

Tallyn's Reach

Architectural Design Guidelines

Revised June 2017

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- Attachment 1 Mailbox Diagram
- Attachment 2 Fencing Detail

1. TALLYN'S REACH HOMEOWNER ARCHITECTURAL DESIGN GUIDELINES

1.01 Introduction

Welcome to Tallyn's Reach. You have chosen to be apart of a successful planned community; within a beautiful setting, with many amenities, and tree-lined streets of rural Colorado architecture. We believe that the physical appearance of the architecture and landscape is critical to the success of any community. Tallyn's Reach established Design Guidelines to maintain a healthy and vibrant image. These guidelines advocated a strong and consistent community design vision at Tallyn's Reach, with architecture and landscaping that reflects rural Colorado. The architects and builders of Tallyn's Reach worked within these guidelines to develop architecture in which the building mass, roof form, facade, architectural elements, materials, and color are consistent with this goal. As a Homeowner, you have the opportunity to make improvements to your home. The Homeowner Design Guide was created to assist you in accomplishing your goals while staying true to the Tallyn's Reach vision. The minimum architectural standards delineated in this section will guide you in the design of your room addition, deck, accessory building, or other architectural improvement.

1.02 Design Review Process

Congratulations! Making improvements to your home is an exciting and rewarding time. The Design Guidelines were developed to make this process as smooth and straightforward as possible. You received these Design Guidelines along with the Design Review Application Form. Please take a few minutes to review our process and standards.

The **Architectural Request Form** mentioned throughout the Design Guidelines can be found on the Community Website or obtained by contacting the Association Management Company.

Along with the Architectural Request Form, additional information may be required by the DRC. Refer to the Submittal Checklist to see which items will be required for your submittal. It is also important to familiarize yourself with local Codes and Regulations. Builders, architects, designers and homeowners at Tallyn's Reach are expected to meet all the criteria established by the City of Aurora in their Promontory Park Development Standards and guidelines; and all regulations of the Zoning Code for the City of Aurora. These standards and guidelines can be obtained through the City of Aurora Planning Department.

All development within the Tallyn's Reach (Promontory Park) planned Community shall comply with the codes and regulations of all local, state, and federal bodies and agencies, including but not limited to, the City of Aurora. The Tallyn's Reach Homeowner's Guidelines may be more restrictive than, but do not supersede or modify, any existing City, County, or State codes or ordinances. In the event of conflict or discrepancy, the appropriate jurisdictional regulations and codes shall take precedence.

When you submit your Architectural Request form and the required supplemental material, your request will go to the Design Review Committee. They will verify that your project meets the Tallyn's Reach Guidelines. The DRC may ask you to modify your request based on discrepancies with the guidelines, but will work with you to insure that your project is approved. Unless otherwise explicitly provided herein to the contrary, all approvals required shall be in writing and may be granted or withheld at the sole discretion of the Developer or DRC. After you receive approval from the DRC you are ready to begin your project! Make sure you obtain the necessary Permits and Inspections. They can be obtained through the City of Aurora Building Department.

1.03 Submittal Checklist

Because of the wide variety of architectural requests, the requirements for submittal vary per improvement type. Here is some additional information that needs to be included with your architectural request form:

PAINTING:

- Color Samples (painted on a hard surface 12"x12" minimum)
- General Description of your neighbors' color schemes on either side of our home

ROOFING:

- Material Samples (supplied by manufacturer)

DECKS:

- Lot Layout* with Addition Location
- List of materials and finishes
- Sketch of Railing Elevation for Deck (minimum scale 1/2"=1'-0")
- Elevation** of house showing Deck location

BUILDING PROJECTIONS AND ROOM ADDITIONS:

- Lot Layout* with Addition Location
- Floor Plan** with Addition
- All Elevations** of house impacted by Addition
- Section drawing showing connection of addition to existing structure (minimum scale 1/8"=1'0")
- Material and color samples, including siding, masonry, and roof where applicable

*The Lot Layout (or Plot Plan) was provided to Homeowners as a part of your closing documents. If they were not included, they can be obtained through your Builder. The Lot Layout needs to be shown to scale.

**Elevations and Floor plans can be obtained through your Builder. All Elevations and Plans need to be shown to scale, minimum 1/8"=1'-0".

Any photographs or additional information that may help you describe your project and your existing circumstances are encouraged.

1.04 Minimum Architectural Standards

The Tallyn's Reach philosophy establishes a motif that reflects the agrarian environment of rural Colorado. In addition, the theme establishes compatibility between the man-made and rural environment by promoting a contemporary interpretation of these rustic Colorado architectural traditions.

The "rural Colorado" label is intended to encompass a broad range of architectural styles popular in Colorado in early 1900 rural communities and subdivisions. Styles encouraged, but not limited to are: Craftsman, Prairie, Mountain Rustic, Western Shingle, Ranch and Farmhouse. These styles all have an informality and consistency of scale that are considered important ingredients of the overall design philosophy of Tallyn's Reach.

The architects and builders of Tallyn's Reach understood the indigenous design philosophy that drives this architectural image. The intent of this section is to assure that additions and remodels are designed in a manner that is compatible with the character of Tallyn's Reach. This section addresses the following design components:

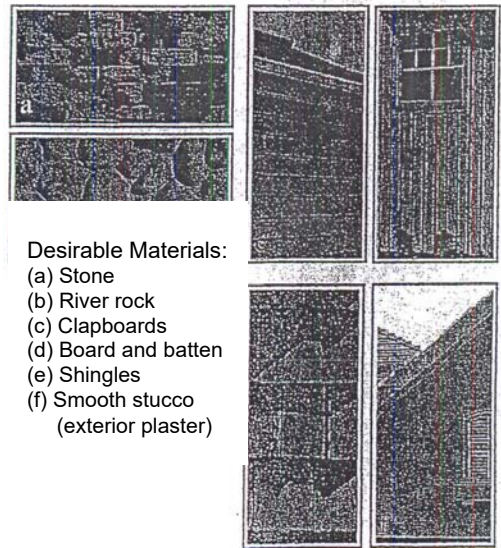
- *Materials, Colors & Transitions*
- *Doors & Windows*
- *Roof Forms*
- *Building Projections*
- *Decks*
- *Columns & Supports*



1.05 Materials, Colors & Transitions

- Homes shall be finished with deep, rich, earth tone colors that reflect the natural setting. Use natural building materials with strong textures and rich colors, such as stone, brick, smooth stucco, clapboards, board and batten, shakes, slate, and standing seam metal that create visual depth and detail.
- Roofing materials shall be of architectural grade (Class A) and have a minimum warranty of 25 years. Aluminum siding is prohibited.
- Facade material shall extend to the ground plane to fully cover exposed foundation walls, including those on walk-out and garden-level homes. Piecemeal embellishment and frequent changes in facade materials shall be prohibited.
- Changes in facade materials shall occur at changes in the wall plane. Where masonry, siding, shingle, or other materials occur at a corner, they should wrap the corner and terminate on the inside corner of a building element.

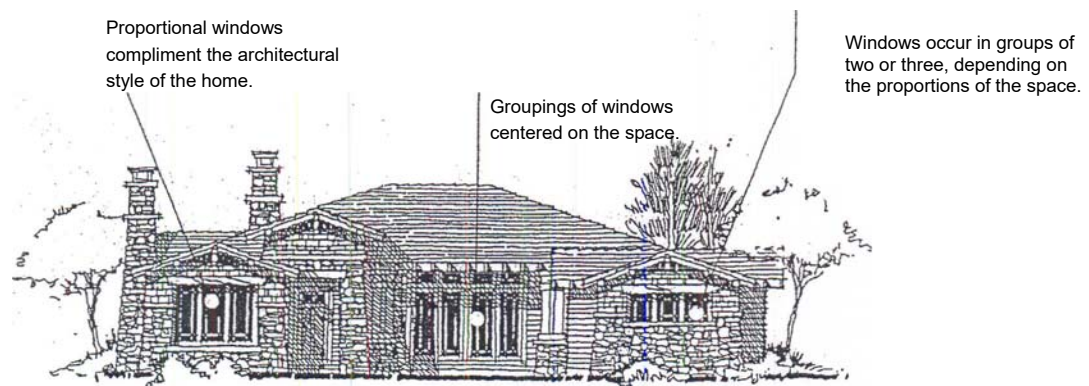
Building Materials



- Desirable Materials:
- (a) Stone
 - (b) River rock
 - (c) Clapboards
 - (d) Board and batten
 - (e) Shingles
 - (f) Smooth stucco (exterior plaster)

1.06 Doors & Windows

- Windows shall be proportionate to wall size and compliment the home's style and general roof form. Groupings of windows shall generally be centered on the building mass on which they occur. Vertical proportioned windows are encouraged and window trim associated with window heads and jams shall be required.
- Doors shall feature recessed panels, windows, trim, or other decoration consistent with the architectural style of the home.
- Door and window placement, size, and detailing shall be consistent with the home's architectural style and compatible with the overall composition of the building elevation.
- Custom Single Family - French doors are encouraged for access to exterior patios and decks.

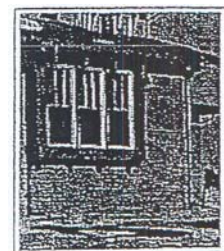


1.07 Roof Forms

- The addition of minor roof elements such as gable ends and dormers shall be proportional to the spaces they cover and to the overall roof size and form.
- Roofs shall have a minimum pitch of 4:12 and a maximum pitch of 8:12. Steeper or shallower roof pitches may be considered on a case-by-case basis by the DRC.
- Alternative roof materials, such as standing seam metal roofs may be proposed. The maximum distance between seams on standing metal roof shall be 18 inches.
- Roof overhangs on additions should be consistent with the existing structure in both the depth of the overhang (12" minimum) and the style of construction.

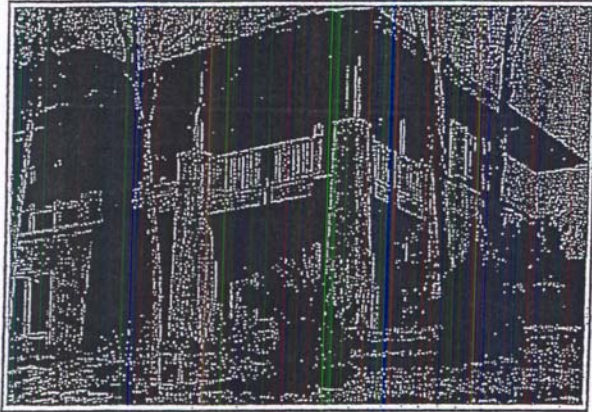
1.08 Building Projections

- Building projections, such as bays and box windows shall use similar materials, colors, forms, textures and proportions as used on the main structure. Cantilevered building elements shall be anchored to the ground or supported by substantial decorative brackets or supports.

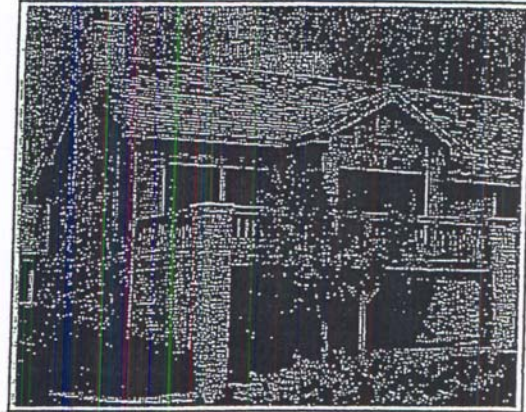


1.09 Decks

- Decks and associated roof forms shall be designed as integral elements of the home and not appear to be tacked on to the building. Exposed wood posts, railings, and balustrades shall be consistent with the architecture of the home and painted or stained to match the house.
- Covered decks shall have roof forms consistent with the house.
- Deck stairways shall be constructed of materials similar to the deck.



Second story deck is covered by optional roof form with consistent pitch and roof materials designed to integrate with the house. Deck and roof support columns are substantial.



Deck supports appear substantial and materials harmonize with the architectural style of the home.

1.10 Columns and Supports

- Columns and supports shall appear substantial in proportion to the overall building mass. The character and detailing of columns and railings shall be consistent and compliment the architectural style of the home.
- Supporting posts and columns associated with decks shall be a minimum of 8' x 8' unless grouped (two or more posts) or enhanced with a battered wood or masonry base.



Columns provide substantial support. Ornamental porch railings harmonize with the architectural style of the home. Built-up columns with trim caps provide solid roof support.

II. RESIDENTIAL IMPROVEMENT GUIDELINES -- BASICS

Tallyn's Reach is located on the high plains of Colorado in the City of Aurora ("COA") in an area locally referred to as the Black Forest. The developer has made a considerable effort to maintain, protect, and add to the stands of existing ponderosa pine trees found within the Black Forest ecosystem. The Black Forest ecosystem provides the backdrop for all new construction and landscaping that takes place within Tallyn's Reach. All Ponderosa Pine trees, both new and existing, are subject to the COA Black Forest Tree Preservation Ordinance, Aurora City Code Sections 146-2090 through 146-2098. No ponderosa pine trees may be removed without written permission of the COA's Forester. **Violators of the COA's Black Forest Preservation Ordinance may be subject by the COA to a fine of up to \$1, 000, imprisonment, or both.**

2.01 Basis for Guidelines. These Residential Improvement Guidelines are intended to assist homeowners living in Tallyn's Reach in implementing landscaping and other home improvements to their property. The Declaration of Covenants, Conditions and Restrictions of Tallyn's Reach Master Association, Inc. as amended, ("Declaration") requires prior written approval from the Board of Directors before the construction, installation, erection or alteration of any structure, attachment to any structure, or landscaping of any lot in Tallyn's Reach shall be made. For instance, any change to existing landscaping, new landscaping, or change to the final grade of property; the construction or installation of any accessory building, patio, deck, pool or hot tub; the demolition or removal of any building or other improvement; and any change of exterior appearance of a building or other improvement including changing paint colors must be submitted for prior written approval. In order to assist homeowners, the Design Review Committee ("Committee") intends to establish certain pre-approved designs for several types of improvements and to exempt certain improvements from the requirement for prior written approval. This booklet contains the guidelines established by the Board of Directors with respect to residential property.

The COA has charged the Tallyn's Reach Committee with approving all landscaping plans and construction under the terms and conditions set forth by these design guidelines. Failure to meet the time frames and requirements set forth in this document will result in a violation of these guidelines and COA's design standards for Tallyn's Reach and may result in the enforcement of these provisions as provided below. All construction that is undertaken in the community, whether new landscaping, subsequent exterior renovations, or site construction such as walks, patios, driveways, drainage improvements is subject to review under COA's minimum landscape requirements (Sec. 146-215 of the City of Aurora Municipal Code), which applies to all single family residences. When these minimum requirements result in a higher standard than those currently in effect; such modifications are automatically adopted and incorporated as part of these design guidelines.

2.02 Contents of Guidelines. In addition to the introductory material, these Guidelines contain (A) a listing of specific types of improvements which homeowners might wish to make with specific information as to each of these types of improvements; (B) a summary of procedures for obtaining prior written approval from the Committee; (C) Some helpful landscaping ideas and information.

2.03 Design Review Committee. The Committee consists of at least three (3) members, all of who are appointed by the Board of Directors of the Association and are to review requests for architectural approval and make recommendations to the Board of Directors for their approval or disapproval. The Board may also hire a professional to review and make recommendations as he/she sees fit.

2.04 Committee Address and Phone. The address of the Committee will be the same as the address of the Association or Management Company.

2.05 Effect of Community and Supplemental Declarations. The Declaration of Covenants, Conditions and Restrictions for the Tallyn's Reach Master Association, Inc., is a document governing property within Tallyn's Reach. Copies of the Declaration including amendments are delivered to new home buyers when they purchase their homes and are available at any time from the Association. Each homeowner should review and become familiar with the Declaration including amendments. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Declaration and, if there is any conflict or inconsistency, the Declaration as amended will control.

2.06 **Effect of Governmental and Other Regulations.** Use of property and any improvements must comply with applicable building code and other governmental requirements and regulations. **Approval by the Committee will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies.** For general information about the City of Aurora requirements, homeowners may write or call the City of Aurora Building Department at: 15151 E. Alameda Parkway, Second Floor, Permit Center, Aurora, Colorado 80012, (303) 739-7420.

2.07 **Interference with Utilities.** In making improvements to property, homeowners are responsible for locating all water, sewer, gas, electrical, cable television or other utility lines or easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved and homeowner will be responsible for any damage to any utility lines. All underground utility lines and easements can be located by contacting:

**Utility Notification Center of Colorado
1-800-922-1987**

2.08 **Goal of Guidelines.** Compliance with these Guidelines and the provisions of the Declaration of Covenants, Conditions, and Restrictions of the Tallyn's Reach Master Association, Inc., will help preserve the inherent architectural and aesthetic quality of Tallyn's Reach. It is important that the improvements to property 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 all homeowners. By following these Guidelines and obtaining prior written approval for improvements to property from the Board of Directors, homeowners will be protecting their financial investment and will help insure that improvements to property are compatible with standards established for Tallyn's Reach. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the Board of Director's interpretation thereof shall be final and binding.

III. SPECIFIC TYPES OF IMPROVEMENTS - GUIDELINES

3.00 Time Line for Landscape Completion. For any initial home purchase within the Association, such purchase being the first purchase after the issuance of a certificate of occupancy for said home, whether the home is purchased from the Builder or a third party, the purchaser shall have landscape plans approved and all landscaping completely installed within eight (8) months from the date of closing on the home. For subsequent purchases after the initial purchase, where the home does not at the time of purchase already have proper landscaping installed pursuant to these Design Guidelines and the Association's governing documents, the purchaser shall have four (4) months to submit landscape plans for approval and completely install all approved landscaping. Such time period may be extended for good cause in the sole discretion of the Committee upon written request. The submission of plans for approval and installation of approved landscaping shall be the responsibility of the purchaser of the home in question. Please note the failure to complete landscaping as required herein within the given time frame can result in heavy fines and further action by the Association.

3.01 **General.** The Following is a listing, in alphabetical order, of a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each. **Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted in Duplicate to the Committee and written approval of the Committee obtained before the improvements are made.** In some cases, where it is specifically so noted, a homeowner may proceed with the improvements without advance approval by the Committee if the homeowner follows the stated guideline. In some cases, where specifically stated, some types of improvements are prohibited. If you have in mind an improvement not listed below, Board of Directors review and prior written approval is required.

3.02 **Accessory Buildings.** Prior written approval is required. Accessory Buildings or facilities are such structures as greenhouses, gazebos, pools, cabanas, hot tubs, dog houses, etc. Approval will be based on, but not limited to, the following criteria:

- A. Must be of the same or generally recognized as complimentary architectural style and color as that of the residence.
- B. Maximum size will be 8' x 10' x 8 1/2' in height, including skids, foundation or concrete slab.
- C. Requests for approval will be on a case by case basis, taking into consideration the lot size, square footage of the home and proposed location of the building.
- D. May be required to be screened on one or more sides by vegetation.
- E. Any utilities to accessory buildings shall be underground.
- F. Roof pitch and materials must match that of the residence.
- G. Shall not unreasonably obstruct adjacent neighbor's views.
- H. Tin or metal sheds will not be permitted.
- I. Limited to one (1) per lot.

3.03 **Additions and Expansions.** Prior written approval is required. Additions or expansions must be constructed of wood, Masonite, glass, brick, stone or other material resembling the material used in construction of the exterior of the home. The design must be the same or generally recognized as a complementary architectural style of that of the residence. Colors must be the same as that of the residence.

3.04 **Address Numbers.** Prior written approval is required to replace or relocate existing address numbers. Address numbers must be visible from street view at all times.

3.05 **Advertising.** Only 1 trade sign, which includes, but is not limited to, landscaping, painting and roofing, may be displayed while work is in progress and must be removed upon completion of the job. Realty signs, See Signs, Section 3.67.

3.06 **Air Conditioning Equipment.** Prior written approval is required for all air conditioning equipment including evaporative coolers (swamp coolers) and attic ventilators. No heating, air conditioning, air movement (e.g. swamp coolers) or refrigeration equipment shall be placed or installed on rooftops, exterior walls or extended from windows. Ground mounted air conditioning equipment installed in the side yard may be required to be screened so that it is not visible from the street and minimizes any noise to adjacent property owners.

3.07 **Antennae/Satellite Dish.** The Association has adopted the following rules, regulations and restrictions for the installation and maintenance of exterior antennas in the community in compliance with the FCC Rule which became effective October 4, 1996:

A. Notification

1. The Association must be notified in writing of any installation of any DBS (direct broadcast satellite) satellite dish that is one (1) meter or less in diameter, MMDS (multichannel multipoint distribution service wireless cable) antenna that is one meter or less in diameter or diagonal measurement, or television (TBS) antenna (collectively referred to as "antenna") is permitted.
2. The regulations contained in this Resolution do not relieve any Owner from obtaining prior written approval for other exterior modifications, alterations and additions for painting, landscaping or fence installation as may be required by the Association's governing documents.

B. Antenna Location

1. The primary preferred installation location for a DBS satellite dish and MMDS antenna shall be in a location in the backyard that is shielded from view from the street(s) and adjacent residences, provided such location does not preclude reception of an acceptable quality signal and does not increase the cost of installation.
2. The secondary preferred location: If the primary location prevents reception of an acceptable quality signal or financially burdens the owner, the antenna shall be installed in a location that is shielded from view from the street(s) and adjacent residences, provided such location does not preclude reception of an acceptable quality signal and does not increase the cost of installation.
3. Installation of an antenna on any common areas as defined in the Declaration or property not owned and under the exclusive use or control of the Owner is strictly prohibited.
4. Installation of any antenna not described in the Resolution is subject to prior written approval of the Board of Directors.

C. Antenna Installation

1. Installation of an antenna permitted in Sections A and B shall be subject to the following:
 - a. Installation shall be in accordance with all applicable building, fire, electrical and related codes and a building permit shall be obtained, if required by local ordinance.
 - b. Installation shall be in accordance with the manufacturer's installation specification. The installer shall have a copy of such specifications on site at all times during the installation.
 - c. Wiring or cabling shall be installed so as to be minimally visible and blend into the material to which is it attached. If the antenna is installed on the side of a structure, the penetration of the wire or cable from the exterior to the interior of the residence shall be made as close as possible to the location the antenna is attached to the siding and through existing penetrations for wire and cable, if available.
 - d. If the antenna is installed on a structure, such as a roof or siding, it shall be painted so as to blend into the background to which it is mounted or placed.
 - e. An antenna installed on the ground shall be screened from view from any street, adjacent lot, common area or golf course by appropriate landscaping.

- f. 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.
- h. No antenna may obstruct a driver's view of an intersection or a street.
- i. Satellite dish may not exceed 36" in diameter.

D. Mast Installation

1. Antennas mounted on masts are prohibited except where necessary for reception of an acceptable quality signal.
 - a. Due to safety concerns, a mast plus antenna structure which extends twelve feet or less above the roof must be properly anchored to withstand winds as required by local ordinances or codes
 - b. Due to safety concerns relating to wind loads and the risk of falling structures, installation of a mast plus antenna structure which extends more than twelve (12) feet above the roof must be approved in writing by the Board of Directors and/or Architectural Advisory Committee prior to installation. The Owner shall submit an application using an Architectural Request Form detailed drawings of the mast structure and methods of anchorage.
 - c. Due to safety concerns relating to wind loads and the risk of falling structures, installation of a mast plus antenna structure which extends more than twelve feet above the roof shall comply with all local ordinances and codes.
2. Masts shall be painted to match the antenna mounted on it and to blend with the surroundings.
3. Masts which are installed in the ground shall be anchored to withstand winds as required by local ordinances and codes.
4. No mast installed on a roof shall be installed nearer to the lot line than the total height of the mast plus antenna structure above the roof.
5. No mast shall be erected nearer to electric power lines than the total height of the mast plus antenna structure above the roof.
6. No mast shall encroach upon any common area, street or other public space.
5. Guy wires and other accessories shall not cross or encroach upon any common area, street or other public space, or over any electric power lines, or encroach upon another privately owned property.
6. Masts shall be constructed of approved corrosion-resistant noncombustible material.
7. Masts shall be designed for the dead load plus the ice load.
10. Adequate foundations and anchorage shall be provided to resist two times the calculated wind uplift.
11. Masts shall be permanently and properly grounded.
12. All applicable provisions of Section B above shall apply to the installation of masts.

E. Maintenance and Repair

1. The Owner of the property on which the antenna is installed shall be responsible for the maintenance of any antenna and mast. Maintenance and repair shall include, but not be limited to:
 - a. Re-attachment or removal of antenna or mast, within seventy-two (72) hours of dislodgment, for any reason, from its original point of installation.
 - b. Repainting or replacement, if for any reason the exterior surface of the antenna or mast becomes worn, disfigured or deteriorated.
 - c. Repair or replacement, if for any reason the antenna or mast no longer retains its original condition.
 - d. Repair or replacement to prevent the antenna or mast from becoming a safety hazard.
2. Should the Owner fail to properly maintain the antenna or mast, the Association may fine the homeowner following notice and opportunity for hearing and take such further action, as permitted by Declaration or at Law.
 - a. Except in an emergency situation, the Board of Directors and/or the Architectural Advisory Committee shall notify the Owner, in writing, that the antenna and/or mast requires maintenance, repair or replacement, and that such maintenance, repair or replacement must be completed within forty-five (45) days of such notification.
 - b. The Owner may request a meeting with the Board of Directors and/or Architectural Advisory Committee to be held within forty-five (45) days of such notification, to review the reasons for the required maintenance, repair or replacement. Within forty-five (45) days of such meeting, the Board of Directors and/or Architectural Advisory Committee shall notify the Owner, in writing, of its final decision.

F. Responsibility

1. The Owner of the antenna (including mast) shall be responsible for any damage to any and all real or personal property, or for any injury resulting from the installation of the antenna (including mast) and/or its use, including but not limited to:
 - a. Damage to any real or personal property caused by, related to, or arising from the installation, dislodgment, use, maintenance of any antenna or mast.
 - b. Injury to any person caused by dislodgement, use, or maintenance of any antenna or mast.

G. Miscellaneous

1. If any of these provisions is ruled invalid, the remaining provisions shall remain in full force and effect.

3.08 **Awnings.** See Overhangs/Awnings- Cloth or Canvas, Section 3.46.

3.09 **Balconies.** See Decks, Section 3.18.

3.10 **Barbeque Grills.** Barbeque Grills are only permitted to be stored or used in the backyard. When placing in backyard consideration of proximity to combustible materials and neighbors property is recommended.

3.11 **Basketball Backboards.** Prior Committee written approval is required for any permanent or semi-permanent backboard. Portable basketball hoops do not require approval but shall not be permitted to be placed on any street, sidewalk in the community or section of driveway located between the sidewalk and street unless during actual play. All portable basketball hoops which become damaged, unsightly or inoperable must be immediately removed from view of common spaces or neighboring residences.

3.12 **Birdbaths.** Approval is not required if placed in "rear" yard and if finished height not greater than five (5) feet including any pedestal. Placement in "front" or "side" yard requires prior written approval.

3.13 **Birdhouses and Bird Feeders.** Approval is not required if installed in the rear yard and the size is limited to one foot by two feet. No more than three in number shall be installed on any lot. A birdhouse or bird feeder which is mounted on a pole may not exceed six (6) feet in height.

3.14 **Carports.** Will not be permitted.

3.15 **Clotheslines and Hangers.** Hangers will not be permitted. Prior written approval is required for clotheslines. Clotheslines shall be of a retractable design and placed in the rear yard only. All clotheslines shall be retracted when not in use.

3.16 **Cloth or Canvas Overhangs.** See Overhangs/Awnings - Cloth or Canvas, Section 3.46.

3.17 **Compost.** Prior written approval is required. Container must not be immediately visible to adjacent properties and odor must be controlled. Underground composting is not allowed.

3.18 **Decks.** Prior written approval is required. The deck must be constructed of redwood or other acceptable material similar to the material of the residence and stained a similar or complementary color to the exterior of the residence. It must be located so as not to obstruct or greatly diminish the view or create an unreasonable level of noise for adjacent property owners. Supporting posts and columns associated with decks shall be a minimum 8x8, unless grouped (2 or more posts) or enhanced with battered wood or masonry base. A deck with 24" pilasters at each corner and, as applicable, 8' on center, is common at Tallyn's Reach and would be recommended. Deck railing will be required to match any existing railings on the front of the home. For patio covers/awnings/overhangs, see Overhangs/Awnings - Cloth or Canvas, Section 3.46.

3.19 **Dog Houses.** Prior written approval is required. Dog houses are restricted to ten (10) square feet and must be located in a fenced back yard. Dog houses must be installed at ground level, and must not be visible above the fence. Must match exterior of home (wood, brick, stone, etc.) Limit of one dog house per home/lot. See Fences, Section 3.26.

3.20 **Dog Runs.** Prior written committee approval is required. Consideration will include, but not be limited to, location in rear or side yard and abutting the home, proximity to neighbor's residence, screened from view with vegetation. Runs will be limited to 250 square feet. Fencing material for dog runs shall meet standard Tallyn's Reach fencing detail. Tarpaulins will not be permitted.

3.21 **Doors - Exterior.** Prior written approval is required for any changes or additions of doors. This includes painting or staining of doors.

3.22 **Drainage.** The Declaration requires that there be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern as engineered and constructed by the home builder prior (or in some cases, immediately following) conveyance of title from the home builder to the individual homeowner. When installing your landscaping, it is very important to insure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against the house foundation, walkways, sidewalks and driveways into the street.

The Committee may require a report from a drainage engineer as part of landscaping or improvement plan approval. Landscaping should conform to the established drainage pattern. Sump pump drainage should be vented a reasonable distance from the property line, on the owners property, to allow for absorption and must follow City of Aurora guidelines. Adverse affects to adjacent properties will not be tolerated. See Landscaping, Section 3.40.

3.23 **Driveways.** Any Changes/Alterations must receive prior written approval. No items, other than permitted vehicles and portable basketball hoops, Section 3.11-Basketball Backboards, may be placed or stored on the driveway, including but not limited to furniture and barbeque grills. Sports equipment such as hockey nets, skateboards, etc.. used in the driveway and then stored out of sight are permitted. Household or construction items, which are placed on the driveway during approved community garage sales or during actual home improvement activities and then stored out of sight when not in actual use, are permitted.

3.24 **Evaporative Coolers.** Prior written approval is required. No rooftop or window mount installations are permitted. Committee may require additional screening in some cases. See Air Conditioning Equipment, Section 3.06.

3.25 **Exterior Lighting.** See Lights and Lighting, Section 3.43.

3.26 **Fences.** No fences are permitted on the front yards of lots. Prior to installing any fence on the backyard of a lot, the homeowner must first submit plans for such fence to the committee and obtain written approval. The Board of Directors may issue, from time to time, design guidelines, which address fencing requirements, including without limitation, approved types, heights, materials, locations, and other criteria governing fencing. Submission of a plan for a fence does not guarantee that a homeowner will obtain written approval of such fence. The Committee, if it approves a fence, may impose conditions upon such approval relating to location or other matters.

All fencing material shall be rough sawn lumber with galvanized nails to prevent wood staining. Fencing will remain untreated and painting of fencing is not permitted. Both two and three rail open rail fencing may be approved. 4" x 4" or 6" x 6" galvanized wire mesh may be installed on the interior of fencing. No chicken wire allowed. See fencing diagram, Attachment 2.

3.27 **Firewood Storage.** Wood must be stored neatly in rear or side yard.

3.28 **Flagpoles.** Prior written approval is required for any free standing flagpoles. Approval is not required for flagpoles mounted to the front of the residence. Federally protected flags must be flown per the United States Flag etiquette guidelines. Decorative flags are only permitted to be displayed on holidays or in celebration of specific events and must be removed within 14 days after such event. Under no circumstance may the height of the flagpole exceed the height of the roof line of the residence. The maximum flag length shall be six (6) feet.

3.29 **Garbage Containers and Storage Areas.** See Trash Containers, Enclosures and Pickup, Section 3.78.

3.30 **Gardens. Flower or Vegetable.** Prior written approval is required for flower or vegetable gardens. All gardens must be weeded, cared for and maintained. Vegetable gardens shall be located in the rear or side yard and screened from view of adjacent homeowners.

3.31 **Gazebos and Pergolas.** Prior written approval is required. A gazebo/Pergola must be an integral part of the landscape plan and must not obstruct the adjacent property owner's view. A gazebo/Pergola must be similar in material and design to the residence and the color must be generally accepted as a complementary color to the exterior of the residence.

3.32 **Grading and Grade Changes.** See Drainage, Section 3.22.

3.33 **Greenhouses.** Prior written approval is required. Generally, greenhouses will be discouraged due to the extensive maintenance required. Approval will be based upon but not limited to general aesthetics, quality and permanence of materials used. Adequate screening will be required.

3.34 **Groundcover.** Mulches modify the extremes of soil temperature and improve soil by producing humus, and reducing evaporation loss. Suggested minimum depth for mulches is (3") three inches. Mulches are typically used in shrubs and groundcover beds and may consist of a variety of organic materials such a ground bark, wood chips, pole peelings or chipper chips. **Only 1 1/2 " to 2" river rock shall be substituted for wood mulch.** Larger rock may be considered for dry river beds.

3.35 **Hanging of Clothes.** See Clotheslines and Hangers, Section 3.15.

3.36 **Hot Tubs and Jacuzzis.** Must be an integral part of the deck or patio area and of the rear yard landscaping. May be required to be installed or screened in such a way that it is not immediately visible to adjacent property owners and that it does not create an unreasonable level of noise for adjacent property owners. Prior written approval required. See Gazebos, Section 3.31.

3.37 **Irrigation Systems.** Underground automatic irrigation systems will not require approval. All homes must have an underground automatic irrigation system installed with the landscape. For recommended irrigation system treatment. See Irrigation, Section 5.02. Owners are responsible for adhering to City of Aurora guidelines.

3.38 **Jacuzzis.** See Hot Tubs and Jacuzzis, Section 3.36.

3.39 **Kennels.** Breeding or maintaining animals for a commercial purpose is prohibited. See Dog Runs, Section 3.20.

3.40 **Landscaping.** Prior written approval is required for new landscape installation or substantial changes (e.g. removal of existing sod, addition of a new water feature, addition of new planting beds) to existing landscaping. Minor changes (e.g. relocation of shrubs, addition of new plants) to existing landscaping do not require written approval, but such changes must comply with all applicable guidelines. Homeowners are responsible for contacting the Association Management Company to determine whether planned changes to existing landscaping require prior written approval.

Subject to the minimum landscaping requirements set forth below, the Committee encourages the use of drought tolerant plant materials for new installations or existing landscape changes, referred to as xeriscape. Creative landscapes that conserve water are becoming more popular as homeowners look at cutting back on water consumption.

The use of non-living materials such as mulch or rock can be an ideal complement to turf areas. Mulches modify the extremes of soil temperature, improve soil by producing humus, reduce evaporation loss, and reduce weed growth and slow erosion. Organic mulches are typically bark chips, wood grindings or pole peelings. **The suggested minimum depth for mulches is three inches.** Place mulch directly on the soil or on breathable fabric. Avoid using sheet plastic in planting areas. The use of sod, berms and/or various non-living materials to break up larger planting bed areas is encouraged.

In the event a homeowner wishes to install xeriscaping, where allowed within the minimum landscaping requirements set forth below, the Architectural Committee has adopted the City of Aurora's ordinance relating to water wise landscaping as a guideline to assist each homeowner in verifying that they will have adequate coverage for their project. For the most up to date information regarding the City of Aurora's ordinance relating to water wise landscaping, owners must contact to the City of Aurora Planning Department at 303-739-7250.

All residential properties must meet certain minimum landscape requirements. Once installed, the landscaping must be maintained in a neat, attractive, sightly, and well-kept condition. All landscape plan submittals must clearly and professionally demonstrate, to scale, the proposed landscape installation. The plot plan of the residence and yard must be provided. All organic materials (plants, shrubs, trees, et al), building materials (stone, wood, edging, et al), must be clearly labeled in detail.

In addition, please note the following:

- A. All residence's property lines extend from the rear yard to the back of the concrete curbing at the street. Therefore, homeowners own and are responsible for the maintenance of their sidewalks and tree-scapes (area between sidewalk and street).
- B. Tree-scapes must use an approved sod turf and have a tree planted every 30 feet. If a tree dies in the tree-scape it must be replaced in a timely manner. In some instances the builder is required to install the "street trees". However, these trees are the property and maintenance responsibility of the homeowner. Street trees must be a minimum 2.5" caliper deciduous shade tree. Tree caliper shall be measured 6 " above ground level.
- C. Written consent of adjacent property owner(s) is required if deciduous trees are planted within six (6) feet of a property line. Note: conifer trees should not be planted within ten (10) feet of a property line.

D. **Lots Sizes are defined as follows:**

Small – 3,700sf – 5,999sf
Standard – 6,000sf – 8,999sf
Large – 9,000sf – 14,999sf
Estate – 15,000sf or greater

- E. Turf/Sod Regulations - All yards must contain the following amount of turf/sod:

Small lot Front Yards – 40% minimum, 50% maximum turf/sod area
Standard lot Front Yards – 30% minimum, 40% maximum turf/sod area
Large lot Front Yards – 25% minimum, 40% maximum turf/sod area
Estate lot Front Yards – 25% minimum, 40% maximum turf/sod area
All lots Rear Yards -- No minimum requirement, maximum 45% turf/sod area

Tree-scape/Parkway turf does not count towards the minimum/maximum requirements for turf/sod area set forth above. Front yard turf areas shall not be seeded and shall be sod only. Seed may be utilized in the rear yard areas if desired.

- F. A minimum of one deciduous and one evergreen tree of minimum size are required for the front yard.
- G. Ground cover must consist of 1 ½" to 2" river rock or wood mulch. All areas of ground not covered by turf shall be required to be ground covered. Breathable (non plastic) weed barriers are required under all ground cover. Large cobble (3-12 inch in diameter) may be considered for use in designated drainage ways, on slopes 3:1 and greater, as an accent, or in a water feature. Cobble is not to be used as a primary landscaping material.
- H. Please note: Only small ornamental trees will be permitted between retaining walls on terraced properties.
- I. The following will be the shrub requirement per lot size:

Small Lots – 8 shrubs
Standard Lots – 16 shrubs
Large Lots – 26 shrubs
Estate Lots – 36 shrubs

Installed shrubs shall be of the minimum size 5 gallon container. Perennials and ornamental grasses may be substituted for shrubs at the rate of 3 one gallon containers of perennial or ornamental grass species per one 5 gallon shrub container.

- J. Plant Material Requirements - Landscaping shall consist of trees, shrubs, ground covers, annual and perennial flowering species, turf grasses and automatic irrigation. Landscape materials may also be used to define space, and create visual interest. A plant list of recommended plant material for Tallyn's Reach may be found on page 21. Select a variety of plant species including deciduous and evergreen trees, and deciduous and evergreen shrubs should be chosen for seasonal interest.

All plant material shall be installed in the following minimum sizes:

Shade trees - 3" caliper

Ornamental trees - 2" caliper

Evergreen trees - 8' height minimum

All shrubs - 5 gallon container

Groundcover, annuals, and perennials - no restrictions

- 3.41 **Latticework.** Prior written approval is required for any type of trellis or latticework and may require staining or painting to blend with exterior of home or deck.

- 3.42 **Lawn Furniture** See Driveway, Section 3.23

- 3.43 **Lights and Lighting.** Prior written approval is required for exterior lighting. Exterior lights must be conservative in design and be as small in size as is reasonably practical. Exterior lighting should be directed toward the ground and be of low wattage to minimize glare to neighbors and other homeowners. Lighting for walkways generally should be placed on wooden standards and lighting fixtures should be dark colored so as to be less obtrusive. For holiday lighting, see Seasonal Decorations, Section 3.62.

- 3.44 **Mailboxes.** Owners are responsible for the construction and maintenance of the approved mailbox standard (See attachment 1). Mailboxes are to be ganged between lots in sets of two in the horizontal and vertical specifications required by the U.S. Postal Service. Mailboxes shall be US postal type flat black finish only. Theme mailboxes, including magnetic decorative covers will not be permitted.

- 3.45 **Microwave Dishes.** See Antennae, Section 3.07.

- 3.46 **Overhangs/Awnings. Cloth or Canvas.** Prior written approval is required. An overhang should be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. Must provide four (4) swatches of material to be used. Retractable awnings reviewed on case by case basis. See also, Patio Covers, Section 3.48.

- 3.47 **Painting.** Approval is not required if color and/or color combinations are identical to the original color established on the home. Any changes to the color scheme or color changes must be submitted for approval. If you choose to use a different color on your home, you will need to submit the Architectural Request Form with your color samples painted on a hard surface at least 12" X 12", with a general description of the colors of the house on either side of your home (including trim, shutters and doors) to the Committee.

- 3.48 **Patio Covers.** Prior written approval is required. Detailed front and side views with dimensions are required as well as detailed material description. Patio covers must be constructed of wood or material generally recognized as complementary to the home and is similar or generally recognized as complementary in color to the colors on the house. Free standing patio covers may be permitted as well as extensions of the roof.

- 3.49 **Patios - Enclosed.** See Additions and Expansions, Section 3.03.

- 3.50 **Patios - Open.** Prior written approval is required. Drawings with dimensions and material description are required with application. Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. They must be similar or generally accepted as a complementary color and design to the residence.

- 3.51 **Paving.** Prior written approval is required, for all walks, patio areas or other purposes and for all materials used, including concrete, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers. See Driveways, Section 3.23.
- 3.52 **Pipes.** See Utility Equipment, Section 3.81.
- 3.53 **Poles.** See Flagpoles, Section 3.28 and Utility Equipment, Section 3.81.
- 3.54 **Pools.** Prior written approval is required. Above ground pools are prohibited. See Hot Tubs and Jacuzzis, Section 3.36.
- 3.55 **Radio Antennae.** See Antennae, Section 3.07.
- 3.56 **Recreational Structures and Sports Equipment.** Prior written approval is required. Consideration will be given to adjacent properties (i.e. reasonable setback from property lines where applicable, e.g. trampoline, swing, fort, etc.) so as not to create an undue disturbance. Wood structures should be constructed of pressure treated or other weather resistant materials. All play and sports equipment must be in neutral colors and maintained in a good and sightly manner. Maximum height of recreational structures and sports equipment will be twelve (12) feet.
- 3.57 **Rock. Only 1 1/2 " to 2" river rock shall be substituted for wood mulch.**
- 3.58 **Roofing Materials.** Prior written approval is required. All buildings constructed on the properties should be roofed with the same or greater quality than originally used by the builder. Other materials require prior written approval. Repairs to an existing roof with the same building material that exist on the home, do not require prior written approval.
- 3.59 **Rooftop Equipment.** Prior written approval is required.
- 3.60 **Satellite Dishes.** See Antennae, Section 3.07.
- 3.61 **Saunas.** See Accessory Buildings, Section 3.02.
- 3.62 **Seasonal Decorations.** Need not receive prior written approval if installed on a lot provided that one is keeping with Community standards and that the decorations are installed and/or removed within thirty (30) days of the holiday.
- 3.63 **Sewage Disposal Systems.** Will not be permitted.
- 3.64 **Sheds.** See Accessory Buildings, Section 3.02.
- 3.65 **Shutters - Exterior.** Prior written approval is required. Shutters should be of a similar material and of a color and design generally accepted as complementary to the exterior of the house.
- 3.66 **Siding.** Prior written approval is required.
- 3.67 **Signs.** Prior written approval is required for most signs. Temporary signs advertising property for sale, or lease which are no more than four (4) feet in height and no more than two (2) feet by three (3) feet in dimension, and which are conservative in color and style may be installed on the front yard of the lot of the property for sale or lease only, without Board of Directors' approval provided there is no more than one per lot. All other signs, including address numbers and name plate signs must be approved in writing. No lighted sign will be permitted unless utilized by the Developer and/or a Builder. One political sign per household may be displayed in the window of a residence or within the boundaries of a lot during elections. The political sign may be no larger than 36" x 48".
- 3.68 **Skylights.** Prior written approval is required. Bubble type skylights will be prohibited.

- 3.69 **Solar Energy Devices.** Prior written approval is required. See Rooftop Equipment, Section 3.59.
- 3.70 **Spas.** See Hot Tubs and Jacuzzi, Section 3.36.
- 3.71 **Sprinkler Systems.** See Irrigation Systems, Section 3.37 and Irrigation, Section 5.02.
- 3.72 **Statues.** Prior written approval is required. Statues may not be greater than five (5) feet, including any pedestal. May not be installed in any common area.
- 3.73 **Storage Sheds.** See Accessory Buildings, Section 3.02.
- 3.74 **Sunrooms.** Prior written approval is required. Prefabricated sunrooms are discouraged unless they are built with siding materials, roofing and trim to match the existing home. Drawings with dimensions and materials must be submitted.
- 3.75 **Swamp Coolers.** See Air Conditioning Equipment, Section 3.06, Evaporative Coolers, Section 3.24 and Rooftop Equipment, Section 3.59.
- 3.76 **Television Antennae.** See Antenna, Section 3.07.
- 3.77 **Temporary Structures.** During the actual construction, alteration, repair or remodeling of a structure or other Improvements, necessary temporary structures for storage of materials may be erected and maintained by the Master Declarant or a Person doing such work. The work of constructing, altering or remodeling any structure or other improvements shall be prosecuted diligently from the commencement thereof until the completion thereof. For permanent sheds, see Accessory Buildings, Section 3.02.
- 3.78 **Trash Containers, Enclosures and Pickup.** Prior written approval is required for any trash or garbage enclosure. Wood trash enclosures will only be approved if the set back is a minimum 5' from the front fence line. If you do not currently have a split rail fence a screen/walls may be constructed provided it matches the materials and color of the home. Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored or allowed to accumulate on any lot except in sanitary containers or approved enclosures. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner (except that a container for such materials may be placed outside at such times as may be necessary to permit garbage or trash pickup). Trash may be placed on the street for pickup after 5:00 a.m. on the day that such trash is to be picked up. Trash containers must be properly stored the evening of pickup. See Compost, Section 3.17.
- 3.79 **Tree Houses.** Will not be permitted.
- 3.80 **Underground Installations.** Prior written approval is required.
- 3.81 **Utility Equipment.** Installation of utilities or utility equipment requires prior written approval. Under the Declaration, 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.
- 3.82 **Vanes.** See Weather Vanes and Directionals, Section 3.85.
- 3.83 **Vents.** See Rooftop Equipment, Section 3.59 and Air Conditioning Equipment, Section 3.06.

3.84 **Walls - Retaining.** Prior written approval is required. Only natural stone faces will be permitted for retaining walls and landscape walls in front, rear or side yards. Please note that only small ornamental trees will be permitted to be placed between retaining walls or terraces to prevent tree root growth damage to the walls/terraces. Please see the pictures below for examples of natural stone walls that are acceptable in Tallyn's Reach. Stacked Block walls, including but not limited to concrete blocks and interlocking block products are not permitted.



Mortared Granite Retaining Wall

3.85 **Weather Vanes and Directionals.** Prior written approval is required.

3.86 **Work Involving Common Areas.** Generally, driving vehicles including wheelbarrows across Common Area is not permitted. However, when circumstances warrant, the Board will consider requests provided that prior written approval is obtained and the homeowner advances funds as may be reasonably required by the Board to repair any damage. The actual restoration of the Common Area will be done by the Association.

IV. PROCEDURES FOR COMMITTEE AND BOARD OF DIRECTORS APPROVAL

4.01 **General.** As indicated in the listing of specific types of improvements, there are some cases in which prior written approval is not required if the guidelines with respect to that specific type of improvement are followed. In a few cases, as indicated in the listing, a specific type of improvement is not permitted under any circumstances. **In all other cases, including improvements not included in the listing, prior written approval is required before installation or construction of an "Improvement to Property" may be commenced.** This section of the Guidelines explains how such prior written approval can be obtained.

4.02 **Drawings or Plans.** Homeowners are required to submit to the Management Company for Design Review by the Committee, prior to commencement of any work on any improvement "...complete plans and specifications therefore, (said plans and specification to show exterior design, height, materials, color, location of the structure or addition to the structure plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required by the Board of Directors)..." In most cases, the materials to be submitted will have to be professionally prepared by an architect, a landscape architect, structural engineer or draftsman. In the case of major improvements, such as room additions, structural changes or accessory building construction, detailed plans and specifications, prepared by a licensed architect, are always required. Whether done by you or professionally, the following guidelines should be followed in preparing drawings or plans.

A. In some instances, elevation drawings of the proposed improvement will be required. The elevation drawings should indicate materials, railing styles (if applicable) and roof pitches. The elevation drawing should show both the existing house and the proposed improvement. A section drawing may be required to illustrate the connection between the proposed improvement and the existing structure. The drawing or plan should be done to scale and should depict the property lines of your lot, all recorded easements and the outside boundary lines of the home as located on the lot. If you have a copy of an improvement location certificate (survey) of your lot obtained when you purchased it, this survey would be an excellent base from which to draw.

B. Existing improvements, in addition to your home, should be so shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, fencing, walks, decks, trees, bushes, etc.

C. The proposed improvement should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed improvement, including the materials to be used and the colors. (Example: Redwood deck, 10 feet by 12 feet with 2 inch by 4 inch decking, Natural stain.)

D. The plan or drawing and other materials should show the name of the homeowner, the address of the home and a telephone number where the homeowner can be reached.

E. The proposed improvement must take into consideration the easements, building location restrictions and sight distance at intersections.

F. Homeowners should be aware that many improvements require a permit from the City of Aurora Building Department. The Board of Directors reserves the right to require a copy of such permit as a condition of its prior written approval.

4.03 Submission of Drawings and Plan. A completed Architectural Request Form along with **one (1) copy** of the drawing or plan must be submitted to the Committee at the address stated in the introductory part of these Guidelines. The Committee reserves the right to request additional original copies at its discretion. No copies will be returned to you. In addition to prior written approval by the Committee, additional permits may be required. Contact the City of Aurora Building Dept. for information on obtaining all necessary permits.

4.04 Review Fee. The Declaration authorizes the Board of Directors to collect a fee for review of plans of proposed improvements. These fees may periodically change. Please refer to the Architectural Request Form for the current fee. All checks should be made payable to the Tallyn's Reach Master Association and must accompany your plans. No plans will be reviewed prior to receipt of the review fee by the management company. The Board of Directors reserves the right to charge an additional fee to cover the cost of any engineering consulting or other fee reasonably incurred by the Association in reviewing any proposed improvement. The owner will be notified in advance if any additional review fee will be imposed.

4.05 Action by Board of Directors. The Board of Directors or its designated representative will regularly review all plans submitted for approval. The Committee may require submission of additional material and the Committee may postpone action until all required materials have been submitted. The Committee will contact you by phone, if possible, if the Committee feels additional materials are necessary or if it needs additional information or has any suggestions for change.

4.06 Prosecution of Work. A proposed improvement to property should be accomplished as promptly and diligently as possible in accordance with the approved plans and description. The work must be completed, in any event, within one year of approval (this does not preempt the eight month requirement to install initial landscape). The Committee reserves the right to inspect the work and the right to file a notice of noncompliance where warranted.

4.07 Rights of Appeal. A homeowner may appeal to the Committee in the event of adverse action by the designated representative and may appeal to the Board of Directors of Tallyn's Reach Master

Association, Inc. in the event of adverse action by the Committee, provided such appeals are submitted within thirty days after the applicant received notice of such adverse action. The Board of Directors shall have final decision making power.

4.08 **Questions.** If you have any questions about the design review procedures, feel free to contact the association management company.

V. LANDSCAPING SUGGESTIONS

5.01 **General.** The purpose of this section of the Guidelines is to help you prepare an appropriate landscaping plan for your homesite. Careful landscape planning and design of your site will greatly enhance the ultimate appearance of the community and future property value.

5.02 **Irrigation.** The semi-arid climate makes watering necessary. It is recommended that watering be done in the early morning or evening. Please also note that the City of Aurora has annual watering restrictions and a watering schedule is published every spring. One of the most common tendencies is to over-saturate your lot. We urge each homeowner to conserve water and as a result minimize problems on their own lots as well as on adjacent property owner's lots caused by over-watering. This can be accomplished by watering at shorter cycles more often during the course of the day.

5.03 **Landscape Maintenance.** Good, consistent maintenance is essential for healthy plant materials. The following are some suggested maintenance considerations and ways of minimizing maintenance problems.

- A. Plant with regard to Colorado's climate. Consider ultimate size, shape and growth rate of species.
- B. Locate plants and irrigation heads out of the way of pedestrian-bicycle and car traffic.
- C. Provide simple guying systems for trees for a minimum of two years and wrap trees most susceptible to sun scald with burlap or paper during fall and winter months.
- D. Make provisions for efficient irrigation; drain and service sprinkler systems on a regular basis and conduct operational checks on a weekly basis to insure proper performance of the system.
- E. Provide good soil mixes with sufficient organic material, 30% per tilled depth is desirable.
- F. Use mulch at least three inches deep to hold soil moisture and to help prevent weeds and soil compaction.
- G. Provide required fertilization, weed and pest controls, etc., as required for optimum plant growth.
- H. Prune woody plants when needed. Never prune more than 1/3 of foliage.
- I. Space groves of trees or single trees to allow for efficient mowing.
- J. Locate plants with similar water, sun, and space requirements together.

5.04 **Landscaping Materials.** Deciduous trees, such as cottonwood, and evergreen trees, such as pinion pines, provide summer shade or can be used as a windbreak. Evergreens provide good backdrops for displaying ornamental trees and contrasting flowers as well as providing a visual screen.

- Shrubs such as junipers may be used as specimens or in masses. Shrubs can also be used in combination with trees as windbreaks or to add color and texture to the landscape. Low growing spreading shrubs may be used as a groundcover treatment and present an attractive method of reducing water consumption.

- Ornamental trees such as flowering crabapples provide accent, color and additional interest to the residential landscape and may be a more appropriate scale for small areas of a lot.
- Ground covers such as creeping Mahonia play an important role in consolidating the surface of fine-grained soil to prevent erosion and sedimentation. They may be useful in place of a lawn, especially on steep banks where they will also require less water than turf grass.
- Vines may be used as a groundcover or as a shading element over a trellis or as a screen when planted adjacent to a fence.
- Garden flowers may be used as elements of seasonal color. Perennials and annuals should be considered.
- Vegetable gardens may be integrated with planting beds and used ornamentally in the rear yards only.

5.05 **Mulches.** Mulches modify the extremes of soil temperature and improve soil by producing humus, and reducing evaporation loss. Suggested minimum depth for mulches is three inches. Mulches are typically use in shrubs and groundcover beds and may consist of a variety of organic materials such a ground bark, wood chips, pole peelings or chipper chips. **Only 1 1/2 " to 2" river rock shall be substituted for wood mulch.** Larger rock may be considered for dry river beds.

5.06 **Paved Areas.** Paving may be use to define areas of intense activity and circulation patterns, such as patios, walks and steps. Materials that can be use to create attractive patterns and textures are brick, flagstones, stepping stones, precast patterned or exposed aggregate concrete pavers. These materials are often more desirable than asphalt or poured concrete. It is suggested that paving materials be earth tone colors. Sufficient slope should be maintained in all paved areas to insure proper drainage.

5.07 **Retaining Walls.** Retaining walls may be used to accommodate or create abrupt changes in grade. Such walls should be properly anchored to withstand overturning forces. Stone walls should be made thicker at the bottom than at the top to achieve stability. To avoid destructive freeze-thaw action, all retaining walls should incorporate weep holes into the wall design to permit water trapped behind them to be released. Walls should not be located so as to alter the existing drainage patterns, and should provide for adequate drainage over or through (by means of weep holes) the wall structure. Natural stone faces or other landscape building materials are recommended and will be considered on a case by case basis.

5.08 **Rockscapes.** Boulders present an attractive alternative landscape element if used sensitively within the overall landscape composition. Large expanses of this type material are not permitted.

5.09 **Screening Views and Directing Winds.** Pleasant vistas such as views of the mountains can be framed by plant materials. Less desirable views of adjacent land (e.g. highways) can be screened with dense coniferous plantings, earth mounds or walls. High velocity winds can be effectively directed by dense planting. Care should be taken, however, to respect and preserve views of adjacent lots.

5.10 **Shade.** Shade trees should be planted relatively close to the house where they can shade walls or outdoor activity areas, but in no event shall the shade trees be planted closer than 10 feet from the foundation. Avoid shading a solar collector, or inhibiting the effectiveness of passive solar design measures. For example, broad-leaved deciduous trees screen out the intense summer sun, but allow winter warmth to penetrate. Trees and shrubs in general should not be planted within existing drainage swales so as to block designated drainage patterns.

5.11 **Slopes.** In some cases, there may be relatively steep slopes on an owner's property. It is important to note that if slopes are left unlandscaped, severe erosion and silting may occur. As a result, it is recommended that slopes be landscaped by the homeowner as soon as possible after moving in. Slopes and banks should be planted with drought tolerant plants. Erosion of slopes can be lessened by terracing, or surfacing with stone or other free-draining materials. Loose aggregate or wood chips are not recommended on slopes unless measures are taken to prevent erosion or displacement by wind and/or water. Slopes can also be planted with ground covers, shrubs and bushes to prevent erosion. Rock gardens are another technique to help prevent slope erosion and create a landscape amenity. Slopes given proper design treatment can become an attractive, interesting part of the landscape.

5.12 **Soils/Drainage/Grading.** Your home may be constructed on "expansive soils". The prime characteristic of expansive soils is that they swell when water is introduced. The soil, in essence, acts as a sponge. When this expansion takes place, extreme pressures are exerted on foundations and other man-made structures which are placed in the ground. The result can be severe structural damage to your home.

It is our intent to remind you that a potential hazard exists when proper drainage is not maintained and/or when water is introduced to these "expansive soils" adjacent to your foundation.

Residents should investigate the existing drainage conditions and preserve and accommodate the drainage situation which exists on their particular site at the time they purchased their home from the builder or other previous homeowner. See guidelines under "Drainage" in the listing of specific types of improvements. Minor drainage modifications may be made to your lot providing you do not alter the engineered drainage pattern of the lot existing at the time the lot was conveyed to you from the builder or the previous homeowner. Grading can be used to create berm, slopes and swales which can define space, screen undesirable views, noise and high winds. It is suggested that berm slopes not exceed 3 feet of horizontal distance to 1 foot of rise or vertical height (3 to 1 slope) in order to permit greater ease of mowing and general maintenance.

5.13 **Soil Preparation.** Soil conditions may vary throughout the project. Individual soil testing is suggested for each lot to determine the exact nature of the soil and the desired level of amendment needed such as mulch, sand and fertilizer to optimize plant growth. Local nurseries may offer assistance in determining the proper quantity and type of soil amendment. City ordinance require the amendment of all turf area soils with a minimum of three (3) cubic yards per one thousand (1,000) square feet, and ten (10) pounds per one thousand (1,000) square feet of lawn area. These materials are to be tilled to a depth of six (6) to eight (8) inches into the soil. Acceptable organic matters include aged compost, wood humus from soft/non-toxic trees, sphagnum moss (excluding that from Colorado origin), or aged/treated manure's. Topsoil is not considered an acceptable organic matter.

5.14 **Suggested Plant List.** For your convenience, the following list of shrubs, trees, flowers and grasses is provided:

Deciduous Trees

Autumn Blaze Maple
Autumn Purple Ash
Burr Oak
Canada Red Cherry
Downy Hawthorn
Ginnala Maple
Hackberry
Kentucky Coffeetree
Lanceleaf Cottonwood
Linden, American or Littleleaf
Marshall Seedless Ash
Narrowleaf Cottonwood
Patmore Ash
Russian Hawthorn
Rocky Mountain Maple
Shademaster Honey Locust
Western Catalpa
Little Bluestem
Maiden Grass.
Compact American Cranberry
Chokeberry .
Curl-Leaf Mountain Mahogany
Creeping Mahonia
Hughes Juniper
Whitestem Gooseberry
Golden Currant
Gambel Oak
Isanti Dogwood
Kelsey's Dogwood
Great Plains Leadplant
Mountain Box
Mountain Ninebark.
Mugho Pine
Native Potentilla
Red Coralberry
Red-Twig Dogwood
Rock Spirea
Russian Sage
Saskatoon Serviceberry

Evergreen Trees

Bristlecone Pine
Colorado Spruce
Ponderosa Pine
Pinon Pine
Austrian Pine

Grasses

Big Bluestem
Blue Grama Grass
Buffalo Grass
Feather Reed Grass
Fountain Grass
Prairie Cord Grass
Wild Rose
Western Snowberry
Western Sand Cherry
Yucca Varieties

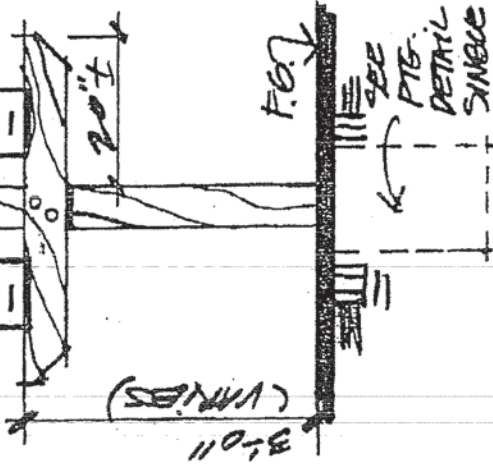
Shrubs

American Plum
Russet Buffaloberry
Blue Chip Juniper
Bar Harbor Juniper
Broadmoor Juniper
Buffalo Juniper
Blue Mist Spirea
Boulder Raspberry
Blue Stern Willow
Indian Grass
Little Bluestem

STAIN
 BEHR NWF
 WATERPROOFING
 WOOD SEALER +
 FINISH.
 NATURAL SEAL
 #92 CLEAR

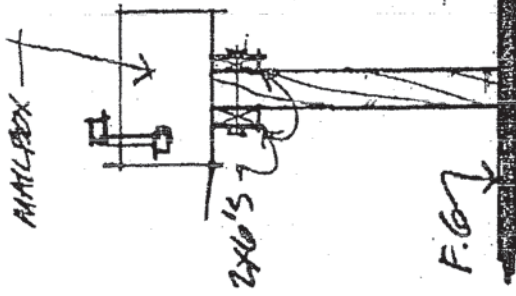
CHAMFERED TOP

MAIL BOX
(NOT INCLUDED)



DOUBLE BOX

NTS



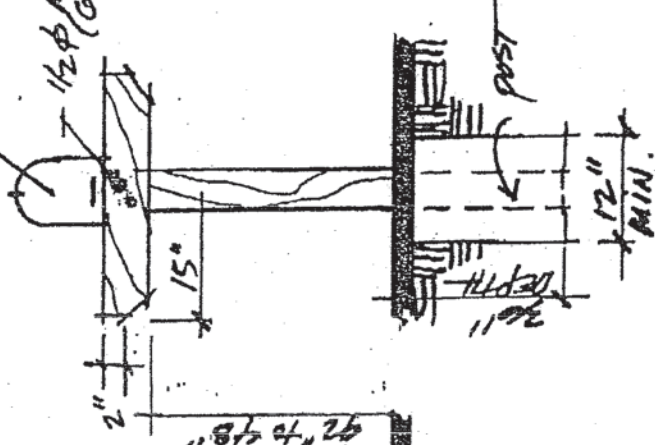
F.O.T.

NOTE
 SET POST MIN
 3/4" BELOW F.O.
 IN CONCRETE FOOTING
 (MIN. 12" ϕ) 2000 PSI
 IN 28 DAYS.

SINGLE BOX

NTS

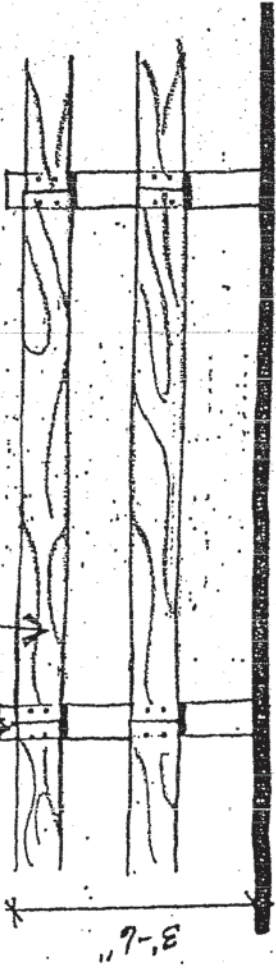
MAIL BOX
 1/2" ϕ M. BOLTS W/ FATH ROAD
 WASHERS.
 2-2x6 DOUBLE
 CHAMBERS



Attachment 1

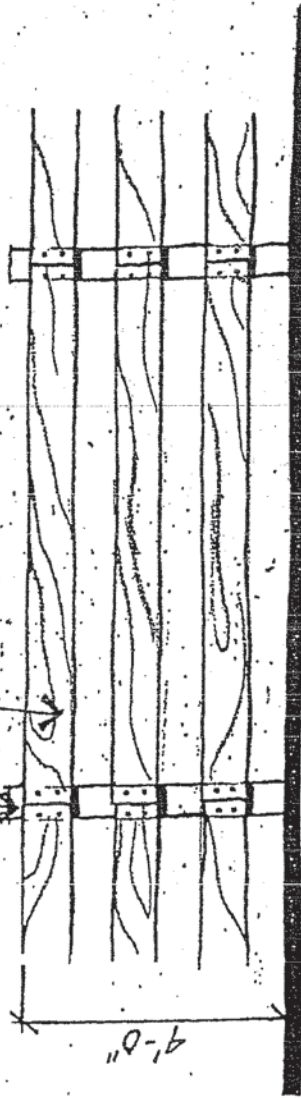
6" x 6" WOOD POST (8'-12" O.C.)

2" x 8" WOOD RAIL



6" x 6" WOOD POST (8'-12" O.C.)

2" x 8" WOOD RAIL



Attachment 2