This Design Guide for High Forest Ranch gives direction to Builders and Homeowners in preparing plans that will implement appropriate land use practices, promote design excellence, and make improvements that enhance the appearance of this quality neighborhood.

### *Administration of the Design Guide*

In order to maximize aesthetic benefits to the neighborhood, all proposed exterior home and site improvements shall be evaluated by the Architectural Control Committee (ACC) using this Design Guide. The ACC evaluation shall attempt to ensure that all proposed improvements of any Builder or Homeowner meet or exceed the requirements of this Design Guide and to promote a quality design for this neighborhood. This Design Guide is intended to aid the Builder and Homeowner in meeting these standards.

### *Legal Authority*

The legal authority for this Design Guide and specific duties and powers of the ACC are defined in the Declaration of Conditions, Covenants, Restrictions, and Easements for High Forest Ranch (Declaration). All property owners should refer to the recorded documents for the complete text of the Declaration. This Declaration is the basis of the authority for these procedures and is legally binding.

The Declaration will control if there are any discrepancies between this Design Guide and the Declaration. Copies of the Declaration and current Design Guide are available from the Elite Properties of America Inc. at 6385 Corporate Drive, Suite 200, Colorado Springs, Colorado 80919, telephone (719) 592-9333.

### *Revisions to Design Guide / Other Important Documents*

The ACC reserves the right to revise this Design Guide from time to time as changing conditions and priorities dictate as further explained in the Declaration. The first adoption date of these Design Guidelines shall be 2-22-01. ***[PLEASE CONFIRM WITH YOUR SALES AGENT OR BUILDER THAT THIS IS THE CURRENT DESIGN GUIDE.]***





In addition to the Declaration and this Design Guide, the following documents govern the use of land at High Forest Ranch, and should be reviewed in their entirety by all Builders and Homeowners prior to commencement of the building process:

1. High Forest Ranch Preliminary Plan
2. High Forest Ranch Final Plat for Filing #1 or #2
3. Supplementary Declaration of Conditions, Covenants, Restrictions, and Easements, if any.



# High Forest Ranch Design Guide

## Part II – Designing Your Home Site



## PART IV - SITE IMPROVEMENTS

### *Building Setbacks / Dwelling Area Guidelines*

#### Minimum Setback Requirements:

- Front setbacks are required from all streets for all structures. The minimum front yard setback, measured from the property line, shall be 90 feet.
- Side setbacks are required to be a minimum of 35 feet.
- Rear setbacks are required to be a minimum of 50 feet.
- Corner lots are lots with more than one lot line that abuts a street. The setback from the lot line(s) from which no driveway access is taken shall be a minimum of 50 feet.
- Please refer to the High Forest Ranch PUD Development Plan as approved by the Board of County Commissioners of El Paso County and recorded November 14<sup>th</sup>, 2000 Reception # 200137897. As well as any subsequent amendments or Final Plats for specific building setbacks, easements and special areas.
- The ACC shall have the ability to require additional setbacks.

#### Dwelling Area Guidelines:

The minimum size of the dwelling is not the only criteria used by the ACC in the approval process. The ACC shall have wide discretion based on architectural styling and visibility of the home; i.e. a smaller home in the trees with extensive architectural features may be approved. A home that meets the size minimum but is in a more visible location may be rejected.

- Single story homes shall generally be larger than 2000 sq. ft. finished living area above grade.
- Two story homes shall generally be larger of 2500 sq. ft. finished living area above grade.
- All homes shall have a minimum of a three car garage.

### *Maximum Building Height*

Building height and profile for homes should be in scale with the surrounding structures and topography. The maximum height of a home, including permitted guest units, is 35 feet as measured according to El Paso County Land Use Code.



# High Forest Ranch Design Guide

## Part III – Site Improvements



### *Accessory Buildings*

Conditions of your site may, in some cases, provide the opportunity of constructing a detached structure, or if your home site has horse privileges, a barn or stable. The design and location of this structure in relationship to the house is essential. When a physical connection in the form of a covered walk occurs, it must be an integrated part of the design.

All Accessory Structures and other Improvements as described in the Declaration require ACC approval. In addition, all Accessory Structures, such as storage sheds, detached garages and gazebos, shall adhere to the standards of the Preliminary Plan and shall be compatible with the main structure. Requests for approval for Accessory Structures will be reviewed on a case-by-case basis, taking into consideration the lot size, square footage of the home and proposed location and function of the Accessory Structure. Gazebos must be an integral part of the landscape plan. No carports or temporary sheds will be allowed.

### *Driveways / Culverts*

Access driveways should generally follow the natural contours of the site, around and between existing trees and rock outcrops. Long straight runs should be avoided and a roadbed cut into a slope is preferable to a fill. All driveways are to be gravel or better and provided with a backup area to permit driving forward into the street. Circular drives may also be used when approved by the Architectural Control Committee.

All driveway culverts sizes shall be shown on the plot plan and checked against the attached Culvert Size Exhibit by the ACC. If a lot is at the high point of the street it may not need a culvert depending on where the driveway enters the lot. The ends of all driveway culverts shall have flared end sections or headwalls.

### *Grading, Drainage, and Erosion Control*

It is important to preserve the natural existing topography and maintain the natural drainage ways. Any minor drainage swales or washes interrupted by site improvements shall be reconstructed, preferably of natural materials properly placed for positive operation of the drainage system. Natural appearing drainage ways using native materials such as rock to line swales is a preferred method.

Where grading is necessary, cut and fill slopes should be kept to a maximum of 3:1. Retaining walls require ACC approval and should be utilized where slopes would exceed 3:1. No grading shall extend beyond existing property lines of the home site without expressed written permission of the ACC and adjacent property owner.

Surface drainage upon and across any lot must be addressed through the implementation of sound construction and grading practices. Existing points of entry and exit to and from a lot by historic surface drainage must be respected. Any improvement, which creates an obstruction to surface flows resulting in a backup of water onto a neighboring lot or tract, is strictly prohibited. Please refer to the final plat



Pursuant to Article 6, Section 6.2 of the Declarations, the Design Guidelines may be amended by the Directors.

Amendment

\* Page 11 – *Driveways/ Culverts* - ADDITION

“Access driveways should generally follow the natural contours of the site, around and between existing trees and rock outcrops. Long straight runs should be avoided and a roadbed cut into a slope is preferable to a fill. **All driveways surfaces shall be treated with concrete, asphalt or other pre-approved upgraded surface material (gravel alone is not considered an upgraded surface material). Driveways should be** provided with a backup area to permit driving forward into the street. Circular drives may also be used when approved by the Architectural Control Committee.”

*Adopted 9-25-08*

for any drainage easements that may affect your lot. Some lots, as identified on the final plat, will require that the drainage and grading are to be reviewed, approved and sealed by a professional engineer in the state of Colorado before a building permit will be issued. It is the responsibility of the Builder and Homeowner to insure that proper drainage around the home is provided and maintained. When installing 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 ponding near or against the house foundation, walkways, sidewalks, and driveways. Water should fully flow over walkways and driveways.

During all site construction, techniques for controlling erosion within the home site and onto other sites shall be mandatory. Techniques include the use of sedimentation basins, filtration materials such as straw bales or permeable geo-textiles, and slope stabilization fabrics or tackifiers.

### *Landscaping and Vegetation*

Landscaping plans must be submitted and approved by the ACC prior to installation. Homeowners shall be responsible for installation of landscaping on their lot within six months following occupancy of their home, weather permitting.

All natural surface areas disturbed by construction shall be replanted pursuant to a landscape plan acceptable to the ACC.

Living trees, the trunk of which is 5 inches in caliper or more, shall not be removed, except as may be approved by the Architectural Control Committee, if considered necessary for construction of a building. The relocation of moderate sized trees is encouraged and may be required.

Landscaping should reflect the natural landscape that exists in High Forest Ranch. Added materials are to be planted in informal groupings to blend with the native. Ponderosa pine is suggested in areas without mature trees. Some heavily wooded sites may require little or no tree planting. The use of boulders and rocks is encouraged.

The water rights associated with High Forest Ranch allow up to 4600 square feet of irrigated landscaping per home site. If you have an Accessory Building with habitable space the amount of water available for irrigation purposes will be reduced to 3000 square feet.

Native grasses, wildflowers, shrubs and trees require minimal watering. These plants have adjusted to the long history of an arid climate. If plants are used that require regular, daily, automatic watering; the subsoil conditions can be adversely affected. When moisture goes deep into the soil, it may cause changes in the composition of the sub-soil and could affect the structural stability of the area around the home. These conditions vary throughout High Forest Ranch and only professional soils analysis can verify the condition at any given location. This precaution does not preclude intervals of moderate watering. Watering is important, particularly through the first year for new trees and during long dry periods.



## *Fire Safety*

Some precautions are necessary for fire safety in High Forest Ranch. Specific exterior construction materials and landscaping maintenance are the basic elements. The following is a summary of the current requirements for improvements within High Forest Ranch:

- All Dwelling Units shall have a thirty- (30) foot safety zone or primary fuel break in all directions. All brush within ten- (10) feet of the Dwelling Unit shall be removed and replaced with a combination of irrigated green belt and bedding areas. All large trees within the thirty- (30) foot safety zone shall be thinned to eliminate over lapping crowns. Trees within two tree heights of the Dwelling Unit shall be pruned of all dead limbs, and the owners shall prune live branches to ten- (10) feet from at least half of the trees within the thirty- (30) foot safety zone.
- All chimneys shall be equipped with a mesh spark arrestor.





# High Forest Ranch Design Guide

## Part IV - Materials and Finishes



## PART V - MATERIALS AND FINISHES

In keeping with the goals of High Forest Ranch, design in harmony with nature should be considered in material, finish and color selection. Natural materials such as stone and wood, work well with the surroundings. Man-made materials, subject to review and approval, are also appropriate. The intention is to not eliminate contrasting color, but its use should be limited and in muted tones. The natural colors of stone or wood coordinated with brick and selective complimentary paint or stucco colors are encouraged. These materials, in tastefully selected combinations, are the goals for the development of High Forest Ranch. The Architectural Control Committee must review and approve all colors and material samples prior to beginning construction.

### *Architectural Detailing*

In order to add definition and break up flat planes of walls the use of architectural elements to create shadow lines shall be incorporated in the design of the home. Architectural elements to accomplish this definition include recessed windows, deep eaves and offset wall planes, window shutters, well-proportioned porches, etc. The ACC has wide discretion regarding the comments on the architectural detailing of proposed homes and will vary based on visibility from streets and common areas.

### *Roofing*

Roofing material may be varied, but the goal is to use earth tones and appealing textures. The roof may be the most prominent feature of your home. In addition to material, the roof edge detailing is important. Careful selection of color and texture of natural or man-made material is critical. Acceptable materials include clay tile, slate, concrete tile and 40 year architectural asphalt. Other products, including some metal roofs, may be acceptable subject to review and approval.

The roof form is the most prominent visual element of a home and central to define its architectural character. Therefore, the form and materials used to create a building's roof will be carefully reviewed by the ACC. Styles such as gable, hip, and shed roofs will generally be acceptable for residential construction, while mansard, flat and A-frame roofs are strongly discouraged. Care must be given when combining roof forms to maintain the integrity of the architectural forms. Well-detailed fascia and eave treatments serve to frame the roof as a strong design element. Roofing materials must be considered with respect to harmony of color and texture with other materials on the home and adjacent properties.

All extensions from the roof, such as chimneys, flues, roof vents, gutters, skylights, etc. must be carefully located and finished to complement other elements of the design. Unfinished and exposed metal detailing will not be allowed if visually prominent. If possible, flues and vents should be located out of view of the front of the home. Flues and vents will need to be painted to coordinate with the roof color.



### *Roof Replacement / Rooftop Equipment*

ACC approval is required if roof material or color is changed. Roofing color should be complementary to other colors on the home. Rooftop equipment must be approved and be painted a color similar or complementary to the exterior of the home and installed to minimize the visibility of the equipment on the roof.

### *Exterior Materials*

Masonry used in the design of your home is encouraged. It is not to be used for arbitrary decorative thin panels to accent an entry or as "spotty" ornamentation, but rather as an integral element of the design. Stone used in conjunction with stucco or wood can be very effective. Masonry may also be used in landscaping or in specific features of the site. Items will be reviewed as a part of the over-all design by the Architectural Control Committee.

### *Decks and Terraces*

Outdoor living is one of the advantages of a home in High Forest Ranch. Decks and Terraces should be designed as an extension of the home design and must be an integral part of the landscape architectural design. The type of railing and the supporting columns are the most prominent features. Deck supports should be made of the same materials used in the construction of the home. Use natural materials such as stonewalls to build up terraces and soften the appearance of ground areas at deck supports. The ACC, in its discretion, may impose size and material regulations with respect to deck columns and supports, based on visibility, with an 8"x 8" minimum dimension.

### *Exterior Lighting*

ACC approval is required to change or add any exterior lighting. In reviewing lighting requests, the ACC will consider the visibility, style, brightness, location and quantity of the light fixtures. Flood lighting for security and/or other uses must be directed towards the ground and house whereby the light cone stays within the property boundaries and the light source does not cast glare onto adjacent properties. Unless otherwise approved by the ACC any lighting at the street shall be a maximum combination of 50 watts per fixture or shall have the bulbs shielded from direct view.

### *Fences*

The preservation of the natural environment of High Forest Ranch would be best realized if no fences were built. We understand, however, that there may be a functional necessity to enclose areas. Fences should be a part of the home and development design with materials and configuration that compliment the whole. Fence design must receive the same review as the home design and be approved as part of the submittal and review process. The following restrictions shall apply and must be complied with:



(a) Yard Fencing: To allow for a more open, spacious feeling for the neighborhood, perimeter lot fences are prohibited except for developer installed perimeter fencing and home sites with horse privileges.

(b) Horse Fencing: All perimeter fencing and fencing along equestrian easements shall be the same style and type as the developer installed pole fencing along Hwy 83 and Hodgen Road. All fencing at or around the stable buildings shall be a metal pipe style construction of a dark color. Wire fencing is allowed for pasture separation only.

(c) Dog Run Fencing: The ACC encourages the use of underground invisible dog run fences to promote the open character of the neighborhood. The ACC may allow above ground dog run fencing on a case-by-case basis. The location and size of the dog run will be determined with consideration given its impact on adjacent properties and streets. Generally, dog run areas should not exceed 500 square feet in size and fence height should not exceed 5 feet. The dog run fencing should be located immediately adjacent to the home and be compatible with the home in material and color. Chain-link fencing shall not be permitted. Dog runs must be well screened with landscaping from neighboring properties and streets.

(d) Privacy Fencing: The ACC may allow solid privacy fencing surrounding or shielding patios and decks on a case-by-case basis. The location and size of the privacy fence will be determined with consideration given its impact on adjacent properties and streets. The privacy fence should not exceed 5' in height (unless approved by the ACC) and should be compatible with the home in material and color. Privacy fencing along property lines will not be allowed.

### *Retaining Walls*

Retaining walls may be used to accommodate or create changes in grade. Walls must be properly anchored to withstand overturning forces and should incorporate weep holes into the wall design to permit water to be released behind them. Walls should not exceed four feet in height and should be located so as to not alter existing drainage patterns.

### *Hot Tubs*

Hot tubs should be designed as an integral part of the deck or patio area and must be located in the side or rear yard area with appropriate screening from adjacent neighboring properties and streets.

### *Swimming Pools*

Requests for swimming pools will be reviewed on a case-by-case basis by the ACC with consideration given to, but not necessarily limited to, the size of the yard area, setback from impact on neighboring properties and size of pool enclosure. The



water rights associated with High Forest Ranch do not allow pools to be filled with ground water from this property.

### *Play and Sports Equipment*

Play equipment should typically be located in rear yard areas and set back as to not visually impact the primary structure. Consideration shall be given in the location of play equipment so as not to create an undue disturbance on neighboring properties. Play equipment shall be of predominantly muted, earth tone colors and shall not exceed eight (8) feet in height unless otherwise approved by the ACC. Play equipment or items used for front yard play should be stored out of view when not in use. Playhouses larger than 30 sq. ft. or over six feet in height shall be considered an accessory building. )/

### *Solar Equipment / Skylights*

All solar equipment and skylights shall also be incorporated into the structure and building mass and be architecturally compatible with the residence.

### *Satellite Dishes / Antennae*

One satellite dish/antennae may be installed on a residential lot subject to the following conditions:

1. The satellite dish/antennae is one meter or less in diameter.
2. To the extent feasible, the satellite dish/antennae should be placed in the rear or side yard or home in such a manner that it is screened from adjacent street(s) and neighboring properties.
3. The satellite dish/antennae should be installed at the lowest possible placement (unless a signal is unattainable).
4. The dish/antennae may require paint to match the surrounding environment or be screened with a reasonable amount of plantings to minimize its visual impact to surrounding areas.
5. Any more than one dish will need ACC approval.

### *Signs / Address Numbers / Mailboxes*

\* One temporary sign advertising property for sale or lease which is no more than four feet in height and no more than eighteen inches (18") by twenty-four inches (24") in dimension, and which is conservative in color and style may be installed on the lot without ACC approval. All trade signs, which include, but are not limited to, landscaping, painting, remodeling, etc., may only be displayed while work is in

*amended*



**CONSENT OF ARCHITECTURAL CONTROL COMMITTEE MEMBERS  
OF  
THE HIGH FOREST RANCH HOMEOWNERS ASSOCIATION**

High Forest Ranch Design Guidelines

The Architectural Control Committee (the "ACC") of the High Forest Ranch Homeowners Association, a Colorado non-profit corporation (the "Association"), voted to approve an amendment to the Design Guidelines via unanimous written consent. The ACC hereby adopts the following Amendment:

**WHEREAS**, the ACC of the High Forest Ranch Homeowners Association is empowered to govern certain affairs of the Association and amend the Design Guidelines pursuant to Article 2.10 and Section 6.2 of the Declaration of Covenants, Conditions, Restrictions and Easements for High Forest Ranch Community (hereafter referred to as "Covenants"); and

**WHEREAS**, the ACC is standardizing the guidelines for temporary and permanent basketball hoops;and

**WHEREAS**, the ACC deems it to be in the best interest of the Association to have a uniform standard greater consistency on Lots as it relates to temporary and permanent basketball hoops.

**IT IS FURTHER RESOLVED**, that the High Forest Ranch Design Guideline Amendment set forth below be adopted as of the date hereby executed; and that this amendment shall remain in effect until amended, replaced or hereby terminated by a majority vote of the ACC.

**Amendment to Part V - MATERIALS AND FINISHES** - *Play and Sports Equipment*

Paragraph shall have the following language added at the end:

"Permanent and temporary basketball hoops are permitted to be out year round so long as they are kept in good working order and appearance and in a playable position (standing up rather than lying down)."

EXECUTED this 5<sup>th</sup> day of August, 2017.

**Signature:** Wayne Florek  
Wayne Florek (Aug 8, 2017)  
**Email:** Wayne@chrayne.com

\_\_\_\_\_  
Wayne Florek, Chair

**Signature:** Gary Starr  
Gary Starr (Aug 4, 2017)  
**Email:** gary@starrpro.com

\_\_\_\_\_  
Gary Starr, Member

**Signature:** Derek Patterson  
Derek Patterson (Aug 1, 2017)  
**Email:** derek@zandrmgmt.com

\_\_\_\_\_  
Derek Patterson, Member



\_\_\_\_\_  
Darren Burns, Member

progress and must be removed upon completion of the job. All other signs, including address numbers, nameplate signs, will be approved by the ACC. Mailbox cluster box locations will have a pre-determined location established by the Developer and the Postal Service. All mailboxes are a pre-determined design that the Developer will provide and install.

#### *Driveway Monumentation*

Any driveway monuments, light columns, address poles, etc. will need ACC approval.

#### *Painting / Repainting*

ACC approval is required prior to any exterior painting or repainting of the home and accessory buildings. The submittal must contain the manufacturer's paint chips with name and code number. Approval will take into consideration, but not be limited to, the color tone and brightness, the home's architecture, stone or brick accents, roofing color, compatibility with other body/trim colors, and the colors of neighboring properties. Downspouts should be painted to match the body color of the home. Generally, garage doors should be painted a muted color and blend with other colors of the home.

#### *Wood Storage*

Wood must be located in rear yard, must not be visible to the street, and be neatly stacked. ACC approval is not required for the storage of wood.

#### *Yard Ornaments*

Yard ornaments, including but not limited to, birdbaths, birdhouses, fountains, sculpture, statues, flags and banners, etc. require ACC approval. Location of yard ornaments in the front yard is discouraged.

#### *Vegetable Gardens*

Vegetable gardens must be located in the rear or side areas of the home site so that both the garden and its accessory operating areas are substantially screened from view of adjacent homes and public areas. Tall plants, such as corn and sunflowers, must be completely screened from view.

#### *Landscape Maintenance*

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.



# High Forest Ranch Design Guide

## Part V - Design Review Procedures





## PART VI - DESIGN REVIEW PROCEDURES

All Builders, Homeowners, contractors, subcontractors and/or their designated representatives shall comply with the following Design Review Procedures in order to gain approval for any improvement to property within High Forest Ranch. All construction that is to be undertaken in these neighborhoods, with the exception of improvements made by the Declarant, whether new residential construction, subsequent exterior renovations, remodels, or home site improvements, including but not limited to, walks, driveways, drainage, fencing, lighting, statuary, landscape planting or other exterior improvements is subject to review under this Design Guide. Drawings or plans for a proposed improvement must be submitted to the ACC and the written approval of the ACC obtained before the improvements are commenced.

### *Architectural Plan Review*

For new building construction or major improvements, such as room additions, remodels, structural changes or accessory building construction, the Builder or Homeowner shall submit to the ACC one set of construction documents to include the following:

1. Site Plan of the lot, at a scale of 1"=10'-0" or 1"=20'-0", including:
  - (a) Lot lines and dimensions, building setbacks, street right-of-way, easements and preservation areas.
  - (b) Existing and proposed contour lines at 2' intervals extending to all property lines, existing or proposed street elevations, finish grade at building corners, drainage swales.
  - (c) Building footprint, main finish floor and garage slab elevations.
  - (d) Culvert size and type of end treatment; i.e. headwalls or flared end sections
  - (e) Walks, driveways, decks, accessory structures, entry monuments, privacy fencing, retaining walls with top and bottom of wall elevations.
  - (f) Fencing style, type and location if home site has horse privileges.
  - (g) All tree locations shall be on site plan.
  - (h) Size and Location of septic tank and leach field
2. One set of Architectural Plans, at a scale of 1/4" or 3/16" = 1'-0", including:



**CONSENT OF DIRECTORS  
OF  
THE HIGH FOREST RANCH HOMEOWNERS ASSOCIATION**

High Forest Ranch Design Guidelines

The Board of Directors of the High Forest Ranch Homeowners Association, a Colorado non-profit corporation (the "Association"), voted to approve an amendment to the Design Guidelines at the June 21, 2012 Board of Directors meeting where a quorum was present. The Board hereby adopts the following Amendment:

**WHEREAS**, the Board of Directors of The High Forest Ranch Homeowners Association, is empowered to govern the affairs of the Association pursuant to Article 8, Section 8.2 of the Declaration of Covenants, Conditions, Restrictions and Easements for High Forest Ranch Community (hereafter referred to as "Covenants"), Article IV, Section 2 of the Bylaws, and Article VIII (a) of the Articles of Incorporation; and

**WHEREAS**, the Board of Directors is standardizing the types of plans submitted for ACC review

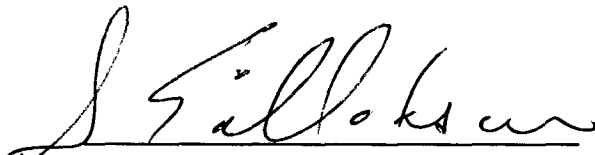
**WHEREAS**, the Board deems it to be in the best interest of the Association to have a uniform standard for plans submitted to the ACC for greater consistency and ease of review

**IT IS FURTHER RESOLVED**, that the High Forest Ranch Design Guideline Amendment set forth below be adopted as of the date hereby executed; and that this amendment shall remain in effect until amended, replaced or hereby terminated by a majority vote of the Board of Directors.

**Amendment to Part VI – Design Review Procedure – Architectural Plan Review #1.**

1. Site plan of the lot completed by a certified surveyor at a scale of 1" = 10'-0" or 1" = 20'-0", including:

EXECUTED this 21<sup>st</sup> day of June, 2012.

  
\_\_\_\_\_  
Susan Tillotson, President

  
\_\_\_\_\_  
Jeffrey Smith, Secretary

- (a) Architectural elevations (front, sides and rear).
  - (b) Floor plans, including square footage for each floor.
  - (c) Roof plans indicating pitches, ridges, valleys and location of mounted equipment.
  - (d) Indication of all proposed exterior materials.
  - (e) Exterior details, including items such as chimneys, exterior stairs and decks, railings, and deck supports.
3. Any other proposed improvements (i.e. decks, awnings, hot tubs, entry monuments, etc.).
  4. Exterior colors, materials and finishes, including:
    - (a) Schedule of all finished exterior materials and colors, including siding/downspouts, fascia/gutters, roofing, garage doors, masonry products, front door, and all trim.
    - (b) Samples of materials at appropriate size may be required at the discretion of the ACC.

*Landscape Plan and Other Site Improvements Review*

Approval shall be obtained prior to installation of any landscaping or any other site improvements including, but not limited to, dog runs, play equipment, fencing, deck or patio additions, site lighting, etc. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, landscape architect, or draftsman, but at a minimum shall be drawn to scale and shall have sufficient detail to permit a comprehensive review by the ACC. The following guidelines should be utilized in preparing drawings or plans:

1. The drawing or plan should be done at a scale of 1"=10' or 1"=20' and should depict the property lines of your lot and the "footprint" of the home as located on the lot. Existing improvements, in addition to your home, should be shown on the drawing and identified. Such existing improvements include accessory buildings, driveways, walkways, decks, trees, shrubs, etc.
2. All proposed plant locations, types, quantities and sizes, location of turf and other ground cover materials should be shown on the plan and labeled. The plan should exhibit grading and layout of all additional landscape improvements such as berms, walks and structures not covered under the approved Architectural Plan Review.
3. Total square feet of irrigated area.



4. Plans for any other site improvements, such as play/sports equipment, dog runs, hot tubs, trellises, retaining walls, fencing, lighting, gazebos, etc. should be shown on the plan with a description of the proposed improvement, including the materials and colors to be used. In the case of structural improvements (trellises, gazebos, fencing, etc.), an elevation drawn to scale of the proposed improvement is required.

*Revisions and Additions to Approved Plans*

Any revisions and/or additions to the approved Architectural or Landscape Plans made by either the Builder, Homeowner, or as required by El Paso County, must be resubmitted for approval by the ACC. The revised plans must follow the requirements outlined above. The ACC will then review the plans and provide a written response no later than 30 days after the submittal.



### *Action by ACC*

The ACC will meet regularly to review all plans submitted for approval. The ACC may require submission of additional material and may postpone action until all required materials have been submitted. The ACC will contact you, in writing or by phone, if the ACC feels additional materials are necessary or if it needs additional information or has any suggestions for change. The ACC will act on the plans within 30 days after receipt of all materials required by the ACC (unless the time is extended by mutual agreement). A written response of the decision of the ACC will be sent by mail within five (5) days of the ACC decision. The ACC may extend the time frame up to an additional 20 days upon notification of the applicant.

### *Certification of Accuracy*

The ACC, at its sole discretion, may require the Builder to provide a Certificate of Accuracy from a registered licensed Surveyor (hired by the Builder) attesting to the accuracy of the following:

1. The building foundation is located as approved by the ACC in the final approved plans.
2. The building foundation elevation is as approved by the ACC in the final approved plans.

The certificate must be in the form of an improvement survey showing dimensions of foundation to property lines and elevations (related to USGS datum or equivalent benchmark) of top of foundation walls. Points at which elevations are taken must be clearly identified and correlate with location of top of foundation as shown on the final approved plans.

### *Review of Work in Progress*

As provided in the Declaration, the ACC shall have primary authority to enforce the provisions of this Design Guide. The ACC may review all work in progress to the extent required to ensure that the construction or work complies with any and all approved plans and construction procedures. Absence of such reviews or notification during the construction period does not constitute either approval by the ACC of work in progress or compliance with this Design Guide or the Declaration. The ACC may withdraw approval of any project and require all activity at such project to be stopped, if deviations from the approved plan or approved construction practices are not corrected or reconciled within ten (10) days after written notification to the Builder or Homeowner specifying such deviations or such longer period as the ACC may specify. Any ACC visits are in addition to standard inspections required by other jurisdictions throughout the construction process.

### *Effect of Governmental and Other Regulations*

Approval of plans by the ACC shall not be deemed to constitute compliance with the requirements of any local, zoning, safety, health or fire codes, and it shall be the responsibility of the Builder or Homeowner or duly authorized representative



submitting plans to assure such compliance. Nor shall approval waive any requirements on the part of the Builder or Homeowner or his representative to comply with setbacks, height restrictions, or other requirements unless such waiver or variance is specifically requested at the time of submittal and provided that the waiver or variance may properly be granted by the ACC and local jurisdictions, where applicable.

#### *Period of Plan Validation*

Final approval of plans is valid for twelve (12) months unless otherwise agreed to by the ACC and the Builder or Homeowner in writing. Construction must begin within this period. If not, plans must be resubmitted for review by the ACC.

#### *Variances*

Approval of any proposed plans is within the sole discretion of the ACC, which shall have the authority to grant variances from compliance with any of the provisions of this Design Guide when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variances must be evidenced in writing and signed by a majority of the members of the ACC. Any Owner seeking a variance from El Paso County must have first obtained ACC approval of such variance application.



# High Forest Ranch Design Guide

## Part VI - Construction Regulations



## ART VII - CONSTRUCTION REGULATIONS

In the interest of all Builders and Homeowners, the following regulations shall be enforced during the construction period. These regulations shall be a part of the construction documents contract for each residence, and all Builders and Homeowners shall abide by these regulations.

### *OSHA*

All applicable OSHA regulations and guidelines must be strictly observed at all times.

### *Construction Hours*

Construction hours shall be between the hours of 7:00 A.M. and 6:00 P.M., Monday through Saturday.

### *Construction Access*

Declarant may designate specific access points for exclusive and limited use by construction vehicles.

### *Construction Trailers, Sheds or Temporary Structures*

Construction shelters/trailers shall not be permitted in High Forest Ranch without express approval of the ACC.

### *Excavation*

Excess excavation material shall be removed from the property and shall not be placed in common areas or on roads. Excavation, except for utility trenching, shall be on the Homeowner's home site only. Contractors are prohibited from spreading excess debris or material over the remainder of the home site, other property, or any other home site without approval.

### *Debris and Trash Removal*

Regular cleanup of the construction home site is mandatory. All trash and debris shall be stored in a trash container and shall be removed on a weekly basis or when full. All soil and debris flowing into the street(s) or open spaces from the construction home site shall be cleaned as needed. A fine may be imposed by the ACC for noncompliance with these requirements.

### *Vehicles and Parking*

All vehicles must be parked so as not to inhibit traffic or damage surrounding natural landscape. Vehicles shall not be left on community roads overnight. The ACC may designate, at time of plan review or during construction, specific areas for parking of construction workers vehicles and/or equipment.





### *Pets*

Contractors, subcontractors, and employees are prohibited from bringing dogs and other pets to the construction home site.

### *Blasting*

If any blasting is to occur, the contractor shall be responsible for informing all residents in the proximity of the blasting home site.

### *Restoration and Repair*

Damage to any property other than the Lot owner's shall be promptly repaired at the expense of the person or entity causing the damage.

All trails and roadside drainage ditches shall be repaired to their original state, including the re-gravel of trails and re-seeding of ditches.

### *Dust, Noise and Odor*

Every effort shall be made to control dust, noise (including the personal use of radios, CD and tape players), and odor emitted from a construction area. The contractor will be responsible for watering, screening or alleviating dust problem areas as well as controlling noise and offensive odors from the home site.



# High Forest Ranch Design Guide

## Part VII - Miscellaneous



## PART VIII - MISCELLANEOUS

### *Nonliability*

ACC approval pursuant to this Design Guide does not approve or guarantee engineering design or compliance with law and applicable governmental ordinances or regulations (such as zoning and building ordinances), and does not reflect any representation by the ACC as to such matters. By approving plans and specifications, neither the ACC, its members, the Association nor the Declarant assumes any liability or responsibility for engineering design or compliance with law and applicable governmental ordinances or regulations or any other matter relating thereto, other than this Design Guide. Neither the ACC, its members, its agents, the Association, the directors of the Association, the Declarant, nor any successors, assigns, agents, employees or officers of them shall be liable to any Homeowner or other person for any damage, loss, or prejudice suffered or claimed on account of: (1) approval or disapproval of any plans, (2) performance of any work, whether or not pursuant to approved plans, drawings and specifications: or (3) development of any property within the subdivision.

### *Aesthetic Considerations*

Aesthetic Considerations relating to any improvement or other matter that is addressed in this Design Guide are within the scope of the design review process, and the ACC may deny or condition any application or request before it on the basis of aesthetic considerations, including the design theme for the development and specific areas within the development as well as the aesthetic consistency of a proposed improvement or other matter with the surrounding landscape and structures.



# High Forest Ranch Design Guide

## Part VIII - Exhibits



**HIGH FOREST RANCH  
FILING NO. 1  
CULVERT EXHIBIT**

<b>LOT #</b>	<b>STREET ENTRANCE</b>	<b>MINIMUM CULVERT SIZE *</b>
1	Mountain Dance Drive	No culvert required
2	Mountain Dance Drive	No culvert required
3	Mountain Dance Drive	18"
4	Mountain Dance Drive	18"
5	Mountain Dance Drive	18"
6	Mountain Dance Drive	18"
7	Mountain Dance Drive	24"
8	Mountain Dance Drive	24"
9	Mountain Dance Drive	24"
10	Mountain Dance Drive	No culvert required
11	Mountain Dance Drive	No culvert required
11	Winding Trail Drive	No culvert required
12	Winding Trail Drive	No culvert required
13	Winding Trail Drive	18"
14	Winding Trail Drive	18"
15	Serenity Place	18"
16	Serenity Place	18"
17	Serenity Place	18"
18	Serenity Place	18"
19	Serenity Place	18"
20	Serenity Place	None
20	Winding Trail Drive	None
21	Winding Trail Drive	None
22	Winding Trail Drive	18"
23	Winding Trail Drive	None
23	Canopy Court	18"
24	Canopy Court	None
25	Canopy Court	None
26	Canopy Court	None
27	Canopy Court	18"
27	Winding Trail Drive	36"
28	Winding Trail Drive	36"
29	Winding Trail Drive	36"
30	Winding Trail Drive	None

**HIGH FOREST RANCH  
FILING NO. 1  
CULVERT EXHIBIT**

<b>LOT #</b>	<b>STREET ENTRANCE</b>	<b>MINIMUM CULVERT SIZE *</b>
31	Winding Trail Drive	None
32	Winding Trail Drive	None
32	Hidden Rock Road	None
33	Hidden Rock Road	18"
34	Hidden Rock Road	18"
35	Hidden Rock Road	None
36	Hidden Rock Road	18"
37	Hidden Rock Road	18"
38	Hidden Rock Road	None
39	Hidden Rock Road	None
40	Hidden Rock Road	None
41	Hidden Rock Road	None
42	Hidden Rock Road	18"
42	High Forest Drive	24"
43	High Forest Drive	24"
44	High Forest Drive	None
45	High Forest Drive	18"
46	High Forest Drive	24"
47	Hidden Rock Road	None
48	Hidden Rock Road	18"
49	Hidden Rock Road	18"
50	Hidden Rock Road	18"
50	High Forest Ranch	24"
51	High Forest Ranch	24"
51	Forest Light Drive	24"
52	Forest Light Drive	24"
52	High Forest Ranch	24"
53	High Forest Ranch	24"
54	High Forest Ranch	24"
54	Waving Branch Way	24"
55	Waving Branch Way	18"
56	Waving Branch Way	18"
57	Waving Branch Way	18"
58	Waving Branch Way	None

**HIGH FOREST RANCH  
FILING NO. 1  
CULVERT EXHIBIT**

<b>LOT #</b>	<b>STREET ENTRANCE</b>	<b>MINIMUM CULVERT SIZE *</b>
59	Waving Branch Way	None
60	Waving Branch Way	18"
61	Waving Branch Way	18"
62	Waving Branch Way	18"
62	High Forest Ranch	18"
63	High Forest Ranch	18"
64	High Forest Ranch	18"
65	High Forest Ranch	None
66	High Forest Ranch	None
67	High Forest Ranch	18"
68	High Forest Ranch	18"
68	Hidden Rock Road	24"
69	Hidden Rock Road	24"
70	Hidden Rock Road	24"
71	Hidden Rock Road	18"
72	Hidden Rock Road	18"
73	Hidden Rock Road	18"
74	Hidden Rock Road	18"
75	Hidden Rock Road	18"
75	Winding Trail Drive	None
76	Winding Trail Drive	None
77	Winding Trail Drive	None
78	Winding Trail Drive	24"
79	Winding Trail Drive	24"
80	Winding Trail Drive	18"
81	Winding Trail Drive	18"
82	Winding Trail Drive	18"
83	Winding Trail Drive	18"
84	Winding Trail Drive	18"
84	Pine Air Place	18"
85	Pine Air Place	18"
86	Pine Air Place	18"
87	Pine Air Place	18"
88	Pine Air Place	18"

**HIGH FOREST RANCH  
FILING NO. 1  
CULVERT EXHIBIT**

<b>LOT #</b>	<b>STREET ENTRANCE</b>	<b>MINIMUM CULVERT SIZE *</b>
88	Winding Trail Drive	24"
89	Winding Trail Drive	24"
89	Mountain Dance Drive	18"
90	Mountain Dance Drive	18"
91	Mountain Dance Drive	18"
91	Timber Meadow Drive	18"
92	Timber Meadow Drive	18"
92	Mountain Dance Drive	18"



**HIGH FOREST RANCH  
FILING NO. 2  
CULVERT EXHIBIT**

<b>LOT #</b>	<b>STREET ENTRANCE</b>	<b>MINIMUM CULVERT SIZE *</b>
1	Mountain Dance Drive	18"
2	Mountain Dance Drive	None unless driveway at easterly side of lot then 18"
3	Mountain Dance Drive	None
4	Mountain Dance Drive	18"
5	Mountain Dance Drive	18"
6	Mountain Dance Drive	None on westerly half, 18" on easterly half
7	Mountain Dance Drive	18"
8	Mountain Dance Drive	18"
9	Mountain Dance Drive	18"
10	Mountain Dance Drive	18"
11	Mountain Dance Drive	18"
12	Mountain Dance Drive	18" west of high point; none east
12	Hidden Rock Road	None west 2/3; 18" on easterly 1/3
13	Mountain Dance Drive	None
13	Hidden Rock Road	18"
14	Mountain Dance Drive	None
14	Open Sky Way	18"
15	Open Sky Way	18" on westerly 2/3; none on east 1/3
16	Secluded Creek Court	None
17	Secluded Creek Court	18"
18	Secluded Creek Court	18"
18	Open Sky Way	18" southerly 2/3; none on northerly 1/3
19	Secluded Creek Court	None easterly half; 18" westerly half
19	Open Sky Way	18" southerly 1/2; none northerly 1/2
19	High Forest Road	18"
20	Secluded Creek Court	None
20	High Forest Road	18"
21	High Forest Road	None
22	High Forest Road	18"
23	High Forest Road	24"
23	High Forest Road	24"
24	High Forest Road	24"
25	High Forest Road	None
26	High Forest Road	None

**HIGH FOREST RANCH  
FILING NO. 2  
CULVERT EXHIBIT**

<b>LOT #</b>	<b>STREET ENTRANCE</b>	<b>MINIMUM CULVERT SIZE *</b>
27	High Forest Road	None
28	High Forest Road	18"
29	High Forest Road	18"
30	High Forest Road	18"
30	Open Sky Way	18"
31	Open Sky Way	None
32	Open Sky Way	None
33	Open Sky Way	None
34	Open Sky Way	None
35	Open Sky Way	18" northerly half; none southerly half
36	Open Sky Way	18"
37	Open Sky Way	18"
38	Open Sky Way	18"
39	Open Sky Way	18"
40	Open Sky Way	18"
41	Open Sky Way	18"
42	Open Sky Way	18"
43	Open Sky Way	18"
44	Open Sky Way	18"
45	Open Sky Way	18"
46	Open Sky Way	18" southerly half; none northerly half
47	Open Sky Way	None southerly 1/3; 18" northerly 2/3
48	Open Sky Way	None
49	Open Sky Way	18" as site conditions warrant
50	Open Sky Way	None
50	Open Sky Way	None
51	Open Sky Way	18"
52	Open Sky Way	18"
53	Open Sky Way	None
54	Open Sky Way	18"
55	Open Sky Way	18"
55	Mountain Dance Drive	18"

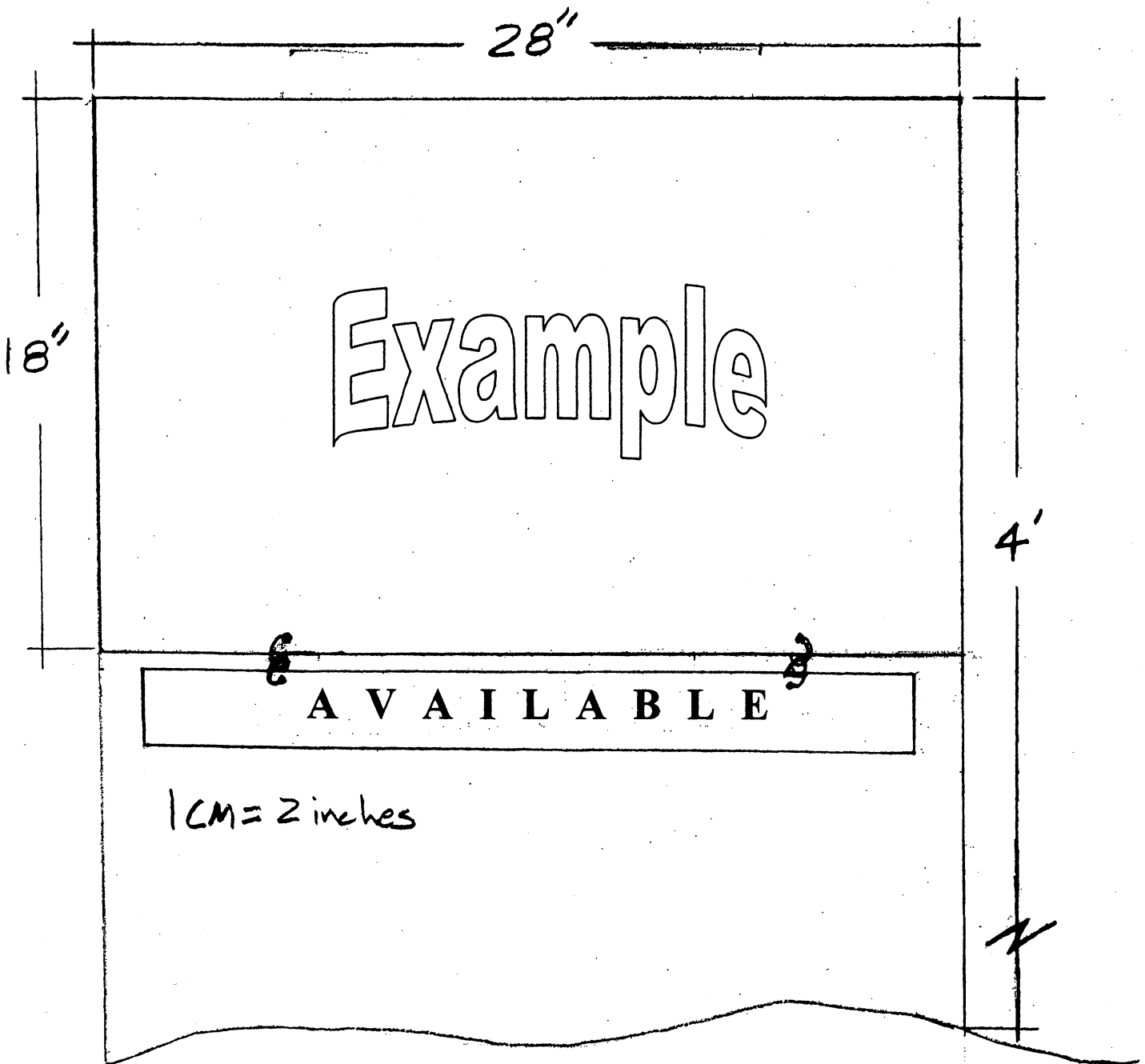
**HIGH FOREST RANCH  
FILING NO. 3  
CULVERT EXHIBIT**

<b>LOT #</b>	<b>STREET ENTRANCE</b>	<b>MINIMUM CULVERT SIZE</b>
1	Hidden Rock Road	No culvert required
2	Forest Light Drive	18"
3	Forest Light Drive	18"
4	Forest Light Drive	18"
5	Forest Light Drive	18"
6	Forest Light Drive	18"
7	Forest Light Drive	18"
8	Forest Light Drive	18"
9	Forest Light Drive	18"
10	Forest Light Drive	18"
10	Timber Meadow Drive	18"
11	Timber Meadow Drive	18"
12	Timber Meadow Drive	18"
13	Timber Meadow Drive	18"
14	Timber Meadow Drive	18"
14	Wild Root Court	18"
15	Wild Root Court	18"
16	Wild Root Court	18"
17	Wild Root Court	18"
18	Wild Root Court	18"
18	Timber Meadow Drive	18"
19	Timber Meadow Drive	18"
20	Timber Meadow Drive	No culvert required
21	Timber Meadow Drive	No culvert required
22	Timber Meadow Drive	18"
23	Timber Meadow Drive	18"
24	Timber Meadow Drive	18"
25	Timber Meadow Drive	18"
26	Forest Light Drive	18"
27	Forest Light Drive	18"
28	Forest Light Drive	18"
29	Forest Light Drive	No culvert required
30	Forest Light Drive	18"
31	Forest Light Drive	18"

**HIGH FOREST RANCH  
FILING NO. 3  
CULVERT EXHIBIT**

<b>LOT #</b>	<b>STREET ENTRANCE</b>	<b>MINIMUM CULVERT SIZE</b>
32	Forest Light Drive	No culvert required
33	Forest Light Drive	18"
34	Forest Light Drive	18"
35	Forest Light Drive	18"
36	Forest Light Drive	18"
36	Hidden Rock Road	18"
37	Hidden Rock Road	24"
38	Hidden Rock Road	30"
39	Hidden Rock Road	30"
40	Hidden Rock Road	18"
41	Hidden Rock Road	18"
42	Hidden Rock Road	18"
43	Hidden Rock Road	18"
44	Hidden Rock Road	18"
45	Hidden Rock Road	18"
46	Hidden Rock Road	18"
47	Hidden Rock Road	18"
48	Hidden Rock Road	18"
49	Hidden Rock Road	18"
50	Hidden Rock Road	18"
51	Hidden Rock Road	18"
52	Hidden Rock Road	18"
53	Hidden Rock Road	18"

One temporary sign advertising property for sale or lease which is no more than four feet in height and no more than eighteen inches (18") by twenty-eight inches (28") in dimension, and which is conservative in color i.e., earth tones, and style may be installed on the lot without ACC approval. The signs may contain a rider. Some examples: If a builder puts his/her own sign up during construction he/she may add a rider containing the information of the real-estate agent on the sign. A builder may use the rider for the property address. A builder may use the rider to show that the home is sold or available. All trade signs, which include, but are not limited to landscaping, painting, remodeling, etc., may only be displayed while work is in progress and must be removed upon completion of the specific job performed by that individual trade. All trade signage must adhere to the same design guidelines as builder and realtor signage. All other signs, including address numbers, nameplate signs, will be approved by the ACC. Mailbox cluster box locations will have a pre-determined location established by the Developer and the Postal Service. All mailboxes are a pre-determined design that the developer will provide and install.



**CONSENT OF DIRECTORS  
OF  
THE HIGH FOREST RANCH HOMEOWNERS ASSOCIATION**

High Forest Ranch Sign Rule

The Board of Directors of the High Forest Ranch Homeowners Association, a Colorado non-profit corporation (the "Association"), voted to approve a new sign Rule at the June 17, 2014 Board of Directors meeting where a quorum was present. The Board hereby adopts the following resolution:

**WHEREAS**, the Board of Directors of The High Forest Ranch Homeowners Association, is empowered to govern the affairs of the Association pursuant to Article 8, Section 8.9 of the Declaration of Covenants, Conditions, Restrictions and Easements for High Forest Ranch Community (hereafter referred to as "Covenants"), Article IV, Section 2(b) of the Bylaws, and Article III (d) of the Articles of Incorporation; and

**WHEREAS**, the Board of Directors is clarifying the use of model, open house, real estate signs or other signage throughout the community, and

**WHEREAS**, the Board deems it to be in the best interest of the Association to adopt a uniform and systematic procedure for dealing with the sale of Real Estate listings and open houses within the Community, and further believes it to be in the best interest of the Association to adopt a rule limiting the activity and minimize any adverse aesthetic impacts to the Community while promoting high property values and the active marketing of homes and lots

**IT IS FURTHER RESOLVED**, that the High Forest Ranch Sign Rule set forth below be adopted as of the date hereby executed; and that this rule shall remain in effect until amended, replaced or hereby terminated by a majority vote of the Board of Directors. This Rule shall supersede all previous Rules or Policies on this topic.

**Community Rule regarding Real Estate Listings, Open Houses/ and Model Homes**

1. Flyers for Lot and home sales will be located in a real estate box at the entrance to the Community on Hwy 83. The flyer will include general information obtained from the Multiple Listing Service (MLS) and/or the individual Owner of a FSBO.
2. The home or lot Owner of a FSBO must notify the Association's Management office when the home or lot is being listed for sale. The Owner shall provide the same information for his/her lot or home as is provided by the MLS.

### 3. Signage regulations:

- a. Only one builder or a "for sale" sign is to be displayed; the sign must be located within the property line and not in the common area or the Association's maintenance easement.
- b. During the HFR community Open Houses, up to four Open House directional signs may be displayed to assist in finding the Open House property. Signs may be displayed from one hour prior to one hour after HFR community Open House period.
- c. If an open house is held during a time other than the HFR community open house, which is every 1<sup>st</sup> and 3<sup>rd</sup> Sunday of the month from 1 p.m. – 4p.m., only one "open house" sign will be allowed during the time of the open house, will not be displayed permanently and must stay within the property line. Additionally, no directional signs will be placed in the HFR Community.

\*One temporary sign advertising property for sale or lease which is no more than five feet total in height (sign frame or mounting post) and no more than twenty-four inches (24") by thirty-six inches (36") in dimension, and which is conservative in color. Conservative colors are considered generally to be earth tones and somewhat muted. Browns, creams and antique golds are good examples. Overly bright colors (white, red, blue, yellow, red or neon, etc) will not be permitted. The name of a color (Aspen Gold, etc) does not imply its quality as an earth tone. Examples are shown in attachment 1. Company logos are exempt from the color restrictions so long as they do not exceed 64 sq. inches or approximately 8"x8".



In the interest of not hampering the marketing efforts of Owners, the ACC will not require the prior approval of signs before installation so long as they meet these basic requirements. The ACC reserves the right, however, to require the immediate removal of any sign that is deemed to be unprofessional or overly bright and not in harmony with the high standards of the Community at its sole discretion. After an initial notice is provided to the responsible Owner or listing agent to remove or modify a sign, the Association may remove or move the sign to where it is no longer visible from the street until the sign meets the Association's requirements.

The signs may contain a rider and a brochure box, but these must match the color scheme and basic dimensions of the sign (same width, etc.), but may be added over and above the basic sign dimensions. Some examples: If a builder puts his/her own sign up during construction he/she may add a rider containing the information of the real-estate agent on the sign. A builder may use the rider for the property address. A builder may use the rider to show that the home is sold or available. Signs should be in an H frame or L frame (aka Hang Man) and installed perpendicular to the street.


**Political Signs:** Pursuant to Colorado Senate Bill 05-100, political signs must remain within the confines of the Owner's Lot and be kept out of the maintenance easement so as not to inhibit mowing and maintenance. No more than one sign per political office or ballot issue may be installed for the pending election. Political signs may be installed no earlier than 45 days before an election and must be removed within 7 days after the election. No political sign may be larger than 36 x 48 inches. Political signs do not have to adhere to the same guidelines and builder and realtor signage.

All trade signs, which include, but are not limited to landscaping, painting, remodeling, etc., may only be displayed while work is in progress and must be removed upon completion of the specific job performed by that individual trade. All trade signage must adhere to the same design guidelines as builder and realtor signage. All other signs, including address numbers, nameplate signs, will be approved by the ACC.

EXECUTED this 17<sup>th</sup> day of July, 2014.



Mark P. Fitzgerald, President



Christopher Carper, Secretary



**CONSENT OF DIRECTORS  
OF  
THE HIGH FOREST RANCH HOMEOWNERS ASSOCIATION**

**Design Guideline Amendments**

The Board of Directors of the High Forest Ranch Homeowners Association, a Colorado non-profit corporation (the "Association"), voted to approve two amendments to the Design Guidelines at the January 12, 2012 Board of Directors meeting where a quorum was present. The Board hereby adopts the following Design Guideline Amendments:

**WHEREAS**, the Board of Directors of The High Forest Ranch Homeowners Association, is empowered to govern the affairs of the Association pursuant to Article 8, Section 8.2 of the Declaration of Covenants, Conditions, Restrictions and Easements for High Forest Ranch Community (hereafter referred to as "Covenants"), Article IV, Section 2 of the Bylaws, and Article VIII (a) of the Articles of Incorporation; and

**WHEREAS**, the Board of Directors is making the Design Guidelines more specific and clear

**WHEREAS**, the Board deems it to be in the best interest of the Association to protect pedestrians using the trail system and protect property values

**IT IS FURTHER RESOLVED**, that the Design Guideline Amendments set forth below be adopted as of the date hereby executed; and that this policy shall remain in effect until amended, replaced or hereby terminated by a majority vote of the Board of Directors.

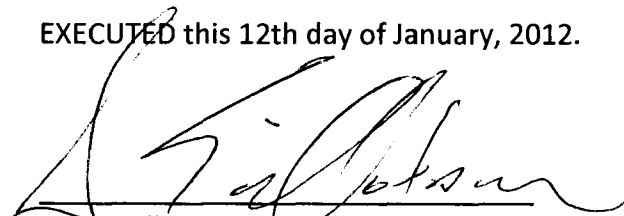
**Underground Fencing**

Placement of underground fencing to be used for animal control must be approved by the Architectural Control Committee. In the interest of providing safe and relaxing walking trails, all animal control fencing or radio controlled perimeters must keep animals 50 feet from the road or 30 feet from trails (measured from the "house side" of the trail), whichever is the greater setback.

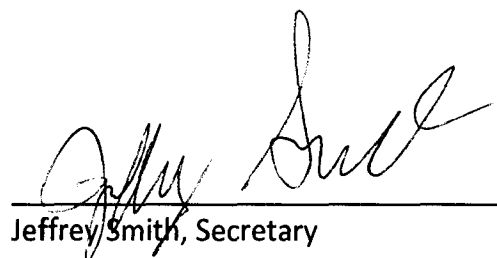
**Garage Depth**

All interior garage depths shall be at a minimum of 22 feet.

EXECUTED this 12th day of January, 2012.



Susan Tillotson, President



Jeffrey Smith, Secretary



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# HIGH FOREST RANCH

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[www.highforestranch.net](http://www.highforestranch.net)

## **Horse Lot Design Guide**

This Design Guide Supplement has been prepared to communicate the objectives specifically for lots with horse privileges within High Forest Ranch (Lot 14, High Forest Ranch, Filing No. 1, and Lots 48 through 55, High Forest Ranch, Filing No. 2). It is crucial to review the complete set of High Forest Ranch Design Guides prior to construction and/or improvements. If there is any conflict with the Declaration, the Declaration will prevail.

The Owners of Lot 14, High Forest Ranch, Filing No. 1, and Lots 48 through 55, High Forest Ranch, Filing No. 2 (collectively, the "Horse Lots" and, individually, the "Horse Lot") will be permitted to maintain large mature animals within the specified Lots in accordance with the terms and limitations described in the Declaration.

Each Owner of a Horse Lot may maintain no more than four (4) mature animals and (4) domesticated animals on a Lot. Such animals may be maintained for non-commercial purposes only and shall be required to comply with the requirements set forth in Section 5.15 of the Declaration.

All animals shall be kept and maintained in a barn, stable, corral, or other enclosed structure of a reasonable design and construction to securely contain said animals and which is approved by the Architectural Control Committee (ACC) pursuant to the Declaration.

No animal shall be stabled, maintained, kept, cared for or boarded for hire or remuneration within any Lot within the Community Area.

Each Owner of a Horse Lot shall take such reasonable precautions and curative measures to ensure that the Lot is not overgrazed. The Association shall have the right to adopt such Rules and Regulations as needed to address overgrazing within the Horse Lots.

### **Architectural Plan Review:**

For new building construction or major improvements to horse lots the construction documents submitted to the ACC for approval must include fencing style, type and location (see part VI of Design Guide for further requirements).



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## **Fencing:**

Each Owner of a Horse Lot shall have the right, subject to ACC approval as provided in the Declaration and compliance with the Design Guidelines, to construct a fence along the boundary of that portion of the Equestrian Easement (defined in Section 4.14 of the Declaration) which is located within that Owner's Lot. No such fencing shall be installed in a manner, which interferes with the use of the Equestrian Easement for its intended purpose.

All perimeter fencing and fencing along equestrian easements should be non-white vinyl or coated wire fencing. All fencing at or around the stable buildings should be a metal style construction in a dark color. All fencing materials and colors must be approved by the ACC prior to install.

All animals must be fenced-in and/or under control at all times. Stables, corrals or any structure for the permanent housing or feeding of animal shall only be permitted on any Lot with prior written approval of the ACC. Fences must be kept up and maintained in a workable, safe and secure manner.

## **Carcass Disposal:**

- Burial on your lot is illegal

## **Horse Pasture Management Tips**

- Give your horses extra feed if you do not have enough grass to support them. Livestock pastured on small lots should be confined to pens and allowed to graze and exercise for a limited time. Otherwise, livestock will devour or trample all vegetation in the pasture.
- Control weeds that invade your pastures. Spray weeds with an approved herbicide or mow before weeds go to seed. Don't spray around horses or allow them to graze for several days.
- Owners of Horse Lots, Lot 14, High Forest Ranch, No. 1, and Lots 48 through 55, High Forest Ranch, Filing No. 2, must not permit the natural and semi-natural vegetation on their properties to be overgrazed. Pasture should be allowed to reach 6 to 8 inches in height before animals are allowed to graze. Animals must be removed from any pasture area where the height of the grass is 4 inches or less. Overgrazing of a Lot in HFR will result in a violation notice being sent to the Lot owner. In the event of a dispute, appropriate experts from the CSU Extension Service will be brought in to advise both the ACC and the Lot owner. All parties agree that the counsel of these third party experts will be binding.