



DESIGN GUIDELINES

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PLANNING AND DESIGN PHILOSOPHY

TrailMark is truly a unique property. Its highly desirable location offers residents the benefits of urban living in a tranquil, pastoral setting. Homesite attributes include breathtaking views of Chatfield Reservoir, Chatfield Arboretum, the foothills and open space.

The planning and design philosophy of TrailMark is to encourage consistent quality and design expression throughout its boundaries, while allowing for individuality of architectural expression by its Owners.

At TrailMark, Colorado's active, outdoor lifestyle is accentuated in many ways. Wide drainage areas have been preserved as open space and enhanced to promote the movement of wildlife through the community and the surrounding open spaces. Ponds have also been preserved within the community and are being enhanced to provide better wildlife habitat. These ponds combine with generous open spaces to provide additional outdoor amenities for the TrailMark residents. A well conceived and extensive system of walking and biking trails link the various communities, and the open space amenities within TrailMark.

At TrailMark, much of the developed common open space is designed to restore the original high prairie and foothills environment. The distinctive native prairie landscape design of TrailMark is much different than other traditional suburban developments. TrailMark Parkway and other open spaces within TrailMark are designed with a combination of traditional sodded lawns, un-mowed native grasses, wildflowers, sage, rabbitbrush, pine, and many other prairie natives.

The distinctive monumentation at TrailMark takes a simple obelisk form that has been used from the beginning of time to mark places of importance. TrailMark's monumentation uses native moss rock field stones and rounded granite river boulders, in an artful pattern by skilled masons. Although little text is seen on the obelisks, their sculptural quality and artful masonry convey their message.

The guidelines, procedures and information herein define the means by which homes built at TrailMark can be compatible with each other and with their unique setting. These Design Guidelines are the criteria for judgment and form the basis of control by the Design Review Committee. Compliance with the spirit of these guidelines is crucial to the mutual enhancement and protection of the qualities of TrailMark.

These Design Guidelines may change from time to time to reflect new experiences and changing conditions without modifying their overall intent. Owners contemplating activities covered herein should obtain the most recent approved version of the Design Guidelines.

ADOPTION BY DESIGN REVIEW COMMITTEE

These Design Guidelines and exhibits attached hereto have been adopted by the Design Review Committee for the TrailMark Homeowners Association Inc. (the "Association").

A. INTRODUCTION/GENERAL

1. Authority

Per the Declaration of the Covenants, Conditions and Restrictions for TrailMark (the "Declaration"), the TrailMark Design Review Committee (the "Committee") hereby exercises its rights and establishes these Design Guidelines (the "Guidelines"). The Declaration will control if there are any discrepancies between the Guidelines and the Declaration.

2. General Purposes

The Committee has adopted the Guidelines to maintain consistency in the use and development of TrailMark (the "Property"), and unnecessary and unreasonable interference with the views, natural beauty, and ecological integrity of the Property and the homesites therein. The Guidelines are subject to the Committee's supervision and approval, and to the zoning and planning regulations of the City of Littleton (303-795-3700), and applicable federal and state statutes, rules and ordinances.

3. Definitions

- a. "Declarant" is Shea Homes Limited Partnership, and its specifically designated successors or assigns.
- b. "Improvement" or "Development" shall mean all structures and improvements located upon or made to a Lot and any appurtenances thereto of every type or kind, including, but not limited to, buildings, outbuildings, swimming pools, patio covers, awnings, the painting of any exterior surfaces of any visible structure, roofing, trash containers, mail boxes, satellite dishes, additions, walkways, outdoor sculptures or artwork, sprinkler pipes, garages, carports, roads, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, fixtures, landscaping, hedges, windbreaks, plantings, planted trees and shrubs, poles, signs, exterior tanks, solar equipment, exterior air conditioning and water softener fixtures.
- c. "Owner" means the record owner, whether one or more persons or entities, of the fee simple title to any site as defined in Article I of the Declaration.
- d. "Lot" or "Site" means any numbered lot shown on the recorded subdivision map of TrailMark or Chatfield Green, but shall not include the Common Areas.

4. Design Review Committee

The Committee shall consist of three members, initially designated by Declarant, to review, study, and approve or reject proposed Improvements upon the Property. The term of the members shall be designated by the Board of Directors.

Unless otherwise expressly provided herein to the contrary, all approvals required shall be in writing and may be granted or withheld at the sole discretion of the Committee. Any approval pursuant to these guidelines does not constitute a warranty, assurance, or representation by the approving party; and the approving party should have no responsibility by virtue of such approval.

The Committee shall meet at the convenience of its members or may utilize the mail or phone as necessary to transact its business. An Owner or his representative need not be present for the Committee to act upon an application.

a. Right of Waiver

The Committee reserves the right to waive or vary any of the procedures or Design Guidelines at its discretion, for good cause shown. Any waiver or variance granted shall be considered unique and will not set any precedent for future decisions.

b. Enforcement and Non-Liability of Committee, Declarant, Management Company and TrailMark Homeowners Association, Inc.

These guidelines may be enforced by the Committee as provided in the Declaration. Neither the Committee, the Association, the Board of Directors of the Association, the Declarant, nor the management company nor any of their respective individual members, employees, agents, successors or assigns shall be liable for any loss, damage or injury arising out of or in any way connected with the performance and duties of the Committee. Every Owner or other person who submits plans to the Committee for approval agrees, by submission of such plans and specifications, that they will not bring an action, lawsuit or claim against the Committee, the Association, the Board of Directors of the Association, the Declarant, nor the management company nor any of their respective individual members, employees, agents, successors or assigns based on mistake in judgment, negligence, or nonfeasance arising out of, or in connection with, the approval or disapproval or failure to approve any plans or specifications. Approval by the Committee shall not be deemed to constitute compliance with the requirements of any local building codes, development regulations or other applicable laws, and it shall be the responsibility of the Owner to comply therewith.

c. Information Submitted by An Owner

Any Owner submitting plans for Committee approval shall be responsible for the verification and accuracy of all dimensions, grade, elevations and the location of key natural terrain features for the Site.

d. Re-submittal of Plans and Appeal

Should the Committee deny any submission, any re-submission shall follow the same procedures as the rejected submittal. The Owner shall reply in writing to Committee concerns during, or after the submission, if requested.

e. Owner Representation

The Owner shall advise all his representatives, including but not limited to, his architect, engineer, contractor, subcontractors, and their employees of the standards and procedures outlined in the Declaration and these Design Guidelines, including the Appendixes, and all such representatives shall abide by said documents.

B. DESIGN GUIDELINES

All requirements noted within this section which are pertinent to the development of an Owner's Site shall be incorporated into the plan submittal in the form of general notes, details or drawings.

1. Professional Design Assistance

The Committee reserves the right to require Owners to utilize a registered and accredited architect.

2. Design and Configuration

Additions or improvements will have details that are coordinated and consistent in their architectural treatment. Care should be given to proportion, scales and massing qualities of the existing building.

3. Building Height

Building height limits promote building additions or improvements that are in harmony with the surrounding natural features. Considerations must be given to views from neighboring Sites. Building height limits are 35 feet as defined by the zoning and development requirements for TrailMark.

4. Massing

In reviewing overall building forms, the Committee will consider massing, proportions and overall scale of the building addition or improvement in relation to the Site. Designs that balance the desire for distinctive form with a subtle impact on the immediate environment will be encouraged.

5. Exterior Materials and Finishes

Exterior materials and finishes shall be reviewed on an individual basis by the Committee. No bright, unfinished or mirrored surfaces will be allowed. All finishes should be subdued in nature, although brighter accent colors will be acceptable for occasional highlights when approved by the Committee. Additions or new improvements must be compatible with existing construction.

6. Finishes

Solid body stains which relate to the surrounding improvements are acceptable. Color samples must be submitted for Committee review.

7. Roofs

A building's roof is integral to a home's architectural character. Roofing material color and texture should reflect other materials on the homes and adjacent properties. Roofing materials to be used for replacement of an existing roof are to be submitted to the Committee for approval prior to replacement.

8. Windows

Insulated glass windows (double-paned glass) are recommended. Wood and wood clad windows are recommended. Materials such as anodized metal, baked enamel, or plastics of approved color will be approved at the discretion of the Committee. Reflective glass is not acceptable.

9. Doors

Solid core wood, plank, or hollow metal doors are acceptable for exterior doors. Any painted materials must be of an approved color. Door designs complementary to the overall residence design are preferred. Overly ornate, gaudy or period designs are not allowed. One or more standard storm, security or screen doors are allowed on a case by case basis.

10. Color

Exterior improvement colors shall generally be complementary to the applicant's home color. The use of decorative accent colors and color-blocking will be reviewed for location and application. The Committee will consider all coloration schemes based on their architectural merit and compatibility to the community as a whole.

11. Changes

No material changes in plans or materials previously approved may be undertaken without approval of the Committee. No work shall be undertaken (other than routine maintenance and repair) which will result in material changes in the exterior appearance of an approved residence, including painting or re-staining, without prior, written approval of the Committee.

C. SITE STANDARDS

These Site Standards, together with the Design Guidelines, form the basic visual and planning direction necessary to integrate the natural setting with residential construction.

Plans should minimize disturbance of existing terrain and should not disturb drainage patterns, while taking full advantage of short and long views and solar exposure. Respect for adjacent residences is stressed, as is coordination of building massing, material compatibility, sun/shade patterns, indoor/outdoor relationships, drainage and access.

Submittals should use existing topographic features to enhance building design and Site Improvements. The Site should be an extension of the home, including outdoor living spaces. The design of such spaces should coordinate with the building construction and design, extending similar materials where feasible, and using creative paving compatible in color and texture to the residence (e.g., brick, concrete pavers, slate, and treated wood).

While views can be considered by the Committee in its decision to accept or reject proposed improvements, nothing in the Declaration or these Design Guidelines is intended to require that the Committee consider views, or assure the existence or availability of views, or that an existing view will be preserved in any manner or to any degree.

1. Setbacks and Side Yards

Building envelopes and minimum setbacks are defined for each Site. No permanent structure shall be permitted within the minimum building setbacks or easement designated on the Final Plat or separate documents. The purpose and intent of the building envelopes is to ensure that development within the individual Lots occur in a sensitive manner.

2. Trash/Garbage Receptacles

Trash receptacles will be screened, enclosed from view, planned as a part of the total design, and subject to Committee approval.

3. Landscaping

When preparing to landscape or amend existing landscaping, an Owner must submit a complete landscape plan and schedule per the Design Review Process as described herein. Installation and maintenance of plant material and other landscape related improvements are an Owner's responsibility. More specific standards and the review process for landscaping are set forth in Appendix 3 herein.

4. Retaining Walls

Retaining walls should be as low as possible and integrated into the entire landscape plan. Terracing should be no greater than a maximum height of 4' wherever possible. Walls exceeding 4' must be designed by a registered, professional engineer. Walls should complement the natural surroundings and the building structure. Flagstone, moss rock to match TrailMark monumentation is encouraged. For low retaining walls, other materials will be reviewed on an individual basis.

5. Erosion Control

Techniques to control Site erosion and protect adjacent properties are mandatory and must conform to the requirements of the City of Littleton (303-795-3700). Techniques include the use of sedimentation basins, filtration materials such as straw bales or permeable geotextiles, and slope stabilization fabrics or tackifiers.

6. Trees

Existing trees adjacent to the construction area shall be protected during the construction period. Removal of any existing trees is subject to Committee approval. Owners of lots adjacent to Arboretum property will install additional trees per the Arboretum agreement. Trees and vegetation are valued and should be preserved whenever reasonably possible. The specifications and contract agreement between an Owner and his contractor shall clearly define the intent of preserving plant life. Nailing to trees is not allowed.

7. **Drainage**

No Owner shall interfere with or redirect the natural course or intended flow of any drainage and runoff, nor construct any improvement, place any landscaping, or allow the existence of any condition which will alter the drainage pattern as intended.

8. **Fencing**

Community fencing surrounding TrailMark has been designed and constructed to provide a consistent and unified image. This fencing is designed to reinforce the TrailMark landscape theme while satisfying the functional and privacy needs of residents.

Three distinct types of fencing or yard enclosures may be constructed depending on location and functional requirements. These include **Community Fencing**, constructed along the perimeter of a neighborhood, **Lot Fencing** (both solid and open), built along interior side and rear lot lines; and **Privacy Fencing and Walls**, used to screen or enclose a private patio, spa, or outdoor living area.

a. Lot and Privacy Fences

Lot Fences are designed to define interior lot lines, (side and rear yards). Lot fences shall be limited to open space fencing located adjacent to open space and solid wood designs. Open style lot fences, located along property lines adjacent to open space shall comply with Exhibit 1.

Where lot fences are desired, they shall be constructed based on a unified fence prototype. Required fence design standards are provided to homeowners so that a consistent, high quality image for the project is maintained over time.

Side or rear yard lot fences shall "step" in order to follow grade changes. In addition, lot fences shall "step" at the point of connection with a Community Fence. Side yard wing fences located between homes shall "step" in all cases.

Double fencing is not permitted on any lot. Any change in existing fence, including removal, must be approved by the Committee.

Any access through open space or fencing installed by the Developer must be approved by the Committee.

TrailMark Fence Standards

Fence Standards:

Approved fencing shall consist of:

1. Four and one-half (4.5) foot, three (3) rail open fence (Open Rail)
2. Four (4) foot high solid wood privacy fence with exposed posts
3. Four (4) foot high solid wood privacy fence without exposed posts

Exhibit 1

Exhibit 2

Exhibit 3

Options for the finish of wood fences are as follows:

- A. Natural, untreated finish
- B. A clear, waterproof sealant
- C. Maxum Formula 2 (Fawn M-2030)

Fencing Criteria:

I. Constructed by Metro District (information only)

1. Lots adjacent to TrailMark Parkway and S. Independence Way (Minor collectors)
 - A. Adjacent to Filings No. 1 and 2 – 5' Solid
 - B. Adjacent to Filings No. 3 and 4 – 5' Solid or Open Rail
2. Lots adjacent to open space tracts – Open Rail
3. Boundary tracts – Open Rail, Wire, Existing Barbed or no fencing as required
4. Sewage Lift Station tracts – 6' Solid
5. No gates may be installed without permission of the Metro District (303) 987-0835

II. Constructed by home builders and home owners

1. Lot wing fencing – 4' Solid
2. Side lot line
 - A. Adjacent to local street – 4' Solid
 - B. Adjacent to collector street – see section above
 - C. Shared lot line between two (2) lots – Open Rail or 4' Solid (to be determined by individual home owners)
3. Rear lot line
 - A. Adjacent to open space – see section above
 - B. Adjacent to collector street – see section above
 - C. Adjacent to local street – 4' Solid
 - D. Adjacent to Chatfield Green Boundary – Open Rail
 - E. Shared lot line between two (2) lots – Open Rail or 4' Solid (to be determined by individual homeowners)

III. Constructed by Multi-Family home builders and home owners

1. Lot wing fencing – 4' Solid (optional)
2. Side lot line
 - A. Adjacent to local street – 4' Solid (optional)
 - B. Adjacent to collector street – see section above
 - C. Shared lot line between two (2) lots – Open Rail or 4' Solid (to be determined by individual home owners)
3. Rear lot line
 - A. Adjacent to open space – see section above
 - B. Adjacent to collector street – see section above
 - C. Adjacent to local street – Open Rail

9. Outdoor Lighting

All outdoor lighting is subject to Committee approval. Lighting of parking areas or walkways to houses may be necessary. Lights must be functional and enhance the overall appearance of a residence, but not disturbing to neighbors or motorists. No lights shall be emitted from any Site which are unreasonably bright or cause unreasonable glare.

All exterior lighting fixtures, used for illumination of driveways, walks, address signage, and general landscape purposes, shall be compatible with the design of the structure(s).

10. Mailboxes

No individual mailboxes may be installed on an individual lot. Mailboxes are provided in gang boxes for use by each residential address.

11. House Address Numbers

There shall be no more than two (2) sets of house address numbers on each Lot, only one of which shall be placed on the residence. Numbers shall not exceed seven inches in height.

12. Accessory Buildings

Accessory buildings or facilities such as gazebos, greenhouses, pools, cabanas, hot tubs, etc., shall adhere to the standards for buildings and Site planning. Massing and scale, as well as forms, materials, and other detailing should be coordinated with the main structure(s) on the Site. Homeowners are required to submit the design of any such structure to the Committee for approval prior to construction of such structure or building.

13. Utility Equipment

Exterior utility equipment, where possible, must be incorporated into the main building or, along with other detached structures, be architecturally compatible with the residence. Any storage shed should be built from the same materials as the residence and located behind the residence, out of full view from the front of the residence. All utility equipment shall be painted to match the color of the wall to which it is mounted.

No heating, air conditioning or refrigeration equipment shall be placed, allowed or maintained anywhere other than on the ground; provided, however, that solar units meeting all governmental guidelines for residential uses may be located on the roof of a residential unit if (a) such solar unit is built into and made an integral part of the roof flashing or the structure of any house constructed on such Lot; and (b) such solar unit is specifically approved by the Design Review Committee.

14. Decks

Decks shall be constructed of the following approved materials:

Decking	Railings	Benches	Overhead Shade Structures	Stairways	Posts	Structural Beams & Joists
Redwood	Redwood	Redwood	Redwood	Redwood	Redwood	Redwood
Cedar	Cedar	Cedar	Cedar	Cedar	Cedar	Cedar
Other materials specifically manufactured for use as decking	Finished Metals				Masonry (to match bldg. arch.)	Treated Fir

Any other proposed materials will need special review and approval by the Committee.

Decks shall be architecturally harmonious with the house and shall be painted or stained to match the other significant features of the house. Unpainted, or un-stained exposed features of the deck shall not be allowed.

Any portion of a deck, overhead shade structure, stairways, railings, or other structural members of such shall not protrude outside of the building set-backs that are set forth in the plat document filed with the City of Littleton.

Decks shall be visually anchored to the ground by wood posts (that preferably shall be trimmed out at the base and top with wood), or other approved material compatible with the architecture of the house.

Railings shall appear substantial and reflect the architectural style of the home.

15. Play and Sports Equipment

Play and sports equipment may be erected within a fenced or screened area. Such play equipment shall be of an appropriate scale and constructed of approved material and of an approved color. Play equipment utilizing natural materials (wood vs. metal) is preferred.

a. Play Equipment

Play equipment must be less than twelve (12) feet in height. Consideration should be given to adjacent properties (i.e., reasonable setback from property lines where applicable, e.g. trampoline, swing, fort, etc.) so as not to create an undue disturbance. Play equipment or items used for front yard play are to be stored out of view when not in use.

b. Basketball Backboards

Basketball hoops shall only be allowed in front Lot areas if: (i) the backboard is installed on a separate free-standing post or pole and is set perpendicular to the street; (ii) is portable and can be removed from the driveway; or (iii) as otherwise approved by the Design Review Committee. No basketball backboards shall attached to the garage or set facing the street.

Portable basketball backboards do not need Design Review Committee approval, provided the following guidelines are met:

1. Portable units cannot be placed in the public right of ways, streets, or sidewalks.
2. Location must be at least half (1/2) of the length of the driveway away from the street. This location constitutes proper placement and the unit must be kept in this location or stored out of sight.
3. The location should not impede or obstruct the use of the garage or driveway and the unit must be leveled so that the unit is balanced and standing upright.

Portable basketball units are to be moved with other personal belongings when a property changes ownership or residents.

16. Miscellaneous

a. Barbeque Grills

Proper placement is in rear yards for primary use. Barbeque grills may be used in front porch areas, but then must be stored in the garage or rear yards when not actually in use.

b. Dog Houses/Runs

Dog houses, shelters and runs shall be allowed on residential Lots and shall be completely screened from view of adjacent public and private property and streets and shall be built from materials compatible with the residential Improvements installed on the Lot. In addition, reasonable efforts shall be taken to make such dog houses/shelters bear proof.

c. Driveways

Approval is required for modification, expansion, or resurfacing of driveways. Any approved driveway expansion shall not be intended or used for parking or storage of any item.

d. Exterior Awnings

Awnings, shutters, visual screens, and other such exterior elements require Committee approval.

D. REVIEW PROCESS

These Design Guidelines provide a framework for the Committee to review, process and approve residential additions or improvements in TrailMark. An Owner (inclusive of the Owner and his

architect, contractor, and/or other representatives) must follow these procedures ("Design Review Process") to secure the necessary approvals.

Please address all written submittals to the TrailMark Design Review Committee, c/o the Managing Agent. Any decision of the Design Review Committee shall be made within thirty (30) days after receipt by the Design Review Committee of all materials/documents required by the Design Review Committee, unless such time period is extended by mutual agreement. Construction must not begin prior to receiving a written approval from the Design Review Committee.

1. Plan Review

- a. The Owner completes a Design Review Request form (Exhibit 4), fully completed and signed. The Owner gathers sufficient drawings, brochures, or other material to make a determination. The Owner utilizes the Design Guidelines in preparation.
- b. The Owner sends or delivers their request and supporting materials to Design Review Committee c/o the Managing Agent.
- c. The request is logged and given preliminary review by the Managing Agent to determine that there is adequate information for the Committee to make a decision.
- d. The request package is forwarded to the Committee. They meet, review the submission, and reach a decision as to acceptability.
- e. The request package is returned to the Managing Agent where it is again logged.
- f. The Managing Agent returns the request to the Owner.

Note: It is extremely important to receive approval before commencing work. Failure to do so may result in removal or modification of improvements by the Owner.

What To Submit:

A general rule of thumb is this - imagine you are on the Committee and you are reviewing the submission. Do you have everything necessary in order to visualize the completed product so you can make a judgement? If there are no unanswered questions in your mind based on the submission, then it is likely your submission will be acceptable.

Painting - Submit paint samples - large samples help give a better impression of color than small ones. Indicate the color in general terms of the houses on either side of yours (Example - light beige with brown trim).

Landscaping - Include a plot plan showing in detail what you intend to accomplish. Be sure to show existing conditions as well as your proposed improvements. If you will be planting trees and shrubs, be sure to indicate the type and size on the drawing. A scale of 1" = 10' or 20' is desirable.

If you will be installing rock or bark mulch in planting beds, be sure to specify the type, color and size. If you are using edging, be sure to specify the type of edging. If you are installing a retaining wall, you must indicate how it will be constructed.

IT IS EXTREMELY IMPORTANT TO RECOGNIZE THAT YOU MAY NOT ALTER THE DRAINAGE ON YOUR LOT BY YOUR LANDSCAPE IMPROVEMENTS.

Fencing - Be sure to show the location of the proposed fencing on a plot plan and describe the type of fence and whether you intend to seal or stain it. Options for the finish of wood fences are as follows:

1. Natural, untreated finish
2. A clear, waterproof sealant
3. Maxum Formula 2 (Fawn M-2030)

Roofing - Submit manufacturer's sample or brochure showing the type and color of shingle you are using.

Brick - If you are using brick you must submit a sample or brochure indicating the color of brick.

Building Additions - If you are constructing a room addition to your home, you must submit full working drawings for the improvement. This would include floor plans and elevations of all exterior views as well as construction details. Drawings should be at a scale of $\frac{1}{4}'' = 1' 0''$.

Patio Covers or Gazebos - You must submit a plot plan showing the proposed location in addition to elevations showing construction and exterior appearance. Also include exterior finish if other than natural.

2. Review Fees

The committee reserves the right to charge review fees for submissions. This would normally involve complex improvements that might require professional opinions.

3. Other Conditions

Approval of plans by the Committee shall not be deemed to constitute compliance with the requirements of any local building, zoning, subdivision, sign, safety, health, public works or fire codes and regulations, nor shall approval waive any requirements on the part of the Owner to comply with setbacks, height restrictions, or requirements unless such waiver or variance is specifically requested at the time of submittal and granted by the Committee and City of Littleton, (303) 795-3700, where applicable. The covenants, conditions and restrictions as established by the Declarant shall remain in force as the legal restrictions governing all construction.

Neither the management company nor its successors or assigns shall be liable in damages to anyone submitting plans for approval, or to any Owner by reason of mistake in judgement, negligence, or nonfeasance arising out of, or in connection with, the approval or disapproval or failure to approve any plans or specifications. Every Owner or other person who submits plans to the Committee for approval agrees, by submission of such

plans and specifications, that they will not bring an action or suit against the Committee or its individual members to recover damages.

The Committee reserves the right to waive or vary any of the procedures of Design Guidelines at its discretion, for good cause shown. Any waiver or variance granted shall be considered unique and will not set any precedent for future decisions.

E. RULES FOR INSTALLATION OF ANTENNAE AND SATELLITE DISHES

No more than two (2) small satellite antennae may be installed and maintained on any Lot, but only upon compliance with the following conditions:

- a. The satellite antennae must be forty (40) inches or less in diameter and should, to the extent reasonably possible without unreasonable expense or delay, be disguised to resemble and be visually indistinguishable from other structures, devices or improvements otherwise allowed in the community and/or by the Declaration and/or these Guidelines.
- b. The Committee recommends screening the satellite antennae from neighboring Lots, parks, parkways, greenbelts, school grounds, and open space.
- c. All satellite antennae installed on a Lot or Site are restricted for the personal use of the owner of the Lot or Site.
- d. The installation of the satellite antennae must comply with any zoning requirements and building codes.

NOTE: Architectural Committee approval of a satellite dish antennae is in no way to be construed as a representation, guaranty, warranty, etc. by the Architectural Committee and/or the TrailMark Homeowners Association that reception and/or transmission signals will be adequate or will remain undisturbed by vegetation or improvements located on surrounding properties.

1. TV Antennae, Radio Antennae and Other Antennae

Although approved satellite antennae may be installed on a Lot or Site, all other exterior radio, TV or other antennae shall remain restricted from residential Lots or Sites.

F. CONSTRUCTION PERIOD REGULATIONS

Owners must abide by these regulations, and must ensure that their contractor is familiar with the applicable sections of the TrailMark Declaration as well as the Design Guidelines with respect to any construction.

1. Construction Limits

The architect shall provide a detailed plan of construction limits on the Site plan prior to construction. The plan shall include size and location for a construction material storage area, limits of work, dumpster, utility trenching, and construction design. This plan may be included in the Site plan.

2. Construction Trailers, Sheds, Temporary Structures, Debris and Trash Removal

Temporary construction trailer, trash containers, or sheds are only permitted in the event there is substantial improvements/repairs , and is subject to prior Committee approval. A trash container shall be located on the Site at all times for construction debris. Burning of trash or construction debris is prohibited.

3. Daily Operation

Daily construction working hours shall be 8:00 a.m. to 8:00 p.m.

4. Excavation

Excavation material shall not be placed in common areas, roads, or other Sites. Any excess excavation material should be disposed of by the Owner on a timely basis in an authorized location.

5. Storage of Construction Material, Trash and Equipment

The Owner and/or contractor shall maintain and store construction materials, trash and equipment shall be neatly stacked, properly covered and secured.

6. Dust, Noise and Odor

Every effort shall be made to control dust, noise and odor emitted from a construction area. Radios, tape players, or other such devices must be played at a volume which does not disturb adjacent Owners. The contractor will be responsible for watering dust problem areas and controlling noise and offensive odors from the Site.

G. LANDSCAPE DESIGN GUIDELINES AND PROCEDURES

When preparing to landscape or when altering existing landscaping, a landscape plan is required, and is subject to these Landscape Design Guidelines and Procedures (the "Landscape Guidelines"). Because individual homesites vary in landscape character, terrain, views, and features, the Landscape Guidelines are written in general terms that define design principles, offer site planning guidelines, and clarify the Owner's responsibilities. Owners are encouraged to retain the services of a professional Landscape Architect experienced in Site analysis and planning, landscape design, installation and plant materials.

The intent of these Landscape Guidelines is to assist Owners to landscape their Lots in ways that are consistent with the spirit of TrailMark land plan and the overall Design Guidelines and Procedures.

Considerations include:

- Providing space to accommodate outdoor living requirements.
- Minimizing irrigation requirements within TrailMark is a goal of the community. Homeowners are encouraged to incorporate sage, rabbitbrush, wildflowers, and other similar prairie natives into their landscapes to promote water conservation.
- Enhancing the overall appearance of the community.

- Maximizing considerations of safety and security for residents, visitors and wildlife.
- Monitoring construction to avoid erosion, ponding, sliding or other damage to the Site or adjacent Sites.
- Using dry laid moss rock field stone retaining walls to match the TrailMark monumentation is also encouraged where retaining walls are required.

1. Landscape Review Process

a. Landscape Considerations

Existing conditions and concerns should be noted and desirable outside functions, such as eating areas, gardens, play areas, water features, etc. and their location should be discussed. When preparing the landscape plan for a residence, the Owner and/or designated designer will want to consider existing site conditions, such as:

- i. All existing conditions, including house, walks, driveways, patios, decks, walls, topography, drainage ways, neighboring landscape plantings along the property lines, natural features, easements, property lines, and other legal restrictions that may exist.
- ii. All proposed improvements designed in accordance with the Landscape Guidelines including drainage ways, proposed grading, trees and shrub beds with botanical and common names of all plant materials including perennial and ground cover beds, sizes (WIDTH, CALIPER AND HEIGHT), all landscape features, such as walls, fences, gardens, hot tubs, pools, tennis courts, patios, decks, gazebos, water features, boulders, structures, play equipment, lighting, etc. All plants shall be drawn to indicate 75% of the mature size of the plants on the plan.
- iii. At the Owners' option, a perspective sketch or elevation can be submitted.

b. Landscape Plan Review

The Committee will review the plan and will provide a written response indicating approval of the plan, approval with modifications, or denial. Any decision of the Committee shall be made within thirty (30) days after receipt by the Committee of all materials/documents required by the Committee, unless such time period is extended by mutual agreement. If the plan is denied, a written response will be given explaining the reasons for denial. Any resubmittal shall follow the submittal procedures and address the areas of concern.

2. Landscape Design

a. Grading and drainage

- i. Guidelines for grading and drainage are general and do not constitute a representation, warranty or agreement by the Committee, that adherence shall result in a residence and/or landscape which is free from any defects.

The Committee shall not be liable for any damages resulting from the design or construction of any home or landscaping which has been approved by the Committee pursuant to these guidelines or for any damages resulting from an Owners' failure to meet or exceed the minimum Landscape Design Guidelines set forth in these guidelines when necessary for the proper design and completion of residences or landscaping.

ii. Drainage for each Lot must occur within the Lot. The final drainage pattern should take the water from the Lot out to the street or along the back property line. If drainage occurs down the side of the Lot near the property line, grading should be done so that the water does not run onto neighboring properties.

b. Front Yard Landscape Integration

Front yards shall be fully landscaped and irrigated according to the following landscape requirements:

Minimum Plant Quantities. Each yard shall include a minimum of one tree and five shrubs.

Turf/Lawn Areas. Lawns shall be a minimum of 50 percent and a maximum 70 percent of the non-paved area of the front yard.

c. Slope Landscape Integration

Rear and side yard slopes on private property shall be landscaped. A minimum of 50 percent of the slope area or 3 feet from the foundation, whichever is greater, shall be landscaped with mulch ground covers and/or shrubs to prevent erosion. Drip lines should be installed 36 inches away from the foundation. Sprinkler irrigation lines should be installed a minimum of five feet from the foundation.

Planning Tip: One of the most effective ways to reduce infiltration of water next to a house foundation is to construct a runoff slope and cover it with organic or inorganic mulch landscape. When used for this purpose, the mulch landscape should extend at least 5 feet out from the house. For additional information regarding slope landscaping, please consult Chapter 4 of the *Special Publication 43- A Guide to Swelling Soils for Colorado Homebuyers and Homeowners*.

d. Interior Side and Rear Yard Landscape

Use of plants from the list of Recommended Plant Materials (see Exhibit 5) is encouraged. The design solution and plant selection should be consistent with and compliment the overall landscape concept for the lot, provide a cohesive and flowing relationship with adjacent homes and lots, and blend with surrounding common areas.

e. Landscape Installation

i. All plant materials should be in good health when planted and should conform to industry standards.

ii. All landscaping must be installed within 180 days of occupancy during April through September or within 240 days of occupancy during October through March. Exceptions for certain plant materials are subject to Committee review.

iii. After installation, all materials must be cleaned up from the Site and surrounding area.

iv. Landscaping must conform to the approved plan and meet the requirements of these guidelines. All stipulations and changes made during the approval process must be followed.

v. The Committee reserves the right to inspect the Site during and/or after installation in ensure conformance to the approved plan. If the installed landscape does not meet the required design standards and does not follow the approved plan, the Committee reserves the right to require the Owner to correct any problems at the Owner's expense. The Owner shall immediately correct any installation which is not in conformance with the approved plans.

f. Landscape Design Suggestions

i. Use plant materials that produce unusual effects at different times of the year so that the landscape will have interest during each season.

ii. Design in elevation as well as plan view. Use the architectural elevations or pictures on the house to determine what plant massing, height, and density would work best to enhance and compliment the architecture.

iii. Group plants with similar water requirements so that the irrigation system can be adjusted by specific zones.

iv. The soils in the TrailMark community are expansive in nature. It is highly recommended that landscaping that requires a great deal of irrigation not be located next to building foundations. A good rule of thumb is that the first ten foot strip around the house be graded with a minimum of one foot of fall in ten foot of horizontal distance and that no irrigated sod should be located adjacent to the building foundation.

Drought resistant plant selections should be made adjacent to building foundations.

v. Select plants from the Recommended Plant Materials for TrailMark. (see Exhibit 5)

H. INFORMATION MATERIAL

The following is a guide to Owners, architects, and contractors doing residential design and construction at TrailMark.

1. Applicable Codes and Regulations

The following documents are administered by the jurisdiction or regulatory agencies and should be verified for amendments, corrections, and applicability before construction.

2. **Permits, Approvals and Inspections, including but not limited to:**

- TrailMark Review Process and Approval
- City of Littleton, (303) 795-3700

3. **Soil, Drainage and Geology**

All Owners should verify their site and soils conditions. Soils reports and legal surveys may be required.

AS SHOWN FACING STREET

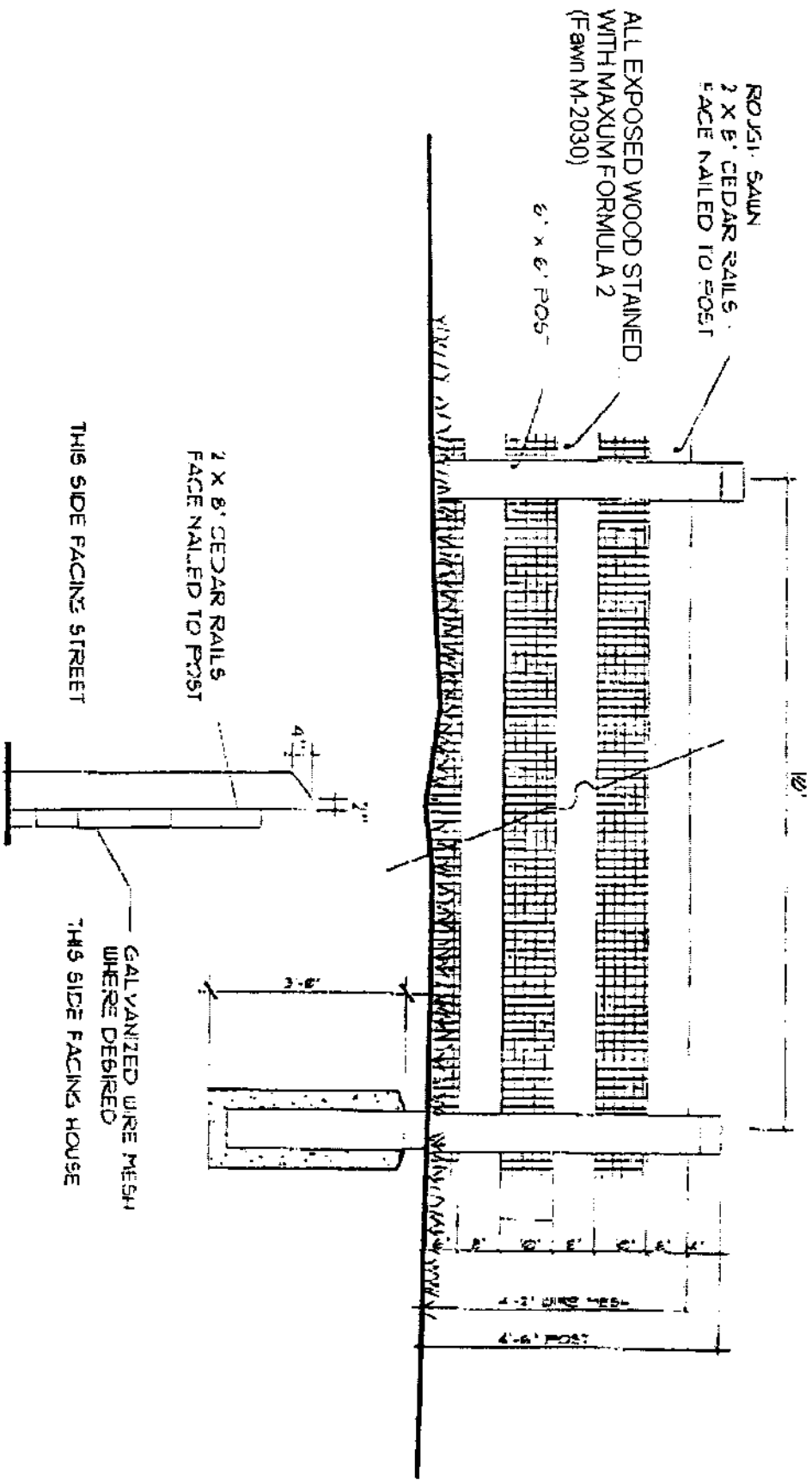
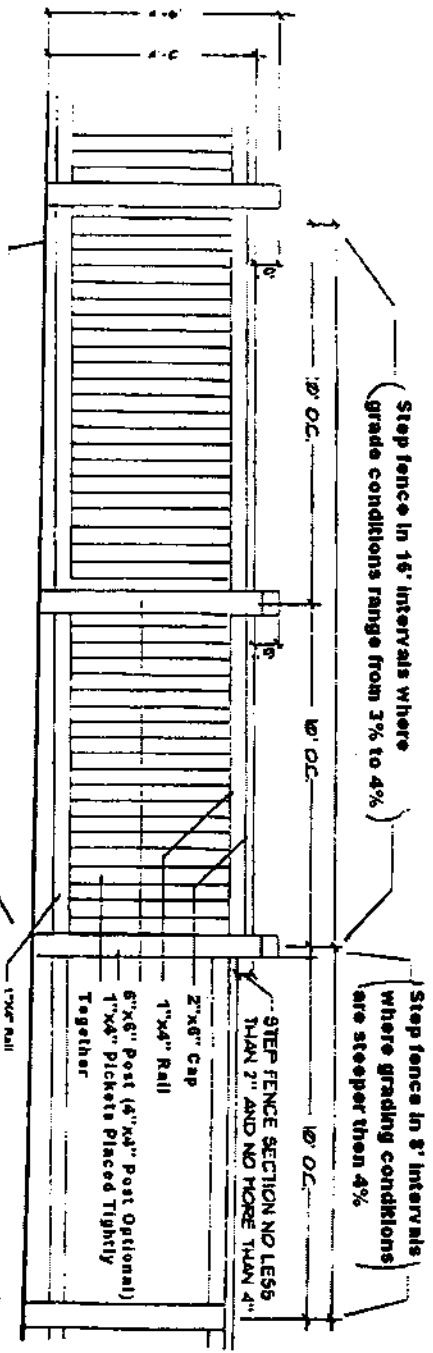


EXHIBIT 1

OPEN RAIL FENCE DETAIL

HEIGHT OF POST VARIES
 1 1/2" TO 4" B"
 TAX HT. 5'-2"



Step fence in 16" intervals where
 grade conditions range from 3% to 4%

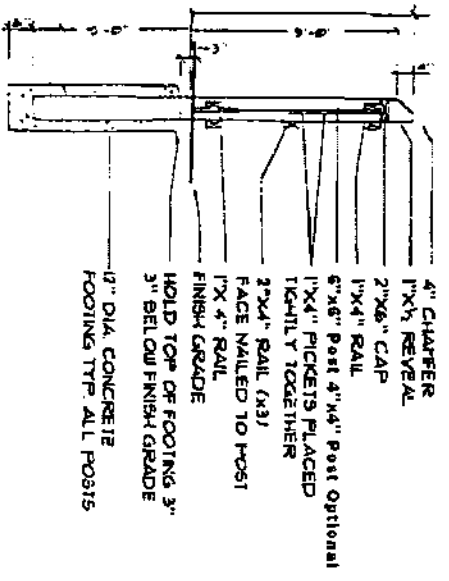
Step fence in 8" intervals
 where grading conditions
 are steeper than 4%

STEP FENCE SECTION NO LESS
 THAN 2" AND NO MORE THAN 4"

2"x6" Cap
 1"x4" Rail
 6"x6" Post (4"x4" Post Optional)
 1"x4" Pickets Placed Tightly
 Together

To promote noise attenuation
 along slopes, step fence no
 more than 4" between bottom
 rail and finish grade, otherwise
 grade should be at the bottom
 of the bottom rail.

HEIGHT OF POST VARIES
 1 1/2" TO 5'-8"
 TAX HT. 6'-2"



4" CHARTER
 1"x4" REVEAL
 2"x6" CAP
 1"x4" RAIL
 6"x6" Post (4"x4" Post Optional)
 1"x4" PICKETS PLACED
 TIGHTLY TOGETHER
 2"x4" RAIL (x3)
 FACE NAILED TO POST
 1"x4" RAIL
 FINISH GRADE
 HOLD TOP OF FOOTING 3"
 3" BELOW FINISH GRADE
 12" DIA. CONCRETE
 FOOTING TYP. ALL POSTS

NOTES:

1. All lumber shall be No. 1 Select, rough sawn 1-17A dry boards 13% dry cedar, and shall be solid, straight, free from knots, splits, shakes, & discoloration. All chamfered edges & routed areas shall be uniform and free from saw marks.
2. All nails, fasteners and other hardware shall be hot dipped galvanized. Nails shall be spiral shank.
3. Posts shall be securely braced in their final position a minimum of 24 hours before boards are nailed.

EXHIBIT 2 STANDARD 4' SOLID CEDAR FENCE With exposed rails

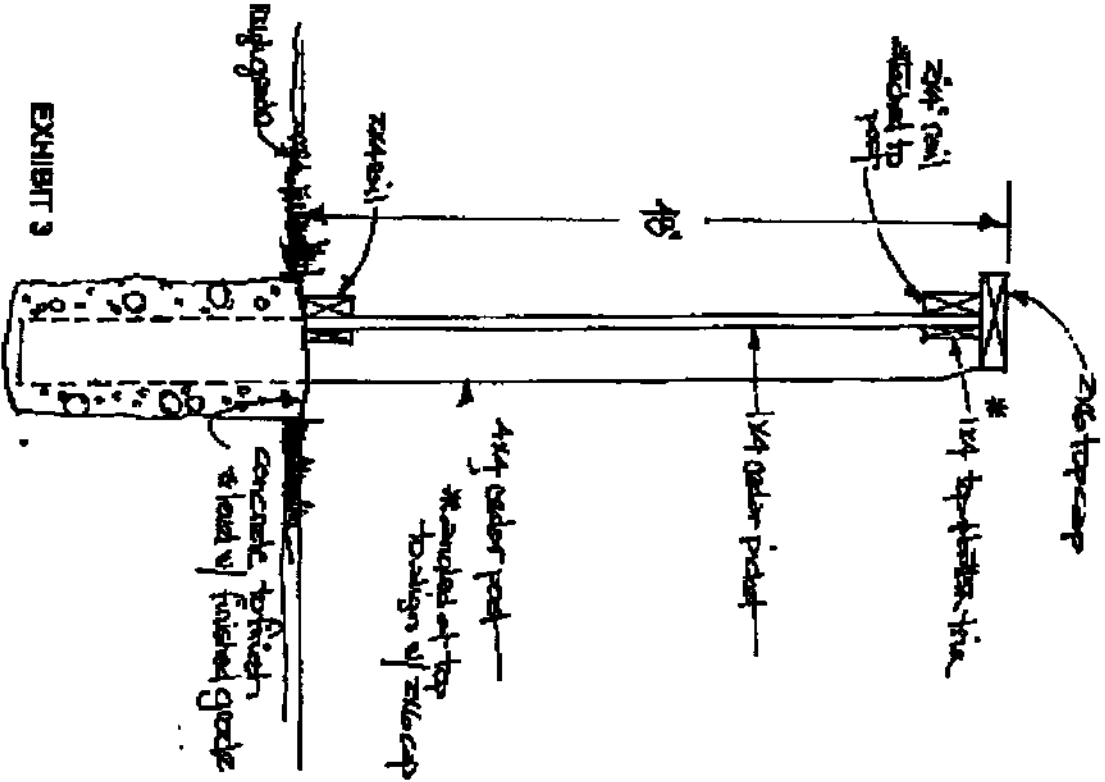
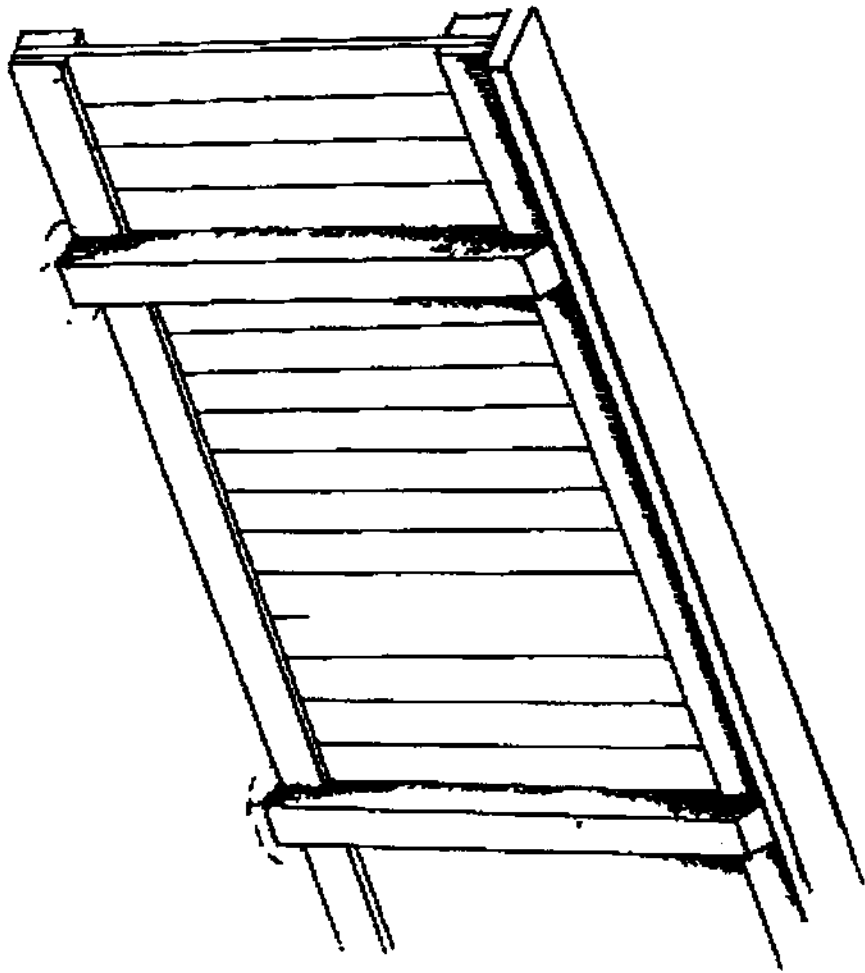


EXHIBIT 3

STANDARD 4" SOLID CEDAR FENCE - WITHOUT EXPOSED POSTS



Recommended Plant Materials

Deciduous Trees

Autumn Blaze Maple
Ginnala or Amur Maple
Rocky Mountain Maple
Norway Maple
Red Sunset Maple
Asian White Birch
Pyramidal European Hornbeam
Western Catalpa
Western Hackberry
Thornless Cockspur Hawthorn
Downy Hawthorn
Russian Hawthorn
Washington Hawthorn
"Autumn Purple" Autumn Purple Ash
"Marshall", "Parmore", and "Summit"
Marshall, Parmore, and Summit Ash
Imperial and Skyline Honeylocust
Kentucky Coffeetree
Goldenrain Tree
David, Dolgo, Hopa, Radiant, and Spring Snow Crab
Lanceleaf Cottonwood
Narrowleaf Cottonwood
Quaking Aspen
Montmorency Cherry
Canada Red or Shubert Chokecherry
Swamp White Oak
Gambel Oak
Pin Oak
English Oak
Red Oak
Burr Oak
Peachleaf Willow
Japanese Pagoda Tree
European Mountain Ash
Redmond, and American Linden
Greenspire and Littleleaf Linden



Evergreen Trees

Rocky Mountain Juniper

Dwarf Alberta Spruce

Colorado Blue/Green Spruce

Bristlecone Pine

Pinon Pine

Austrian Pine

Ponderosa Pine

Southwestern White Pine

Scotch Pine



Deciduous Shrubs

Saskatoon Serviceberry
Shadblow Serviceberry
Fragrant False Indigo
Silver Sage
Four Wing Saltbush
Tall Western Sagebrush
Greenleaf Barberry
Redleaf Barberry (dwarf variety okay)
Mentor Barberry
Russet Buffaloberry
Boulder Raspberry
Native River Birch
Purple, Lavender, and White Butterfly Bush
Boxwood
Pygmy Peashrub
Blue Mist Spirea
Mountain Mahogany
Red Flowering Quince
Bud's Yellow Dogwood
Bailey, Isanti, and Kelsey Dwarf Redwig Dogwood
Cranberry Cotoneaster
Burning Bush (dwarf variety okay)
Sarcoxie Euonymus
Manhattan Euonymus
New Mexico Privet
Northern Sun Forsythia
Annabelle Hydrangea
Compact Holly
Blue Girl Holly
Cheyenne and Lodense Privet
Tiny Trumpet Honeysuckle
Arnold's Red Honeysuckle
Grape Holly (dwarf variety okay)
Golden Ninebark (dwarf variety okay)
Mountain Ninebark
Creeping Mahonia
Golden Currant
Great Plains Leadplant
Gold Drop and Jackman Potentilla
American Plum
Purple Leaf Plum
European Dwarf Cherry
Pink Flowering Almond
Canada Red and Native Chokecherry
Cutleaf Smooth Sumac
Alpine Currant
Shrub Rose
Pussy, Blue Stem, and Dwarf Arctic Willow
Anthony Water, Froebel, and Neon Flash Spirea
Snowmound Spirea

Vanhoutte Spirea
Rock Spirea
White Snowberry
Lilac
Burkwood Viburnum
Snowball Viburnum
American Compact Cranberry
Pink Princess and Red Prince Weigela
Lavender Wisteria
Russian Sage
Tall Blue Rabbitbrush

Evergreen Shrubs

Blue Chip Juniper
Bar Harbor Juniper
Broadmoor Juniper
Buffalo Juniper
Hughes Juniper
Holbert Juniper
Mugho Pine
Tam Juniper
Dwarf Norway Spruce
Mugo Pine
Tuantoni Yew

Ornamental Grasses

Big Bluestem
Blue Grama Grass
Buffalo Grass
Feather Reed Grass
Fountain Grass
Indian Grass
Little Bluestem
Maiden Grass
Prairie Cord Grass

Addendum to
TRAILMARK HOMEOWNERS ASSOCIATION
DESIGN REVIEW IMPROVEMENT REQUEST

Re: Access to Yard to Complete Proposed Improvements

Please check one of the following:

Access will be completely limited to my private property for all proposed work. (If you check this, you do not need to complete the remainder of this form, and all access to your rear yard will be across your property.)

Access needs to cross Homeowners Association (HOA) or Chatfield Green Metropolitan District (District) property. (If you check this, please complete the remainder of this form).

PLEASE BE AWARE THAT SOME LANDSCAPE TRACTS OR STREETSCAPES ADJACENT TO YOUR PROPERTY MAY BE OWNED BY THE CITY OF LITTLETON. IF YOU HAVE ANY QUESTION ABOUT WHOSE PROPERTY YOU NEED TO CROSS, PLEASE CHECK WITH THE CITY OF LITTLETON (303-795-3700). ANY PERMISSION GRANTED HEREIN TO CROSS HOA OR DISTRICT PROPERTY IS NOT DEEMED PERMISSION TO CROSS PROPERTY OWNED BY THE CITY OF LITTLETON. IF YOU INTEND TO CROSS PROPERTY OWNED BY THE CITY OF LITTLETON, YOU SHOULD MAKE ARRANGEMENTS WITH THE CITY OF LITTLETON, AND OBTAIN ANY NECESSARY APPROVALS TO DO SO.

1. In order to be granted permission to cross HOA or District property, you must show hardship related to alternative access possibilities. Please describe in detail below your reasons for requesting this access.

2. If the committee grants permission based on your explanation above, the following conditions must be met:

Before access is permitted across the HOA or District property, a \$ 1,000 damage deposit shall be placed with the District by means of a cashier's check or a bank teller check. Upon final inspection of the affected area subsequent to the improvements being completed, District will have the right to withhold all or part of the deposit based on any expenditures made, or costs incurred, by the District to repair any damage caused by the homeowner or the homeowner's contractors. The homeowner shall remain liable for any damages, expenses, costs or fees incurred or charged by the District or the HOA in performing all work or for inspections or for any other time spent by the District or the HOA. Such amounts may exceed the \$ 1,000 deposit. Upon satisfactory completion of the work, any unused portion of the damage deposit shall be returned to the homeowner without interest. Any fence removal/replacement will be performed by the District. The homeowner is responsible for coordinating this removal and replacement with the District. The homeowner must pay a non-refundable fee to the District in an amount determined by the District for this work to be done. Only one fence panel may be removed for access.

The maximum allowable time for access across HOA or District property and fencing is 16 calendar days (this allows three weekends and two weeks worth of access).

Homeowner is responsible for ensuring the protection of HOA and District property, including but not limited to, fencing, landscaping, hardscape, sprinkler systems, grade, or any other improvements, from damage caused by the work done by, or equipment used by, the homeowner or the homeowner's contractors. This may require a ramp system to avoid damage.

The City of Littleton restricts the placement or storage of landscape or construction materials in public rights of way.

3. Homeowner agrees to indemnify HOA and the District, and each of their members, directors, officers, managers, committee members, employees and agents, and hold them harmless from any loss, liability, damage or claim (including attorneys fees incurred in defending against the same by attorneys selected by such indemnified parties) arising out of or related to any use of, or access on or over, HOA or District property by homeowner or by homeowner's contractors, subcontractors, agents or employees.

The foregoing acknowledgments are made and conditions agreed to this _____ day of _____

Homeowner(s):



Design Review Request Instructions

To make a request for Design Review, complete a request form and submit it with all back-up documents to:

Your Association Name
c/o Management Specialists, Inc.
5855 Wadsworth By-Pass
Building B, Suite 100
Arvada, CO 80003-5459

Specific Requirements for Submission:

A general rule of thumb is this - imagine you are on the Committee and you are reviewing the submission. Do you have everything necessary in order to visualize the completed product so you can make a judgement? If there are no unanswered questions in your mind based on the submission, then it is likely your submission will be acceptable.

Painting - submit paint samples - large samples help give a better impression of color than small ones. Indicate the color in general terms of the houses on either side of yours (Example - light beige with brown trim).

Landscaping - Include a plot plan showing in detail what you intend to accomplish. Be sure to show existing conditions as well as your proposed improvements. If you will be planting trees and shrubs, be sure to indicate the type and size on the drawing.

If you will be installing rock or bark mulch in planting beds, be sure to specify the type, color and size. If you are using edging, be sure to specify the type of edging. If you are installing a retaining wall, you must indicate how it will be constructed.

IT IS EXTREMELY IMPORTANT TO RECOGNIZE THAT YOU MAY NOT ALTER THE DRAINAGE ON YOUR LOT BY YOUR LANDSCAPE IMPROVEMENTS.

Fencing - Be sure to show the location of the proposed fencing on a plot plan and describe the type of fence and whether you intend to seal or stain it.

Roofing - Submit manufacturer's sample or brochure showing the type and color of shingle you are using.

Brick - If you are using brick you must submit a sample or brochure indicating the color of brick.

Building Additions - If you are constructing a room addition to your home, you must submit full working drawings for the improvement. This would include floor plans and elevations of all exterior views as well as construction details.

Patio Covers or Gazebos - You must submit a plot plan showing the proposed location in addition to elevations showing construction and exterior appearance. Also include exterior finish if other than natural.

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Design Review Questions and Answers

What is Design Review?

Design Review is the power of the Homeowners Association to govern the exterior appearance of all properties in the community upon which homes are built.

Where does this authority come from?

The authority comes from the Declaration of Covenants, Conditions and Restrictions for the Association which is a legal document recorded with the Clerk & Recorder prior to any home being purchased.

Do I have a choice regarding Design Review?

No. By virtue of the purchase of your home in your community, you have subjected yourself to the legal documents of the Association and to the jurisdiction of the Committee.

Why are there architectural standards?

The benefit of Design Review is basically two-fold. First, the community in which you live will maintain its attractive appearance if there are standards. Second, if the community maintains its attractive appearance, the value of all properties in the community will be retained at a higher level than if there were no Design Review and approval.

What type of exterior changes require approval of the Association?

All of the following improvements require Committee approval. This list is not intended to be all-inclusive because the basic concept is **any exterior improvement requires approval**.

- Painting
- Siding replacement
- Garage door replacement
- Window replacement with other than original type installed
- Dormer installation
- Re-roofing
- Sidewalk, fence and deck installation
- Basketball backboard installation
- Decorative items or sculptures
- Trees, shrubs, landscaping
- Changing color of any exterior item such as roof, paint, rock
- Awnings
- Skylights
- Dog runs (if allowed in the Covenants)
- Playground equipment
- Note: A manufacturer's brochure is good to include for any submission, if appropriate (example — gazebo kit)