

Design Review Request Instructions

It is extremely important that ALL interior/exterior improvements or changes be approved by the Association.

This is a requirement of the Declaration of Covenants, Conditions and Restrictions. The requirement is not intended to hinder people, but to ensure their choices are in harmony with the overall appearance of the community. An attractive, harmonious community will be a desirable place in which to live, and will also prove to be a better investment over time than one in which architectural control is not enforced.

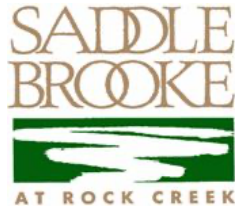
To make a request, complete a design review request form and submit it, with all backup documents to:

**Mail: Saddlebrooke at Rock Creek
1880 Enterprise
Superior, CO 80027**

When filling out the form, include as much specific information as possible. Be sure to include the size, location, materials to be used, and colors. Make sure you are submitting everything you need for the committee to be able to visualize the completed project. Be aware and remind your contractor that construction materials cannot be thrown into our dumpsters and violators may be subject to a fine.

- **It is each homeowner's responsibility to obtain construction permits as required by The Town of Superior.**
- **Contractors must be licensed and insured. Please provide proof of contractor insurance with application.**

If you have any questions about the form or about the review process, please call your Community Manager



Design Review Request Form

Name: _____ Home Phone: _____

Address: _____ Work Phone: _____

City: _____ State: _____ Zip: _____

My request involves the following type of improvement:

- | | | | |
|--------------------------------------|-------------------------------------|--|----------------------------------|
| <input type="checkbox"/> Painting | <input type="checkbox"/> Deck/Patio | <input type="checkbox"/> Roofing | <input type="checkbox"/> Fencing |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Flooring | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Other |

Describe improvements (attach additional documentation as needed):

Planned Completion Date: _____

I understand that I must receive approval of the Association in order to proceed. I understand that Association approval does not constitute approval of the local building department and that I may be required to obtain a building permit. I understand that my improvements must be completed per specifications or approval is withdrawn. I agree to complete improvements promptly after receiving approval.

Date: _____ Homeowner's Signature: _____

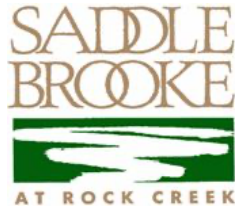
Committee Action:

- Approved as Submitted
 Approved as subject to the following requirements:

Disapproved for the following reasons:

Completion required by: _____

Date: _____ Committee Member Signature _____



WINDOW REPLACEMENT

For those owners who may wish to replace their windows and sliding glass doors, the Board of Directors has selected the following as the approved window:

Cascade Winpro Series Single-Hung Windows with White Frame

- The Windows must match the original window configuration specific to each unit and maintain the same sight lines
- During installation keep in mind that the exterior aesthetics must be maintained relative to the other buildings.
- Should you damage any existing exterior trim, it shall be preserved and caulked with matching color, and nail holes filled and touched up with matching color paint.
- All trash and original units are to be removed from the association's grounds. Use of the association's garbage and recycling facility is prohibited.

RESIDENTIAL FRONT DOORS

The Board of Directors has approved the following options:

- Jeld Wen/Reliabil Residential Steel Energy Saver 6 Panel Door
- Jeld Wen/Reliabil Residential Steel Energy Saver 4 Panel Door with Sunburst in clear glass
- Jeld Wen/Reliabil Residential Fiberglass Smooth 6 Panel Door
- Jeld Wen/Reliabil Residential Fiberglass Smooth 4 panel Door with Sunburst in clear glass
 - **Doors must be painted 'Saddlebrooke Green' to match. This is a custom color from Sherwin Williams. Please contact the on-site manager for further details.**

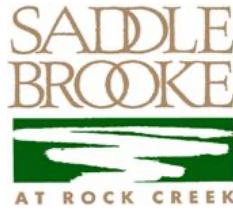
These doors can currently be purchased at Lowe's using the Reliabil name. Other suppliers may list these doors under Jeld Wen who is the manufacturer. The ONLY approved hardware finish is brass.

Storm Doors

The Board of Directors has approved the following options:

The doors can be purchased at either Home Depot or Lowe's, and must meet the following specifications:

- Available Manufacturer Models: Andersen, Larsen Pella
- Frame Color: (Andersen—Forest Green) (Larsen—Hunter Green) (Pella—Hartford Green)
- Door Size: 36"
- Door Glass: Full view only
- Decorative Glass: Brass Arch, Brass Oval (No Dark Bronze detailing, no Satin Nickel detailing, no Bevel Glass detailing, no etched glass detailing)
- Door Sweep: Brass finish sweep or matching frame color finish sweep.



ARTICLE 7

ARCHITECTURAL CONTROLS.

Section 7.1 Authority of Board. The Board shall have the authority to select and employ professional consultants to assist it in discharging its duties and may require the manager to perform certain obligations outside the scope of the management agreement, the cost of such consultants or additional management fees to be paid by the Owner of any Unit for which plans and specifications have been submitted for approval. The Owner of any such Unit shall be responsible for paying the full cost of each review, whether or not submitted plans and specifications are approved by the Board, and the Board may require payment of all such costs prior to approval of plans and specifications. The Board also may charge reasonable fees to cover the cost of review or inspections performed hereunder, and any such fees shall be published in the rules and regulations or design standards.

Section 7.2 Architectural Standards. Except as otherwise provided herein, no Owner, Occupant, or any other person may, without first obtaining written approval of the Board shall:

- (a) make any encroachment onto the Parking Units, the Common Elements or Limited Common Elements;
- (b) make any exterior change, alteration, or construction (including painting and landscaping and making penetrations on the exterior surfaces of the Common Elements); and
- (c) except as provided for herein or by Colorado law, erect, place or post any object, sign, clothesline, speaker, light, storm door or window, fountain, flag, personalized or customized exterior door mat, or thing on the exterior of the building, in any Unit windows (other than appropriate window treatments as provided herein), or any Parking Unit, or on any Limited Common Elements.

However, a standard residential size American flag may be placed on a flag staff attached to the door frame of a Unit or on the patio or porch appurtenant to a Unit and a religious symbol not larger than three inches in width and nine inches in height may be posted on the doorframe of the Unit. In addition, reasonable seasonal decorative lights may be displayed within a Unit that are visible outside the unit between Thanksgiving and January 15.

Section 7.3 Alteration of Units. Subject to the other provisions of the Act and this Declaration, alterations to the interiors of Units, relocation of the boundaries between adjoining Units, and subdivision of Units are subject to the following restrictions:

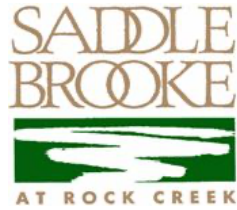
(a) **Alterations to the Interiors of the Units.** Except as provided herein, no Owner or Occupant may make any alteration within a Unit which involves connecting to Common Element or Limited Common Element pipes, lines, conduits and/or other apparatus for access to common utilities without prior written Board approval. No Owner or Occupant shall install hard surface flooring except in compliance with Article 8, Section 8.13 below. Except as provided herein, no Owner or Occupant shall make any interior Modifications to or place an excessive load on any structural or load bearing portions of a Unit without first obtaining the prior written Board approval. Such approval shall not be granted unless the Owner has presented to the Board a report or drawing prepared by a licensed structural engineer showing that compensating measures will be taken to ensure the structural integrity of the Unit and the Condominium. All building code requirements must be complied with and necessary permits and approvals secured for any modifications. Notwithstanding the above, all Owners desiring to make any interior modifications or alterations to a Unit affecting the Common Elements or structure or load bearing portions of a Unit must make application to the Board as described below in order for the Board to make the determination of whether its approval is required.

If any Owner acquires an adjoining Unit, such Owner shall have the right (subject to the prior written approval of the Mortgagees of the Units involved) to remove all or any part of any intervening partition or to create doorways or other apertures therein, notwithstanding the fact that such partition may, in whole or part, be part of the Common Elements, so long as no portion of any structural or load bearing portions of the Unit(s) are materially weakened or removed and the Board has approved the plans described above and no portion of any Common Elements is damaged, destroyed or endangered, other than that partition and any chutes, flues, ducts, conduits, wires or other apparatus contained therein which shall be relocated by such Owner if such facilities serve any other part of the Condominium. The alterations permitted in this Section shall not be deemed an alteration or relocation of boundaries between adjoining Units.

(b) **Relocation of Boundaries.** There shall be no reallocation of boundaries between Units.

(c) **Subdivision of Units.** No Unit shall be subdivided into a smaller Unit or Units.

Rules and Regulations



Architectural Controls

25. Replacing Carpet with Tile or Hardwood Floors.

No Owner or Occupant shall install hard surface flooring except in compliance with Article 8, Section 8.13 below.(7 .3) No Owner, Occupant, or any other person may replace carpeting with a tile, marble, vinyl, hardwood floor, or other hard surfaced flooring material, on the interior of a Unit which is located above another Unit without first obtaining written approval of the Board, as set forth in Article 7. Among other factors, the Board may consider whether the change will cause noise to any Unit below which will exceed the average noise level in Units below Units with carpeted floors and that the weight of such proposed flooring is appropriate and will not cause problems to the structure or subflooring. The Owner applying for such approval shall provide the Board with information regarding these factors, as well as other information requested by the Board regarding the proposed flooring and its effect; provided, however, the noise level requirements shall be considered to be met if the Owner provides a sound transmission test that the proposed flooring will create a noise level less than a standard level set by reasonable regulation of the Board.(8.13)