

DESIGN STANDARDS MANUAL FOR GREENFIELD

June 12, 1995

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THESE DESIGN REVIEW STANDARDS HAVE BEEN PREPARED BY THE DESIGN REVIEW COMMITTEE OF THE GREENFIELD MASTER OWNERS ASSOCIATION. THE DESIGN REVIEW COMMITTEE RESERVES THE RIGHT TO ADD TO OR MODIFY THESE GUIDELINES AT ITS DISCRETION. PLEASE CHECK WITH THE DESIGN REVIEW COMMITTEE TO BE CERTAIN THAT YOU HAVE THE LATEST EDITION.

1.0 OVERVIEW

All homeowners should have a copy of the Declaration of Covenants, Conditions and Restrictions, dated June 20, 1995 ("CCR's") which contains broad, general objectives regarding the architectural control in the Greenfield community. These objectives, simply stated, are to keep the community attractive for the enjoyment of homeowners and the protection of property values.

The covenants provide for the formation of a Design Review Committee ("DRC"). A minimum of three representatives must be appointed by the Executive Board of the Greenfield Master Owners Association. Any changes to the DRC membership must be approved by the Executive Board ("Board"), except during the period of Declarant control. Members of the Design Review Committee appointed by the Board may be removed at any time by the Board, except during the period of Declarant control, and shall serve for such term as may be designated by the Board or until resignation or removal by the Board.

The DRC is not liable in damage to any person submitting requests for approvals or to any homeowner within the Common Interest Community by reason of any loss, damage, or injury arising out of or in any way connected with the performance of the duties of the DRC unless due to the willful misconduct of the party to be held liable. In reviewing any matter, the DRC shall not be responsible for reviewing, nor shall its approval of an Improvement be deemed approval of the Improvement from the standpoint of safety, whether structural or otherwise, or conformance with building codes or other governmental laws or regulations.

Guidelines for Improvements that Require Design Review Committee Approval:

An Improvement is defined in the CCR's (page 4) as "all exterior improvements, structures, and any appurtenances thereto or components thereof of every type or kind, and all 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 surface, additions, walkways, sprinkler systems, garages, carports, driveways, fences, screening walls, retaining walls, stairs, decks, landscaping, 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". Other examples include, but are not limited to, antenna and satellite receivers, outdoor sculptures or artwork, storm doors, security doors, windows, storm windows and siding.

Design Review Expenses

The DRC may require the reimbursement of actual expenses incurred by the DRC in the review and approval process (CCR's Article V, Section 2). Such amounts, if any, shall be assessed to the homeowner requesting the Improvement.

2.0 DRC REVIEW PROCEDURE

Any decision of the Design Review Committee will be made within thirty (30) days after receipt of all materials required by the DRC, unless such time period is extended by mutual agreement. In the event the DRC fails to take action within thirty (30) days after a request has been submitted and all information has been received by the committee, approval will be deemed denied. The homeowner will have the right to appeal any decision by the DRC, pursuant to paragraph 6, below.

A simple majority vote of the DRC will be required for approval or disapproval of proposed improvements. Written records will be maintained of all applications submitted to it and of all actions it may have taken.

The DRC has adopted the following procedure to comply with the responsibility to review applications for approval:

- 1) Submit two (2) complete copies of the Design Review Application and appropriate forms including copies of relevant drawings and descriptions explaining your proposal. A planned completion date must be specified.
Send the submittal to the Greenfield DRC, in care of Hammersmith Management, Inc., 2535 South Wadsworth Blvd., Lakewood, CO 80227. For painting and accessory buildings (i.e. sheds, patio covers, room additions) see applicable forms in Appendix A.
- 2) The documentation will be accepted as complete or returned with a description of missing information. Incomplete submittals do not qualify for the 30-day review period. A revised submittal will initiate a new 30 day review period. All requests must be submitted with a plot plan and be drawn to scale. Plot plans should depict the property lines of the lot and the outside boundary lines of the home as located on the lot. Drainage patterns should also be indicated with directional arrows. A plan, as well as a profile view, if appropriate, is helpful. Use a copy of the improvement survey, or plot plan, of your lot obtained when you purchased your home as the basis for such plan drawings. Please include dimensions, colors, and descriptions of materials to be used in detail to aid the DRC in reviewing your request.
- 3) The DRC will evaluate your proposal's compliance with the design guidelines for your proposed Improvement (see Project Guidelines Section in this manual), as well as overall conformance with community schemes.
- 4) You will be notified of the DRC's decision (approval, approval with conditions or disapproval) on or before the expiration of the thirty (30) day review period.

- 5) Upon completion of your Improvement, notify the DRC in writing so that your constructed Improvement can be deemed to be in compliance. A representative of the DRC has the right to inspect the Improvement within thirty (30) days after written notification from the homeowner to verify compliance with the approved plan.
- 6) A homeowner may exercise their right to appeal in the event of an adverse decision by the DRC. The first step of the appeal process is to make a written request, within thirty (30) days after receipt of the DRC's decision, to appear before the DRC. In the event of an adverse action by the DRC on an appeal subsequent to conveyance of the last Unit owned by the Declarant, the homeowner may then present an appeal to the Executive Board after submitting a written request to do so within thirty (30) days after the appeal decision is issued by the DRC.

3.0 REVIEW CRITERIA

As stated in the CCR's, the DRC shall approve any proposed Improvement only if it deems, in its reasonable judgment, that all Improvements conform to and harmonize with the existing surroundings, residences, landscaping and structures.

The DRC evaluates all submissions on the merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site.

Design decisions made by the DRC in reviewing applications are not based on personal opinion or tastes. Judgments of acceptable design are based on the following criteria, which are presented in more specific terms in the Project Guidelines section of this manual.

3.1 Compliance with Covenants. All applications are reviewed to confirm that the proposed Improvement is in conformance with the Declaration of Covenants, Conditions and Restrictions for Greenfield.

3.2 Relation to the Natural Environment Fencing, in particular, can have damaging effects on the feeling of open space. Other factors, such as disruption of the natural topography and changes in the rate or direction of storm water run-off can also affect the natural environment.

3.3 Validity of Concept. The basic idea must be sound and appropriate to its surroundings.

3.4 Design Compatibility. The proposed Improvement must be compatible with the architectural characteristics of the applicant's home, adjacent houses, and the

neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

3.5 Location and Impact on Neighbors. The proposed Improvement should relate favorably to the landscape, the existing structure and the neighborhood. Primary concerns are access, drainage, sunlight and ventilation. When a proposed Improvement has possible impacts on adjacent properties, the DRC may require that the applicant discuss the proposal with neighbors prior to making a decision on the proposal. It may also be appropriate and expedient, in some cases, to submit neighbor comments along with the application.

3.6 Scale. The size, in three dimensions, of the proposed Improvement should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

3.7 Color. Color may be used to soften or intensify visual impact. Parts of an addition that are similar to the existing house, such as roofs and trim, must be matching in color.

3.8 Materials. Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, vertical wood siding on the original house must be reflected in an addition or free-standing structure.

3.9 Workmanship. Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Poor practices, besides causing the owner problems, can also cause safety hazards. The DRC and the Association assume no responsibility for the safety of new construction by virtue of its review and decision on a proposed Improvement.

3.10 Timing. The majority of all Improvements can be built or installed by residents themselves, rather than a contractor. However, approved Improvements which remain incomplete for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include estimated completion dates. If an Improvement (other than landscape improvements) remains incomplete for longer than twelve (12) months, or such shorter period as specified in writing by the DRC, then the Improvement will be considered to be in non-compliance.

4.0 PROJECT GUIDELINES

4.1 Air Conditioners & Attic Ventilators

All air conditioning equipment & attic ventilators must receive DRC approval. No window units are allowed.

Special Considerations: Typically, the motors and compressors on air cooling equipment are noisy and could be disturbing to neighbors, particularly if the neighbors don't have air coolers and need to leave their windows open in warm weather. If an air conditioner is installed, consider the location and the potential impact to your neighbors.

Guidelines: No types of refrigerating, cooling or heating apparatus shall be permitted on a roof. No such apparatus shall be permitted elsewhere on a Unit, except when appropriately screened from view by landscaping, fencing or lattice so as not to be visible from any public street, and approved by the DRC (CCR's Article IX, Section 7 (c)).



4.2 Antennas, Satellite Dishes, Transmitters

No exterior radio antenna, television antenna, or other antenna, satellite dish, or audio or visual reception device of any type shall be placed, erected or maintained on any Unit, except inside a residence or otherwise concealed from view; provided, however, that any such devices may be erected or installed by the Declarant during its sales or construction upon the units; and provided further, however, that these requirements shall not apply to those antenna which are specifically covered by regulations promulgated under the Telecommunications Act of 1996, as amended from time to time. As to antenna which are specifically covered by the Telecommunications Act of 1996, as amended, the Association shall be empowered to adopt rules and regulations governing the types of antenna that are permissible hereunder and, to the extent permitted by the Telecommunications Act of 1996, as amended, establishing reasonable, non-discriminatory restrictions relating to appearance, safety, location and maintenance.

Antenna. As provided in the Telecommunications Act of 1996, "Antenna" is defined as follows: (i) an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services and is one meter or less in diameter or diagonal measurement; (ii) an antenna that is designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services and is one meter or less in diameter or diagonal measurement; or (iii) an antenna that is designed to receive television broadcast signals.

All Antennas are subject to the provisions set forth below:

1. Any Antenna an Owner places on their property **must** be registered with the Association within ten (10) days of installation. Owners shall submit a registration drawing; detailing how it complies with the guidelines set forth herein.

2. Installation shall be by a qualified person knowledgeable about the proper installation of Antennas.
3. All Antennas must be installed in accordance with the manufacturers' guidelines to insure safe installation, and must also be installed in compliance with all federal, state and local statutes and regulations regarding safety. In addition, a building permit shall be obtained, if required by local ordinance.
4. No Antenna can be over 39 inches in diameter or diagonal measurement, at its largest dimension. Any device larger than one meter (39 inches) in diameter is **strictly prohibited**.
5. All Antennas must be properly grounded and must be placed a safe distance from any power lines.
6. All Antennas must be located in a side or rear yard location, not visible from any street(s) or any neighboring properties, provided such location does not preclude reception of an acceptable quality signal.
7. All Antennas shall be ground mounted, or as low to the ground as possible, and must be blended with the background upon which they are placed by painting the Antenna the same color as the house or otherwise screening the Antenna from view from any street(s) or adjacent properties with appropriate landscaping or other materials.
8. Wiring or cabling shall be installed so as to be minimally visible and blend into the material to which it is attached.
9. No Antenna shall be placed in a location where it blocks fire exits, walkways, ingress or egress from an area, fire lanes, fire hoses, fire extinguishers, safety equipment, electrical panels, or other items or areas necessary for the safe operation of the Association or individual units.
10. No Antenna shall be attached to fencing shared between Units or common areas.
11. No Antenna may obstruct a driver's view of an intersection or a street.
12. To the extent that interpretation of these provisions is necessary, such interpretation will be undertaken by the Design Review Committee in full compliance with all federal, state and local statutes and regulations, as may be supplemented or amended from time to time.

If an Antenna needs to be installed in any way that is not consistent with the above-mentioned provisions due to preclusion of an acceptable quality signal, then the homeowner is asked to submit a request for location approval. The Association's approval will then be based on how well the device is screened from the view of both public and private areas.

Important Note:

Any Antenna/Satellite Dish that is in any way mounted on your house may void applicable warranties.



4.3 **Basketball Hoops, Backboards and Poles**

All affixed basketball hoops, goal equipment and poles must have DRC approval.

Special Considerations: Many homeowners desire recreational pursuits within their own property. This often results in the construction of various kinds of outdoor recreational equipment. Unfortunately, this equipment is often big, bulky and far from aesthetically pleasing. Consideration of neighbors is extremely important in designing any type of outdoor recreational equipment.

Guidelines: Basketball hoops and goals are acceptable if they are installed attached to the house and painted in harmony with the house, i.e., the basketball backboard must be painted the field color of the house and the trim on the board must match the trim color of the house; or the basketball backboard may be clear acrylic without any sports logo.

Basketball hoops, backboards and goal posts may be considered by the DRC depending on placement of the lot and the size of the equipment. Free-standing equipment with backboards that are not clear acrylic or painted according to the criteria above are not acceptable. Free-standing basketball hoops with concrete slabs in rear yards will require a pproval from the DRC.

. Portable Basketball hoops are allowed provided they are in good repair and used per the manufacturers specifications. They are considered to be not in use when lying horizontal and must be stored in a garage or an area that cannot be seen from the street. They are not allowed to be stored next to the house. In addition, they **shall not obstruct sidewalks – in accordance with the “Right of Way” statue..**

Any other type of outdoor recreational equipment in the front yard, other than basketball hoops and backboard attached to the front of the house and in conformance with the above criteria, is not acceptable.



4.4 **Clotheslines**

Special Considerations: Any clothesline requires approval of the DRC.

Guidelines: Clotheslines must be no taller than five feet (5'). They must be screened from view with lattice work or fencing so that the clothes on the line are not visible by any neighbor or from any street. Retractable clotheslines are acceptable, but not required, and they also must be screened from view in the fashion described above.



4.5 Decks, Patios and Covers

All decks, patios, and patio covers require DRC approval. Deck features, which are acceptable, include planters, railings and steps.

Guidelines:

A. Visibility (Location and Impact on Neighbors): The proposed elevated deck should relate favorably to the landscape, the existing structure and the neighborhood. When a proposed deck has possible impact on adjacent properties, please discuss the proposal with your neighbor. Including comments from your neighbors in your application is appreciated.

B. Color: The deck must be stained to match the house field color, house trim color, or with a clear protective finish. Railings, seats, planters, vertical supports and covering must be similarly finished.

C. Permanence: Decks and covers are a permanent addition to the house. Expect to use preservatives to retain the character of the deck as new.

D. Size: Deck size will be considered on a case-by-case basis, depending on the size of the lot and the house.

E. Building Codes and Permits: In some cases, decks must meet certain building standards and may require building permits. The applicant should check with the Arapahoe County Building Department (795-4470) to determine if their proposed Improvement requires such a permit.

F. Materials: Acceptable materials may include synthetic, cedar, redwood, pressure treated lumber, stone, tile, brick, wood composite decking, and concrete. Unacceptable materials include, but are not limited to, plywood sheeting, corrugated plastic or metal, concrete blocks, rough poles, logs or slab wood.

G. Design Compatibility: The proposed Improvement must be compatible with the architectural characteristics of the applicant's home, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.



4.6 Drainage Mechanisms

All drainage devices, such as French drains, etc. must be approved in writing by the DRC. Approval shall not be granted unless provision is made for adequate alternate drainage. The established drainage pattern over any property cannot be altered without written permission from the DRC (CCR's Article IX, Section 18). Detailed drainage plans have been approved by Arapahoe County for the Greenfield community.

Any change to the drainage flow, direction, manner, etc. may require Arapahoe County approval. For example, retaining walls in easements or drainageways may present a problem. Applicants are strongly urged to consult with the Arapahoe County Engineering Department (795-4640) on any proposed Improvement that may affect drainage. DRC approval does not imply approval by Arapahoe County. Homeowners re-routing lot drainage may incur liability for damage to property of adjacent and nearby owners and may also void structural warranties.



4.7 Driveways, Parking Pads, Extensions

The addition of an extra driveway or parking area is prohibited. Driveway extensions must have DRC approval.

Special Considerations: On cul-de-sac's, the front yard is frequently narrower than in other areas of the community. Extensions on both sides of the driveway may take away too much green area and result in a "concrete yard" look.

Guidelines: All driveways leading into the garage must be constructed of concrete. Extensions to concrete driveways already in existence must be no wider than three (3) feet in width on either side of the existing driveway. Extensions must be constructed of concrete, natural or artificial stone, or brick pavers. Asphalt, gravel or rock extensions are not acceptable.



4.8 Dog Houses, Dog Runs

All dog runs must be approved by the DRC. Dog houses meeting the guidelines below do not need approval.

Special Considerations: Dog runs should be constructed so that they are substantially screened from view from a street or the ground level of any other Unit and to minimize the disturbance of neighbors' peace and quiet.

Guidelines: Dog runs must be located in the rear yard, abutting the home, and substantially screened from view by a solid board fence. Dog runs must have a double fence along any common fence. Size is limited to 250 square feet; must be no more

than five feet (5') maximum height; and must be constructed as a privacy fence, or picket fence. Special consideration may be provided for alternate location and will be considered on a case-by-case basis.

Dog houses must be located in a fenced back yard or in a fenced dog run. Dog houses must be installed at ground level and must not be visible above the fence.



4.9 Fences

All fencing must be approved by the DRC.

Special Considerations: Improper fencing can detract from the appearance of a neighborhood. Cluttering a neighborhood with an uncoordinated selection and placement of fences should be avoided.

Guidelines:

- A.** Chain link fences are not approved for installation in Greenfield. No fences will be allowed in front yards. Wing, or side yard fences may not be installed anywhere within six feet (6') of the front of the house or the front setback.
- B.** Color: The fences are stained, not painted, "Outdoor White". This color stain is by Olympic but other brands are permitted as long as they color match the stain to "Olympic – Outdoor White".
- C.** Wire: Homeowners may add 2" x 4" x. 12.7 gauge woven wire fence to the INSIDE of the fence. No wire will be permitted on the outside of the fence whatsoever.
- D.** Materials: The type B 4' high picket fence may be either wood pickets or vinyl pickets, so long as they meet the criteria of the Type B fencing.

In Greenfield, there are the following types of fences:

4.9.1 Developer Installed Fences

A. Perimeter Fence with Brick & Picket Detail

This 4' high (48") three rail fence will be installed by the developer along rear or side lot lines that are adjacent to arterial and collector roadways (Smoky Hill Road, South Liverpool Street, Arapahoe Road, East Fair Avenue, South Jericho Street, and South Kirk Street).

Maintenance of this fence is the responsibility of the Greenfield Master Owner's Association. Brick is "Portsmouth" by Robinson Brick Company;

fence **stain** is Olympic "Outdoor White" solid color stain. Homeowners may add 2" x 4" x 12.7 gauge woven wire fence to the **inside** of this perimeter fence, to control household pets.

No gates are allowed in perimeter fences.

B. Perimeter Fence

This 4' high (48") three rail fence will be installed by the developer along rear or side lot lines that are adjacent to the retail/office site, residential areas designated as SFA and lots that are adjacent to the western boundary of the community.

Maintenance of this fence is the responsibility of the homeowner. Homeowners may add 2" x 4" x 12.7 gauge woven wire fence to the **inside** of this perimeter fence, to control household pets. Fence **stain** is Olympic "Outdoor White" solid color stain.

No gates are allowed in perimeter fences.

C. Open Space Fence

This 4' high (48") three rail fence (Type A) will be installed by the developer along rear or side lot lines that back onto Greenfield Commons areas; and along side lot lines adjacent to community trail connections through the Commons areas.

Maintenance of this fence is the responsibility of the homeowner. Fence **stain** is Olympic "Outdoor White" solid color stain.

Gates are allowed in open space fences (See detail on Fence Type A plan). Homeowners may add 2" x 4" x 12.7 gauge woven wire fence to the **inside** of open space fences, to control household pets.

4.9.2 Homeowner Installed Fences

D. Lot Boundary Fence

Type A: This 4' high (48") three rail fence may be installed by homeowners along side and rear lot lines, defining their property. On **some corner lots**, however, this fence does not meet height requirements, per Arapahoe County Code. It is the responsibility of the homeowner to determine the Arapahoe County fence requirements as

they pertain to their individual lot. In cases where Arapahoe County Code mandates a 36" high fence **on corner lots**, such fence will be allowed. Maintenance of this fence is the responsibility of the homeowner; sometimes neighbors share maintenance responsibilities. Type A is the only lot boundary fence allowed on lots that are adjacent to Greenfield Commons areas. Fence stain will be Olympic "Outdoor White" solid color stain. Homeowners may add 2" x 4" x 12.7 gauge woven wire fence to the **inside** of lot boundary fences, to control household pets.

Type B: This 4' high (48") picket fence may be installed by homeowners along side or rear lot lines on any lot that does not back onto Greenfield Commons areas. On **some corner lots**, however, this fence does not meet height requirements, per Arapahoe County Code. It is the responsibility of the homeowner to determine the Arapahoe County fence requirements as they pertain to their individual lot. In cases where Arapahoe County Code mandates a 36" high fence **on corner lots**, such fence will be allowed. Pickets alternate on each side of the fence rails, and maintenance is the responsibility of the homeowner; sometimes maintenance is shared by neighbors. Fence stain will be Olympic "Outdoor White" solid color **stain**.

Material: The type B 4" high picket fence may be either wood pickets or vinyl pickets, so long as they meet the criteria of the Type B fencing.

E. Privacy Fence

Type C: This 5' high fence may be installed by homeowners around outdoor living areas (patios). Privacy fences may not be installed within 15' of any lot boundary fence. Maintenance is the responsibility of the homeowner. Privacy fences may either be stained to match the field color of the home, or with Olympic "Outdoor White" solid color **stain**.

F. Wing Fence

Type D: This 4' high (48") picket fence may be installed by homeowners between homes. All pickets face the street on wing fences. Wing fences must be installed at least 6' back of the front of the home, or the front porch. Three types of garden gates have been designed to be used in conjunction with wing fences; Type A, Type B and Type C. Maintenance is the responsibility of the homeowner. Fence stain will be Olympic "Outdoor White" solid color **stain**.

Material: Tye type B 4' high picket fence may be either wood pickets or vinyl pickets, so long as they meet the criteria of the Type B fencing.



4.10 Flagpoles

Flagpoles which are free-standing are prohibited. Flagpoles attached to the front of the house do not require approval as long as they do not rise above the level of any second story windows.



4.11 Flower Boxes on Windows

Window flower boxes that are the same color as the trim color of the house do not require DRC approval; all others do.



4.12 Gates

All gates, except for those installed by the builder, must have DRC approval. Refer to Section 4.9 Fences for additional guidelines.



4.13 House Numbers

House numbers as installed by the builder can be maintained, but no alternatives are allowed without DRC approval.



4.14 Landscaping, Tree Removal, Vegetable Gardens

All landscaping must be approved by the DRC. Automatic underground lawn irrigation systems are recommended, and do not need DRC approval if they meet the following requirements: underground PVC piping, pop-up sprinkler heads, automatic timer, and back-flow preventor(s).

Landscape improvements to front yard areas, side yards and rear yards are required to be in place within sixty (60) days of closing, if the closing occurs between April 1st and September 30th of any year. If closing occurs between October 1st and March 31st of any year, landscape improvements are required to be in place no later than May 31st.

Special Considerations: Taking the time to create a landscape plan before you install your home landscape can result in significant savings of both money and water. Plant with regard to Colorado's climate, considering the mature size of species selected. There are many resources available to advise you - local water districts, County extension agents, the Denver Botanic Gardens, naturalists and landscape architects.

Guidelines: Street trees have been installed by the builder, in accordance with the Greenfield street tree planting plan. Street trees installed by the builder must be maintained by the homeowner. Landscaping within the adjacent public rights-of-way must be installed and maintained by the homeowner. Tree lawns (the area between the curb and the sidewalk) may contain street trees, turf, non-woody annuals or perennials, and irrigation systems only. If street trees need to be replaced they should be replaced with the same type of tree to be consistent with the street tree planting plan. Contact the management company to find out what tree is planted on your street.

Foundation plantings should not be placed within five feet (5') of the foundation of the house. Decorative rock is a far better choice than grass and shrubs in these areas. If evergreen shrubbery and grass is used within five feet (5') of the foundation walls, all irrigation should be by "controlled" hand watering. Avoid excessive watering at all times.

Front yard landscape installations should include sod that provides a minimum of 50% coverage. Homeowners should instruct landscape contractors that the dumping of rock, bark or other landscape materials on the streets and sidewalks of Greenfield is prohibited.

Special consideration will be made for xeriscape plans.



4.15 Lighting

Ornamental garage lights either installed by the builder or consistent with the original builder's design do not require DRC approval. Temporary holiday lighting does not require approval.

All other exterior lighting such as post lights, spot lights, security system flood lights or strobes, and ground lighting (along drives and walkways, accent soft lighting, etc.) does require DRC approval.



4.16 Mail Boxes

Mailbox support posts have been designed by the builder. Mailbox support posts may not be repainted any color other than the original color (white). Mailboxes must meet U.S. Postal Service standards and do not need DRC approval if they are white. All other styles or colors must be approved by the DRC. Maintenance of the mailbox post is the responsibility of the homeowner.



4.17 Painting

DRC approval is not required for repainting of your home in the identical, original color(s). Any color change requires DRC approval. Complete the "Exterior Paint Request Form" for review by the DRC.

Special Considerations: The current Greenfield Color Palette (found in Appendix A) provides for a wide variety of subtle combinations of field and trim colors that are within a family of hues.

The intent is to provide the homeowner with the opportunity to have a combination of colors that appeal to their aesthetic desires and, at the same time, compliment adjacent homes.

The Greenfield selection list of approved color combinations is based on the original colors selected by the builder. The list gives you the opportunity to simply select colors that have been previously approved within the community. Should you find that a specific field or trim color is not contained in the list, you may submit your specific colors as your request, and if the DRC determines that your colors are compatible with the Greenfield color palette, your request will be approved.

As time passes, tastes change. Colors used during the original development may no longer be in vogue. It is the DRC's intent to maintain a contemporary color selection that satisfies the majority of homeowners. It is a responsibility of the DRC to assure that new colors will not adversely affect the existing approved paint palette and colors in use.

Guidelines:

A. Color: Acceptable colors are those combinations identified on the Greenfield Color Palette, found in Appendix A. Specific trim colors go with specific field colors. Adjacent house colors affect the field colors that may be approved. It is imperative that clusters of similar field colors are avoided. The DRC may be able to provide you with color chips and larger paint samples to help you in identifying your current and future color combinations.

If you are submitting color names that the DRC is unfamiliar with, please provide four (4) duplicate color chips of field and trim colors with your request.

Caution: You are responsible for the color of your home. If you contract the job, make sure that you are protected if the contractor's work fails to match the approved paint colors. You may be in violation of the CCR's if the contractor does not match the approved color.

B. Permanence: Expect 3-5 years of wear between paintings. You will likely find the trim deteriorating more quickly than the field, especially for those areas that receive frequent exposure to sunlight.



4.18 Play Yards & Trampolines

All play yards and trampolines must be approved by the DRC. The Design Review Committee may require neighbor notification if it is deemed that the play yard may impact the neighboring property due to size and/or location.

Special Considerations: Consider what affect a play yard or trampoline might have on your neighbors. "Will the location make it too noisy for my neighbors?" Consider the size of your lot when selecting a play yard, in addition to the location the play yard and / or trampoline

Guidelines: The play yard should be placed to minimize visibility from the street. Wood construction should be a natural stain, or stained to match the field or trim color of the house, and not plywood or pressed board. The original color is satisfactory for metal construction (consider maintenance before painting it a different color). Size will be considered on a case-by-case basis, depending on the lot size and the proximity to neighbors.



4.19 Outdoor Recreational Equipment

All exterior recreational equipment must have DRC approval.



4.20 Residence Structure Additions

All residence structures and expansions must be approved by the DRC. Detailed plans must be submitted that include the plan of the structure on the lot, elevation views, dimensions, types of materials to be used, types of paint, stain, etc.

Guidelines: Structures and expansions shall comply with the approved development standards (including setbacks and height restrictions) of the Greenfield Preliminary Development Plan on file at the Arapahoe County Planning Department and must harmonize with the house and the neighborhood. Contact the Arapahoe County Building Department for information.



4.21 Security Doors, Storm Doors, Security Systems

High quality colonial cross buck doors, full panel glass doors, decorative wrought iron doors or decorative aluminum doors do not require approval by the DRC provided they are black, white, the color of the house trim, or the original accent color.

Any other door, any enclosure, or change of the builder's original design requires DRC approval.

All other security systems or measures which are installed on the exterior of the house require DRC approval. Security bars on windows are not permitted.



4.22 Sheds and Accessory Buildings

No temporary sheds or temporary accessory buildings are allowed. Any sheds or accessory buildings of a permanent nature require DRC approval. Complete the "Accessory Building Form" to request approval. Along with the "Accessory Building Form", a letter confirming "Neighbor Notification" is required.

Special considerations: Sheds have a permanence of construction and will be part of the house for years; therefore, sheds must be built to meet the quality of construction and workmanship used in Greenfield.

Guidelines:

A. Size: The dimensions of the accessory building are not to exceed a width of ten feet (10'), a length of twelve feet (12'), and a height of ten feet (10') at the peak of the roof. The 10' height represents a roof pitch of 5:12 with 8' tall side walls.

B. Material: Both exterior components of the accessory building (the siding and the roof) must be constructed of materials identical with those used for the construction of the house. Plastic, fiberglass or metal are not acceptable materials.

C. Color: The body and trim color of the accessory building must match the body and trim color of the house.

D. Visibility (Location and Impact on Neighbors): If an accessory building is visible to neighbors, common areas and/or drive-by traffic, the roof pitch and style must match the house, and plans to soften the visual effects of the accessory building through the use of landscaping will be required.

E. Permanence: The foundation should be either a slab or concrete reinforced piers. It typically has the life expectancy consistent with these materials. If the accessory building becomes an eye-sore, it will be in violation of the CCR's.

F. Building Codes and Permits: Accessory buildings shall be constructed so as to comply with any and all building codes of Arapahoe County. DRC approval does not imply approval by the Arapahoe County Building Department.



4.23 Shutters

Shutters on windows that are not part of the original construction need DRC approval and they must be painted the same color as the house trim and consistent with other homes in Greenfield.



4.24 Signs

Guidelines:

A. Real Estate Signs: Temporary, non-illuminated, real estate signs indicating the availability for sale, rent, or lease of a specific lot upon which this sign is erected or displayed does not need DRC approval if the following criteria are met:

Not to exceed five (5) square feet in total area
Not to exceed four feet (4') in height
Restricted to one (1) sign per street frontage

Such signs are not to remain in place more than seven (7) days following sale closing or rental occupancy of the property. Such signs may not be placed on any fence installed by the developer. Open House signs shall conform to the above dimensions, are limited in number to six (6), shall be placed only upon the owner's property or within the public right-of-way for the duration of the open house, and shall not block or interfere with traffic visibility. All signs must also meet local sign codes.

B. Garage Sale Signs: A sign advertising the existence of a garage sale of personal property may indicate the date, time and location of the sale. Such signs may have a maximum area of three (3) square feet, and may be posted for the period of the garage sale only. Such signs may not block or interfere with

traffic visibility, and shall be posted only on the owner's property or within the public right-of-way. Homeowners who do not remove signs within 24 hours of the Garage Sale will be in violation and subjected to a fine.

All other signs, including but not limited to, posters, billboards, advertising devices, political campaign signs or displays of any kind, are not permissible for posting in any area of Greenfield without the prior written consent of the DRC. Contractor signs used in conjunction with work being done at a home are permitted ONLY during the time work is being conducted.



4.25 Solar Panels

Solar panels are prohibited in Greenfield unless they meet all governmental guidelines for residential use in which case they may be located on the roof if such solar unit is built into and made an integral part of the roof structure and/or design or made an integral part of the structure of the house and solar panel installation. Specific approval in writing by the DRC as required for any solar panel installation.



4.26 Walls

All walls require DRC approval. Retaining walls cannot be constructed in such a manner as to interfere with the established drainage patterns (as defined in the CCR's, Article IX, Section 18).



4.27 Ponds

All ponds require DRC approval. Ponds must meet the requirements set forth by the County in regard to size, depth, and safety, etc. Ponds must be maintained in a healthful manner.

APPENDIX A - Forms

ARCHITECTURAL REVIEW APPLICATION

Applicant Name: _____

Address: _____

Work Phone: _____ Home Phone: _____

My request involves the following type of Improvement:

- | | | |
|--------------------------------------|---|-----------------------------------|
| ☐ Painting | ☐ Deck/Patio | ☐ Roofing |
| ☐ Landscaping | ☐ Patio Cover | ☐ Addition |
| ☐ Fencing | ☐ Basketball Backboard | ☐ Other - |

Describe Improvement:

Close Date: _____

Planned Completion Date: _____

I understand that I must receive approval of the Design Review Committee (DRC) in order to proceed. I understand that DRC approval does not constitute approval of the local Building Department and that I may be required to obtain a building permit. I agree to complete Improvements after receiving approval. I have read the Covenants, Conditions and Restrictions and Design Standards Manual and agree to comply with these documents.

Date: _____

Signature: _____

DRC Action:

☐ Approved, subject to: **ALL IMPROVEMENTS MUST COMPLY WITH CCR'S AND DESIGN STANDARDS; IMPROVEMENTS SHALL NOT ALTER EXISTING DRAINAGE PATTERNS.**

☐ Denied; for the following reasons:

Completion required by : _____

Date: _____

DRC Member Signature

Date: _____

DRC Member Signature

EXTERIOR PAINT REQUEST FORM

Applicant Name: _____

Address: _____

Work Phone: _____ Home Phone: _____

Colors Currently on Your Home (See the Greenfield Color Palette):

Brick/Stone: _____

Field: _____

Accent: _____

Accent: _____

Neighbors Home Colors:

Brick/Stone: _____

Brick/Stone: _____

Field: _____

Field: _____

Accent: _____

Accent: _____

PLEASE DO NOT CHOSE COLORS TOO SIMILAR TO YOUR NEIGHBORS COLORS

Requested Color Choices: Field: _____

Accent: _____

Accent: _____

Date Painting will Begin: _____

Estimated Completion Date: _____

NOTE: Please submit this form, along with a completed Architectural Review Application, plus four (4) sets of color samples if requesting non-Village Homes colors.

GREENFIELD COLOR PALETTE

Traditions, Charter, Monogram & Elegance Collections

<u>Field Color</u>	<u>Trim Color</u>	<u>Accent Color</u>	<u>Accent Color</u>
Desert Beige 5751W	Pearl White 5840W	Grotto 5573M	Pine Needle 5565A
Phoenix 5741W	Pearl White 5840W	Distant Hills 5383M	Shutter Green 6125A
Heirloom 5671W	Imperial White 5800W	Putty 5402M	Chimney Sweep 5574D
Old Lace 5660W	White Shadow 5760W	Mushroom 5392M	Sage Brush 5394D
Candle Wick 5640W	Shell White 5770W	Wharf 5352M	Warmth 5234D
Desert Wind 5623M	Cotton 5630W	Sage Brush 5394D	Graphite 5936N
Linden Green 5584D	Carriage House 5381W	Toffee Crunch 5223M	Mesa 5254D
Grotto 5573M	Brie 5631W	Okra 5544D	Arabian Night 5535A
Clam Shell 5463M	Saturn 5411W	Faded Rose 5353M	Banker's Gray 5465A
Dolphin 5442M	Winter Mist 5880W	Blue Slate 5484D	Midnight 6025N
Phantom Gray 5423D	White Shoulders 5780W	Sentry Gray 5124D	Catawba 4005A
Chapel Gray	Oriental Ivory	Blue Dolphin	Loch Ness

5413M

5790W

534D

5545A

GREENFIELD COLOR PALETTE

- continued -

<u>Field Color</u>	<u>Trim Color</u>	<u>Accent Color</u>	<u>Accent Color</u>
Putty 5402M	Bone China 5790W	Sage Brush 5394D	Highland Gray 5025N
Baby's Breath 5380W	Shell White 5770W	Gray Kitten 5412M	Midnight 5025N
Saturn 5411W	White White 5820W	Gunmetal 5443M	Hidden 5494D
Pelican 5373M	Navajo White 5860M	Nomad 5524D	Black Watch 5125A
Camino 5353M	Ancestral 5371W	Cape Cod Blue 5523M	Plateau 5294D
Chocolate Mousse 5344D	Almond 5731W	Catawba 4005A	Black Watch 5125A
Hummingbird 5244D	Bavarian Torte 5361W	Chinoiserie 6045U	Myth 5505A
Apache 5213M	Antique Ivory 5750W	Mesa 5254D	Delta 5395A

PAINT COLORS ARE SOPHIR MORRIS PAINTS

GREENFIELD COLOR PALETTE

- continued -

Village Homes Elegance Collection (1500's) D and E Elevations Only

<u>Dryvit & Field Color</u>	<u>Trim Color</u>	<u>Accent Color</u>	<u>Accent Color</u>
Desert Beige FZ5751W	Pearl White 5840W	Grotto 5573M	Pine Needle 5565A
Phoenix FZ5741W	Pearl White 5840W	Distant Hills 5383M	Shutter Green 6125A
Heirloom FZ5671W	Imperial White 5800W	Putty 5402M	Chimney Sweep 5574D
Old Lace FZ5660W	White Shadow 5760W	Mushroom 5392M	Sage Brush 5394D
Desert Wind FZ5623M	Cotton 5630W	Sage Brush 5394D	Graphite 5936N
Clam Shell FZ5463M	Saturn 5411W	Faded Rose 5353M	Banker's Gray 5465A
Chapel Gray FZ5413M	Oriental Ivory 5790W	Blue Dolphin 534D	Loch Ness 5545A
Baby's Breath FZ5380W	Shell White 5770W	Gray Kitten 5412M	Midnight 5025N
Saturn FZ5411W	White White 5820W	Gunmetal 5443M	Hidden 5494D
Camino FZ5353M	Ancestral 5371W	Cape Cod Blue 5523M	Plateau 5294D
Apache FZ5213M	Antique Ivory 5750W	Mesa 5254D	Delta 5395A

PAINT COLORS ARE SOPHIR MORRIS PAINTS

Caution on D and E Elevations: Owners with stucco (dryvit) elevations **should not** repaint the stucco (dryvit) portion on their home. The original application has the color ingrained within the surface and repainting could affect the appearance of your home. Trim and non-stucco surfaces may be repainted as necessary, or as desired.

MILLENNIUM Color Palette

BODY	TRIM	ACCENT 2	ACCENT 1
Desert Beige 5751W	Pearl White 5840W	Grotto 5573M	Pine Needle 5565A
Cinnamon 8254M	Pearl White 5840W	Mansard Stone 8635D	Black Bordeaux 8896N
Heirloom 5671W	Whispering Bush 8210W	Putty 5402M	Smokebush 8585D
Mansard Stone 8635D	Estate Greige 8682W	Mushroom 5392M	Briny Deep 8576N
Backpack 8664M	Tequila 8672W	Taiga 8346N	Spruce Island 8606N
Desert Wind 5632M	Cotton 5630W	Sagebrush 5394D	Graphite 5925N
Linden Green 5584D	Estate Greige 8682W	Kayak Brown 8745A	Best Burgundy 8886N
Grotto 5573M	Brie 5631W	Timber Tan 8325D	Metropolis 8586A
Wood Cut 8694M	Botany Beige 8221W	Metal Salvage 8775D	Briny Deep 8576N
Stone Frieze 8824M	Misty Mica 8711W	Abundant Wine 8436N	Purple Fable 8446N
Lost Cavern 5424D	Artist's Cream 8681W	Night Sail 8566N	Odyssey Blue 8456A
Lava Rock 8764M	Mushroom Basket 8712W	Night Mission AC143N	Symphony Blue 8476N
Otter 5403M	Bone China 5620W	Chestnut 5264D	Geode 5525N

All Paint Colors are KWAL HOWELLS PAINT

MILLENNIUM

Color Palette

-continued-

BODY	TRIM	ACCENT 2	ACCENT 1
Tequila 8672W	Walrus Tusk 8670W	Old Amethyst 8455D	Western Cedar 8345D
Tinder Box 8683W	Hayseed 8220W	Peking Blue 8556A	Thunder Gray 8515D
Pelican 5373M	Navajo White 5860M	Nomad 5524D	Black Watch 5125A
Camino 5353M	Ancestral 5371W	Grey Expectations 8584M	Aubergine AC139N
Kayak Brown 8745A	Lulled Beige 8232W	Aubergine AC139N	Spiced Plum 8876N
Hummingbird 5244D	Bavarian Torte 5361W	Chinoiserie 6045N	Purple Honor 8906N
Daplin 8234M	Antique Ivory 5750W	Mesa 5254D	Delta 5395A

All Paint Colors are KWAL HOWELLS PAINT

TUDOR Color Palette

BODY	TRIM	DOOR
Estate Greige 8682W	Mansard Stone 8635D	Briny Deep 8576N
Estate Greige 8682W	Linden Green 5584D	Best Burgundy 8886N
Artist's Cream 8681W	Lost Cavern 5424D	Night Sail 8566N
Bone China 5620W	Otter 5403M	Geode 5525N
Navajo White 5860W	Pelican 5373M	NomaD 5524D
Lulled Beige 8232W	Kayak Brown 8745A	Aubergine AC139N

All Paint Colors are KWAL HOWELLS PAINT

ACCESSORY BUILDING REQUEST FORM

Applicant Name: _____

Address: _____

Work Phone: _____ Home Phone: _____

Details from Your Plans:

- 1) MEASUREMENTS: Height: _____
 Length: _____
 Width: _____
- 2) Is the siding the same as your house? _____
- 3) Is the roofing material the same as your house? _____
- 4) Is it painted to match the field and trim colors
 on your house? _____
- 5) Are the details (trim boards) consistent with
 your house? _____
- 6) Does the pitch of the roof match your house? _____
- 7) Have you provided space around the accessory
 building, or made design considerations, that will
 allow for future maintenance (repainting)? _____

NOTE: Please submit this form, along with a completed Architectural Review Application, and attach two (2) copies of your construction plans, including a birds eye plan of the entire lot showing which neighbors or streets will see the accessory building, and side drawings showing the view seen by neighbors and from streets, where affected.

NEIGHBOR NOTIFICATION FORM

Applicant Name: _____

Address: _____

Home Phone: _____ Work Phone: _____

The following are the neighbors who will be affected by:

☐ Play Structure ☐ Trampoline ☐ Shed

☐ Other: _____

Name:

Address: _____

I have seen my neighbors plan and feel the placement, construction, and etc. has been taken into consideration.

Signature of Homeowner

Name:

Address: _____

I have seen my neighbors plan and feel the placement, construction, etc. has been taken into consideration.

Signature of Homeowner

Name:

Address: _____

I have seen my neighbors plan and feel the placement, construction, etc. has been taken into consideration.

Signature of Homeowner

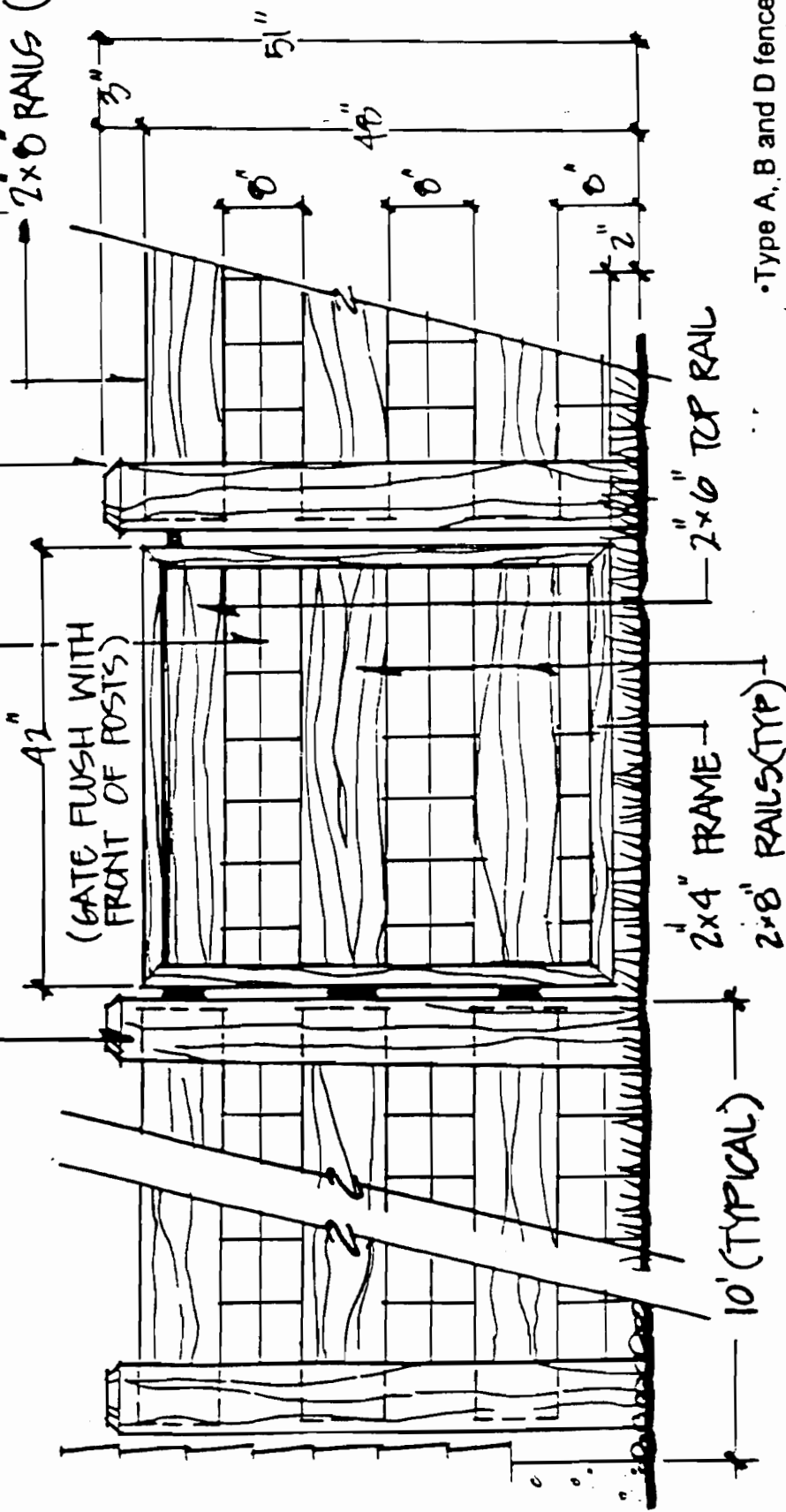
APPENDIX B - FENCE SPECIFICATIONS

4x4 POSTS (TYP.)

WIRE MESH (OPTIONAL)

45° BEVEL ALL AROUND (TYP.)

2x8 RAILS (TYP.)



• Type A, B and D fences and gates will be stained with Olympic "Outdoor White" solid color stain.

Type A 3 Rail Lot Boundary Fence and Gate

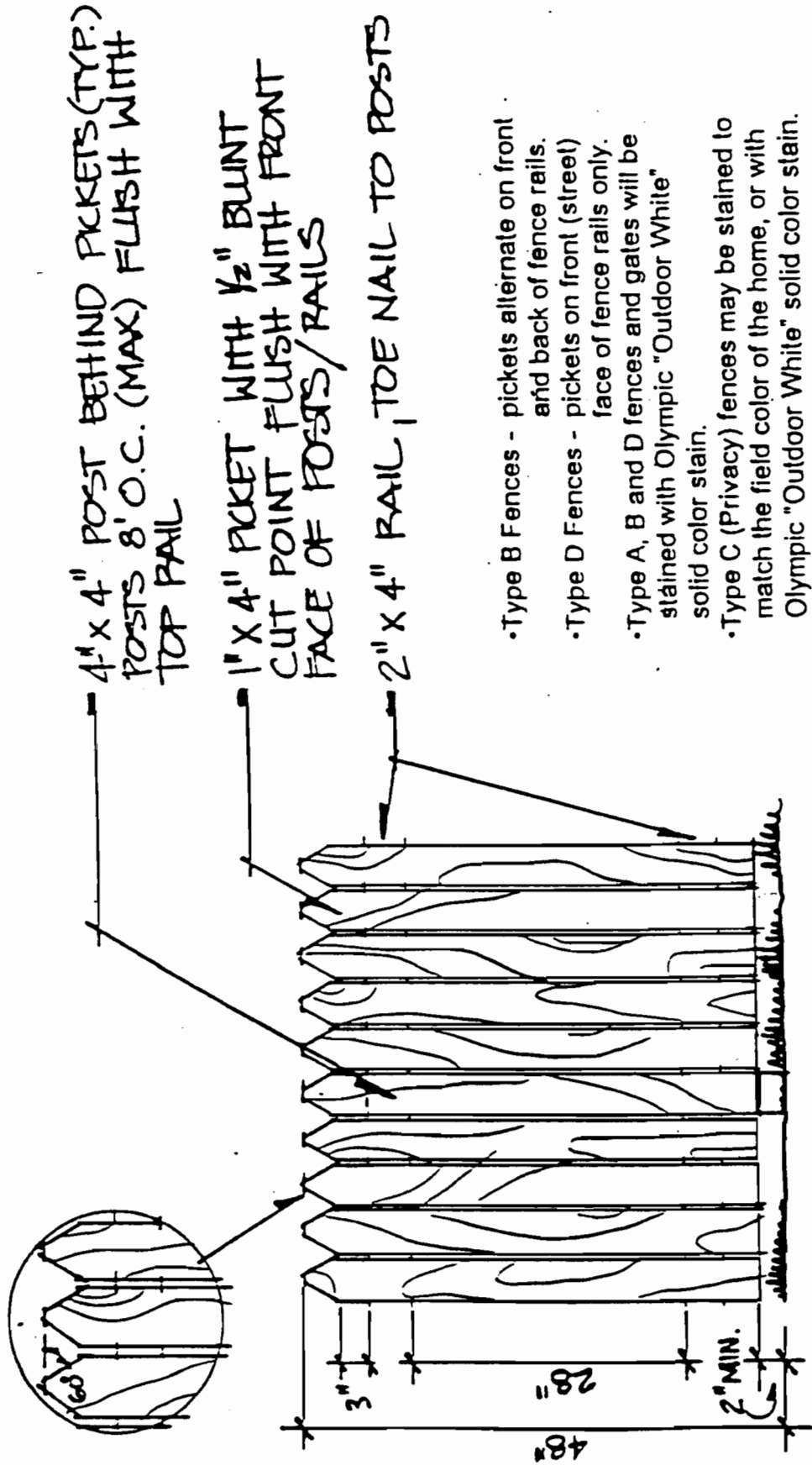


**NUSZER
KOPATZ**

urban design associates

1756 PLATTE STREET
SUITE 200
DENVER CO 80202
303/480-1393
FAX 303/480-1107

Scale 3/4" = 1' - 0"



- Type B Fences - pickets alternate on front and back of fence rails.
- Type D Fences - pickets on front (street) face of fence rails only.
- Type A, B and D fences and gates will be stained with Olympic "Outdoor White" solid color stain.
- Type C (Privacy) fences may be stained to match the field color of the home, or with Olympic "Outdoor White" solid color stain.

Type B. and Type D Fences

Scale 3/4" = 1' - 0"

1756 PLATE STREET
SUITE 200
DENVER CO 80202
303/480-1393
FAX 303/480-1107



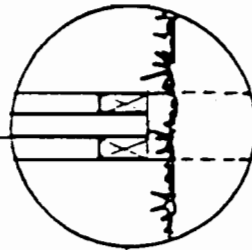
2"x6" TOP RAIL

4"x4" POST @ 8' O.C. (MAX)

1"x4" RAILS EACH SIDE, TOP & BOTTOM
TOE NAIL TO POSTS

1"x6" PICKETS BETWEEN RAILS
NAIL EACH SIDE

- Type B Fences - pickets alternate on front and back of fence rails.
- Type D Fences - pickets on front (street) face of fence rails only.
- Type A, B and D fences and gates will be stained with Olympic "Outdoor White" solid color stain.
- Type C (Privacy) fences may be stained to match the field color of the home, or with Olympic "Outdoor White" solid color stain.



Type C Privacy Fence

Scale 3/4" = 1' - 0"

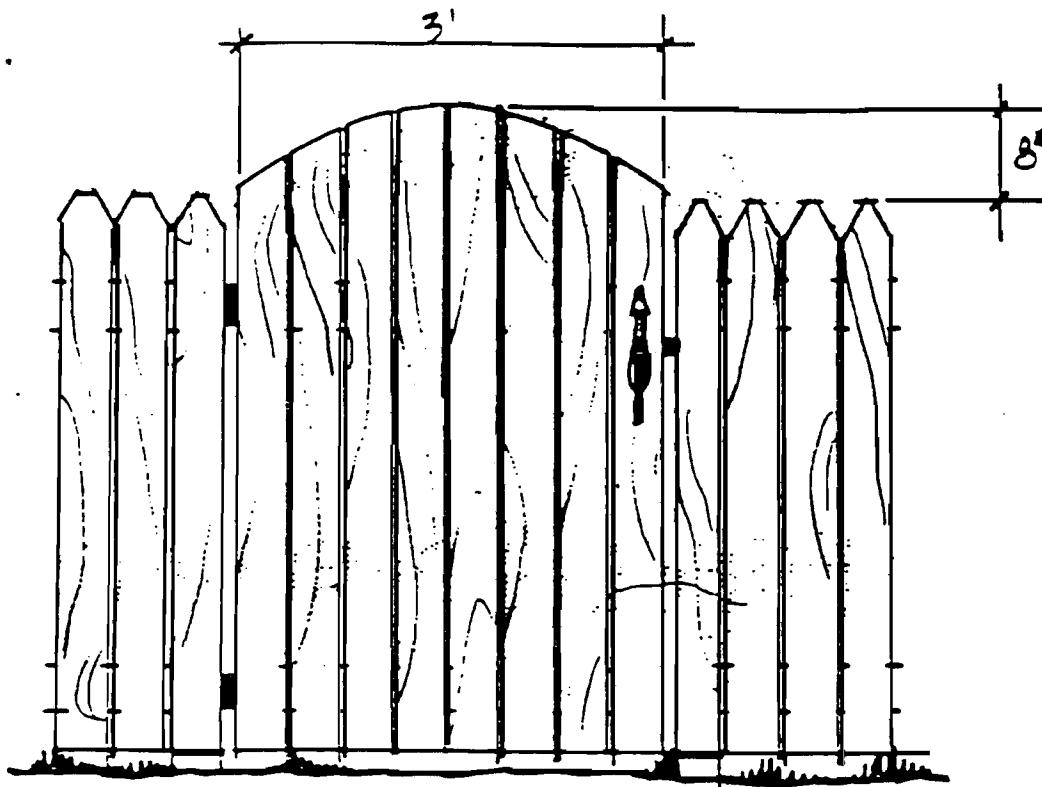
1756 PLATT STREET
SUITE 200
DENVER CO 80202
303/480-1993
FAX 303/480-1407



urban design associates

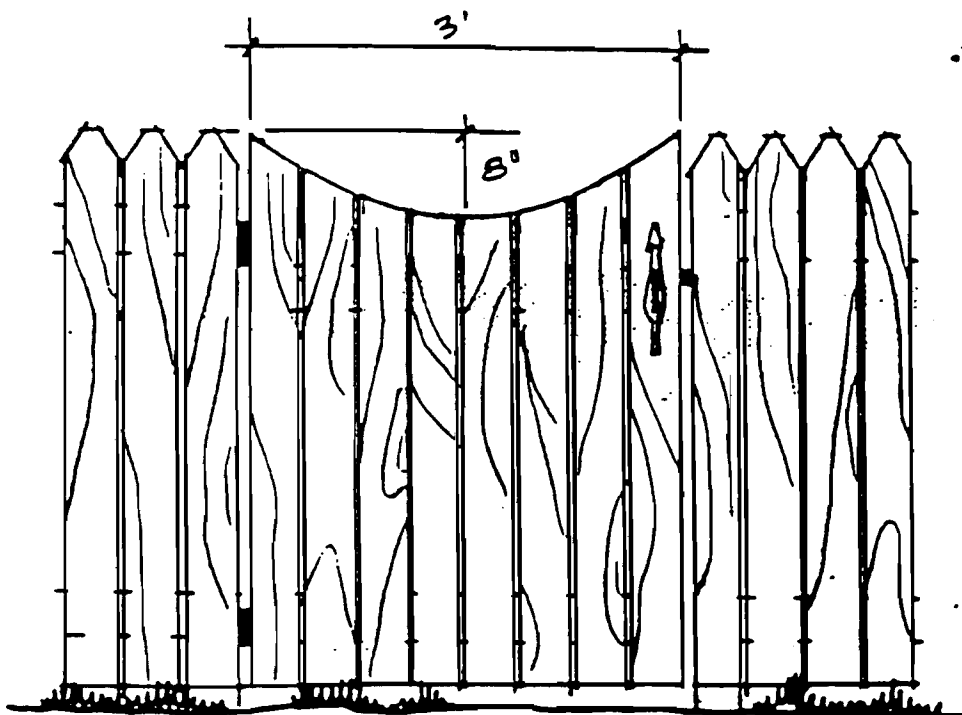


Type B Garden Gate



- Type B Fences - pickets alternate on front and back of fence rails.
- Type D Fences - pickets on front (street) face of fence rails only.
- Type A, B and D fences and gates will be stained with Olympic "Outdoor White" solid color stain.
- Type C (Privacy) fences may be stained to match the field color of the home, or with Olympic "Outdoor White" solid color stain.

Type C Garden Gate

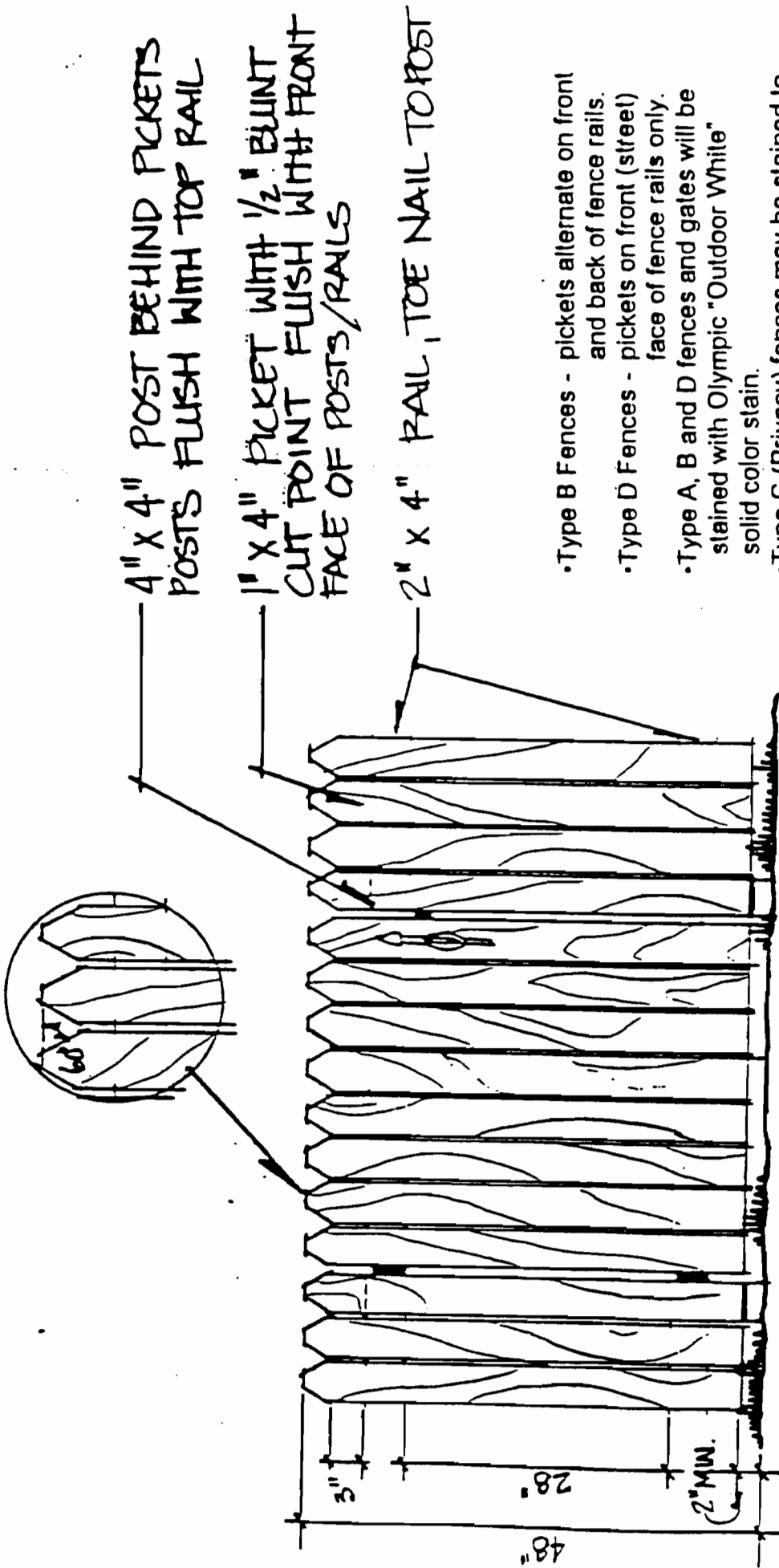


Scale 3/4" = 1' - 0"



1754 PLATTE STREET
SUITE 200
DENVER CO 80202
303/480-1393
FAX 303/480-1407

urban design associates



- Type B Fences - pickets alternate on front and back of fence rails.
- Type D Fences - pickets on front (street) face of fence rails only.
- Type A, B and D fences and gates will be stained with Olympic "Outdoor White" solid color stain.
- Type C (Privacy) fences may be stained to match the field color of the home, or with Olympic "Outdoor White" solid color stain.

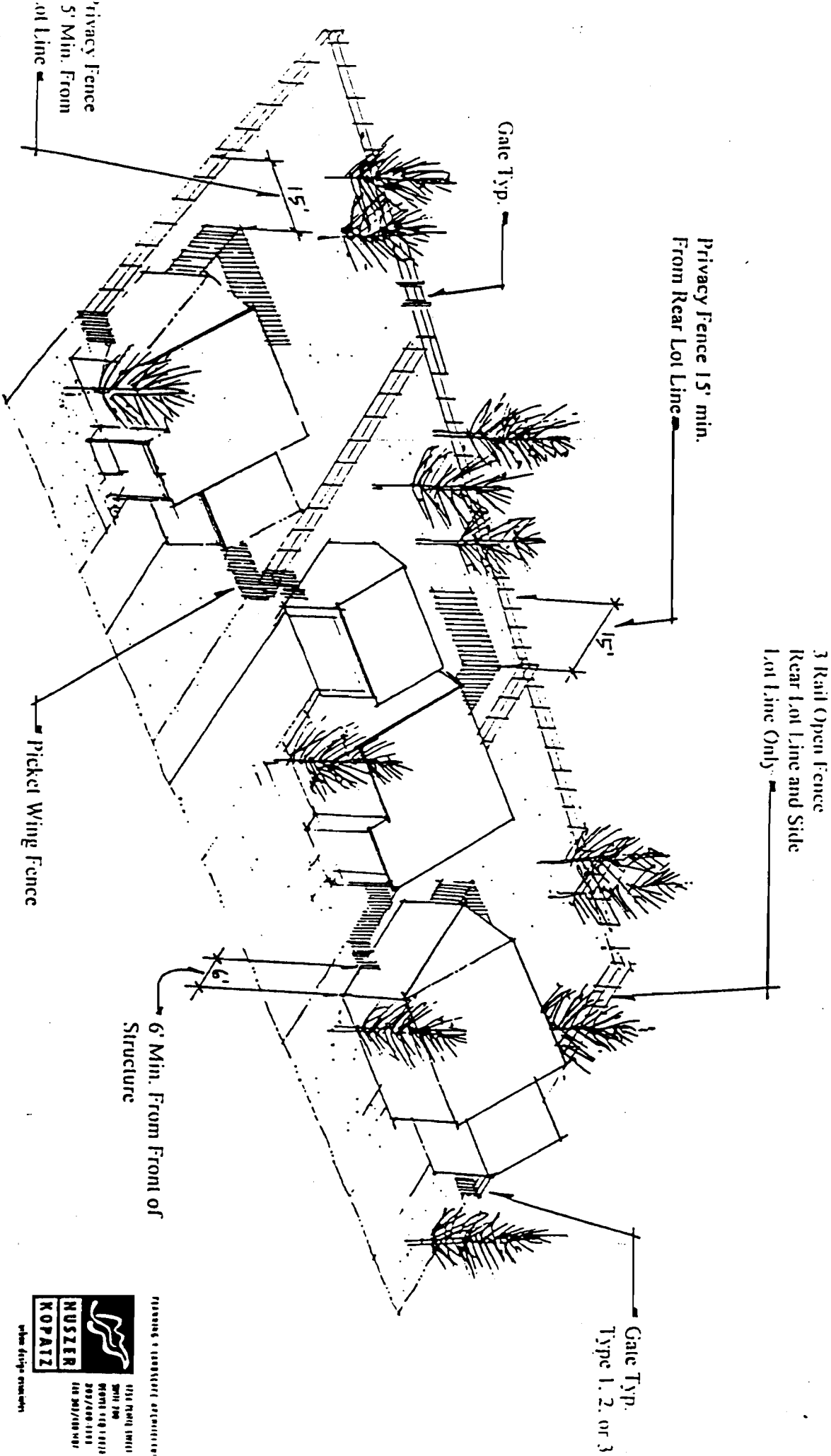
Type A Garden Gate



1756 PLATTE STREET
SUITE 200
DENVER CO 80202
303/400-1393
FAX 303/400-1107

urban design associates

Scale 3/4" = 1' - 0"





- *Advanced Real Estate Services, Inc.*
- *Advanced Property Management, Inc.*
- *Advanced Property Sales, LLC*

May 10, 1999

Re: **Revised** Design Standards Manual for Greenfield Master Owens Association, Inc.

Dear Greenfield Master Association Owner,

Enclosed with this letter please find a copy of the **Revised Design Standards Manual for Greenfield Master Owners Association, Inc.** The effective date of the new manual is May 5, 1999. **Please destroy any previous editions of the Design Standards Manual for Greenfield Master Owners Association, Inc.**

Owners should note that changes have been made to the following sections:

- * Section 2.0 Address to Submit Architectural Review Applications
- * Section 4.2 Antennas, Satellite Dishes, Transmitters
- * Section 4.9.2 Homeowner Installed Fences (new language re: corner lots)
- * Section 4.14 Landscaping, Tree Removal, Vegetable Gardens (added time requirement for rear yard installations, added 50% sod requirement in front yards and changed date for landscaping to be in place on winter closings from May 1st to May 31st)
- * Appendix A Forms: Added new color Palettes

The rear yard landscaping requirement **will** apply to those homes closed prior to this revision. Homeowners who did close prior to this revision will be given a deadline of September 30, 1999 to have their landscape completed.

Please contact my office should you have any questions concerning the **Revised Design Standards Manual for Greenfield Master Owners Association, Inc.**

Sincerely,

GREENFIELD MASTER OWNERS ASSOCIATION, INC.

David A. Cowan, CPM, PCAM
Community Association Manager