

**Rainbow Lake Estates Homeowners Association  
Rules and Regulations**

**Architectural Review Committee**

These rules and regulations are established pursuant the Article 8 of the Declaration of Covenants, Conditions and Restrictions for Rainbow Lake Estates Conservation Development and §38-33.3-302, Colorado Revised Statues

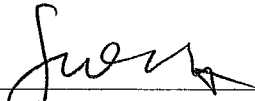
The Purpose of this document is to provide clarity to the Rainbow Lakes Estates Declaration of Covenants, establishing the rules by which the Architectural Review Committee (ARC) is governed.

1. The Architectural Review Committee (ARC) shall consist of at least one member and no more than three members and shall contain at least one Board Member. All members must be Members of the HOA. Three members of the ARC are preferred.
2. The Board Member on the ARC shall be responsible for communication of the ARC decisions to the Board and shall be responsible for delivery of one set of approved plans to the approved record archive.
3. Two sets of plans shall be submitted to the ARC. Each set shall be signed and dated by the ARC. All ARC approved plans shall reside as permanent record in the approved record archive. The ARC can, if needed or desired, retain a copy of approved plans for its records.
4. A formal written response for a structure request shall be delivered to the requestor by the ARC via mail or by hand in no more than 30 days from date of submission of plans. One copy of the formal written response shall be retained in the approved record archive. The ARC can, if needed or desired, retain a copy of formal response for its records.
5. Any dwelling and any other structure intended to be occupied must be completed and receive Certificate of Occupancy (CO) for the particular intended occupancy from the Larimer County Building Department within 24 months of ARC approval therefore, as established by the records of the Larimer County Building Department. All other structures requiring ARC approval shall be fully completed within 18 months of ARC approval therefore.
6. The ARC shall be responsible for approval of primary residence, outbuilding, fence, flag pole, antenna, windmill, street lamp, lighting, swimming pool, hot tub, retaining wall, driveway, porch, patio, deck, solar collector, improvements or any other permanent structure or structure intended to have a lifetime of more than one year. Landscaping (trees, bushes, grasses, ornamental vegetation, mulch, rock, etc) is excepted and is the responsibility of the Landscape Review Committee.
7. Prior to submittal of plans to the ARC, the requestor is required to communicate the intent of the improvement to adjacent neighbors if that adjacent dwelling is occupied.

8. No structure (primary residence, outbuilding, fence, etc) regardless of size shall be built without approval of the ARC.
9. All structures and improvements must be submitted in writing and approved prior to initiating any building.
10. Outbuildings
  - a. Construction of any outbuildings on a lot may only be initiated after the Larimer County Building Inspector has completed the framing inspection of the principal dwelling on such lot, unconditionally approved such framing, and documented the same in Larimer County's inspection records. Both the principal dwelling and any outbuildings must, prior to construction be initiated, have received ARC approval.
  - b. Any outbuilding should not exceed a 1200 sq. ft. footprint.
  - c. The height of any out building should not exceed the roof height of a ranch or raised ranch main residence building. The height of any outbuilding should not exceed 32 feet if the home is a multilevel structure.
  - d. Outbuildings less than or equal to 12 ft x 16 ft should be screened by the main residence to eliminate viewing from the road in front of the main residence.
  - e. All sides of an outbuilding shall contain at least 9 sq.ft. of window or door for every 20 feet of linear length of the structure.
  - f. The exterior of the outbuilding shall match the texture and material of the main residence. (ie. If the front of the house has brick or stone then the new structure must have an equal percentage of brick or stone).
  - g. Outbuildings intended to store vehicles and recreational vehicles must have an ARC approved driveway. Horse buildings are excepted.
11. Fencing (Covenants, Article 4, Section 12)
  - a. Construction of any fence on a lot may only be initiated after the Larimer County Building Inspector has completed the framing inspection of the principal dwelling on such lot, unconditionally approved such framing, and documented the same in Larimer County's inspection records. Any fence must, prior to construction be initiated, have received ARC approval.
  - b. Fences should not be placed in front of the main residence.
  - c. No fence shall exceed 6 ft in height.
  - d. Open fencing material and design is preferred.
  - e. Screening by landscape design is preferred over screen fencing.
12. Street Lamps (Covenants, Article 4, Section 15)
  - a. Any street lamp must, prior to construction be initiated, have received ARC approval.
  - b. Street lamps at the driveway entrance shall be 5 ft minimum in height, measured from the top of the road base to the center of the bulb.
  - c. Street Lamp shall be installed within 30 days of attaining the Certificate of Occupancy (CO).
  - d. Street Lamps at the intersection of the driveway with the community road is preferred.

- e. Street Lamp enclosure of similar building material as the main residence is preferred.
  - f. Street Lamp that is controlled by a sensor is preferred.
13. Flag pole, antenna, windmill
- a. Shall not exceed 38 ft
  - b. Require immediate neighbor approval prior to submittal for ARC approval.

Adopted by the Executive Board on 9-9-08, 2008.

  
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Secretary