

EXHIBIT F

# ARCHITECTURAL DESIGN REQUIREMENTS

In the development and planning of the fifty-three residences within Portico, the preservation of the open agrarian feeling was of optimum importance. These design standards have been established to help ensure and nurture the harmony of development and nature. This rural setting, with views of the Colorado Front Range will soon become Boulder County's foremost custom home community allowing homeowners the opportunity to enjoy a close in provincial lifestyle.

The primary goal of Portico development team is to allow the development of quality custom homes for a community of environmentally conscious homeowners who acknowledge and are committed to the protection of the natural environment and its inhabitants. An honorable constitution of quiet enjoyment and watchfulness will remain, bonding residents within this community to this delicate promise. Strict control of land use of the large acreage sites, of which most will remain as private open space, is one of the many careful considerations.

These standards will allow the residents of this subdivision to acknowledge the necessity for maintaining the natural environment, the wildlife and undisturbed views.

### DESIGN REVIEW COMMITTEE (DRC)

The responsibility of maintaining the character and constitution of Portico relies on these Design Standards established by the Design Review Committee (the "DRC"). Great care has been taken to develop a standard of excellence in detail and quality of design, construction and landscaping of each residence and how it relates to neighboring homes as well as Portico as a whole.

These standards shall be administered and enforced by the DRC on all parties owning real property within Portico who intend to: (a) construct, erect, refinish or alter any structure on any lot; (b) establish, alter or construct any landscaping on any lot, and; (c) alter, change or reshape the existing contours and drainage patterns established on any lot.

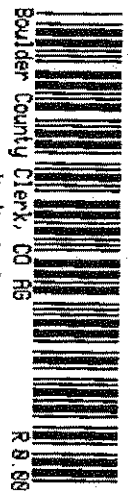


These Design Standards shall be recorded in the Clerk and Records Office of the County of Boulder, State of Colorado. These Design Standards may be altered, amended or changed as deemed necessary by the DRC to accommodate changes in local codes, new experiences, or changing conditions. The DRC shall record any changes or amendments, and the last recorded document shall take precedence. Any changes to these Design Standards must be consistent with the overall theme of Portico and shall be at the sole discretion of the DRC. While these Design Standards may be altered to accommodate changes to local building codes, the DRC is not responsible for ensuring that plans are designed or built to the building codes. Nothing contained herein shall prevent the DRC from exercising its authority, interpretation and or its discretion in connection with design review requests.

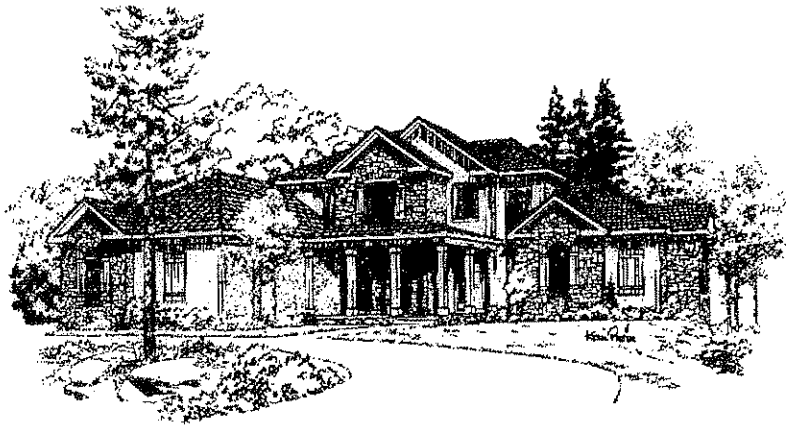
The form of the residences within the community will enhance the character of Portico. It is imperative that great care be taken with the form and massing of each design. As each property relates to its neighbor as well as to the entire context of Portico, the emphasis is to create a cohesive natural setting with the overall theme of integrated forms on landscape.

Designs and material choices shall be carried out for all elevations of the building. Four-sided architecture is required. Continuity and cohesiveness in design is paramount to quality architecture. An emphasis on uniquely designed site-specific homes is essential.

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**STRUCTURAL CHARACTERISTICS:**

Close attention to the structure characteristics of each home in Portico will help create and maintain positive values in the neighborhood. These standards have been developed to help enhance and maintain the rural character of Portico. With careful consideration to these details, each home can be the definition of a true custom home. The same home shall not be built twice or may have the same elevation of another. Minimum Square Footage's are as follows:

- Ranches - 2,600 sqft finished above ground.
- Multi-level/2 story - 3,000 sqft finished above ground.

Low profile - visually integrated with the ground with broken up wall planes, 2 story wall planes broken up with stepping. Designs should develop upper levels that allow the home to visually step up from the edges to the center. Large unbroken planes are not in keeping with the architectural styles for the community. Care shall be taken to break up all vertical and horizontal planes.

90% of the house footprint including garages, decks and porches must be within the building envelope prescribed on each lot plot plan

**ROOFS:**

Roofs are a critical element in the overall design and massing of the home. The following are minimum design standards for all roofs:

All major roofs are to be hip with a minimum pitch of 4:12. This allows the overall form of the home to maintain a low profile. Gables will be considered on secondary roofs (i.e. dormers, bays and box outs). The preferred roofing material is tile (clay, slate or concrete). Although discouraged, fire treated shakes or 50 year or higher-grade architectural high profile asphalt roof will be considered subject to approval from the DRC. Roof materials and colors must be compatible with the home and approved by the DRC. Skylights shall be flat glazed units. The Minimum eave overhang is 12".

Plumbing, furnace and fireplace vents shall be located to the backside of the ridgeline of the roof and painted to match the roof color.

**EXTERIOR MATERIALS:**

The composition and detailing of exterior materials is vital to the overall aesthetic value of any home. Exterior materials must be compatible to and be congruous with the overall design and style of the home. Minimum standards for exterior materials are as follows:

- All elevations must make use of the same building materials.
- Symmetry and balance of elements such as natural stone or brick on each elevation is required.
- If no stone or brick to be used, home must be a minimum of 80% stucco or synthetic stucco system with high level of detailing, banding and texture. Exceptions to this rule will be reviewed on a case by case basis.
- Large planes of brick or stone must be broken up with detailing such as soldier courses, quoining, articulated window and door heads and sills.
- Lap siding (wood or Masonite) to be kept to a minimum 10" or less.

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- Plywood siding and composite "Hardboard" materials will not be acceptable except for use in soffits.
- No stuccato board allowed.
- All windows to be clad, casement windows. Although discouraged, double hung windows (grills required) will be considered if deemed necessary for the style of home by the DKC. Low-E glazing is recommended.
- All downspouts shall be painted to match backing material.
- Exterior wall fireplaces shall be boxed to the ground.
- Concrete foundation walls shall not be exposed and shall be finished to blend with the general architectural design of the home.

#### ARCHITECTURAL DETAILS:

The attention paid to architectural details and elements are of extreme importance to the overall curb appeal of the home. By adhering to these minimum standards, the curb appeal of each home will be enhanced:

*Entries and porches:*

Front porches are allowed with a minimum depth of 8'.

2 Story exterior entries are discouraged however, if desired, plate line must be at least 18" below second floor plate line. Massive columns at entry are discouraged and shall be reviewed on a case by case basis.

*Garages:*

Minimum 3-car garage attached to the home. No detached garages permitted. Must be inside, side or rear load with no garage doors on the front plane or elevation.

- Garage doors shall be no less than 60° to the street.
- 8' high garage doors are recommended.
- Garage doors offset by no less than 18" from each other.
- Individual garage doors are encouraged.
- Garage doors may not exceed 12' in height.

RV garages with maximum 12' door height, must be true side load (90° to street), rear bay and must be recessed at least 24". The recommend minimum garage depth is 24'. Screening from road with wing walls and landscaped

berms is suggested. All trailers, boats, campers etc. must be parked inside at all times. No long term parking (72 hours) of any vehicle allowed outside.



*Decks:*

Piers and railing designed to integrate into architectural style of home.

Deck stairs shall be integrated into the overall design of the deck. Long stair runs (over 7') to be broken up with landings. Deck columns must have massing consistency with the overall home design.

#### DRIVEWAYS, MAILBOXES AND CULVERTS:

Driveways and culverts are an important element of the approach and curb appeal of a home. Interior "loop" driveways are recommended and circle driveways with 2 entries are not allowed. Driveway posts and lighting at street must match the architectural style, fixtures and material of home and be to the backside of the road right of way. Absolutely no structures shall be permitted within the road right-of-way. Utility easements are adjacent to the road right-of-way and any structures placed within these easements are subject to standard easement restrictions.

Culverts must be a minimum of 18" in diameter with RCP with flared end sections. Culverts must be set at an elevation as to not deter, interfere with or

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obstruct the drainage flow provided by the developer. A site plan must be submitted to Park Engineering for culvert inversion elevations and a Boulder County access permit will be required.

Final Survey certificate on the driveway elevations are required. If upon the final survey, property owner is not in compliance, he/she shall be responsible for any additional costs incurred.

Individual mailboxes will be allowed at each entryway. Boxes must be positioned 40" above ground level and must be set back from the roadway as determined by the US Postmaster.

#### FENCING:

In an effort to maintain the rural and open character of Portico, fences are discouraged. However, should a fence be needed or desired by a Portico resident, the following standards will apply:

All fencing within Portico shall be a standard subdivision fence as determined by the design review committee and incorporated into this document. No fence shall be nearer to the street than the front of the home. For any fence used to contain vegetable gardens, play areas or household pets, a mesh may be installed inside the standard fence after approval by the DRC. Metal, plastic or chain link fences are not allowed. Any fencing around pools and or tennis courts shall meet the Boulder County and City of Longmont fencing requirements and reviewed by the DRC on a case by case basis.

Dog run fences shall be the standard subdivision fence and must be located behind and adjacent to the house.

No stockade or privacy type fencing will be allowed.

#### LIGHTING:

While lighting can be one the most dramatic and enhancing features of a home, it can also be one of the most distracting features to your neighbors. The following standards will help achieve a balance between the two:

- All exterior lighting shall be integrated into the overall architectural design and style of the home and must be down directional and non-intrusive to adjacent homes.
- Lighting for security systems must be reviewed and approved.
- No exterior flood lighting or barn pole lights.
- Lights used to illuminate long driveways must be low voltage and no taller than 18".

Yard post light location and style to be approved by the DRC. Satellite dishes are to be located on the ground, hidden from street view and no larger than 18" in diameter. No satellite dishes will be permitted to be mounted on the house.



#### OUTBUILDINGS & BARN:

Although the character of Portico is rural, outbuildings will not be allowed. Integrating additional garage space into the overall home design is required.

#### PLAY EQUIPMENT

The Architectural Control Committee must approve the design, installation and placement of any swings, jungle gym, trampoline or other recreational device(s) greater than 6 feet in any dimension (No steel or striped A-frame type

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swingsets are permitted). The placement of such facilities with respect to neighboring properties shall be considered during the approval process and must be located in the back yard so that they are minimally visible from the street. Appropriate screening and integration into the overall Landscape Plan will be required. It is recommended that equipment be constructed with natural materials and colors. The Architectural Control Committee must approve the construction of all swimming pools, hot tubs and related structures and/or fencing.

#### **SUBMITTAL, REVIEW AND APPROVAL PROCESS:**

To ensure adherence to the Portico Design Standards, all plans for construction or alteration to any structure or landscaping within Portico must be submitted to, reviewed and approved by the DRC before construction can begin. It is the DRC's desire to expedite this process as to not delay any project within Portico. By closely and completely adhering to the outline below, you can help move this process along. At each step in the process, 2 completed sets of required documents must be submitted with 1 to be retained by the DRC and the other returned to the owner with comments, requirements and/or approvals.

#### **IMPORTANT DOCUMENTS**

When developing a plan for construction all owners, builders and design consultants will be responsible for adhering to the following documents that serve to manage and ensure quality development within Portico; The Design Standards, The Portico Covenants, Conditions and Restrictions (CC&Rs) and The Uniform Building Code as well as the Boulder County Code and all permit requirements. Design Review Committee approval is required prior to submission of application for building permit.

#### **CONSULTATION (OPTIONAL)**

The DRC will agree to meet with any owner or design consultant prior to starting the design process to help clarify the expectations and intent of the Design Standards and answer any questions regarding the process.

#### **STEP 1 - CONCEPTUAL PLAN**

It is required that each owner and/or design consultant submit a schematic plan to the DRC for review, comments and/or approval before developing final plans for any property within Portico. The submission must include the following information:

2 copies of the schematic plan clearly labeled including:

- Lot # and street address
- Date of submittal
- Name, address and phone # of owner and/or consultant.
- Floor plans including square footages and preliminary dimensions
- A site plan including building envelope and preliminary drainage
- All elevations of the home including exterior materials and roof detail

The schematic plans must be submitted in 1/8" = 1' or 1/4" = 1' scale. The review process will begin when all of the above requirements are met and fees are paid in full.

The DRC will respond to the Concept Plan, in writing within 10 working days from the date of receipt of a complete submittal package. The response will identify any items of concern and required corrections to the DRC that need to be addressed by the owner and/or consultant. The DRC will meet with the owner and/or consultant to discuss these items if desired. It is recommended but not required that the areas of concern be addressed and resubmitted before developing final plans. All items of concern must be addressed on the final plans before final approval will be given by the DRC.

CONCEPT PLAN SUBMITTAL AND REVIEW FEE: \$350.00

#### **STEP 2 - FINAL PLAN**

It is required that any and all construction within Portico receive a final plan approval before beginning construction. This plan submittal must represent the final design and construction documents for the project. The final plan submittal must include 2 complete set of the following:

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has been completed in accordance with the plans and specifications submitted to and approved by the DRC.

All items required by the DRC on the Concept Plan.

- 3 Complete sets of construction plans
- Site plan including a drainage plan with 1' contours, property corner elevations, driveway location and culvert elevation(s)
- All elevations including materials and final roof detail
- The final plans must be submitted in 1/4" = 1' scale
- A exterior material sample board including roof material and colors, wall material colors and samples and stone or brick samples with a list of additional specifications.
- Site Plan from Park Engineering

The DRC will respond to the final plans within 10 working days of receipt of 2 complete sets of all documents required on the Final Plan Submittal Checklist. The response will either approve or address areas of concern. If there are items of concern to the DRC, a re-submittal will be required before final approval will be given. Final plan approval is required before applying for a building permit for the project. Final Survey Certificate must be acquired prior to submitting for a permit.

**ALTERATIONS OR CHANGES TO APPROVED PLANS**

No changes shall be made to DRC approved plans or materials without written approval by the DRC. Plans must be re-submitted before any such changes may be initiated.

**COMPLETION AND CONFORMANCE CERTIFICATION**

The DRC shall have the right to enter any property within Portico prior to completion to certify the conformance or nonconformance to the DRC approved construction plans. The DRC will notify owner, in writing, within 30 days of completion of conformance or nonconformance to the approved plans. Any items not conforming to the DRC approved plans must be altered to meet the approved plans or submitted for approval to the DRC. The Request for Inspection/Certification of Completion Form (Exhibit A) must be submitted to the DRC within 1 week of completion of the property for verification the project

**REQUEST FOR INSPECTION**

OWNER(S) \_\_\_\_\_ HEREBY FORMALLY REQUEST THAT A FINAL INSPECTION BE PERFORMED ON OUR LANDSCAPING TO MEET REQUIREMENTS AS STATED IN THE COVENANTS FOR THE PORTICO COMMUNITY. THIS REQUEST SHALL APPLY TO:  
LOT# \_\_\_\_\_ A.K.A. \_\_\_\_\_

\_\_\_\_\_  
OWNERS SIGNATURE DATE

\_\_\_\_\_  
OWNERS SIGNATURE DATE

**CERTIFICATE OF APPROVAL**

This approval shall apply to the above-described property.

The final inspection on the installed landscaping has been completed and it has been determined that design specifications have been met as per the submitted plans.

\_\_\_\_\_  
Inspection completed by Date

Certification request has been denied – please contact :

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# LANDSCAPE DESIGN REQUIREMENTS

## SOFTSCAPE ELEMENTS AND MATERIALS

Softscape elements are comprised of deciduous and evergreen trees, shrubs and ground covers. Vines, lawns, flowers, perennials grasses and wild flowers- in quality and quantity and size proportional to the mass and scale of the building at time of planting shall be chosen for form, color, environmental appropriateness, and seasonal variety and must be installed per industry specifications. Berms and other earth mounds must have max 3:1 slope with the soil stabilized by planting ground cover of mulch to prevent runoff and erosion. All soil must be re-seeded by the start of the next planting season. No part of site is to be left barren.

Each lot owner will be required to plant a minimum of 15 trees (at least six evergreens). The deciduous trees will be a minimum of 2 ½ inch caliper, and the evergreen trees will be a minimum of 8 feet tall. At least 35 bushes (5 gallon minimum) will be required on each lot with many of them as foundation plantings to minimize the mass of the dwelling. Xeriscape landscaping is encouraged. All disturbed areas will be revegetated and the landscaping completed within the first growing season following issuance of the certificate of occupancy.

## TREES AND SHRUBS

- Canopy, shade trees, and ornamental trees - 2.5" caliper minimum.
- All coniferous trees -8' minimum height.
- Ornamental and multi-stem trees - minimum 10' height.
- Shrubs and bushes must be no smaller than 5-gallon container sized and may not exceed 5' in height.

\*Larger Trees are recommended and may be used as they are visually more desirable.

## HARDSCAPE ELEMENTS

Hardscape elements include but are not limited to paving, deck surfaces, terraces, steel edging, ornamental or stepping stones, site lighting and sculpture. All driveways must be concrete, conform to the Design Guidelines, and must be compatible and harmonize with the architectural design of the building and surrounding neighborhood. Mulches are recommended in 'manicured' areas, wood base mulching in beds to prevent weeds and water runoff. Stone or gravel mulching is discouraged.

## TRANSITION AREA

Suggestions for transition between manicured and un-manicured landscape would be...planted berms, wildflowers planted in clusters, bushes, clusters of trees, dry river beds, etc...

## VIEWS AND SCREENING

Selection of materials to enhance views is critical from each site - control should be taken to not mask own views and views of neighbors - views of service entries to properties, privacy screens and less desirable areas must be taken into account in landscape design via masking with plantings and appropriate design measures must be taken. The Design Review Committee will require specific placement of trees and/or shrubs as necessary to protect view corridors.

## MANICURED PLANTINGS AND GARDENS

A minimum of 5,000 square feet and maximum of 25,000 square feet outside of the foundation of the structure shall be devoted to manicured plantings. Ornamental planting, shade trees, coniferous trees, foundation planting, annual & perennial beds, screening and hedges, vegetable & herb gardens, grass sodding, or ground covers must be chosen from the approved plant list except vegetables, herbs, annuals and perennials - no specific number required but must 'tie' building to ground -the balance of the property must be planted in designated subdivision grass ( please refer to insert labeled "Grass Specifications ). Manicured grasses must be installed in the form of sod - no seeding allowed. Design and plans must be completed by a landscape architect or design professional and submitted to the Design Review Committee. All

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vegetable gardens must be shown on landscape plan and should be located in the rear area of the homesite and approved by the Design Review Committee.

#### DRAINAGE AND GRADING REQUIREMENTS

- Requirement for Review of final Grading & Drainage upon completion of project.
- Minimum extent of grading - stepping of terraces recommended rather than cut and fill.
- Finished grade to be agreed upon between owner and Design Review Committee.
- Positive drainage away from building required per soil recommendations.
- All drainage swales to have a minimum grade of 2.5% - historic flows on or across the lot must be maintained - control of erosion is mandatory - temporary control may include fencing, hay bales and drainage structures re-vegetation is required by next planting season.
- Allow for drainage away from building to allow natural flow to continue across site as per the master drainage plan. French drains, stone and gravel allowed as approved by Design Review Committee.

#### MAINTENANCE REQUIREMENTS

Watering & fertilizing, weeding, pruning & wound dressing is required. Weed and insect control as well as protective spraying must be co-ordinated with the Design Review Committee. All weed and insect control which impacts drainage and soil quality must include appropriate safety flags and notices be well labeled at the time of application - no herbicides or pesticides shall be used in naturalized or mature parts of landscape unless approved prior to application by Design Review Committee. Dead plant material must be replaced within 30 days.

#### IRRIGATION

All irrigation systems must be designed and installed according to all applicable codes and regulations.

#### DESIGN REVIEW PROCESS

The Design Review Committee has been established to maintain and uphold these design standards. The approval process was adopted in order to maintain maximum aesthetic benefits for the pleasure of the community. All construction, whether new or renovations, or site work is required to adhere to these design standards. After the final review and approval is given for the specific work applied for, then, the appropriate building permit must be obtained.

The Design Review Committee will require that the homeowner adheres to all approved designs and that any changes to the approved design be re-submitted for approval. All landscape plans must be submitted within 60 days of closing.

Prior to the design review process all applicants should thoroughly review all of the following documents applicable to their construction project at The Ranch at Clover Basin, including but not limited to: Declaration and Covenants, Conditions and Restrictions, Design Standards and Purchase Documents.

#### PRE-DESIGN MEETING

Two weeks prior to preliminary submission to Design Review Committee, homeowner or landscape designer shall meet with a committee member informally at the site to discuss such issues as excavation, drainage and appropriate disposal of fill. Owner and/or landscape designer shall provide a site plan showing:

- Site access
- Storage areas for topsoil & fill
- Erosion control / interim drainage

At this time, a member of the Design Review Committee will provide you with all documents pertaining to this process and will be able to answer any questions at this time. A document will be put on file acknowledging this meeting and may be reviewed at any time by the homeowner or Design Review Committee.

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### PRELIMINARY SUBMISSION REQUIREMENTS:

Preliminary plans, site drawings and elevations to be submitted as two copies as described below:

- One addressing manicured plantings at a scale of 1/4"=1" on a 24 x 36 sheet.
- One addressing the entire lot at a scale that best suits a 24 x 36 sheet.
- Lot, present address and phone of owner and Landscape Designer and Contractor must appear on the plan
- Include a survey showing:
  - Topo @ 2' contours
  - Utilities
  - Streets, drainage ways, natural features
  - All legal restrictions and adjacent site restrictions

Preliminary site plan must include all proposed improvements including but not limited to:

- Footprint of Building location - with square footage shown
- Driveways (grading to be proposed at 2' intervals)
- Patios, decks, gazebos, awnings, water features and any accessory buildings will require the submission of a perspective sketch or model of proposed improvement.
- Proposed grade lines with drainage swales and patterns.
- Staking of property with 3' high stakes showing lot corners and easements.

It is recommended that as much of the Checklist for Landscape Contractors is filled out as possible at this point.

Please allow for a 14-day turn around on project review by Landscape Review Committee. Upon approval, owner may submit final plans - upon denial, owner may submit revised or new preliminary plans with modifications.

### FINAL SUBMISSION REQUIREMENTS

- Approval from Preliminary Submission
- Completed Checklist for Landscape Contractors

The Landscape Review Committee will respond to the submission in writing within 10 working days from the receipt of a complete submittal package.

### REVIEW FEES

Owner must submit a review fee of \$100 at the preliminary submission stage. No additional fees will be charged with the exception of plans, which contain substantive changes and require a new review process.

### CONSTRUCTION

Construction must start within 45 days of the landscape review Committees' final approval. Work must be completed within 1 year.

Committee reserves the right to observe work in progress for compliance of these guidelines and their submitted plans.

Not allowed on construction site: blasting, excessive noise, use of machinery before 8:00 a.m., use of adjacent property without prior agreement.

### PROJECT COMPLETION

When the project is complete a completion form must be submitted to the Committee and a review by the Committee will take place to assure compliance with these guidelines and the plans as submitted. Written approval of project completion will be returned to property owner within 30 days after receipt of said form.

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