



ARCHITECTURAL AND LANDSCAPING **STANDARDS**

**Procedures and Standards for New Construction, Major
Exterior Remodels, and Major Landscaping Revisions
("Major Projects Addendum")**

*Revision 1.0
October 2025*

Somerset Estates HOA Architectural and Landscaping Standards

<u>SECTION I: ARCHITECTURAL REVIEW PROCEDURES FOR NEW CONSTRUCTION, MAJOR EXTERIOR REMODELS, OR MAJOR LANDSCAPING REVISIONS</u>	<u>3</u>
SUBMISSION OF NEW CONSTRUCTION, MAJOR EXTERIOR REMODELS, OR MAJOR LANDSCAPING PLANS	3
PRE-DESIGN MEETING	3
PRELIMINARY SUBMITTAL AND REVIEW	3
FINAL SUBMITTAL AND REVIEW	4
RE-SUBMITTAL OF PLANS	5
WORK IN PROGRESS	5
COMPLETED WORK	6
<u>SECTION II: NEW OR MAJOR EXTERIOR REMODEL DWELLING REQUIREMENTS</u>	<u>6</u>
STYLE AND QUALITY	6
MATERIALS-EXTERIOR SURFACES	6
LOCATION OF DWELLINGS AND SETBACKS	7
HEIGHT OF STRUCTURES	7
ROOFS	7
GARAGES AND GARAGE DOORS	8
PERMITTED USES AND FLOOR SPACES	8
BUILDING CODES	8
<u>SECTION III: MAJOR LANDSCAPING REVISIONS</u>	<u>9</u>
PLANTING REQUIREMENTS	9
IRRIGATION SYSTEM DESIGN	11
DRAINAGE AND GRADING	12
<u>SECTION IV: CONSTRUCTION REGULATIONS</u>	<u>12</u>
WORKING HOURS	13
OCCUPATIONAL SAFETY AND HEALTH ACT COMPLIANCE (OSHA)	13
CONSTRUCTION TRAILERS, PORTABLE FIELD OFFICES ETC.	13
DEBRIS AND TRASH REMOVAL	13
CONSTRUCTION DRAINAGE	13
CULVERTS	13
SANITARY FACILITIES	14
PARKING AREAS	14
ACCESS TO SOMERSET ESTATES	14
EXCAVATION MATERIALS	14
BLASTING	14
RESTORATION OR REPAIR OF OTHER DAMAGED PROPERTY	14
MISCELLANEOUS AND GENERAL PRACTICES	14
RESPONSIBILITY OF OWNER	15
FIRE EXTINGUISHER	15

Somerset Estates HOA Architectural and Landscaping Standards

This document is part of the Somerset Estates Homeowners Association (“Association”) Architectural and Landscaping Standards (“Standards”). As all Lots have been developed and landscaped, many of the details contained in the earlier versions of the Standards aren’t needed for most projects, and separating these details simplifies the Standards. This document will be referred to for new construction, major exterior remodels, or major landscaping revisions, or as determined to be necessary for any project by the Architectural Control Committee (“ACC”). Conversely, the primary Standards also apply to this Major Projects Addendum, especially as the distinction between the two is not always straightforward.

Section I: Architectural Review Procedures for New Construction, Major Exterior Remodels, or Major Landscaping Revisions

Submission of New Construction, Major Exterior Remodels, or Major Landscaping Plans

Architect-prepared new house, major remodel, or exterior renovation plans and specifications shall be submitted to the ACC. The level of detail required to support the requested change will depend upon the scope of the work. Generally, changes that involve structural alterations or new construction will need to be supported by copies of the architectural plans and specifications prepared for the Boulder County building permit process. For non-permit changes, sketches, samples of colors or materials to be used and a written explanation of the scope of work is sufficient and should be submitted electronically. Large landscape projects require landscape architect’s plans detailing locations of structures and features, drainage patterns, plant and tree types and placements.

Pre-Design Meeting

Before Owners prepare preliminary plans for a proposed Dwelling or major remodel, it is recommended that the Owners and/or their architect meet with an ACC member to discuss proposed plans and to explore and resolve any questions regarding building in Somerset Estates. This informal review is to offer guidance prior to initiating preliminary design. To derive the maximum benefits from this meeting, the Owner should be prepared to discuss in as much detail as possible the type of Improvements to be built on the Lot. Photographs of similar homes are encouraged for presentation. This meeting is intended to prevent the Owner from making excessive expenditures on concepts that will not be acceptable to the ACC. An appointment should be made at least one week in advance by contacting the ACC. Contact information is listed on the Association website.

Preliminary Submittal and Review

Preliminary plans, including all of the exhibits outlined below, shall be submitted to the ACC either electronically or two physical copies. The ACC shall conduct this preliminary review no later than 30 days after submittal and will respond to the Owner within 14 days of this review, provided that the preliminary plans are in accordance with the requirements outlined below.

Somerset Estates HOA Architectural and Landscaping Standards

All preliminary plans shall include:

- Site plan (at no smaller than 1" = 20') indicating building location, driveway, parking and grading plan. Topography should be shown by contours at 2' intervals with a base datum of sea level over the total Lot and extended approximately 10' outside the Lot on all sides.
- Site specific subsurface soil investigation by a registered soils engineer which indicates soil structure and profile, bearing, water table, pH and foundation design recommendations.
- Roof plan and floor plans, including solar panels and metal trim/decorative elements and their finishes.
- Exterior elevations at a minimum of two representative locations with both existing and proposed grade lines, at same or larger scale than the floor plans. Indicate grade elevations of street, main floor other floors and top of highest roof. All grades shall be stated in sea level datum.
- Description of all exterior materials and colors, samples and location on the building. Provide samples of major items, for color and texture.
- A preliminary landscape plan indicating character, massing and ground covers proposed (e.g., dog runs, pools, garden areas, location of playground equipment, etc.).
- All accessory Improvements contemplated on the Lot must be shown in the preliminary submittal. After the preliminary submittal, the ACC may require that a model and/or perspective be prepared to convey the complete concept.

Final Submittal and Review

After preliminary approval is obtained from the ACC, the final documents are to be submitted for final approval, either electronically or two physical copies. If the ACC needs additional information from the Owner to make a decision, it will request this information within 15 days of receipt of the application. If the ACC needs extended time to complete its review, it will communicate this to the Owner and seek an extension of the review timeline. If the ACC fails to approve or disapprove any request within 30 days after complete submission of plans, specifications, and materials, and receipt of any additional information requested, without the agreement to an extended timeline, the request shall be deemed to have been approved by the ACC, provided that the final plans are in accordance with the requirements outlined below.

Final plans shall include, where applicable:

- An approximate time schedule indicating start and completion dates of the Dwelling, utilities hook-up and completion of landscaping work.
- Site plan (at no smaller than 1" = 20') showing building location, including accessory Improvements, exterior mechanical equipment (including gas and electric meters), driveway, parking, utility connections and grading plan.
- Grading Plan to include existing and proposed topography at contour intervals of 2' with a base datum of sea level over the total Lot and extended 100' outside the Lot on all sides.

Somerset Estates HOA Architectural and Landscaping Standards

- Roof plan and floor plans (at no smaller than 1/8" = 1'-0).
- Foundation Design, together with a Final Topographic Drainage Plan, and Soils Report, prepared and certified by appropriate licensed professionals.
- Samples of all exterior materials and colors, and manufacturer's cut sheets for windows and glass.
- Exterior elevations with both existing and proposed grades shown.
- Wall sections, and details of fireplace and interior and exterior stairs and decks.
- Cross section of structure indicating existing and proposed grade lines on the site. Show grade elevations of street, main floor and top of roof. All elevations shall be stated in sea level datum.
- Landscaping plan for entire site including County road right-of-way between Lot line and edge of pavement, including areas to be irrigated. Full description of plant and landscaping materials. Indicate all areas and types of ground cover. Final landscaping plan may come separate from the Dwelling plan submission.
- A perspective (sketch) of the structure sufficient to illustrate design characteristics, as determined at preliminary plan submittal. In addition to the above, exterior building corners of the proposed structure shall be staked on the site for the ACC's inspection. At least 7 days prior to commencement of construction, the Owner shall notify ACC so that it can schedule a visual inspection of the Lot to ensure that the final building layout and staking is acceptable and complies with the final plan approved by the ACC. Any deviation from the final plan shall be submitted in writing and/or drawings for ACC approval and record. Final approval by the ACC shall be issued in writing. Engineering certification of foundation design and reinforcing and the securing of a building permit are the responsibility of the Owner and/or builder. Construction documents (working drawings and specifications) are to be in accordance with the design approved in the final submittal.
- Construction shall not commence until all the above requirements are satisfied unless approved by the ACC.

Re-submittal of Plans

In the event of any disapproval by the ACC of either a preliminary or a final submission, the resubmission of plans shall follow the same procedure as an original submittal. In the event a decision by the ACC is felt to be unjust, a request may be submitted in writing to the ACC within 7 days of the date of notification of the decision for a special hearing. This request shall contain the reasons why the decision is felt to be unjust and any other explanatory material that would be helpful to the ACC in reviewing the situation. A meeting of all parties concerned will be arranged when warranted and the decision of the ACC at this meeting or subsequent reviewing this material will be final, subject to the Reviews and Appeals process in the primary Standards.

Work in Progress

All applicable Federal and State OSHA regulations and guidelines shall be strictly observed.

Somerset Estates HOA Architectural and Landscaping Standards

The ACC may inspect all work in progress and give notice of non-compliance. The absence of such inspection and notification during the construction period does not constitute either approval of the ACC with work in progress or compliance with these Standards. If during construction, changes occur to an Improvement that cause it to be significantly different from the approved documents, a request for approval of these changes shall be submitted to the ACC electronically or physically in duplicate in the following manner:

- A written statement giving the reason such changes are desired.
- A complete description of the change, including drawings, specifications, or any other descriptive material.
- Any adjustment in the position, orientation, or finish floor elevations of the structure.
- Drawings illustrating the changes to the Dwelling.

Completed Work

Upon completion of any Dwelling or other Improvement for which final approval was given by the ACC, the Owner or its duly authorized representative shall give written notice of completion to the ACC. Within 10 days from receipt of such written notice of completion, the ACC may inspect the Dwelling and/or Improvements. If it finds that such work was not done in strict compliance with the final approved plan, it shall notify the Owner in writing within 15 days from receipt of such written notice of completion of such non-compliance, specifying in reasonable detail the particulars of non-compliance, and shall require the Owner to remedy the same.

The Owner has 30 days to remedy such non-compliance, unless a longer time is agreed to by the ACC. If the non-compliance is not remedied within the agreed time, the ACC shall notify the Owner and may take such action to remove the non-complying Improvements as is provided for in the Declaration. If after receipt of written notice of completion from the Owner, the ACC fails to notify the Owner of any failure to comply with its directives within the period provided above, the Improvements shall be deemed to be in accordance with the final plan.

Section II: New or Major Exterior Remodel Dwelling Requirements

Style and Quality

There is no mandatory "style" of architecture in Somerset Estates, but Dwellings are expected to be of high quality and in harmony with the Lot and general landscape, and similar to Dwellings already built. All new or remodeled structures require ACC approval. The exteriors of buildings are to be subdued and non-attention catching. Dwellings with an unfinished appearance or rugged cabin finish or design, A-frame type structures, on stilts, and structures of a circular design will not be permitted. Mansard, shed, flat, geodesic or gambrel roofs are not permitted.

Materials-Exterior Surfaces

Exterior surfaces shall generally be of natural materials that are compatible and blend with the natural landscape. "Natural" and "unnatural" materials and tones are determined by the ACC in consultation with the Owner. The use of any manufactured material shall be a

Somerset Estates HOA Architectural and Landscaping Standards

representative expression of the characteristics of the natural material. Textures shall be harmonious and compatible with textures of nearby residences. The use of brick, wood and stone is preferred. Where brick is selected as the predominant material for the exterior wall covering, each wall shall be clad with brick, on the order of 25% of its square foot area, such that there will be a complete brick wrap on the structure.

Stucco or synthetic stucco (e.g., Dryvit) is permitted as an exterior wall covering material, preferably with natural stone or brick accents, or with significant stucco sculpture or relief to eliminate flat-looking walls.

Exposed standard concrete; concrete blocks; prefabricated metal buildings; simulated brick, synthetic stone, or wood siding; and mill finish anodized aluminum (silver) doors and windows shall not be permitted unless approved by the ACC. Foundation walls shall not be exposed in gross excess of what is required by building code and must be finished to blend with the exterior of the Dwelling. Untreated or raw wood surfaces, whether for exterior siding or exterior decks and railings, will not be accepted.

Location of Dwellings and Setbacks

Location of buildings will be in accordance with the recorded plat and the Declaration. According to Article 7.9 of the Declaration, all Dwellings will have a minimum setback of 35 feet from the front property boundary and any Lot line that borders an additional street unless a variance is granted by the Executive Board. Also, the required setback from any other Lot boundary is 15 feet as described in Article 6.3.3 of the Declaration. Roofs may overhang the setback by no more than 2 feet.

Because no two Lots are exactly alike, the ACC will review each plan for a Dwelling or other structure in relation to the specific characteristics of the Lot and its surroundings. What might be considered appropriate for one Lot might be inappropriate for another. The Declaration permits flexibility that is essential to the appropriate use of widely varying Lot conditions and topography. The basic objective is that the Dwelling and other structures be compatible with the Lot and minimize obstruction of the views of Affected Owners.

Height of Structures

The ACC will not approve the construction of any Dwelling or other structure that would appear excessive in height when viewed from the roads, drives or other Lots. Specifically, Dwellings and other structures on Lots 5-11, Block 5 and Lot 15 Block 5 are restricted to a height of no more than 30 feet from the grade existing prior to any construction or other Improvements. All other areas are limited to 35 feet from the grade existing prior to any construction or Improvements. At the time of construction of any Dwelling, the Owner shall provide the ACC with any calculations, illustrations, or documents required by Boulder County to prove compliance with the height restriction limitations established by the County.

Roofs

All roofs shall be of a material, color and texture approved by the ACC. A roof pitch of less than a 6-foot rise with a 12-foot run (6/12) will be discouraged, except as deemed necessary for design purposes. No maximum pitch is specified, but approval by the ACC will be based on the visual impact of the roof on the Lot and/or neighboring Lots and public areas.

Somerset Estates HOA Architectural and Landscaping Standards

Concrete tile and Slate tile are preferred materials. Copper or other metal roofing may be used as a limited accent if approved by the ACC.

Material	
Treated Cedar Shakes	No*
Concrete tile	Yes
Slate tile	Yes
Stone Coated Steel	No
Standing Seam Steel	Yes**
Architectural Asphalt	No
Clay tile	Yes
Solar tiles	Yes
Synthetic Composite tiles	Per evaluation

*Not allowed for new construction or replacement due to fire risk unless for emergency replacement for a partially damaged roof amounting to approximately 25% or less of the total area of the roof.

** Non-reflective coated standing seam steel as an accent material in a color and thickness gauge approved by the ACC. Must not to exceed 15% of total roof area.

Garages and Garage Doors

The residential structure or complex on a Lot shall include a garage. Its size is defined in Article 6.3.1 of the Declaration, namely that the cumulative size of the garage(s) must be “of sufficient size to house not less than three cars”. Garages must be part of the principal structure or attached to the principal structure by an arbor or breezeway and must conform to the architecture of the principal structure. The visual impact of garage doors shall be minimized by such measures as, but not limited to, siting of the Dwelling, protective overhangs or projections, special door facing materials or design, and/or landscaping. Garage doors that do not face the street are preferred. If doors must face the street, landscaping shall screen the view of the doors, with previously approved landscaping plans taken into consideration to determine the sufficiency of such screening.

Permitted Uses and Floor Spaces

Each Lot shall be used exclusively for residential living purposes and such purposes as are customarily incident thereto. As defined in Article 6.3.1 of the Declaration, every newly constructed Dwelling shall have the specified minimum improved living floor area exclusive of unfinished lower-level walkouts, basements, garages, porches, patios, and accessory structures. No maximum floor area is specified; however, the ACC will be concerned that the total size of all structures on the Lot does not create a negative visual impact. However, Boulder County has rules about maximum square footage that must be followed.

Building Codes

All structures shall conform to all applicable building codes and ordinances as required by Boulder County. Approval by the ACC does not constitute or imply compliance with such codes and ordinances.

Section III: Major Landscaping Revisions

In the case of reconstruction of a Dwelling, landscaping shall be completed as soon as reasonably possible after occupancy in accordance with an approved landscaping plan but in no event later than seven months after obtaining a certificate of occupancy for the residence without prior approval of the ACC. Each Lot shall be fully landscaped, and Owners are encouraged to make adequate provisions for landscaping costs in their overall construction budget.

Major landscaping change applications will be reviewed using the guidelines in this Addendum, as well as applicable information in the primary Standards. If landscape drawings accompany an application, the landscape architect will include a statement on the drawings that states the Standards have been followed or requested exceptions are listed.

Planting Requirements

High quality, long-lived plant materials are required as the dominant species to ensure long-term attractiveness of the landscape. A variety of plant materials is highly encouraged. The landscape development of each Lot in Somerset Estates shall include certain minimum plant quantities and sizes based on Lot size, as defined below. As yards mature, shrubs and trees can be removed as needed and the minimum counts may no longer be applicable. A mixture of one-third to two-thirds evergreen plant materials is encouraged to give year-round visual impact, with seasonal change and interest supplied by deciduous plantings. Massed shrub plantings and accents of ground covers, perennials, annuals and flowering bulbs should be included in landscapes.

Due to the maturity of landscaping in Somerset Estates, the quantities below may be modified on a Lot-by-Lot basis during ACC reviews of future Landscaping requests.

Tree Quantities

One to two trees shall be planted for each 3,630 sq. ft. of gross Lot area (1 acre/12 to 24 trees). Less or more than this range requires ACC approval. Please see the primary Standards for information on tree species.

Shrub Quantities

Six shrubs shall be planted for each 3,630 sq. ft. of gross Lot area (1 acre/72 shrubs)

Ground Covers

Ground cover may consist of either living materials or a combination of living and nonliving materials. The color selection, size, location and placement of ground cover areas require careful consideration in completing the landscape plan for the site.

Grasses (Turf , Native & Ornamental)

Turf Grass is a sod-forming grass, resistant to wear from foot and other traffic. It should be watered, fertilized and mowed to less than 4 inches for a healthy appearance and green color. While there are many blends of Turf Grass, the Standards refers to them all as Bluegrass. Turf Grass is generally required for lawns.

Native/Clump Grass, such as Buffalo Grass and Blue Grama, can be hybrids of native and foreign grasses that grow taller than 6 inches. They are not resistant to foot traffic and if cut

Somerset Estates HOA Architectural and Landscaping Standards

shorter than 6 inches can become unsightly in appearance, so they are not recommended for general lawn use but may be approved as ornamental grasses.

Ornamental grasses that are grouped in decorative planting beds may grow taller than 6 inches. Similar to shrubs, the height and quantity of the ornamental grasses will be subject to ACC approval (more detail in the shrub bed section).

Lawn Areas

Grassed lawn areas may be sodded or seeded with Bluegrass. Lawns need to be adequately watered to assure good color and appearance. Lawn areas that have been historically mowed and watered must continue to be mowed unless they are removed and converted into approved decorative planting beds.

Native, drought resistant grasses are allowed in certain circumstances. Blue Grama or a mixture of Blue Grama and Buffalo Grass can be allowed in the lawn area if they are mowed to less than 6 inches but doing so might create an unsightly appearance. In particular, the ACC will be concerned with the maintenance and the aesthetic impact of the use of native grasses on the perimeter of Lots, and near roads and public areas. Buffalo Grass and Blue Grama lawns shall generally not be allowed closer than 15 feet to the street or pedestrian paths because they do not stay as green as watered Bluegrass. Owners should consult a landscape specialist to understand the trade-offs before planting these grasses as a lawn. Watering to attain a green color is generally expected, but drought conditions, with associated watering restrictions, may limit the Owners' ability to maintain that color. Buffalo Grass and Blue Grama that is not visible from the street, Community paths or a neighbor's yard and is mowed and serves as a lawn area between planting beds may be watered less to conserve water. However, these types of lawns are not allowed to die or be brown during the growing season.

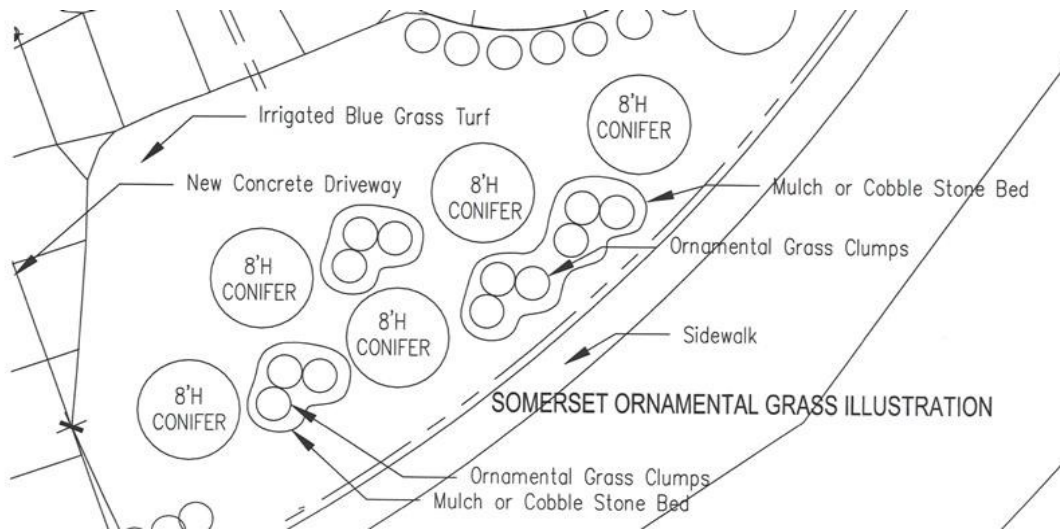
Nonvegetative turf grass can be used in rear yards subject to approval by the ACC.

Planting Beds

Decorative planting beds of shrubs, perennials or ornamental grasses provide visual appeal to the Owner and Community. Plants should be grouped and arranged to provide height variation and seasonal color. Evergreen plants should be incorporated to provide interest during the dormant season for perennials. These beds should be surrounded by a lawn area or ground cover to provide visual contrast and appeal. Like lawns, ground covers must be adequately watered to assure good color and appearance.

Native grasses can be a nice element in decorative planting beds if they are grouped and watered like shrubs and bordered with suitable edging such as pavers. To prevent ornamental grass plantings from looking like overgrown lawn areas, these plantings should be separated from watered lawn areas by rock, mulch or ground cover. Like the height and quantity of shrubs, the height and quantity of the ornamental grasses will be subject to ACC approval. Dormant or "unsightly" tall grasses should be cut back to less than 6 inches high to maintain a good appearance. Dormant tall grasses that maintain their attractive shape throughout the winter and early spring will be allowed.

Somerset Estates HOA Architectural and Landscaping Standards



Irrigation System Design

All landscape areas shall be irrigated by an automatic underground sprinkler system to ensure the continued health and beauty of landscapes. The following design criteria will provide the proper techniques to irrigate the landscape.

Lawn Area Irrigation

Grassed areas should be zoned separately from planting beds and irrigated with pop-up spray heads or gear-driven rotary heads. All grassed areas, whether Bluegrass or native grasses, must be kept watered and regularly mowed.

Ground Cover Irrigation – Annual and Perennial Beds

These beds should be watered with low-volume sprays (such as maxi jet) or standard sprays. Standard spray heads should be on pop-up risers in the front beds, fixed risers are acceptable in the back beds.

Shrub Bed Irrigation

Shrub beds may be irrigated by drip irrigation or by the spray techniques used in ground cover, annual, or perennial beds.

Tree Irrigation

Certain varieties of trees may thrive on different amounts of water than the adjacent landscaped areas receive. Drip systems sized and set to match these variances of needs are recommended. The height of native trees can be controlled by irrigation without affecting life. Once the root system is well established (several seasons), normal precipitation is sufficient for the tree to thrive, unless extreme drought conditions exist. Irrigation is not necessary. If a tree continues to be watered, it may grow to exceed the expected mature height ranges. Therefore, the ACC encourages residents to reduce or halt irrigation of mature trees to avoid excessive growth.

Somerset Estates HOA Architectural and Landscaping Standards

Drainage and Grading

All structures and landscape elements shall be placed on the Lot so that the existing topography will be disturbed as little as possible. As noted in Article 9.5 of the Declaration, all Lots contain easements for the installation and maintenance of utilities, drainage facilities, and public or private improvements. Access to them is reserved. In particular, drainage and utility easements are reserved under the plats around the entire perimeter of each Lot, of at least 10 feet and in some cases more than 10 feet wide. Any Improvements or changes in grading in these easements must not alter the direction, obstruct, or retard the flow of water through channels or swales within any such drainage. The Association has the authority to require the removal of any Improvements, including vegetation that could change or impede the flow of water in these easements regardless of whether they are intentional or naturally occurring. Proof of such an impediment is not required for the Association to require removal.

Finish grade shall prevent ponding or sheeting of water on the site into a single exit point to avoid erosion onto adjacent property. Drainage shall be away from structures and in compliance with Boulder County standards and not altered without ACC approval. Newly graded areas shall be protected against erosion. Significant mounding greater than 2 feet above natural grade of surface contours for architectural effect must be approved by ACC. Owners should also ensure the mounding will not negatively affect the original drainage for the Lot. Location of topsoil stockpiles, borrow pits on site, and material disposal areas is subject to ACC approval.

Each Lot must accept all drainage from uphill Lots and divert it away from critical areas on site (away from house foundations, driveways and garden or walk out level features). Each Lot must also divert runoff water to the front or side street borrow ditches or to the rear area of the Lot. Owners and builders are required to minimize disruption from grading; when possible, use existing or natural drainage paths; and to consider and provide for snow storage and runoff.

The final site plan and grading plan shall be prepared by an architect, engineer or landscape architect, and it shall include both existing contours and proposed contours. Finish grades shall include 4 inch minimum topsoil on all planted areas. Finished elevations with seed and sod in place shall be submitted for ACC approval. A topographic grading plan shall be submitted with the major landscaping plans.

Section IV: Construction Regulations

To ensure a safe, neat, and orderly construction, the ACC has established certain construction and safety regulations for the benefit of all Owners and residents. Anyone conducting activities in Somerset Estates must use extreme care to prevent conditions that are unsafe or that could constitute fire, wind or other safety hazards. The ACC or Executive Board will not tolerate any activity that, in their opinion, constitutes such hazards and has the right to stop construction on any structure where hazardous conditions continue to exist after notification is given to the prime contractor.

Somerset Estates HOA Architectural and Landscaping Standards

Working hours

Working hours for companies making Improvements or performing maintenance on properties (including landscaping) are from 8:00am to 6:00pm, Monday through Friday and 9:00am to 6:00 pm on Saturday (not including holidays).

Occupational Safety and Health Act Compliance (OSHA)

All applicable Federal and State OSHA regulations and guidelines shall be strictly observed at all times.

Construction Trailers, Portable Field Offices etc.

Any storage or materials or equipment shall be the Owner's or Contractor's responsibility. Owners or Contractors are permitted to store construction materials and equipment on the Owner's Lot during the construction period. It shall be neatly stacked, properly covered, and secured. Storage of material or construction equipment outside the Owner's Lot requires the approval of the ACC. Materials or equipment stored on other sites without ACC approval may be confiscated without recourse.

Owners and Contractors shall not disturb, damage, or trespass on other Lots. Should any such damage occur, it must be restored and repaired to its original condition at the offender's expense.

Debris and Trash Removal

Owners and Contractors shall clean up all trash and debris at the end of each day. Trash and debris should be removed from each Lot at least once a week by every Friday to a dumping site located off the project. Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the Lot. Owners and contractors are prohibited from dumping, burying, or burning trash anywhere in Somerset Estates. Disposal of materials shall comply with all local, state, and federal ordinances.

During the construction period, each Lot shall be kept neat, and materials shall be properly placed to prevent it from becoming a public eyesore, hazard, or affecting other Lots. Dirt, mud, or debris resulting from activity on each Lot shall be promptly removed from public or private roads, open spaces and driveways or other portions of Somerset Estates. If necessary and to the extent allowed in the Association's governing documents, the Association may do any necessary clean up and charge the Owner for such services as a Specific Assessment.

Construction Drainage

Each Owner is responsible for controlling the silt in his Lot's runoff water. Prior to landscaping this may consist of hay bales or another method to create silt settling/water detention ponds in drainage swales. In addition, at the installation of the permanent driveway culvert, the Owner is required to install a dam on the uphill side of the culvert in the borrow ditch, to prevent silting of the culvert until the final landscape is in place.

Culverts

Driveway culverts shall be a minimum of 18 inches diameter galvanized corrugated pipe or County approved elliptical equivalent with flared end sections. Culverts shall be set a

Somerset Estates HOA Architectural and Landscaping Standards

minimum of 24 inches below grade of street asphalt and backfilled with road base aggregate. Driveway culverts shall be installed in the County right-of-way prior to the commencement of any soil testing or construction on a subject site in accordance with Boulder County requirements. Ditch flow lines must be maintained at a uniform 24 inches depth below level of edge of the adjacent asphalt. Landscapers must install sod or seed in the County right-of-way such that the top of the grass is 24 inches below the level of the adjacent asphalt i.e., allowing for eventual silt to build up along the flow line. Damaged or closed culverts require replacement or repair to assure the viability of their drainage function.

Sanitary Facilities

Each Owner and contractor shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets or similar temporary toilet facilities should not be on the road and should be located only in areas approved by the ACC.

Parking Areas

Construction crews shall not park on, or otherwise use, other Lots. Private and construction vehicles and machinery shall be parked in areas designated by the ACC. Contractors, subcontractors, and material suppliers shall not drive through ditches or onto adjacent Lots or County road rights-of-way.

Access to Somerset Estates

All vehicles entering or leaving Somerset Estates shall do so solely by means of Somerset Drive or Longview Drive, and publicly dedicated streets.

Excavation Materials

Excess excavation materials shall be hauled off the project or placed in areas designated by the ACC.

Blasting

If any blasting is to occur, the ACC shall be informed far enough in advance to allow it to make such an investigation as it deems appropriate to confirm that all appropriate measures, including protective actions, have been taken prior to the blasting.

Restoration or Repair of Other Damaged Property

Damage and scarring to other property, including but not limited to, common areas, other Lots, roads, driveways and/or Improvements, will not be permitted. If any such damage occurs, it shall be repaired and/or restored promptly at the expense of the person or entity causing the same.

Upon completion of construction, each Owner and contractor shall clean the Lot and repair all property which was damaged, including, but not limited to, restoring grades, repair of streets, driveways, drains, culverts, signs, lighting and fencing.

Miscellaneous and General Practices

The following practices are prohibited in Somerset Estates during construction:

Somerset Estates HOA Architectural and Landscaping Standards

- Contractor signage or displays. See Article 6.2.10 of the Declaration for reference.
- Changing oil on any vehicle or equipment.
- Concrete trucks may only clean out on Lots they are delivering to.
- Builders shall remove hardened concrete with the other trash.
- Removing any plant material, topsoil or similar items from any property of others within Somerset Estates.
- Carrying any type of firearms on the property.
- Using disposal methods or units other than those approved by the ACC.
- Careless disposition of cigarettes and other flammable material.
- Bringing any animals or pets, particularly dogs, into Somerset Estates.
- Use of any sound system which is disturbing to any Somerset Estates residents.

In the event of any violation these practices, the Association shall have the right to contact the proper authorities to impound the pets, or to refuse to permit such contractor or subcontractor to continue work on the Somerset Estates property, or to take such other action permitted by law or the Declaration.

Responsibility of Owner

All Owners shall be responsible for the conduct and behavior of their representatives, builders, contractors and subcontractors, and employees.

Fire Extinguisher

At least one (1) 10-LB., ABC rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the Lot at all times.