

**DESIGN GUIDELINES AND STANDARDS  
FOR  
KENTFIELD MASTER ASSOCIATION, INC.**

**NOVEMBER 27, 2001**

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1. INTRODUCTION

1.1 DEFINITIONS The following words, when used in these Design Guidelines, shall have the meaning hereinafter specified:

1.1.1 "Association" means Kentfield Master Association, Inc., a unit owners' association organized under Section 38-33 3-301 of the Act.

1.1.2. "Board" means the Board of Directors of the Association.

1.1.3 "City" means the City of Thornton, Colorado

1.1.4 "Committee" or "Architectural Review Committee" means the committee appointed by the Declarant or by the Association to review and approve or disapprove requests for architectural approval, as more fully provided in the Declaration.

1.1.5 "Common Area" means any property owned or leased by a Subassociation other than a Lot or Common Elements

1.1.6. "Common Elements" means any real estate owned or leased by the Association other than a Home

1.1.7 "Community" means the real estate described on Exhibit A attached to the Declaration, as supplemented and amended from time to time, with respect to which a person, by virtue of such person's ownership of a Lot is obligated to pay for real estate taxes, insurance premiums, maintenance, or improvement of real estate described in the Declaration.

1.1.8. "County" means Adams County, Colorado

1.1.9 "Declarant" means Kaufman and Broad of Colorado, Inc., a Colorado corporation, and any other person or group of persons acting in concert, to whom the Declarant, by recorded document, expressly assigns one or more of the Declarant's rights under the Declaration (which shall be the extent of the Declarant's rights to which such assignee succeeds), and who:

1.1.9.1 As part of a common promotional plan, offers to dispose of to a purchaser such Declarant's interest in a Lot (as defined in the Declaration) not previously disposed of to a purchaser; or

1.1.9.2 Reserves or succeeds to any Special Declarant Right (as defined in the Declaration)

- 1.1.10. "Declaration" means that certain Master Declaration of Covenants, Conditions and Restrictions of Kentfield recorded September 20, 2000, at Reception No C00712979, in the office of the Clerk and Recorder of the County, and any other recorded instruments, however denominated, that create this Community, including any supplements and amendments to those instruments and also including, but not limited to, plats and maps.
- 1.1.11. "Design Guidelines" means these Design Guidelines and Standards, as such may be amended from time to time by the Committee with the advice of the Board.
- 1.1.12. "Established Drainage" means the drainage that exists at the time final grading by the Declarant is completed.
- 1.1.13. "Existing Improvements" means all existing exterior improvements, structures, and any appurtenances thereto or components thereof, of every type or kind, and all existing landscaping features, including, but not limited to, buildings, outbuildings, swimming pools, tennis courts, patios, patio covers, awnings, solar collectors, painting or other finish materials on any visible structure, additions, walkways, sprinkler systems, garages, driveways, fences, screening walls, retaining walls, basketball hoops and backboards, stairs, decks, hedges, windbreaks, plantings, trees, shrubs, flowers, vegetables, sod, gravel, bark, exterior light fixtures, poles, signs, exterior tanks and exterior air conditioning, cooling, heating and water softening equipment.
- 1.1.14. "Final Development Plan" means that certain Final Development Plan of Kentfield approved by the City Council of Thornton.
- 1.1.15. "Final Plat" means those certain Final Plats of Villages North Filing Nos 1, 2, 3, 5 and 6, recorded in the office of the Clerk and Recorder of the County, as amended and supplemented from time to time.
- 1.1.16. "Home" means a residence that has been built, or is to be built, on a Lot that is in the Community.
- 1.1.17. "Owner" means the Declarant, a builder, or other person who owns a Lot, but does not include a person having an interest in a Lot solely as security for an obligation. The Declarant is the owner of each Lot provided for in the Declaration until that Lot is conveyed to another person who may or may not be a Declarant.
- 1.1.18. "Lot" means each platted lot shown upon the Final Plat and any other recorded subdivision map of the real property in the Community, or any other real property as may hereafter be brought within the jurisdiction of the Association, and on which a Home is located or is planned to be constructed or located.
- 1.1.19. "Proposed Improvement" means any improvement that has not yet been constructed, installed, or erected and includes demolition or removal of any

building or other structure and also includes any change of the exterior appearance of a Home or other Existing Improvement.

1.1 20. "Rear Yard Perimeter Fence" means the fence which encloses the rear yard area of a Lot, whether such fence is a rear/side yard privacy fence described in Section 2.32.3.1 of these Design Guidelines, an open rail fence described Section 2.32.3.2 of these Design Guidelines, or a combination of both

1.1.21 "Review Request Form" means the form provided by the Association's management company for use in submitting requests for approval of Proposed Improvements to the Committee

1.2. **DESIGN GUIDELINES FOR THE DESIGN REVIEW COMMITTEE.** The Declaration requires prior approval by the Committee or its designated representative before any Proposed Improvement is constructed, erected, placed, or altered. These Design Guidelines establish certain acceptable designs for different types of Proposed Improvements. These Design Guidelines apply to residential property in the Community, and are intended to assist the Owners. Prior to installation or commencement of construction, all Proposed Improvements (except those constructed by the Declarant or those constructed in accordance with the pre-approved standards set forth herein) must be submitted to the Committee for review and approval.

1.3. **CONTENT OF DESIGN GUIDELINES** In addition to the introductory material, these Design Guidelines contain:

1.3.1 A list of specific types of Proposed Improvements which Owners might wish to make, with specific information as to each of these types of Proposed Improvements;

1.3.2 A summary of procedures for obtaining approval from the Committee; and

1.3.3. Figures showing approved designs for fences.

1.4. **EFFECT OF THE DECLARATION, FINAL DEVELOPMENT PLAN AND FINAL PLAT.** THE COMMUNITY AND ALL EXISTING IMPROVEMENTS AND PROPOSED IMPROVEMENTS THEREIN ARE SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DECLARATION, THE FINAL DEVELOPMENT PLAN AND THE FINAL PLAT. THESE DESIGN GUIDELINES ARE FOR CLARIFICATION AND IMPLEMENTATION OF THE TERMS AND PROVISIONS OF THE FOREGOING DOCUMENTS AND SHALL NOT SUPERSEDE THE TERMS AND PROVISIONS OF ANY OF SUCH DOCUMENTS

1.5. **EFFECT OF OTHER GOVERNMENTAL REGULATIONS.** Use of any property in the Community and any Existing Improvements and Proposed Improvements must comply with applicable building codes and other governmental requirements and/or regulations. Approval and permits from the City should be obtained when required. **Approval by the Committee will not constitute assurance that Existing Improvements or Proposed**

**Improvements comply with applicable governmental requirements and regulations, or that a permit or approvals are not also required from applicable governmental bodies.** For information about the City's requirements, Owners should write or call the City's Building Department. The Department's telephone number is (303) 538-7250 and its address is 9500 Civic Center Drive, Thornton, Colorado 80229

- 1.6 INTERFERENCE WITH UTILITIES. In making Proposed Improvements, Owners are responsible for locating all water, sewer, gas, electric, telephone, cable television, irrigation lines, and other utility lines and easements. Owners should not make any Proposed Improvements over any such easements without the consent of the utility involved, and Owners will be responsible for any damage to utility lines. Underground utility lines and easements can usually be located by contacting the Utility Notification Center of Colorado at 1-800-922-1987.
- 1.7 GOAL OF DESIGN GUIDELINES. Compliance with these Design Guidelines and the terms and provisions of the Declaration, the Final Development Plan and the Final Plat will help preserve the inherent architectural and aesthetic quality of the Community. It is important that the Proposed Improvements be made in harmony with and not detrimental to, the rest of the Community. A spirit of cooperation with the Committee and neighbors will go far in creating an optimum environment, which will benefit the Owners. By following these Design Guidelines and obtaining approvals for Proposed Improvements from the Committee, Owners will be protecting their financial investment and will help to promote Proposed Improvements that are compatible with the other Homes and property within the Community.
- 1.8 INTERPRETATION OF THE DESIGN GUIDELINES. The Committee shall interpret these Design Guidelines.
- 1.9 ENFORCEMENT OF DECLARATION AND DESIGN GUIDELINES. The Committee shall have primary responsibility for the enforcement of the architectural requirements of the Declaration and these Design Guidelines. The Committee will investigate written complaints of Owners for violations of the architectural requirements of the Declaration or these Design Guidelines, if such complaints are dated and signed by the Owner making the complaint. The Board, the Committee, and employees of the Association shall use all reasonable means to maintain the anonymity of complaining Owners. The Committee shall be allowed access to the property of the Owner filing the complaint for purposes of verification of the complaint. If a violation is found, the Committee shall notify the Owner whose property is in violation, in writing, requesting that appropriate action be taken to achieve compliance. If such Owner does not bring his property into compliance with the Declaration and these Design Guidelines within thirty (30) days, or the time specified by the notice, the Committee will request that the violation be referred to the Board for enforcement action.
- 1.10 ADVISING OF NEIGHBORS. It is suggested that Owners advise neighbors prior to submitting forms for Proposed Improvements. The Committee may, in its sole discretion, request adjacent neighbor input.

2 SPECIFIC TYPES OF IMPROVEMENTS/DESIGN GUIDELINES. The following alphabetical list covers a variety of specific types of Proposed Improvements which Owners and builders typically consider installing. Pertinent information is given as to each. UNLESS OTHERWISE SPECIFICALLY STATED, DRAWINGS OR PLANS FOR A PROPOSED IMPROVEMENT SHALL BE SUBMITTED TO THE COMMITTEE, AND THE WRITTEN APPROVAL OF THE COMMITTEE SHALL BE OBTAINED BEFORE THE PROPOSED IMPROVEMENT IS MADE. In some cases, as specifically noted in these Design Guidelines, an Owner may proceed with the specified Proposed Improvement without advance approval by the Committee, if the Proposed Improvement is constructed, installed and located in accordance with the stated guidelines for such Proposed Improvement. Proposed Improvements that are not listed will require Committee approval. The architectural style of a Proposed Improvement shall be consistent with the style and character of the Home and other residences built in the same general area of the Community. The Committee in its sole discretion shall determine such consistency.

- 2.1. ADDITIONS AND EXPANSIONS - Committee approval is required. Owners must use a Review Request Form when submitting a request for an addition or expansion. Additions or expansions to the Home will require submission of detailed plans and specifications, including description of materials to be used and plan and elevation drawings showing dimensions, setbacks, roof slopes, etc. Additions and expansions must be of the same architectural style and color as that of the Home. ALL WORK IS SUBJECT TO OBTAINING THE REQUIRED PERMITS FROM THE CITY.
- 2.2. ADDRESS NUMBERS - Committee approval is required to alter or relocate the address numbers originally installed by the Declarant or a builder.
- 2.3. ADVERTISEMENTS - See Signs.
- 2.4. AIR CONDITIONING EQUIPMENT - Committee approval is required. Only air conditioning equipment (including swamp coolers) which are ground-mounted and installed in the rear yard area or rear half of the house in the side yard area (e.g. behind a wing fence) will be approved. The foregoing should be installed in such a way that any noise to adjacent Homes is minimized. Installation of air conditioning equipment (including swamp coolers) on the roof, in windows or, in the exterior walls of a Home will not be permitted. Additionally, any lines, cables, hoses, etc., appurtenant to such air conditioning equipment shall be installed so as to be screened from public view, with such screening methods to be installed so as to appear as part of the original construction of the Home.
- 2.5. ANTENNAS - Pursuant to Section 10.5.4 of the Declaration, no exterior radio antennas, television antennas or other antennas may be erected unless approved in writing by the Committee. However, the Committee will consider for approval satellite dishes that are no larger than one meter in diameter and length and flat array wireless cable TV antennas. Requests to the Committee for approval of installation of such instruments must include provisions to install the satellite dish in as inconspicuous location possible and to screen the same from public view while still maintaining reasonable service and reception.

- 2.6 ASTRO-TURF - Neither Astro-turf nor any other floor covering shall be used on any front porch or any balcony, or any other area of a Lot that is visible from any streets or any Common Areas
- 2.7 AWNINGS - See Overhangs/Awnings – Cloth or Canvas
- 2.8 BALCONIES - See Decks
- 2.9 BASKETBALL BACKBOARDS - Committee approval is required. If garage or pole mounted, the backboard and support structure should be clear or painted the same color as the house, unless otherwise approved by the Committee. Backboards mounted on the front of the garage of the Home may not project more than two (2) feet from the front of the garage. Pole-mounted basketball backboards must have a black or galvanized removable steel pole and must be installed midway between the front of the house and the sidewalk. Rims and nets on all types of basketball units must be maintained in a neat and clean appearance. Temporary basketball backboards also are acceptable but must be placed in such a manner that they do not block sidewalks and pedestrian walkways. Temporary basketball backboards shall not be placed upon any of the public or private streets in the Community. Temporary basketball backboards must be stored within the Home or behind the Rear Yard Perimeter Fence and must not be observable from the street when not in use. Notwithstanding the foregoing, between Memorial Day and Labor Day storage of temporary basketball backboards in the Home or behind the Rear yard Perimeter Fence will not be required so long as such temporary basketball backboards are placed in accordance with the first and second sentences of this Section.
- 2.10 BIRDBATHS – Committee approval of birdbaths that do not exceed three (3) feet in height or width (including any pedestal) is not required if placed in the rear yard area of a Lot. Installation of birdbaths in the front yard areas of a Lot requires Committee approval.
- 2.11 BIRDHOUSES AND BIRD FEEDERS – Committee approval of birdhouses and bird feeders which do not exceed 1' x 2' and are aesthetically compatible with the exterior of the Home is not required if the same are installed in the rear yard area of a Lot. No birdhouse or bird feeder must be installed within six (6) feet of the ground level of the Lot. Installation of birdhouses and bird feeders in the front yard areas of a Lot requires Committee approval.
- 2.12 BOATS - See Vehicles
- 2.13 BUG ZAPPERS - Committee approval of bug zappers is not required, so long as the same comply with Section 10.9 of the Declaration ("No Annoying Lights, Sounds or Odors")
- 2.14 BUILDING HEIGHT CHANGES - Requires Committee review and approval and must comply with applicable building codes and zoning regulations established by the City
- 2.15 CABLE TV ANTENNAS - See Antennas
- 2.16 CAMPERS - See Vehicles

- 2.17 CARPORTS - Not permitted
- 2.18 CIRCULAR DRIVES – Not Permitted
- 2.19 CLOTHESLINES AND HANGERS – Permanent Clotheslines and Hangers shall not be permitted Temporary drying structures will be permitted so long as such structures are used solely in the rear yard area of a Lot and are immediately removed from sight after each use.
- 2.20 CLOTH OR CANVAS OVERHANGS - See Overhangs/Awnings – Cloth or Canvas
- 2.21 COMPOSTING Committee approval is required Composting containers must not be immediately visible to adjacent properties and must not emit any offensive odors Underground composting is not permitted
- 2.22 CORNER VISIBILITY - Compliance with the City's intersection sight distance criteria required
- 2.23 DECKS - Committee approval is required Unless otherwise approved by the Committee decks must be constructed of wood and, if painted, must be painted to match the color scheme of the Home, and if sealed or stained, must be stained or sealed with a stain or sealant which is either clear or a light natural cedar color (to match color of clear sealant applied on cedar fencing) Decks must be installed as an integral part of the Home and patio area Construction of decks over easement areas is not permitted Design, dimensions, materials to be used and location must be submitted on drawings
- 2.24 DOG HOUSES – Doghouses are restricted to sixteen (16) square feet and will not be permitted on any Lot unless located in the rear yard area and the Rear Yard Perimeter Fence has been installed Doghouses must be installed at ground level and shall not be visible above the Rear Yard Perimeter Fence
- 2.25 DOG RUNS - Dog runs will not be permitted on any Lot unless located in the rear yard area and the Rear Yard Perimeter Fence has been installed Dog runs on Lots adjacent to Common Elements or Common Area shall not be located within five (5) feet of any Open Rail Fencing (as defined in Section 2.32 hereof) which is part of the Rear Yard Perimeter Fence nor in any side yard area adjacent to Common Elements or Common Area Dog runs on Lots that are adjacent to Common Elements or Common Area must be constructed of Open Rail Fencing with the wire mesh shown in the "Wire Mesh for Open Rail Fence" Exhibit attached hereto installed on the interior of the dog run Mature landscape screening which screens the dog run from view from the Common Elements or Common Area is required Dog runs on Lots not adjacent to Common Elements or Common Area may be constructed of either five (5) foot chain-link fencing or the Open Rail Fence described above
- 2.26 DOORS - Committee approval is required for the addition or replacement of storm doors, screen doors, security doors or any other type door to a Home. Notwithstanding the foregoing, professionally manufactured storm and/or screen doors consisting of glass with



metal solid cored frames that are an approved color shall hereby be deemed approved by the Committee. The approved colors are white, black and the approved colors for the Home.

## 2.27 DRAINAGE

2.27.1 Maintenance of and Non-Interference with Grade and Drainage. In accordance with Section 8.4 of the Declaration, each Owner shall maintain the grading on his Lot (including grading around the building foundation) at the slope and pitch fixed by the final grading thereof, including landscaping and maintenance of the slopes, so as to maintain the Established Drainage. It shall be the responsibility of each Owner to ensure that any Proposed Improvement does not in any way interfere with or obstruct the Established Drainage pattern over such Owner's Lot or any adjoining real property. In the event that it is necessary or desirable to change the Established Drainage over any Lot, the Owner of such Lot shall submit a plan to the Architectural Review Committee for its review and approval. Any such change shall also be made in accordance with all laws, regulations and resolutions of any applicable governmental entities.

2.27.2 Recommendations for Landscaping Around Foundations and Slabs. It is recommended that Owners, in landscaping their Lot, avoid planting flower beds (especially annuals), vegetable gardens or other landscaping which requires regular watering, within five (5) feet of the foundation of such Owner's Home or any slab on the Lot. If evergreen shrubbery is located within five (5) feet of the foundation or any slab, then the Owner of the Lot should water such shrubbery by "controlled hand-watering," and should avoid excessive watering. Further, piping and heads for sprinkler systems should not be installed within five (5) feet of the foundation or any slabs.

2.28 DRIVEWAYS - Modifications to the original driveway require Committee approval and must be aesthetically pleasing and in conformance with the overall look of the Community. Modifications or additions to the original driveway may not exceed five (5) feet in width and must be constructed with materials identical to the existing driveway. Any driveway extension shall not encroach into existing easements or upon property line and shall not alter or interfere with the Existing Drainage. Asphalt extensions are not acceptable. Repair or replacement of an existing driveway or sidewalk which is completed with materials identical to the existing driveway or sidewalk and which do not alter the original design of the same shall not require Committee approval.

2.29. EVAPORATIVE COOLERS - See Air Conditioning Equipment.

2.30. EXTERIOR LIGHTING - See Lights and Lighting.

2.31. EXTERIOR MATERIALS - The only acceptable exterior building materials are those which are of the same standard or higher than those used in the original construction of the

Home, as well as brick, stone, or other harmonious materials utilized for accent or Home details as approved by the Committee.

## 2 32 FENCES.

2 32.1 General – Fences, walls, columns, entry monuments (individually and collectively "Fences") constructed by the Declarant and/or a builder along or abutting Lot lines, public or private streets may not be removed, replaced, stained or painted a different color or altered, including adding a gate, without approval of the Committee. If any such Fences constructed by the Declarant and/or a builder which are located upon an Owner's Lot are damaged or destroyed by Owner or Owner's agents, guests, or tenants, the Owner shall repair and recondition the same at the Owner's expense.

2 32.2 Drainage - It is important to remember that certain drainage patterns may exist along or under proposed Fence locations. When constructing a Fence, be sure to provide for a space between the bottom of the Fence and the ground elevation so as not to block these drainage patterns.

2 32.3. Design – Fences, other than those described below, may not be constructed without Committee approval. Front yard fencing is not permitted. All Fences must adhere to any sight triangle regulations of the City. Committee approval is not required for rear yard fences constructed in accordance with the following requirements:

2 32.3.1 Rear/Side Yard Privacy Fences. All rear yard fences, other than the wing fences installed by the Declarant or a builder, and side yard fences adjacent to public or private streets, shall be installed on the rear yard property lines of each Lot and, except for fences on property lines adjacent to the Common Elements or Common Area, shall be constructed in accordance with the specifications shown in the "5' Dog Eared Picket Fence" Exhibit attached hereto and incorporated herein by this reference. Rear/Side Yard Privacy Fences must be constructed with the 2"x4" framing and 4"x4" posts on the constructing Owner's Lot (i.e., the smooth side of the wood slats on the front elevation of the foregoing Fence Exhibit must face away from the Owner's Home). Alternating panels (smooth side in, then smooth side out, of no more than eight (8) feet in width) are allowed only between adjacent Lots. Side Yard Privacy Fences may not extend toward the front of a Lot past the wing fence installed by the Declarant or a builder.

2 32.3.2 Open Rail Fences. All rear/side yard fences adjacent to Common Elements or Common Area, other than the wing fences installed by the Declarant or a builder, shall be installed on the property lines between the Lot and the Common Elements or Common

Area and shall be constructed in accordance with the specifications shown in the "Open Rail Fence" Exhibit attached hereto and incorporated herein by this referenced. The wire mesh shown on the "Wire Mesh for Open Rail Fence" Exhibit attached hereto may be installed on the interior (the side of the fence which closest to the Home) of an Open Rail Fence so long as such wire mesh is not higher than the top rail of said Fence

- 2.32.4. Corner Lot Fencing - Fences on Lots adjacent to public or private streets shall not be constructed within the rights-of-way or side yard easements adjacent to such public or private streets and, therefore, must be set back from the sidewalk the distances established in the City's requirements
- 2.32.5. Fence Transitions – Transitions between Rear/Side Yard Fences and the six (6) foot Community perimeter fence and any Open Rail Fence shall be accomplished as shown on the "Step Transition Between 5' Dog Eared Fence and 6' Perimeter Fence" and the "Transition Between 5' Dog Eared Fence and Open Rail Fence" Exhibits attached hereto and incorporated herein by reference, as applicable.
- 2.32.6. Double Fences - Not permitted
- 2.32.7. Double Faced Fences Double Faced Fences (Privacy Fences with Pickets installed on both sides of the rails) require Committee approval.
- 2.32.8. Fences for Screening Located Within Lot Line - Must be an integral part of the landscape design
- 2.32.9. Wire Fencing - Except for the wire mesh shown in the "Wire Mesh for Open Rail Fence" Exhibit and chain-link dog runs approved and constructed in accordance with Section 2.25 hereof, no plastic or metal chicken wire, hog wire, barbed wire, chain links, or strand wire will be allowed.
- 2.32.10. Sealants Sealants for all fencing must be clear No tinted transparent sealants are permitted
- 2.32.11. Maintenance Responsibility - Deteriorated materials must be replaced by the Owner with materials identical to the original in quality, quantity and design.
- 2.32.12. Temporary Fencing – Committee approval is required
- 2.33. FIREWOOD STORAGE – See Wood Storage.
- 2.34. FLAGPOLES - Committee approval is required for any freestanding flagpoles Committee approval is not required for flagpoles mounted to a Home, provided that the flags displayed thereon (if other than an American Flag) are temporary in nature and are only displayed on holidays or in celebration of specific events. The highest point of any flagpole may not exceed the roofline of the Home, and any event shall not exceed six (6)

feet in length American Flags may be displayed at any time so long as the same are displayed in accordance with these guidelines and nationally recognized standards for displaying the American Flag

- 2.35 GARBAGE CONTAINERS AND STORAGE AREAS - See Trash Containers
- 2.36 GARDENS – FLOWER OR VEGETABLE – Committee approval is not required for flower or vegetable gardens that do not alter the Existing Drainage All gardens must be properly maintained in an aesthetically pleasing manner Vegetable gardens must be located in the rear yard area of a Lot and must be screened from view of adjacent Owners.
- 2.37 GAZEBOS – Committee approval is required Any gazebo must be an integral part of the landscape plan and must not obstruct any adjacent Owner's view All gazebos must be of a design and constructed with materials that are aesthetically compatible to the Home and painted, stained or sealed in the same manner as a deck
- 2.38 GRADING AND GRADE CHANGES - See Drainage.
- 2.39 GREENHOUSES AND GREENHOUSE WINDOWS - Committee approval is required Generally, greenhouses will be discouraged due to the extensive maintenance required Approvals of any greenhouses will be based upon, but not limited to, the general aesthetics, quality and permanence of the materials used Adequate screening will be required.
- 2.40 HANGING OF CLOTHES - See Clotheslines and Hangers
- 2.41 HOT TUBS AND JACUZZIS - Committee approval is required. Must be in the rear yard and must be an integral part of the deck or patio area and of the rear yard landscaping
- 2.42 HOLIDAY DECORATIONS - All seasonal decorations must be removed within thirty (30) days following the particular holiday or celebration Consideration of neighbors should be exercised when decorating for any occasion
- 2.43 HOME NUMBERS - See Address Numbers
- 2.44 IRRIGATION SYSTEMS - Underground manual or automatic irrigation systems will not require approval of the Committee Such systems should not be installed within the first five feet of the foundation
- 2.45 JACUZZI - See Hot Tubs and Jacuzzis
- 2.46 JUNK/INOPERABLE VEHICLES - See Vehicles
- 2.47 LANDSCAPE AND MAINTENANCE - All landscaping in the front and rear yard area of Lots on which a Home has been closed between January 1 and August 30 of any year shall be completed in the same year; if the Home is closed after August 30 such landscaping shall be completed by May 31 of the following year In any event, at least

basic landscaping of a Lot must be complete prior to transfer of a Lot by the first non-Declarant Owner thereof to a subsequent Owner. No more than 1/3 of the front and rear yard areas shall be landscaped with non-growing material, which is not to include the builder installed driveway. The other 2/3 of the front and rear yard areas shall be landscaped with irrigated growing material (e.g. sod, and not weeds). Landscaping improvements which do not alter, modify or change the Established Drainage of a Lot and/or any surrounding Lots, Common Elements or Common Area, and which complies with the provisions of this Section and all landscaping requirements of the City, shall hereby be deemed approved by the Committee.

2.47.1 Gravel, rock and/or soil piles left in front or on visible side yards of Lots, in the street, or on the driveway shall be left no longer than a period of thirty (30) days. Leaving a gravel, rock and/or soil pile in a street is not suggested. Contact the City for more specific information.

2.47.2 Delivery and placement of landscape materials shall not damage any Common Elements or Common Area. Delivery trucks are not allowed to cross the Common Elements or Common Area (to avoid sprinkler and landscape damage). If this regulation is violated and damage to the Common Elements or Common Area results, the Owner will be held financially responsible for repairing the damage caused by the Owner or the Owner's agent, guests or tenants.

2.48 LATTICEWORK - Committee approval is required for any type of trellis or latticework.

2.49 LIGHTS AND LIGHTING - Committee approval is not required for exterior lighting which is: of the same style and character as those installed by the Declarant or a builder on an Owner's Home or Lot or on other Homes or Lots in the Community; as small in size as is reasonably practicable; directed towards the Home; and does not emit any light that is unreasonably bright or causes unreasonable glare to surrounding Owners. Any variance from the foregoing standard, or use of high wattage spotlights or floodlights requires Committee approval (See Section 10.9 of the Declaration for more information). Committee approval of reasonable temporary holiday lighting that does not create a nuisance to adjacent Owners is not required.

2.50 MAIL BOXES - Mail will be delivered to group mailboxes. Installation of individual mailboxes on Lots is prohibited.

2.51 MICROWAVE DISHES - See Antennas.

2.52 MINING AND DRILLING - Not permitted.

2.53 NEWSPAPER DELIVERY RECEPTACLES - Not permitted.

2.54 OVERHANGS/AWNINGS - CLOTH OR CANVAS - Committee approval is required. The color must be the same as the exterior of the Home, unless otherwise approved by the Committee. Metal or fiberglass awnings are not permitted.

- 2.55 PAINTING – Painting of any vinyl siding installed on a Home is not permitted. For Homes that do not have vinyl siding, Committee approval is not required if color and color combinations are identical to the original color of the Home at the time it was purchased from the Declarant. Any changes in color and/or color combinations require Committee approval prior to commencement of such painting.
- 2.55.1 It is recommended that all Homes be painted on a regular schedule to avoid chipping and peeling.
- 2.55.2 Any proposed changes to color and/or color combinations must be different from neighboring Homes. The Committee will not approve submittals without a description of neighbors' paint colors. Failure by the Committee to so inform the Owner requesting such approval shall not be deemed an approval under the Declaration.
- 2.55.3 Outlining the garage door panels in a contrasting color or in a checker board design is not permitted.
- 2.55.4 Most Homes have multiple tone paint schemes (e.g., siding color, trim color and accent color for shutters and doors). New colors submitted should, but are not required to, preserve this multiple tone scheme. For example, if the trim was a different color than the doors and shutters originally, it should also be different in the submitted colors.
- 2.55.5 Color selections should be submitted to the Committee in the form of manufacturer's paint chips. Please indicate which color chips are for trim, siding and accent (doors and shutters) color.
- 2.55.6 In general, after approval, only those areas that are painted may be repainted and only those areas that are stained may be restained; unpainted surfaces and unstained areas (such as brick) shall remain unpainted and unstained.
- 2.56. PATIO COVERS - Committee approval is required. Plans must show the exterior elevation, designate materials and colors, and include dimensions.
- 2.57. PATIOS (ENCLOSED) - See Additions and Expansions.
- 2.58 PATIOS (OPEN) – Patios which do not exceed the dimensions of the patios originally installed or offered as an option by the Declarant or a builder do not require Committee approval. Committee approval is required for all other patios. Patios shall not be located within any easement or setback areas.
- 2.59 PAVING - Committee approval is required for all types of paving, whether for walks, driveways, patio areas or other purposes, including the types of materials used, including concrete, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers.

- 2.60 PIPES - See Utility Equipment
- 2.61. PLAY STRUCTURES AND SPORTS EQUIPMENT - Committee approval is required. Play structures (including playhouses, swing sets and jungle gyms) shall be located in the rear or side yard. The size of play structures will be considered on a case-by-case basis depending on Lot size and proximity to neighbors. The maximum height of the equipment should not exceed ten (10) feet. In some cases written consent from adjacent neighbors may be requested. All play structures and sports equipment shall be maintained in a good and sightly manner.
- 2.62 POLES - See Flagpoles, Utility Equipment, Basketball Backboards, etc
- 2.63. POOLS - Committee approval is required. Small wading pools located in the rear yard areas of a Lot, which can and are drained and removed from sight after each use, shall not require Committee approval.
- 2.64 RADIO ANTENNAS - See Antennas
- 2.65 ROOFS - Committee approval is required. Submit colors and type of materials to be used. Uniformity with existing Homes in the Community is required.
- 2.66. ROOFTOP EQUIPMENT - Not permitted.
- 2.67. SAUNAS - See Additions and Expansions
- 2.68 SCREEN DOORS - See Doors
- 2.69 SETBACKS - The City's requirements must be met, subject to Section 12.6 of the Declaration.
- 2.70 SEWAGE DISPOSAL SYSTEMS - Not permitted.
- 2.71 SHUTTERS (EXTERIOR) - Committee approval is required. Exterior shutters must be the same materials as shutters on other Homes in the Community and painted to match the color scheme of the exterior of the Home, unless otherwise approved by the Committee.
- 2.72 SIDING - Committee approval is required. Siding must be essentially the same as the siding installed by the Declarant or a builder on other Homes in the Community, and must be painted according to standards established in these Design Guidelines (See Painting). Aluminum or steel siding will not be permitted.
- 2.73 SIGNS - Subject to any regulation of the City concerning signs, Section 10.5.1 of the Declaration controls the use of signs in the Community. Unless permitted in the Declaration, no sign of any kind shall be displayed for public view on any part of a Lot or Home other than a name plate of the occupant and a street number, and except for a "For Sale," "Open House," "For Rent," or security sign of not more than five (5) square feet in

the aggregate Non-advertising security system signs and marketing signs used by the Declarant and or a builder (with the approval of the Declarant) will be allowed.

- 2.74 SKYLIGHTS - Committee approval is required.
- 2.75 SOLAR ENERGY DEVICES – Committee approval is required.
- 2.76 SPAS - See Hot Tubs and Jacuzzis
- 2.77 SPRINKLER SYSTEMS - See Irrigation Systems
- 2.78 STATUES – Committee approval is not required for statues that are installed in the rear yard area of a Lot and which do not exceed four (4) feet in height
- 2.79 STORAGE SHEDS/ACCESSORY BUILDINGS - Committee approval is required. Approval will be based upon, but not limited to, the following criteria:
  - 2.79.1 Storage Sheds and/or Accessory Buildings must be aesthetically compatible and consistent with the style and character of the Home and other Homes in the same general area of the Community
  - 2.79.2 Storage Sheds and/or any Accessory Buildings shall not be less than 4' x 4', nor more than 10' x 10', and shall not be more than 7 ½ feet high at the peak. The roof pitch must be complementary to the existing roof on the Home, unless otherwise approved by the Committee
  - 2.79.3 Siding, roofing, and trim materials must match those on the Home, unless otherwise approved by the Committee.
  - 2.79.4 Any Storage Shed or Accessory Building must be screened by a fence or vegetation. Any Storage Shed or Accessory Building to be constructed, installed or located on a Lot adjacent to Common Elements or Common Area must be screened by vegetation which is evenly distributed on all exposed sides and must not allow more than fifty percent (50%) of the Storage Shed or Accessory Building to be viewed from the ground level of any Lot, the Common Elements or the Common Area
  - 2.79.5 Only one (1) Storage Shed or Accessory Building per Lot will be permitted
  - 2.79.6 The Committee, in reviewing and approving or denying an application for approval of a Storage Shed or Accessory Building, shall take into consideration Lot size, square footage of the Home, the Existing Grading, fence locations, landscape screenings, etc
- 2.80 STORM DOORS - See Doors.
- 2.81 SUNSHADES - See Overhangs/Awnings – Cloth or Canvas



- 2.82 SWAMP COOLERS - See Air Conditioning Equipment
- 2.83 SWINGSETS - See Play Structures and Sports Equipment.
- 2.84 TELEVISION ANTENNAS - See Antennas
- 2.85 TEMPORARY STRUCTURES— Pursuant to Section 10.4 of the Declaration, no structure of a temporary character, including, but not limited to, a house trailer, tent, shack, storage shed, or outbuilding shall be placed or erected upon any Lot; provided, however, that during the actual construction, alteration, repair or remodeling of a Home or any other Improvement on a Lot, temporary structures necessary for the storage of materials may be erected and maintained by the person doing such work.
- 2.86 TENNIS COURTS - Committee approval is required.
- 2.87 TRAILERS - See Vehicles
- 2.88 TRASH CONTAINERS – Pursuant to Section 10.10 of the Declaration, no garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner on any Lot.
- 2.89 TREE HOUSES - Not Permitted.
- 2.90 UNDERDRAINS - Modification or impeding the flow of drainage is prohibited
- 2.91 UTILITY EQUIPMENT - Installation of utilities or utility equipment requires Committee approval unless located underground or within an enclosed structure. Pipes, wires, poles, utility meters and other utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure.
- 2.92 VANES - Committee approval is required.
- 2.93 VEHICLES - As provided in Section 10.6 of the Declaration, no house trailer, camping trailer, boat trailer, hauling trailer, boat, or accessories thereto, truck (larger than 3/4 ton), self-contained motorized recreational vehicle, or other type of commercial or recreational vehicle or equipment, may be parked or stored in the Community, or parked or stored elsewhere in such a manner as to be visible from any Lot, unless such parking or storage is entirely within the garage area of any Home. Notwithstanding the foregoing, any such vehicle may be parked in the Community for a period not to exceed forty-eight (48) hours as a temporary expedient for loading, delivery or emergency.
- 2.94 VENTS - See Rooftop Equipment
- 2.95 WALLS (RETAINING) – Any "wall" (including landscaping borders) which modifies the Established Drainage of a Lot shall require the approval of the Committee. Where required by the Committee, the Owner shall provide a detailed landscape plan, indicating the size and exposure of the retaining wall, at the time of submission of plans for approval. Owners are liable for their respective Lot drainage and shall not impair adjacent Lot

drainage patterns Retaining walls shall be constructed of Venture or Keystone concrete blocks or an equivalent concrete block that is the same or similar in color to the concrete blocks used to construct existing retaining walls in the Community Exposed concrete retaining walls are specifically forbidden.

2.96 WELLS - Not permitted

2.97 WIND TURBINES - Not permitted

2.98. WINDOWS - Committee approval is required for security window bars and all windows not of the same make or design as originally installed by the Declarant or a builder Submission of plans and specifications to the Committee shall include a description of the dimensions, materials and color Mill finish on aluminum windows is specifically prohibited Replacement windows shall be substantially the same as those initially installed.

2.99 WOOD STORAGE – Pursuant to Section 10.5.2 of the Declaration, wood piles or storage areas shall not be located on any Lot as to be visible from a street, from the ground level of any other Lot or from the Common Elements or Common Area

### 3 PROCEDURES FOR COMMITTEE APPROVAL

3.1. GENERAL - In a few cases, as indicated in the listing in the proceeding Section 2, a specific type of Proposed Improvement is not permitted under any circumstances In other instances, a Proposed Improvement is deemed approved if such Proposed Improvement is constructed or installed in accordance with the provisions for approval stated herein. In all other cases, including Proposed Improvements not listed in Section 2 above, advance or prior written approval by the Committee is required before a Proposed Improvement is commenced. This Section of the Design Guidelines explains how such approval can be obtained.

3.2 DRAWINGS OR PLANS - Article 5 of the Declaration requires an Owner to submit to the Committee, prior to commencement of work on any Proposed Improvement, descriptions, plot plans, construction plans, specifications and samples of materials and colors, etc., as the Committee shall reasonably request, showing the nature, kind, height, width, length, color, materials and location of the Proposed Improvement In the case of major Proposed Improvements, such as room additions, decks or structural changes, it is recommended that an architect, engineer and/or draftsman professionally prepare detailed plans of the Proposed Improvement Simple drawings and descriptions may be sufficient for other Improvements Whether done by the Owner or professionally, the following provisions should be incorporated into the drawings or plans:

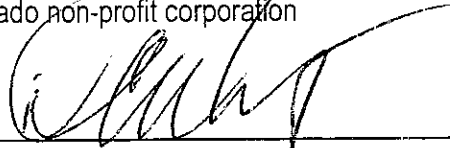
3.2.1. The drawing or plan should be done to scale, and should depict the property lines of the Lot and the outside boundary lines of the Home as located on the Lot Drawings made on a copy of the plot plan of a Lot are preferred

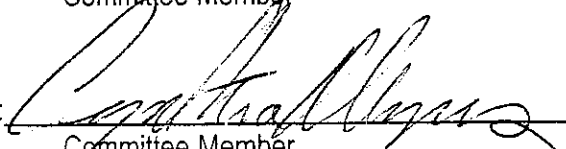
- 3.2.2 Existing Improvements, in addition to the Home, should be shown on the drawing or plan, and identified or labeled. Such Existing Improvements include driveways, walks, decks, trees, bushes, etc
- 3.2.3 The Proposed Improvements should be shown on the plan and labeled. Either on the plan, or an attachment, there should be a brief description of the Proposed Improvement, including the materials to be used and the colors
- 3.2.4 The plan or drawing and other materials should show the name of the Owner, the filing number, lot and/or block designation and address of the Owner's Lot, as well as a home telephone number and a telephone number where the Owner can be reached during normal working hours
- 3.3 SUBMISSION OF DRAWINGS AND PLANS. Copies of the Review Request Form and copies of the drawing or plan shall be submitted to the Committee. Plans should be submitted to the Committee in care of the Association's property management company at the address listed on the Review Request Form. The Committee reserves the right to require a copy of any necessary permits issued by the City as a condition of approval.
- 3.4 REVIEW FEE. As of the date of these Design Guidelines, the Committee does not impose a fee for the review of plans. However, any costs incurred by the Committee for review of submittals shall be borne by the Owner and shall be payable prior to final approval. Any reasonable engineering consultant fees or other fees incurred by the Committee and/or Association in reviewing any Proposed Improvement will be assessed to the Owner requesting approval of the Proposed Improvement.
- 3.5 ACTION BY THE COMMITTEE. The Committee will meet as required to review plans submitted for approval. The Committee may require submission of additional information or material, and the request will be deemed denied until all required information and materials have been submitted. The Committee will act upon all requests within sixty (60) days after receipt of the Review Request Form or sixty (60) days after receipt of all additional information and materials requested by the Committee, whichever is later, unless the time is extended by mutual agreement. All decisions of the Committee will be reduced to writing. If, for any reason, the Committee fails to decide any request within such sixty (60) day period, then the request for approval shall be deemed to have been denied.
- 3.6 VOTE AND APPEAL. A majority vote of the Committee is required to approve a request for approval pursuant to Article 5 of the Declaration, unless the Committee has appointed a representative to act for it, in which case the decision of such representative shall control. In the event a representative acting on behalf of the Committee decides a request for approval, then any Owner shall have the right to an appeal of such decision to the full Committee, upon a request therefor submitted to the Committee within ten (10) days after such decision by the Committee's representative.


- 37. PERFORMANCE OF WORK After approval by the Committee, a Proposed Improvement should be accomplished as promptly as possible, in accordance with the approved plans, drawings and descriptions. The work must be completed, in any event, within twelve (12) months after approval by the Committee (except landscaping, which shall be completed as stated herein)
  - 38. COMPLAINTS All complaints should be in writing, and must be dated and signed by the person making such complaint. The Board and the Committee will take all reasonable action to preserve the anonymity of complaining Owners
  - 39. CONFLICT OF PROVISIONS The foregoing Design Guidelines and procedures are supplementary to all of the terms and provisions of the Declaration, the Final Development Plan and the Final Plat and the terms of each of the foregoing shall remain in full force and effect. In the event of any actual or apparent conflict between these Design Guidelines and the Declaration, the Final Development Plan or the Final Plat, the Declaration, the Final Development Plan, or the Final Plat, as applicable, shall prevail.
4. AMENDMENT These Design Guidelines may at any time, from time to time, be added to, deleted from, repealed, amended, modified, reenacted, or otherwise changed by the Committee in its discretion, with the advice of the Board

THESE DESIGN GUIDELINES WERE UNANIMOUSLY APPROVED AND ADOPTED BY THE COMMITTEE on the 27<sup>th</sup> day of November, 2001. As provided in the Declaration and as provided in this document, these Design Guidelines are subject to amendment by the Committee, with the advice of the Board.

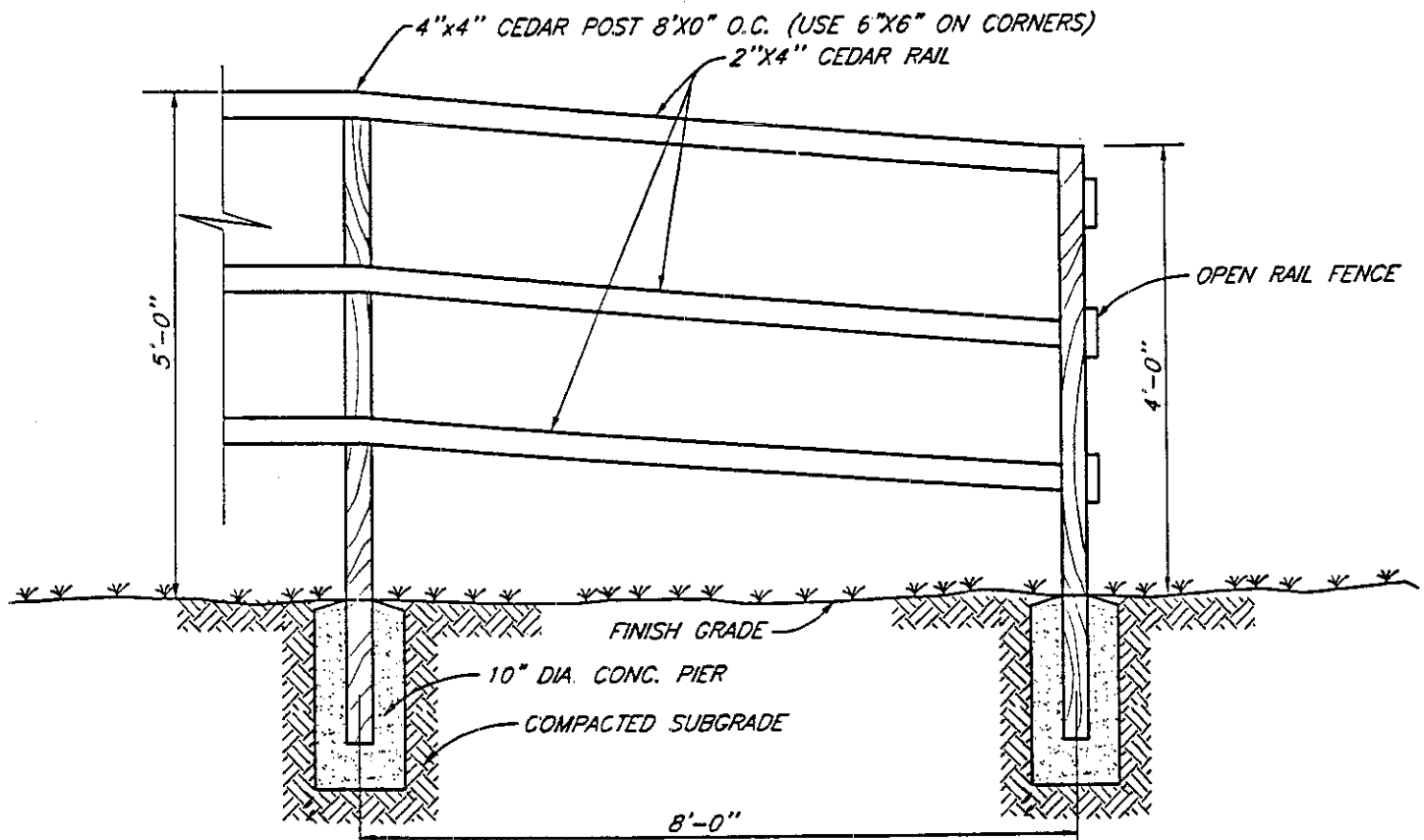
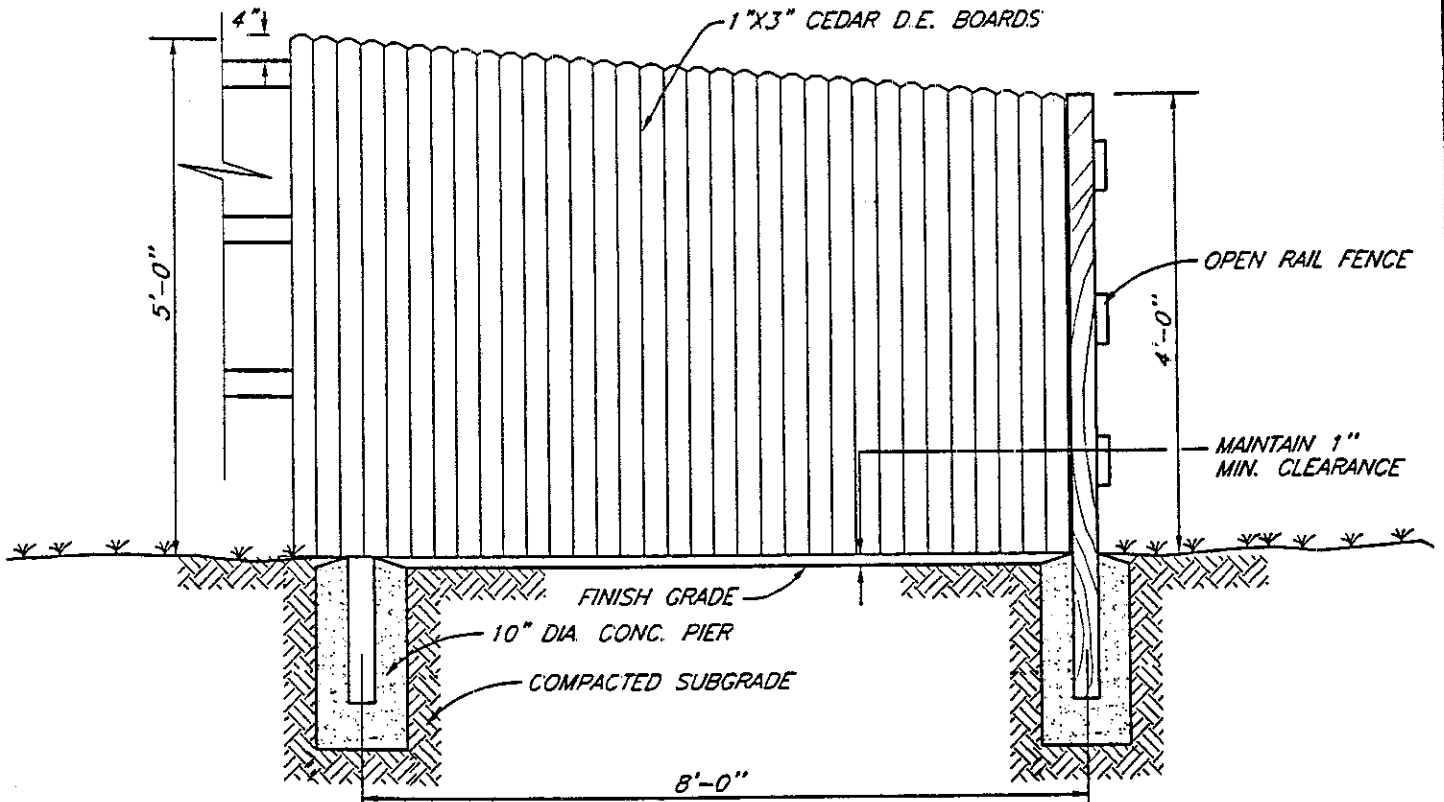
KENTFIELD ARCHITECTURAL REVIEW COMMITTEE, a  
Committee of the KENTFIELD MASTER ASSOCIATION, INC., a  
Colorado non-profit corporation

By:   
\_\_\_\_\_  
Committee Member

By:   
\_\_\_\_\_  
Committee Member

By:   
\_\_\_\_\_  
Committee Member

# TRANSITION BETWEEN 5' DOG EARED FENCE AND OPEN RAIL FENCE



## TRANSITION BETWEEN 5' DOG EARED FENCE AND OPEN RAIL FENCE

KAUFMAN & BROAD

DENVER, COLORADO

TRANSITION BETWEEN 5' DOG EARED FENCE AND OPEN RAIL FENCE

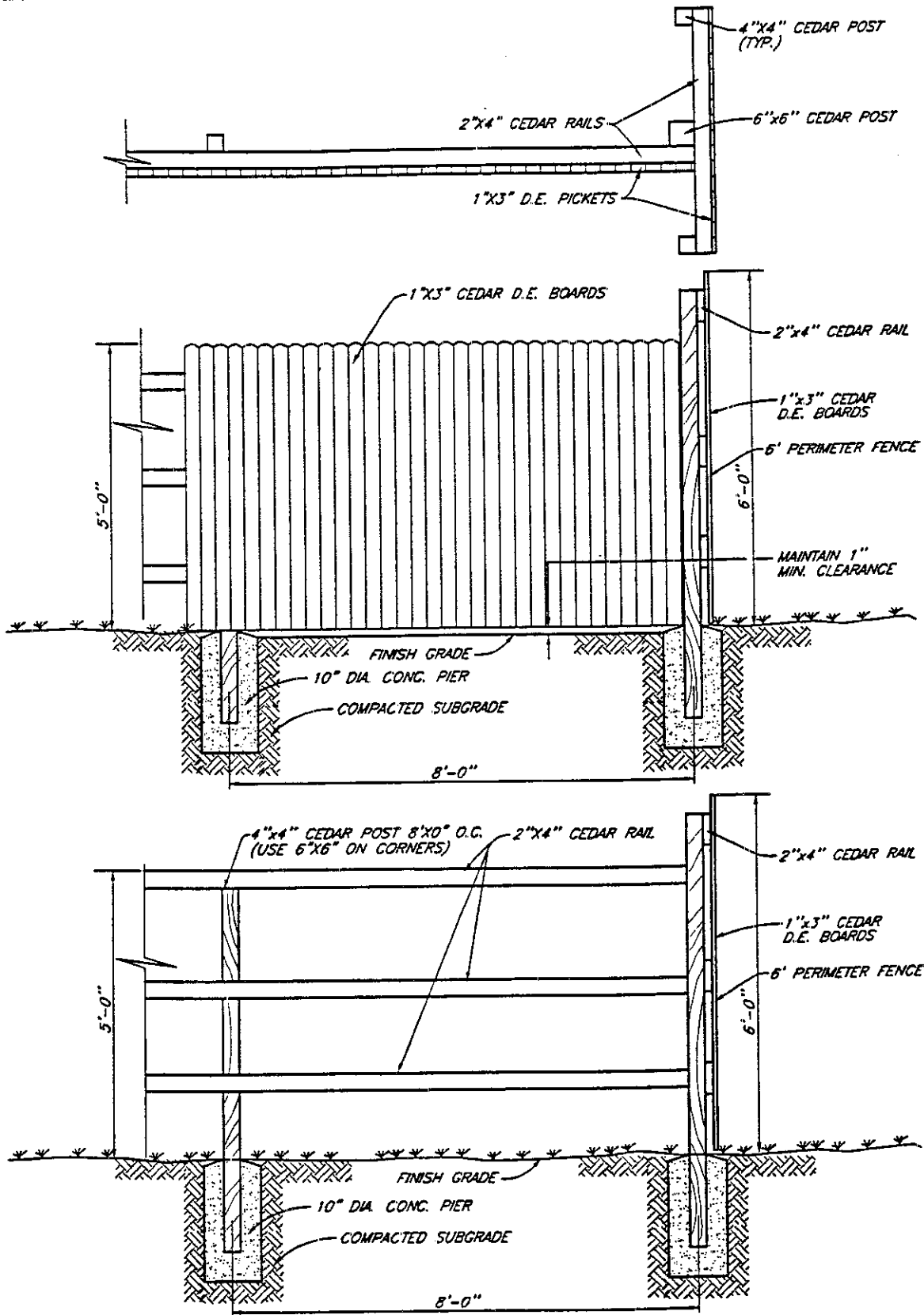
PROJ. NO. W.J.H.  
 DRAWN BY. D.L.L.  
 DATE. 05-26-00  
 SCALE. NONE



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SHEET  
**1** OF **1**  
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# STEP TRANSITION BETWEEN 5' DOG EARED FENCE AND 6' PERIMETER FENCE



## STEP TRANSITION BETWEEN 5' DOG EARED FENCE AND 6' PERIMETER FENCE

KAUFMAN & BROAD

DENVER, COLORADO

STEP TRANSITION BETWEEN 5' DOG EARED FENCE AND 6' PERIMETER FENCE

PROJ. MGR. W.J.H.  
 DRAWN BY: M.A.H.  
 DATE: 05-26-00  
 SCALE: NONE

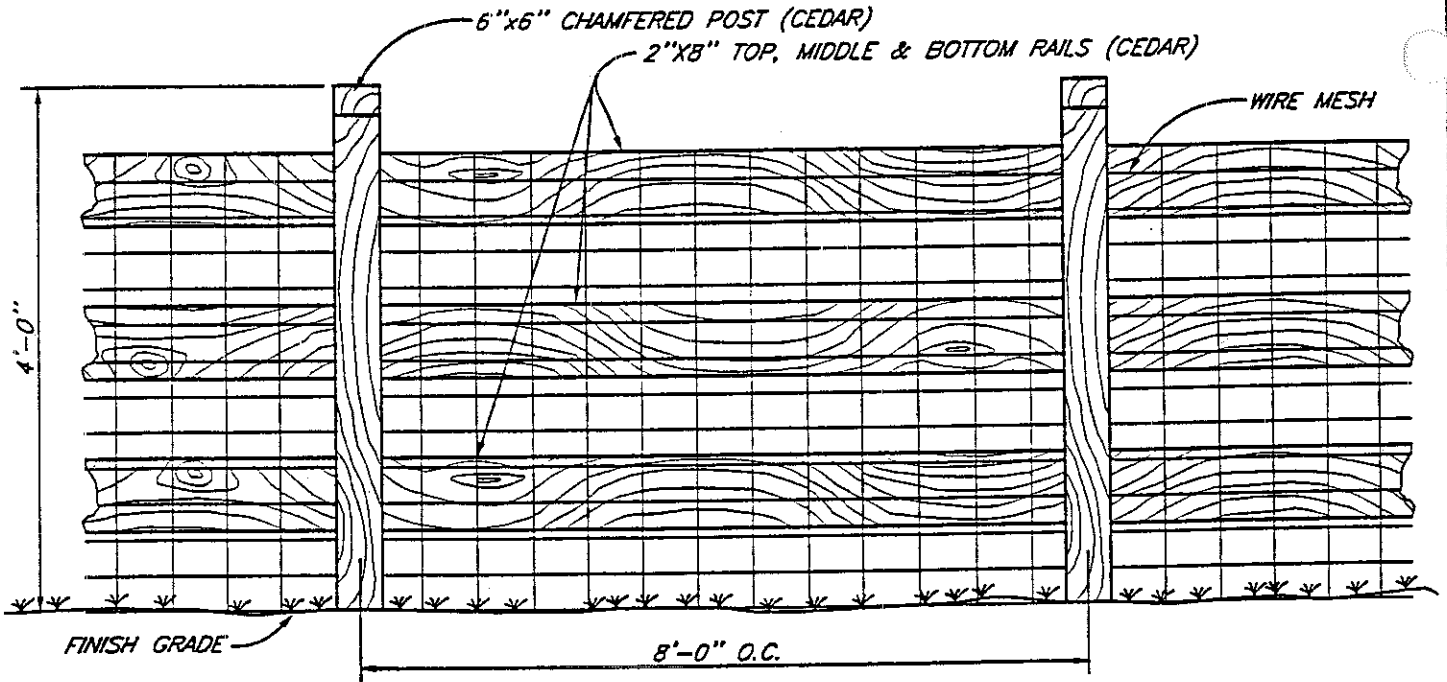
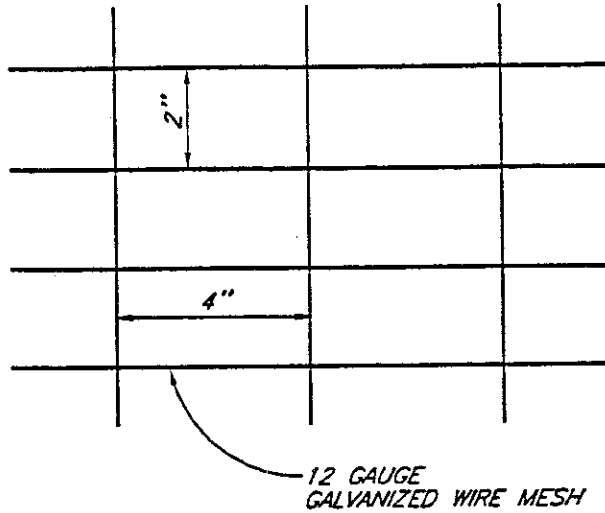


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**1** OF **1**  
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# WIRE MESH FOR OPEN RAIL FENCE



## WIRE MESH FOR OPEN RAIL FENCE

KAUFMAN & BROAD

DENVER, COLORADO

WIRE MESH FOR OPEN RAIL FENCE

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DRAWN BY. D.L.L.  
DATE. 05-26-00  
SCALE. NONE

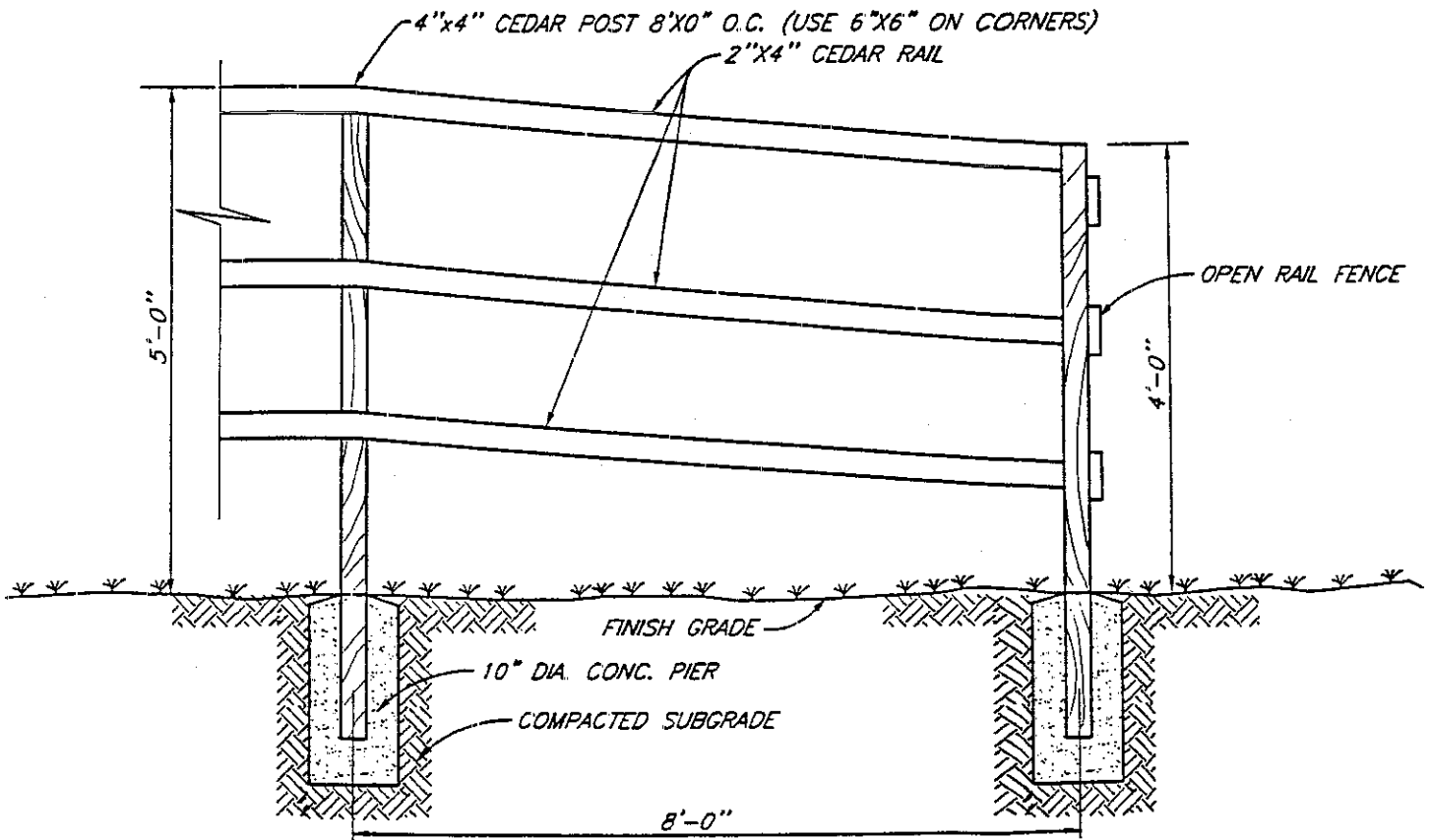
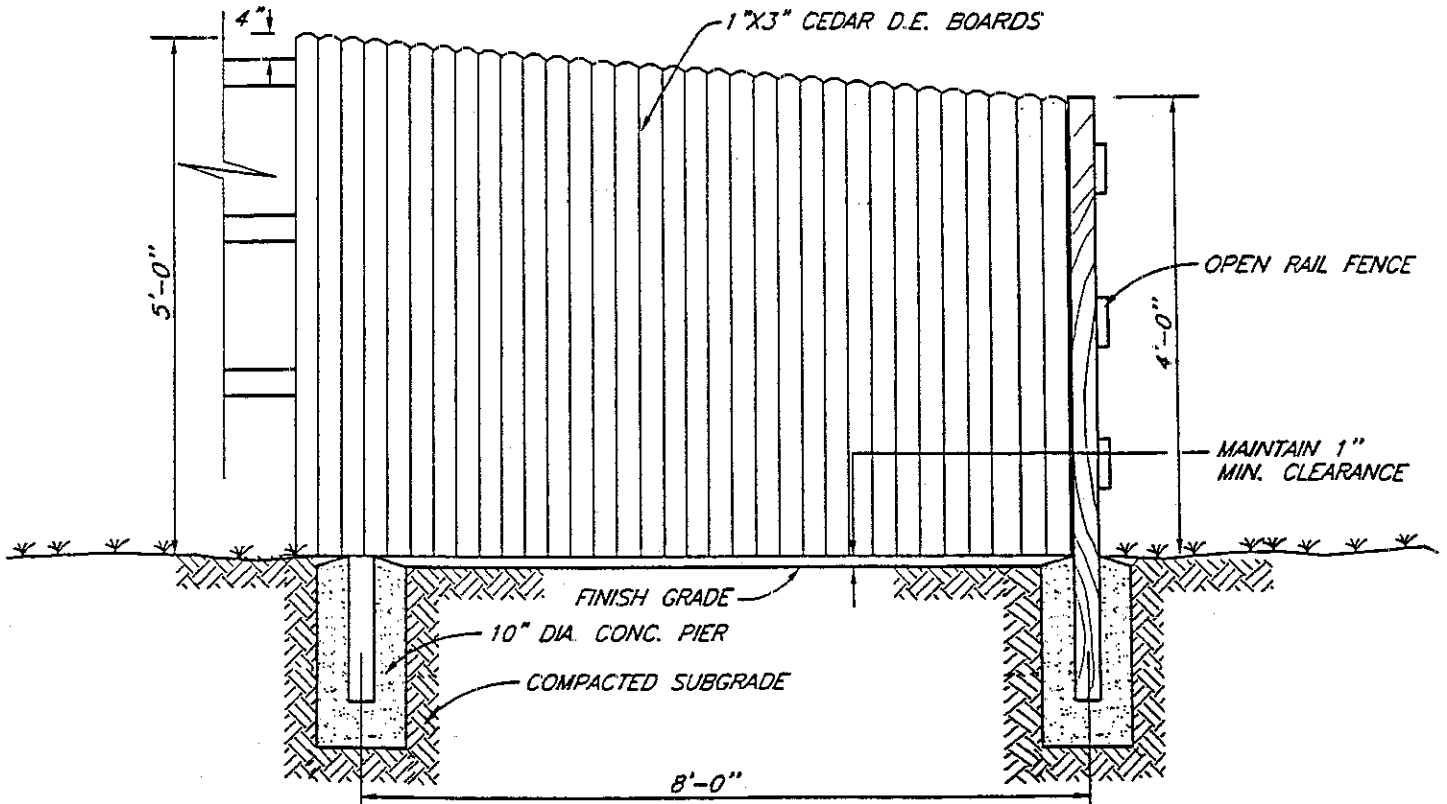


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# TRANSITION BETWEEN 5' DOG EARED FENCE AND OPEN RAIL FENCE



## TRANSITION BETWEEN 5' DOG EARED FENCE AND OPEN RAIL FENCE

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DENVER, COLORADO

TRANSITION BETWEEN 5' DOG EARED FENCE AND OPEN RAIL FENCE

PROJ. NO. W.J.H.  
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 DATE: 05-26-00  
 SCALE: NONE



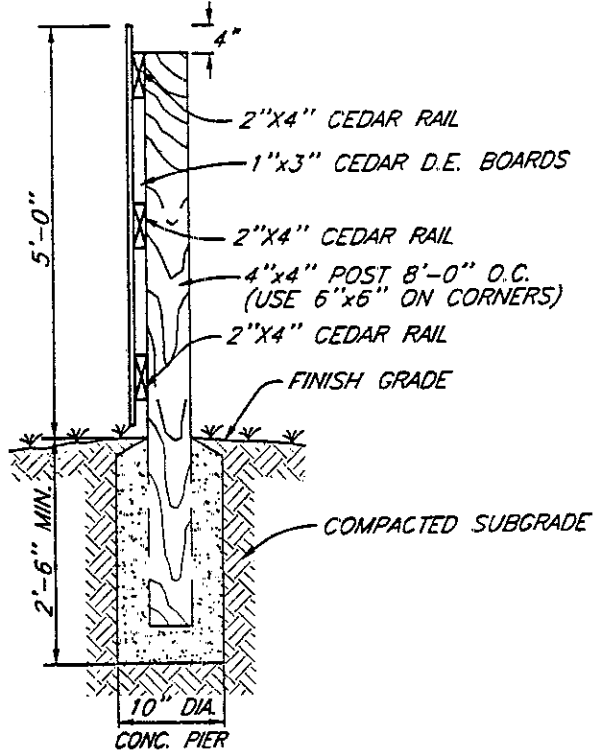
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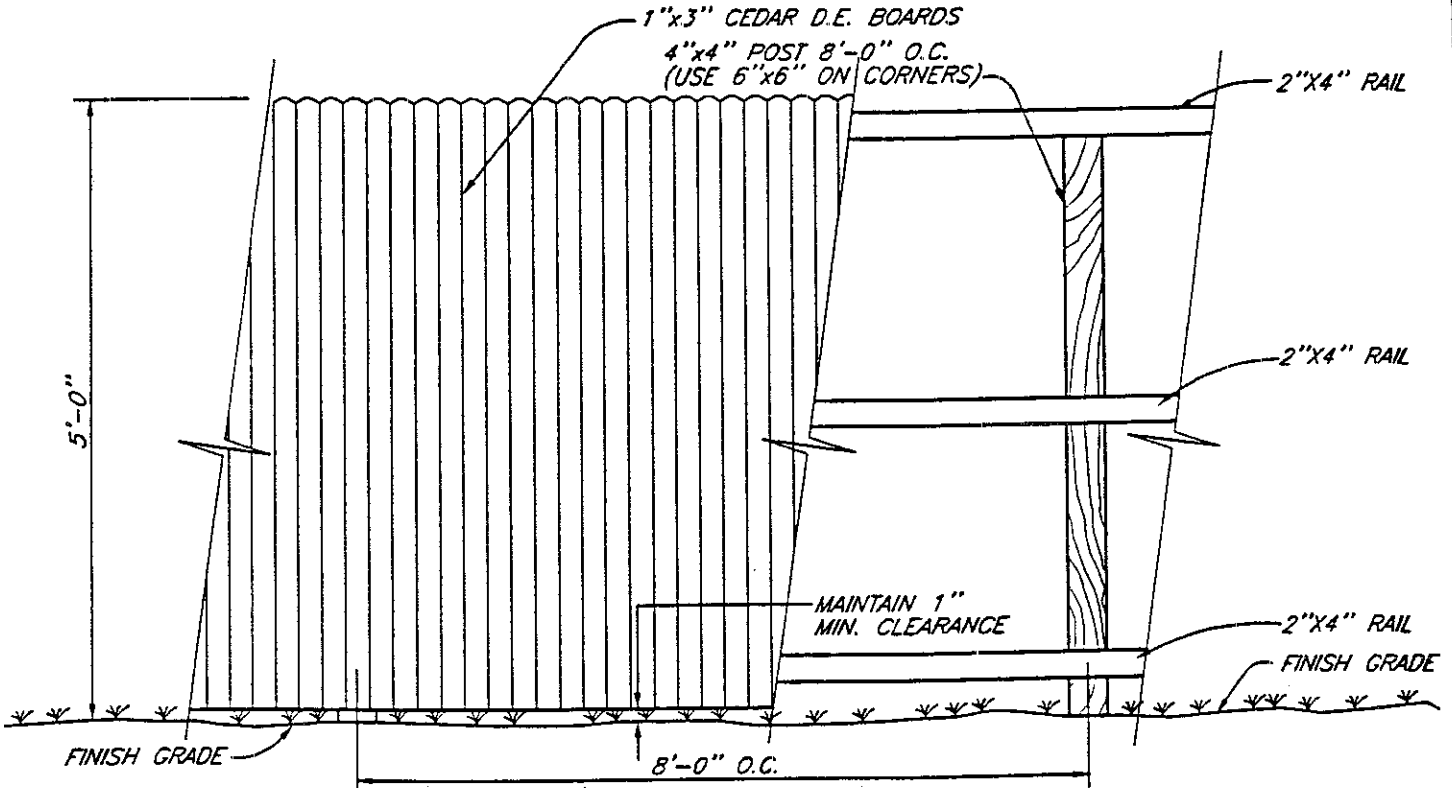
1 OF 1  
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# 5' DOG EARED PICKET FENCE



**5' DOG EARED PICKET FENCE SECTION**



**5' DOG EARED PICKET FENCE ELEVATION**

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DENVER, COLORADO

5' DOG EARED PICKET FENCE

PROJ. NO. W.J.H.  
 DRAWN BY D.L.L.  
 DATE 05-26-00  
 SCALE NONE



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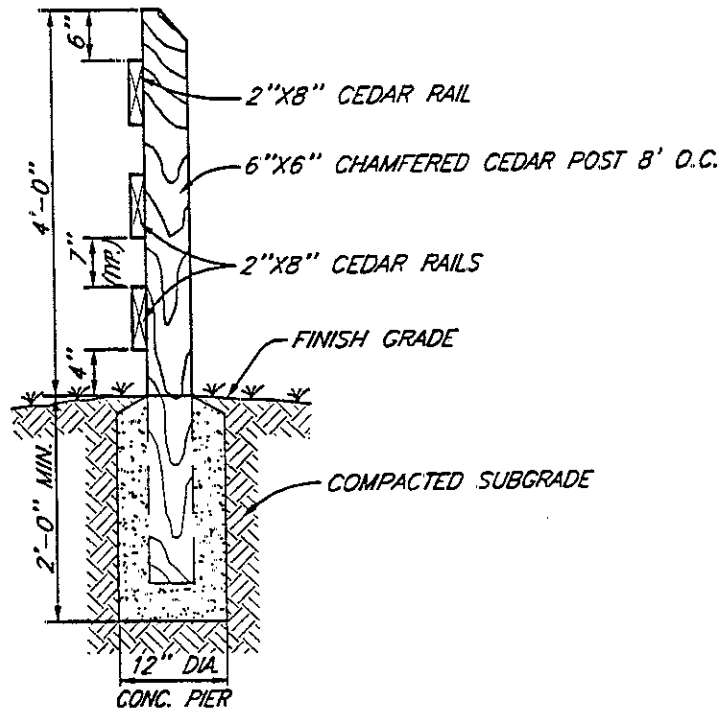
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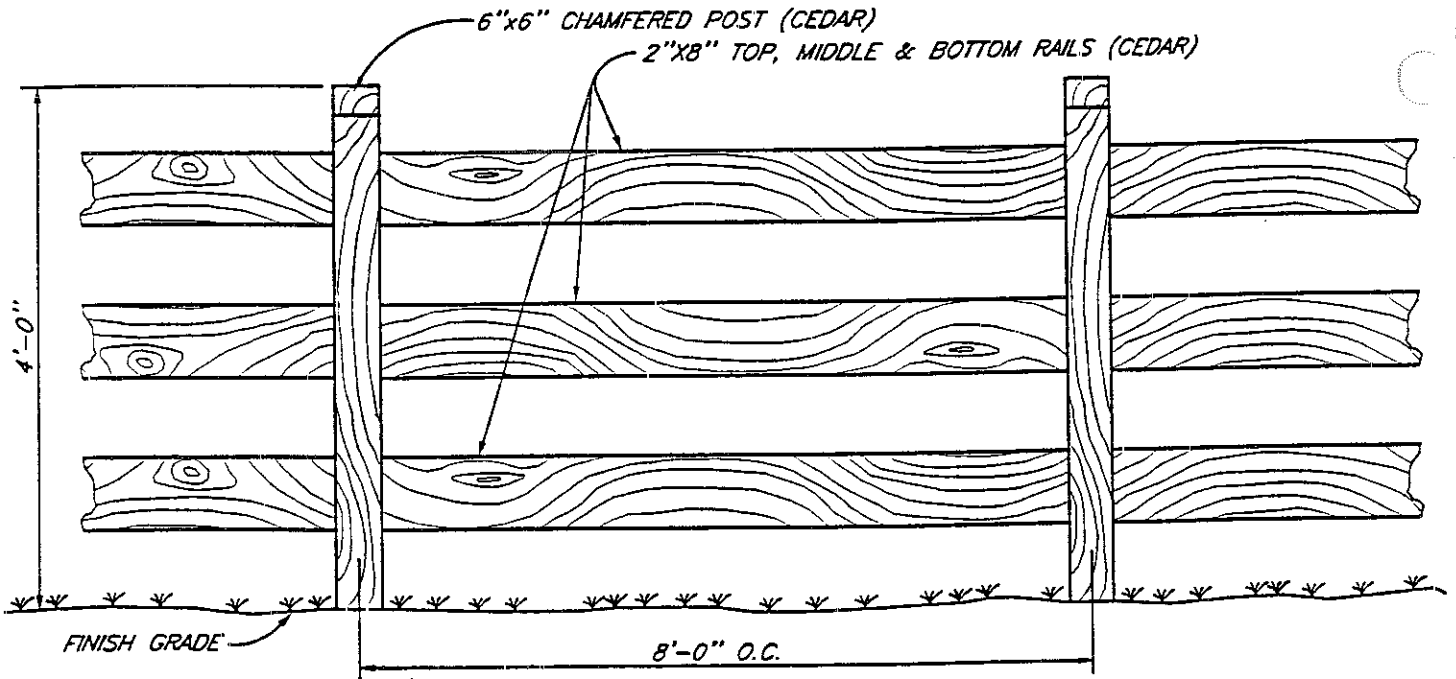
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# OPEN RAIL FENCE



OPEN RAIL FENCE SECTION



OPEN RAIL FENCE ELEVATION

|   |   |   |
|---|---|---|
| <b>KAUFMAN &amp; BROAD</b>  | <b>DENVER, COLORADO</b>   | <b>OPEN RAIL FENCE</b>                    |
| PROJ. MOR. <u>W.J.H.</u><br>DRAWN BY <u>D.L.L.</u><br>DATE <u>05-26-00</u><br>SCALE <u>NONE</u> | <br><b>MANHARD CONSULTING LTD.</b><br>ENGINEERS • SURVEYORS • PLANNERS<br>8232 E. Park Meadows Dr. Littleton, Colorado 80124<br>tel: 303/708-0500 fax: 303/708-0400 <a href="http://www.MANHARD.com">http://www.MANHARD.com</a> | SHEET<br><b>1</b> OF <b>1</b><br>KBC C130 |