

**DESIGN GUIDELINES
FOR
SUNRISE RIDGE MASTER ASSOCIATION
Revised: August 1, 2020**

1. INTRODUCTION

1.1. DEFINITIONS: The following words, when used in these Guidelines, shall have the meaning hereinafter specified:

- 1.1.1. "Association" means THE SUNRISE RIDGE MASTER ASSOCIATION, a nonprofit corporation organized pursuant to Section 38-33.3-220 of the Act.
- 1.1.2. "Board" means the Board of Directors of the Sunrise Ridge Master Association duly elected pursuant to the Bylaws of the Sunrise Ridge Master Association or appointed by the Association; the "Executive Board" as the term is used in the Colorado Common Interest Ownership Act.
- 1.1.3. "Committee" or "Architectural Review Committee" means the committee appointed by the Declarant during the Declarant Control Period as defined by Section 4.4 of the Declaration or by the Association to review and approve or disapprove plans for improvements submitted by any Owner, as more fully provided in Article IX of the Declaration.
- 1.1.4. "Common Elements" means any Property within the Common Interest Community owned by the Sunrise Ridge Master Association. The Common Elements initially owned by the Sunrise Ridge Master Association upon execution of the Declaration by Association and Declarants are Tracts A, B, C, D, G, H and J.
- 1.1.5. "Community" or "Common Interest Community" means the real property subject to the Master Declaration. The Community is comprised of the Common Elements and Lots. Each platted lot which is a physical portion of the Common Interest Community, other than the Tracts and Local Common Elements, designated for separate residential ownership or occupancy, the boundaries of which are described on the Plat. The term "Lot" as used herein is synonymous with the term "Unit" as the latter term is used in the Colorado Common Interest Ownership Act, as it may be amended from time to time.
- 1.1.6. "County" means Jefferson County, Colorado, 1.1.7. "Declarant(s)" means U.S. Home Corporation and The Writer Corporation, now Standard Pacific, jointly or severally or their successors, as defined in Section 38-33.3-103(12) of the Colorado Common Interest Ownership Act, as it may be amended from time to time.
- 1.1.7. "Master Declaration" or "Declaration" means the Master Declaration of Sunrise Ridge Master Association, including any amendments and plats.
- 1.1.8. "Design Guidelines" means these Design Guidelines, which may be amended from time to time by the Board with the advice of the Committee.
- 1.1.9. "Existing Improvements" or "Improvements" means any exterior construction, structure, fixture, landscaping or facilities existing or to be placed on a Lot constructed in the Common Interest Community, other than Initial Improvements, including, but not limited

to, buildings, outbuildings, swimming pools, tennis courts, patios, patio covers, awnings, solar collectors or panels, solar roofs, painting or other finish materials on any visible structure, additions, walkways, sprinkler systems, garages, carports, driveways, fences, screening walls, retaining walls, stairs, decks, drainage facilities, landscaping (including any material change in slope, pitch and drainage pattern), hedges, windbreaks, plantings, trees, shrubs, flowers, vegetables, sod, gravel, bark, exterior light fixtures, poles, basketball stands, trampolines, or other recreational or sporting equipment, signs, satellite dishes, antennas, exterior tanks and exterior air conditioning, cooling, heating and water softening equipment.

- 1.1.10. "Home" or "Dwelling Unit" means the residence constructed on each Lot within the Common Interest Community and any replacement thereof, including the patio, deck, basement and garage, if applicable. Dwelling Unit shall include the Lot upon which such Dwelling Unit is constructed.
- 1.1.11. "Owner" means the Declarant, or other Person who is the owner of record of the fee simple title to any Lot, but not a person having an interest in a Lot solely as security for an obligation. The Declarant is the initial owner of any Lot created by the Master Declaration.
- 1.1.12. "Proposed Improvement" means any Improvement (See Section 1.10 above for definition) that has not yet been constructed, installed, or erected and includes demolition or removal of any building or other structure and also includes any change of the exterior appearance of a Home or other Existing Improvement.
- 1.1.13. "Review Request Form" means the form provided by the Association's management company for use in submitting requests for approval of Proposed Improvements to the Committee.

1.2. DESIGN GUIDELINES FOR THE ARCHITECTURAL REVIEW COMMITTEE. The Declaration requires prior approval by the Committee before any Proposed Improvement is constructed, erected, placed, or altered. These Design Guidelines establish certain acceptable designs for different types of Proposed Improvements. These Design Guidelines apply to residential property in the Community, and are intended to assist the Owners. Prior to installation or commencement of construction, all Proposed Improvements (except those constructed by the Declarant or those constructed in accordance with the pre-approved standards set forth herein) must be submitted to the Committee for review and approval. Any rejected proposal may be appealed to the Board of Directors.

1.3. CONTENT OF DESIGN GUIDELINES. In addition to the introductory material, these Design Guidelines contain:

- 1.3.1. A list of specific types of Proposed Improvements which Owners might wish to make, with specific information as to each of these types of Proposed Improvements; and
- 1.3.2. A summary of procedures for obtaining approval from the Committee.

1.4. EFFECT OF THE DECLARATION. Each Owner shall receive a copy of and should become familiar with the Declaration. Nothing in these Design Guidelines shall supersede or alter the provisions or requirements of the Declaration.

1.5. EFFECT OF OTHER GOVERNMENTAL REGULATIONS. Use of any property in the Community and any Existing Improvements and Proposed Improvements must comply with applicable building codes and other governmental requirements and/or regulations. Approval and permits from the County

should be obtained when required. Approval by the Committee will not constitute assurance that Existing Improvements or Proposed Improvements comply with applicable governmental requirements and regulations.

1.6. INTERFERENCE WITH UTILITIES. In making Proposed Improvements, Owners are responsible for locating water, sewer, gas, electric, telephone, cable television, irrigation lines, and other utility lines and easements. Owners should not make any Proposed Improvements over any such easements without the consent of the utility involved, and Owners will be responsible for any damage to utility lines. Underground utility lines and easements can usually be located by contacting the Utility Notification Center of Colorado by calling 811 or going to www.colorado811.org a minimum of 3 days before digging.

1.7. GOAL OF DESIGN GUIDELINES. Compliance with these Design Guidelines and the terms and provisions of the Declaration and the Final Plat will help preserve the inherent architectural and aesthetic quality of the Community. It is important that the Proposed Improvements be made in harmony with and not be 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 the Owners. By following these Design Guidelines and obtaining approvals for Proposed Improvements from the Committee, Owners will be protecting their financial investment and will help to promote Proposed Improvements that are compatible with the other Homes and property within the Community.

1.8. INTERPRETATION OF THE DESIGN GUIDELINES. The Committee shall interpret these Design Guidelines.

1.9. ENFORCEMENT OF DESIGN GUIDELINES. The Board of Directors shall have primary responsibility for enforcement of the architectural requirements of the Declaration and these Guidelines, but may be assisted by the Management Company when appropriate. The Board of Directors will investigate written complaints of Owners for violations of the architectural requirements of the Declaration or these Design Guidelines, if such complaints are dated and signed by the Owner making the complaint and received by either the management company and/or the Committee. The Board, the Committee, and the Association management company shall use all reasonable means to maintain the anonymity of complaining Owners. The Board of Directors shall be allowed access to the property of the Owner filing the complaint for purposes of verification of the complaint. If a violation is found as a result of the Owner complaint or the Committee or Association Management Company walking through the community, the Board of Directors shall notify the Owner whose property is in violation, in writing, requesting that appropriate action be taken to achieve compliance. If such Owner does not bring his property into compliance with the Declaration and these Design Guidelines within thirty (30) days, or the time specified by the notice, the Board of Directors will begin enforcement action.

1.10. ADVISING OF NEIGHBORS. It is suggested that Owners advise neighbors prior to submitting forms for Proposed Improvements. The Committee may, in its sole discretion, request adjacent neighbor or community input.

1. SPECIFIC TYPES OF IMPROVEMENTS. The following alphabetical list covers a wide variety of specific types of Proposed Improvements which Owners and builders typically consider installing. UNLESS OTHERWISE SPECIFICALLY STATED, DRAWINGS AND PLANS AND OTHER MATERIALS AND

INFORMATION WHICH THE COMMITTEE MAY REQUIRE FOR A PROPOSED IMPROVEMENT SHALL BE SUBMITTED TO THE COMMITTEE, AND A WRITTEN RECEIPT OF THE SUBMISSION WILL GO OUT TO THE HOMEOWNER WITHIN TEN (10) DAYS. THE COMMITTEE WILL ENDEAVOR TO HAVE WRITTEN APPROVAL OR DENIAL WITHIN TWENTY-FIVE (25) DAYS AFTER RECEIPT OF THE SUBMISSION. WRITTEN APPROVAL OF THE COMMITTEE SHALL BE OBTAINED BEFORE THE PROPOSED IMPROVEMENT IS MADE. IF THE COMMITTEE FAILS TO APPROVE OR DISAPPROVE ANY REQUEST WITHIN FORTY-FIVE (45) DAYS AFTER THE COMPLETE SUBMISSION (SEE SECTION 4.2 OF THESE DESIGN GUIDELINES FOR A DISCUSSION OF WHAT COMPRISES A COMPLETE SUBMISSION), THE REQUEST SHALL BE DEEMED TO HAVE BEEN DISAPPROVED BY THE COMMITTEE. HOWEVER, APPLICANT MAY RESUBMIT THE REVIEW REQUEST FORM. Proposed Improvements that are not listed will require Board approval. A Proposed Improvement shall be consistent with the style and character including landscaping of the Home and other residences built in the same general area of the Community. Homeowners are not allowed to make ANY modifications to HOA property. This includes fencing, irrigation clocks and valves, landscaping (trees, grass, shrubs, flowers, rocks), drainage, lighting, monuments and stonework.

- 1.1. ADDITIONS AND EXPANSIONS.** Board approval is required. Owners must use a Review Request Form when submitting a request for an addition or expansion. Additions or expansions to the Home will require submission of detailed plans and specifications, including description of materials to be used and plan and elevation drawings showing dimensions, setbacks, roof slopes, etc. (Also see Section 4.2 of these Design Guidelines.) Additions and expansions must be of the same architectural style and color as that of the Home. ALL WORK IS SUBJECT TO OBTAINING THE REQUIRED PERMITS FROM THE CITY, COUNTY, OR OTHER APPLICABLE GOVERNMENTAL AUTHORITY.
- 1.2. ADDRESS NUMBERS.** Committee approval is required to alter or relocate the address numbers originally installed by the Declarant.
- 1.3. ADVERTISEMENTS.** See Signs.
- 1.4. AIR CONDITIONING EQUIPMENT.** Committee approval is required. Air conditioning equipment, including swamp coolers, must be ground-mounted and installed in the rear or rear half of the house in the side yard area. The foregoing should be installed in such a way that any noise to adjacent Homes is minimized. Installation of air conditioning equipment, including swamp coolers, on the roof of the Home or in a window of the Home will not be permitted.
- 1.5. ANTENNAS AND SATELLITE DISHES.** See Attachment (A) for antenna and satellite dish installation restrictions.
- 1.6. ASTRO-TURF.** Artificial turf cannot be used for backyard and side yard applications that are in public view. Public view includes any area viewable from areas with public access such as streets, sidewalks, parks, and trails. Neither Astro-Turf nor any other permanent floor covering shall be used on any front porch or any balcony without Board approval.
- 1.7. AWNINGS.** See Overhangs/Awnings.
- 1.8. BALCONIES.** See Decks.
- 1.9. BASKETBALL BACKBOARDS.** See Play and Sports Equipment.

- 1.10. BUG ZAPPERS.** Approved subject to compliance with Section 10.3.D of the Declaration. (If an owner installs a bug zapper and it's later deemed to be a nuisance by the Association, then the owner may be asked to remove it.)
- 1.11. BUILDINGS.** Building height requires Committee review and approval and must comply with applicable building codes and zoning regulations established by applicable governmental body(ies). Metal or fiberglass buildings are not permitted.
- 1.12. CABLE TV ANTENNAS.** See Antennas.
- 1.13. CIRCULAR DRIVES.** See Driveways.
- 1.14. CLOTHESLINES AND HANGERS.** Committee approval is required. The clotheslines and hangers shall be enclosed within an approved structure except when actually in use.
- 1.15. CLOTH OR CANVAS OVERHANGS.** See Overhangs/Awnings.
- 1.16. COLOR.** See Painting.
- 1.17. CORNER VISIBILITY.** Compliance with the City's intersection sight distance criteria required.
- 1.18. DECKS.** Committee approval is required. Decks must be constructed of wood or approved material, and, if painted, must be stained or painted to complement the color scheme of the Home, unless otherwise approved by the Committee. Decks must be installed as an integral part of the Home and patio area. Construction of decks over easement areas is not permitted. Dimensions and location must be submitted on drawings.
- 1.19. DOG RUNS.** Committee approval is required. Dog runs must be constructed with fencing approved by the Committee. Dog runs must not be adjacent to any neighbor's fence or impact his/her view.
- 1.20. DOORS.** Committee approval is required for the addition or replacement of storm or other type doors to a Home except for an exact replacement. The material should match existing colors of the Home unless otherwise approved by the Committee. Security doors or security window bars require Committee approval. The approved existing colors will be white, black and the approved color (s) of the Home.
- 1.21. DRAINAGE.** See Master Declaration Sections 6.4, 10.3.G, and 12.6.
- 1.22. DRIVEWAYS.** Modifications to the original driveway require Committee approval and must be aesthetically pleasing and in conformance with the overall look of the Community. Modifications or additions to the original driveway may not exceed ten feet (10') in width. Asphalt extensions are not acceptable.
- 1.23. EVAPORATIVE COOLERS.** Not permitted.
- 1.24. EXTERIOR LIGHTING.** See Lights and Lighting.
- 1.25. EXTERIOR MATERIALS.** The only acceptable exterior building materials are those which are of the same standard or higher than those used in the original construction of the Home, as well as brick, stone, or other harmonious materials utilized for accent or Home details as approved by the Committee. Steel siding may be installed over original siding, subject to the requirements of Section 2.37 - Painting. Aluminum siding is not permitted.
- 1.26. A. FENCING: HOMEOWNER-OWNED FENCING.** See Attachment C – Map for Homeowner-owned fencing.

All perimeter fencing must stay consistent with the look of the community's split rail fencing. All other fencing must be approved by the Committee and not conflict with the open feel of the community. Privacy fencing is not allowed.

2.26.A.1. A single color has been selected by the Association for painting all fences in Sunrise Ridge Master Association.

2.26.A.2. All homeowner fences also require staining in the Association-approved color. This is a homeowner expense. Architectural Committee approval is not required for painting fences using this color. (Contact Management Company for paint/stain color.)

2.26.A.3. Homeowners are allowed to install a metal mesh (not chicken wire) 4" x 2" rectangular design to the interior of the split rails. Mesh style must be submitted and approved by the Committee.

2.26.B. FENCING ASSOCIATION-OWNED FENCING. See Attachment C – Map for Homeowner-owned fencing.

Perimeter fencing along many backyards throughout the Association belongs to the Association.

2.26.B.1. The Association will select, as necessary, a contractor to paint all surfaces of fences maintained by the HOA. Homeowners are responsible for ensuring landscape materials and other obstructions do not interfere with painting of fences by a contractor selected by the HOA.

2.26.B.2. Homeowners who add landscape rock, along the base of the fence, are responsible for insuring that the rock is level to the ground. Landscape rock can be damaging to the Association fence, causing it to bend or bow.

2.26.B.3. Similarly, homeowners who plant trees, shrubs or other vegetation near the Association-owned fence may cause damage to the fence. Homeowners are responsible for maintaining or removing trees or plants that impact the Association fence.

2.26.B.4. Large pets can cause fence damage. Keep large pets away from Association fencing.

1.27. FLAGPOLES. Board approval is required for ground and/or side of home-mounted flagpoles. Installation of a ground-mounted flagpole for the sole purpose of displaying the American flag will be allowed - one per lot, not to exceed the height of the ridge line (roof) of the home. The pole will be set back from all property lines the height of the pole, i.e., if the pole is 12 feet, it must be set back 12 feet from the property lines. The flagpole must be anchored in concrete and be able to withstand 100 mph winds. In no event shall the height of the flagpole exceed 20 feet. One flagpole for the sole purpose of displaying the American flag may also be attached to the side of the home. The flag, maximum size 3 feet X 5 feet, must be proportionate in size to the height of the flagpole. A flag must be flown in compliance with the Federal Flag Code, which specifies that the flag should not be fastened, displayed, used or stored in such manner as to permit it to be easily torn, soiled, or damaged in any way.

1.28. GRADING AND GRADE CHANGES. See Master Declaration Sections 6.4, 10.3.G, and 12.6.

1.29. GREENHOUSES AND GREENHOUSE WINDOWS. Board approval is required.

1.30. HOLIDAY DECORATIONS. All seasonal decorations must be removed within thirty (30) days following the particular holiday or celebration. Consideration of neighbors should be exercised when decorating for any occasion.

1.31. HOME NUMBERS. See Address Numbers.

- 1.32. HOT TUBS.** Committee approval is required. Hot tubs must be an integral part of the deck, patio area and back yard landscaping and must be placed in an area to minimize the impact on neighbors.
- 1.33. IRRIGATION SYSTEMS.** Underground manual or automatic irrigation systems will not require approval of the Committee. Such systems should not be installed within the first five feet of the foundation.
- 1.34. JACUZZI.** See Hot Tubs.
- 1.35. MAILBOXES.** Changes to existing mailboxes require Architectural Committee approval. Acceptable supporting structures include brick or stone that matches your home, metal, as well as exact wood post replacement.
- 1.35.1. If posts and boxes are removed to be replaced with new ones, the height, location and size of box must meet Post Office standards and guidelines.
- 1.35.2. Brick/stone construction must be sound enough to withstand any ground shift, settling and wind. Columns must be vertical. Height of column must exceed the width of the base.
- 1.35.3. If locations of mailboxes are in sod area of less than 4 feet in length, sod may be replaced with concrete only. This is only where mailboxes are located. This does not pertain to the rest of the sod between the street and sidewalk.
- 1.35.4. If a water meter or meters are located in this area, each individual homeowner must contact the City of Arvada prior to any construction, approval must be issued in writing and a copy given to the Sunrise Ridge Master Homeowners Association, Inc.
- 1.35.5. If lighting is desired, it is to be submitted as part of the plan for approval.
- 1.35.6. Maximum height of the structure is not to exceed existing post height.
- 1.35.7. If current mailboxes are on a shared post, both homeowners must be in agreement with the design and the placement. This is to be submitted in writing from both homeowners to the Committee. If homeowners cannot agree on their shared mailbox design and/or placement, the Association shall decide, have the project completed, and assess the charge evenly between the homeowners.
- 1.35.8. All wood mailbox posts and brackets require staining with the Association-approved color. This is a homeowner expense.
- 1.35.9. Oversized mailboxes are allowed by the Association. If neighbors shared a mailbox post, both homeowners must agree on the same style and submit an Architectural Application to the Committee for approval prior to installation.
- 1.35.10. Upon approval from the Architectural Committee, the owner agrees to maintain the improvement. If, in the view of the Committee, the improvement is not being maintained the Committee has the right to maintain the improvement with the owner bearing all costs.
- 1.36. SATELLITE DISHES.** See Antennas.
- 1.37. OVERHANGS/AWNINGS - CLOTH OR CANVAS.** Committee approval is required. The color must be complementary to the exterior of the Home, unless otherwise approved by the Committee. Metal or fiberglass awnings are not permitted. The name of the company should be submitted, along with a sample of the color and the fabric.

- 1.38. PAINTING.** Committee approval is required prior to painting for any exterior painting. Only the Association-approved colors found in the Color Book will be approved. Existing house colors not found in the Association-approved Color Book are no longer approved colors and cannot be used. The Association-approved Color Book is available at Sherwin-Williams, 15220 W. 64th Avenue, Arvada or online at <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/arvada/co/sunrise-ridge-master-association/>. Failure by the Committee to so inform the Owner requesting such approval shall not be deemed an approval under the Declaration.
- 2.38.1. It is recommended that all homes be painted on a regular schedule to avoid chipping and peeling.
- 2.38.2. A single color scheme for the home and a single color for the front door must be chosen from the Association-approved Color Book. No modifications, substitutions or mixing of color schemes will be allowed.
- 2.38.3. A homeowner's requested color scheme must be different from neighboring homes.
- 2.38.4. The Color Book schemes include a Body A color, a Body B color, a trim color and one or two accent color(s). Colors correspond to the locations on a home where they must be painted, as follows:
- 2.38.3.a. The Body A color shall be painted on horizontal siding only.
- 2.38.3.b. Body B color shall be painted on vertical siding only. The Body B color will not apply to some homes.
- 2.38.3.c. Garage doors must be painted the Body A color.
- 2.38.3.d. Exterior doors, other than the front door, must be painted the Body A color.
- 2.38.3.e. Gutters, downspouts and radon pipes can be painted the Trim, Accent or Body A Color. Gutters, downspouts and radon pipes must all be the same color.
- 2.38.3.f. Rooflines are to be painted as follows: (not optional)
- i. Fascia, the long, straight board that runs along the lower edge of the roof and carries all the guttering, must be the Accent Color.
 - ii. Soffit, the board tucked under the fascia board, must be the Body color that is closest to the roof. (Body A for Horizontal siding and Body B for vertical siding)
 - iii. Box Ends, the board that connects the fascia, soffit and bargeboard, must be the Accent Color.
 - iv. Bargeboard, the board used on the gable end of the house, must be the Accent Color.
- 2.38.3.g. Porch Columns must be the Trim color.
- 2.38.3.h. Shutters must be the Accent Color.
- 2.38.5. The Committee will not approve house painting architectural application submittals without inclusion of the following:
- 2.38.4.a. Color samples of the paint scheme selected (list all colors being used from the scheme)
- 2.38.4.b. A current photo of the home to be painted
- 2.38.3.c. Photos of neighboring homes, including the home to the left, to the right and directly across the street.
- 2.38.3.d. A photo of what the new colors will look like on your home, using ColorSnap Visualizer from the Sherwin Williams website, or other software. (Optional)
- 1.39. PATIO COVERS.** Committee approval is required. Plans must show the exterior elevation, designate materials and colors, and include dimensions.
- 1.40. PATIOS (OPEN).** Committee approval is required.

- 1.41. PAVING.** Committee approval is required for front yard and rear yard changes, regardless of whether for walks, driveways, patio areas or other purposes.
- 1.42. PERGOLAS.** See Decks
- 1.43. PIPES.** See Drainage and Grading and Grade Changes.
- 1.44. PLAY AND SPORTS EQUIPMENT** (including but not limited to swing sets, jungle gyms, sand boxes, trampolines, horseshoe pits, play houses, basketball supporting structures). Committee approval is required. Equipment shall be located in the rear or side yard except for basketball supporting structures which may be placed on the driveway. Note; only in-ground basketball units or portable free-standing basketball units are allowed. Basketball backboard and hoops cannot be attached to the home or garage or shed. The size of play structures will be considered on a case-by-case basis depending on Lot size and proximity to neighbors. The maximum height of the equipment should not exceed twelve (12) feet. In some cases input from adjacent neighbors may be requested, but the ultimate decision to allow the equipment is that of the Committee. Play equipment must be kept in good condition (painted, repaired, etc.). The Committee, in reviewing and approving or denying an application for installation of a play house shall consider its proposed permanency and use. If the proposed "play house" appears to be more in the nature of a storage shed then the criteria for storage sheds would be used to evaluate the proposal. (See Storage Sheds).
- 1.45. POOLS. Board approval is required.**
- 1.46. RADIO ANTENNAS. See Antennas.**
- 1.47. RADON MITIGATION SYSTEMS:** Committee approval is required. The piping and fan system is to be installed on the enclosed yard side of the home so as not to be visible from the street. Special care should be taken in the location so as not to be unsightly to neighboring homes as well. The piping and fan will need to be painted to match current home colors of body or trim depending on placement of the system.
- 1.48. ROOFS.** Committee approval is required. Submit colors and type of materials to be used. Uniformity with existing Homes in the Community is required.
- 1.49. ROOFTOP EQUIPMENT.** Not permitted except for vents which are necessary for proper venting.
- 1.50. SAUNAS.** If outside, see Hot Tubs.
- 1.51. SHUTTERS (EXTERIOR).** Committee approval is required. Siding must be essentially the same as the siding installed by the Declarant or a builder on other Homes in the Community, and must be painted according to standards established in these Design Guidelines (See Painting). Steel siding may replace original siding subject to Committee approval. Aluminum siding will not be permitted.
- 1.52. SIGNS.** Subject to any regulation of the State/County/City concerning signs, the Declaration controls the use of signs in the Community. No sign of any kind shall be displayed for public view on any part of a Lot or Home other than (1) a name plate of the occupant and a street number, (2) a "For Sale", "Open House", "For Rent", "Garage Sale", or security signs of not more than five (5) square feet in the aggregate, and (3) Political Signs. Non-advertising security system signs will be allowed. No signs will be allowed in the Common Elements or on the fences.

1.52.1. Garage Sale and Signs - There will be only one (1) designated community-wide garage sale, the dates of which will be determined by the Board. This will prevent having undue traffic in the community every weekend from March until November. Garage Sale signs must be removed the last day of the sale.

1.52.2. Political campaign signs are permitted under the following conditions:

1. One (1) sign per candidate and/or issue may be displayed no earlier than forty-five (45) days before the election.
2. Sign may not exceed six (6) square feet in size.
3. Signs are not allowed on common property.
4. Signs must be removed seven (7) days after an election.

2.51. SKYLIGHTS/SOLAR ENERGY. Committee approval is required.

Solar Energy Devices: Approval is required prior to installation. All such devices must be integrated into the existing design of the home, and if roof mounted, shall be at the same pitch and angle of the existing roof. No exterior plumbing may be visible from the street or adjoining properties.

Owners must mount their solar panels directly on the roof. Solar panels must be of a color, size, and shape so as to be as unobtrusive and consistent as possible with the roofline.

Skirting: All solar panels must have perimeter skirting or other solar panel protectors that act as an animal deterrent to discourage nesting of birds and squirrels and any other animals that might be attracted to the panels.

2.52. SPAS. See Hot Tubs.

2.53. SPRINKLER SYSTEMS. See Irrigation Systems.

2.54. STORAGE SHEDS. Committee approval is required. Materials shall be the same materials as the exterior of the Home. Sheds will be allowed in the side yards only and must be the same color as the exterior of the Home.

Sheds shall not be less than 4' X 4', nor more than 10' X 10'. Further, sheds shall not exceed 9 feet high at the peak. Siding, roofing, and trim materials must match those on the Home. The Committee, in reviewing and approving or denying an application for a Shed approval, shall take into consideration Lot grading, fence locations, landscape screenings, etc.

2.55. STORM DOORS. See Doors.

2.56. SUNSHADES. See Overhangs.

2.57. SWAMP COOLERS. See Air Conditioning Equipment.

2.58. TELEVISION ANTENNAS. See Antennas.

2.59. TREE HOUSES. Not permitted.

2.60. UNDERDRAINS. Modification or impeding the flow of drainage is prohibited.

2.61. WEATHER VANES. Committee approval is required.

2.62. VENTS. See Rooftop Equipment.

2.63. WALLS (RETAINING). A single retaining wall shall not be more than four feet (4') in height

(measured at the exposed side) without an engineering plan. Where required by the Committee, the Owner shall provide a detailed landscape plan, indicating the size and exposure of the retaining wall, at the time of plan review for approval. Owners are liable for their respective lot drainage and shall not impair adjacent lot drainage patterns. Retaining walls shall be constructed of brick, treated wood, natural stone, or similar materials, subject to approval by the Committee. Exposed concrete retaining walls are specifically forbidden.

2.64. WELLS. Not permitted.

2.65. WIND TURBINES. Not permitted.

2.67. WINDOWS/WINDOW WELL COVERS. Committee approval is required for security window bars and all windows not of the same make or design as originally installed by the Declarant or a builder. Submissions of plans and specifications to the Committee shall include a description of the dimensions, materials and color. Mill finish on aluminum windows is specifically prohibited. Replacement windows shall be substantially the same as those initially installed. Well covers must be flush to the top of the window well.

3. LANDSCAPE AND MAINTENANCE. Committee approval required. See Attachment B for suggested landscaping materials.

3.1. SOD AND GRASS PLACEMENT. All lawns should be maintained and weed free. Placement of all lawns should meet with the builder's guidelines to maintain foundation warranty. In the original design of the community, grass between the street and the sidewalk has been deemed an essential part of the overall look and presentation of the community. Alternative plans for these areas must be submitted to the Committee for approval. Such alternative plans must be water conserving and the area must be at least 50% covered with xeric plant materials when the plants reach maturity. Xeriscaping is a type of landscaping for which the Denver Water Board trademarked the name in 1981. Xeriscape implies plantings which require less water or water by natural methods to conserve water. Xeriscape does not mean "zeroscape". Xeriscape provides for limiting the amount of irrigated turf areas and plants that require low water use.

3.2. Landscape materials planted in the area between the street and the sidewalk may cause heaving of the sidewalk/curb or pose an obstruction to traffic on the sidewalk and street. Therefore, requests to plant certain landscape materials in this area will be denied. Landscape materials planted near streets, sidewalks and fences must not damage these improvements or obstruct traffic as these materials grow to maturity. Approval by the Committee does not relieve the homeowner of responsibility for ensuring there is no damage to improvements or traffic obstruction from landscape materials.

3.3. Gravel, rock and/or soil piles left in front or on visible side yard of Lots, in the street, or on the driveway shall be left no longer than a period of thirty (30) days. Leaving gravel, rock and/or soil piles in the street is not suggested.

3.4. Delivery and placement of landscape materials shall not damage greenbelt or entry/median areas. Delivery trucks are not allowed to cross these areas (to avoid sprinkler and landscape damage). If this regulation is violated and damage to the Common Elements results, the Owner will be held financially responsible for repairing the damage caused by the Owner or

the Owner's agent, guests or tenants.

3.5. LIGHTS AND LIGHTING. Committee approval is not required for exterior lighting which is in accordance with the following regulations. Exterior lights must be of the same style and light bulb element and character as those installed by the builder on other Homes or Lots, and be as small in size as is reasonably practicable. Exterior lighting should be directed towards the Home and must be of low wattage or lumens to minimize glare sources to neighbors and other Owners. Any variance from these Design Guidelines or use of high wattage spotlights or floodlights requires Committee approval.

4. PROCEDURES FOR COMMITTEE APPROVAL.

4.1. GENERAL. In a few cases, as indicated in the listing in the preceding Section 2, a specific type of Proposed Improvement is not permitted under any circumstances. In other instances, a Proposed Improvement is deemed approved if such Proposed Improvement is constructed or installed in accordance with the provisions for approval stated herein. In all other cases, including Proposed Improvements not listed in Section 2 above, advance or prior written approval by the Committee is required before a Proposed Improvement is commenced. This Section of the Design Guidelines explains how such approval can be obtained.

4.2. DRAWINGS OR PLANS. Article IX of the Declaration requires an Owner to submit to the Committee, prior to commencement of work on any Proposed Improvement, descriptions, plot plans, construction plans, specifications and samples of materials and colors, etc., as the Committee shall reasonably request, showing the nature, kind, height, width, length, color, materials and location of the Proposed Improvement. Website links, and URL addresses are NOT acceptable documents. All pictures, specifications and supporting documentation must be submitted in whole with the application. In the case of major Proposed Improvements, such as room additions, decks, or structural changes, it is required that an architect, engineer, and/or draftsman professionally prepare detailed plans of the Proposed Improvement. Simple drawings and descriptions may be sufficient for other improvements. Whether done by the Owner or professionally, the following provisions should be incorporated into the drawings or plans:

4.2.1. The drawing or plan should be done to scale, and should depict the property lines of the Lot and the outside boundary lines of the Home as located on the Lot. Drawings made on a copy of the plot plan of a Lot are preferred.

4.2.2. Existing Improvements, in addition to the Home, should be shown on the drawing or plan, and identified or labeled. Such Existing Improvements include driveways, walks, decks, trees, bushes, etc.

4.2.3. The Proposed Improvements should be shown on the plan and labeled. Either on the plan, or an attachment, there should be a brief description of the Proposed Improvement, including the materials to be used and the colors.

4.2.4. The plan or drawing and other materials should show the name of the Owner, the filing number, lot and/or block designation and address of the Owner's Lot, as well as a home telephone number and a telephone number where Owner can be reached during normal working hours.

4.2.5. When the Homeowner is in doubt about the sufficiency of plans, drawings, and other

materials to be submitted to the Committee, more information is better than less.

- 4.3. SUBMISSION OF DRAWINGS AND PLANS.** Copies of the Review Request Form and copies of the drawing or plan shall be submitted to the Committee. Plans should be submitted to the Committee in care of the Association's property management company at the address listed on the Review Request Form. The Committee reserves the right to require a copy of any necessary permits issued by the County as a condition of approval.
- 4.4. REVIEW FEE.** As of the date of these Design Guidelines, the Committee does not impose a fee for the review of plans. However, any costs that may be incurred by the Committee for review of submittals shall be borne by the Owner and shall be payable prior to final approval. These costs will be outlined in writing to the Owner before advancing the Owner's plans in the approval process. It is then up to the Owner to decide if they want to pay for the incurred cost of advancing their plans through the Architectural Review Committee approval process. The fees can range from any reasonable engineering consultant fees or other fees incurred by the Committee and/or Association in reviewing any proposed improvements.
- 4.5. ACTION BY THE COMMITTEE.** The Committee will meet as required to review plans submitted for approval. The Committee may meet with the Homeowner or require submission of additional information or material, and the request will be deemed denied until all required information and materials have been submitted. The Committee will act upon all requests within twenty-five (25) days after receipt of the Review Request Form or twenty-five (25) days after receipt of all additional information and materials requested by the Committee, whichever is later. If the Committee fails to approve or disapprove any request within forty-five (45) days after the complete submission (See Section 4.2 of these Design Guidelines for a discussion of what comprises a complete submission), the request shall be deemed to have been disapproved by the Committee. However, applicant may resubmit the review request form. All decisions of the Committee will be provided in writing.
- 4.6. VOTE AND APPEAL.** A majority vote of the Committee is required to approve a request for approval pursuant to Article IX, Section 9.5 of the Declaration, unless the Committee has appointed a representative to act for it, in which case the decision of such representative shall control. In the event a representative acting on behalf of the Committee denies a request for approval, then any Owner shall have the right to an appeal of such decision to the Board, upon a request therefore submitted to the Committee within thirty (30) days after such decision by the Committee's representative.
- 4.7. PERFORMANCE OF WORK.** After approval by the Committee, a Proposed Improvement should be accomplished as promptly as possible, in accordance with the approved plans, drawings and descriptions. The work must be completed, in any event, within twelve (12) months after approval by the Committee (except landscaping which shall be completed during the current growing season.)
- 4.8. COMPLAINTS.** All complaints concerning design issues should be in writing, and must be dated and signed by the person making such complaint. The Board and the Committee will take all reasonable action to preserve the anonymity of complaining Owners.
- 4.9. CONFLICT OF PROVISIONS.** The foregoing Design Guidelines and procedures are supplementary to all of the terms and provisions of the Declaration, the Final Development

Plan and the Final Plat and the terms of each of the foregoing shall remain in full force and effect. In the event of any actual or apparent conflict between these Design Guidelines and the Declaration, the Final Development Plan or the Final Plat, the Declaration, the Final Development Plan, or the Final Plat, as applicable, shall prevail.

5. AMENDMENT. These Design Guidelines may from time to time, be added to, deleted from, repealed, amended, modified, reenacted, or otherwise changed at the Board's discretion, with the advice of the Committee.

THESE DESIGN GUIDELINES WERE APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS OF SUNRISE RIDGE MASTER ASSOCIATION, effective November 2007. As *provided* in the Declaration and as provided in this document, these Design Guidelines are subject to amendment by the Board, with the advice of the Committee.

PRESIDENT'S AND SECRETARY'S CERTIFICATION

The undersigned, respectively being the President and Secretary of Sunrise Ridge Master Association, a Colorado nonprofit corporation, certify that the foregoing Design Guidelines was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on August 2020 and in witness thereof, the undersigned have subscribed their names.

SUNRISE RIDGE MASTER ASSOCIATION
a Colorado non-profit corporation.

By: _____
President's Signature

Print Name

ATTEST:

By: _____
Secretary's Signature

Print Name

ATTACHMENT A

COMMUNITY SHRUB, GROUND COVER AND TREE SUGGESTIONS

1. SHRUBS

Deciduous - Serviceberry, Japanese Barberry, Siberian Peashrub, Bluemist Spirea, Mountain Mahogany, Red and Yellowtwig Dogwood, Variegated Dogwood, Peeking Cotoneaster, Spreading Cotoneaster, Burning Bush, Forsythia, Althea (Rose-of-Sharon), Peegee Hydrangea, Common Privet, Dwarf Honeysuckle, Zabel's Honeysuckle, Mockorange, Ninebark, Potentilla (Cinquefoil), American Plum, Sand Cherry, Cistena Plum, Buckthorn, Sumac, Alpine Currant, Golden Currant, Shrub Rose Willow, Elder, Silver Buffaloberry, Spirea, Snow and Coralberry, Lilac and Viburnum.

Evergreen - Manhattan Euonymus, Sarcoxie Euonymus, Pfitzer and Gold Tip Juniper, Spreading Juniper, Tammy Juniper, Buffalo and Broadmoor Juniper, Oregon Grape, Alberta Spruce, Mugho Pine, Pyracantha, Yucca.

2. GROUND COVERS

Organic - Turfgrass, Kinnikinnick, Ajuga, Pussytoes, Silvermound, Snow-in-Summer, Lily of the Valley, Maiden Pink, Hardy Iceplant, Wintercreeper, Creeping Grapeholly, Creeping Phlox, Himalayan Border Jewel, Sedum (Stonecrop), Woolly Thyme, Periwinkle.

Inorganic - Rock, Rock Mulch, Wood Mulch, Wood Bark.

3. TREES UP TO 30 FEET IN HEIGHT

Upright Junipers - Blue Have Juniper, Cologreen Juniper, Greenspire Juniper, Gray Gleam Juniper, Columnar Hetz Juniper, Hillspire Juniper, Ketoleeri Juniper, Manhattan Blue Juniper, Medora Juniper, Moonglow Juniper, Pathfinder Juniper, Robusta Green Juniper, Skyrocket Juniper, Sutherland Juniper, Welch Juniper, Wichita Blue Juniper.

Evergreen Trees - Dark Green Arborvitae, Smaragd Arborvitae, Pinyon Pine, Tanyosho Pine, Alberta Spruce, Bristlecone Pine.

Ornamental Trees - Thinleaf Alder, Apricot, European Mountain Ash, Cardinal Royal Ash, Blackhawk Ash, Showy Ash, Rocky Mountain Birch, Red Cherry Crab, Bechtel Flowering Crab, Kelsey's Crab, Radiant Crab, Red Jade Weeping Crab, Red Splendor Crab, Royalty Crab, Sargent Crab, Snowdrift Crab, Spring Snow Crab, Cockspur Hawthorn, Toba Hawthorn Japanese Lilac Tree, Amur Maple, Washatch Maple, Gambels Oak, Double Flowering Plum, Newport Plum, Shadblow Serviceberry, Amur Chokecherry, Golden Rain Tree, Sherbert Chokecherry.

Fruit Trees - All varieties of fruit trees.

4. TREES UP TO 40 FEET IN HEIGHT

Evergreens - Southwestern White Pine, Australian Pine, Scotch Pine.

Ornamental Trees - Canoe Birch, Cutleaf Weeping Birch, Doigo Flowering Crab, Japanese Pagoda Tree, Mayday Tree, Bradford Pear.

Shade Trees - Ohio Buckeye, Imperial Honeylocust, Sunburst Honeylocust, Columnar Hornbeam, Crimson King Maple, Red Royal Maple, Red Sunset Maple, Autumn Purple Ash, Golden Russian Willow, Skyline Honeylocust, Littleleaf Linden, Quaking Aspen.

Fruit Trees - All varieties of fruit trees.

5. TREES UP TO 55 FEET IN HEIGHT

Evergreen - Limber Pine, Ponderosa Pine, White Pine, Colorado Blue Spruce and Green Spruce.

Ornamental Trees - European White Birch, Western Catalpa.

Shade Trees - Purple Autumn Ash, Greenspire Linden, Littleleaf Linden, Redmond Linden, Cutleaf Silver Maple, Norway Columnar Maple, Marshall's Seedless Ash.

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6. SHRUBS

Leadplant, Sage, Saltbush, Barberry (Japanese), Peashrub, Ceanothus (Fendler), Mountain Mahogany, Rabbitbrush, Bladder-Senna, Cotoneaster, Cliff Rose, Apache Plume, Cliff Fendlerbush, New Mexican Privet, Sea Buckthorn, Rock Spirea, Juniper, Cinquefoil (Potentilla), Sand Cherry, Sumac (Smooth), Sumac (Threeleaf), Buffaloberry (Silver) and Yucca.

7. GROUND COVER FOR FULL SUN

Woolly Yarrow, Pussytoes, Sage, Malt Saltbush, Mountain Bluet (Perennial Bachelor Button), Snow-In-Summer, Creeping Broom, Yellow Ice Plant, Mock Strawberry, Sulphur Flower, Cushion Spurge (Polychroma), Snow-On-The-Mountain, Blue Fescue, Creeping Juniper, Pineleaf Penstemon, Moss Pink or Creeping Phlox, Himalayan Border Jewel, Creeping Potentilla, Creeping Buttercup, Lavender-Cotton, Stonecrop (Sedum), Houseleek, Hen and Chicks, Mother-Of-Thyme and Prostrate Speedwell.

8. GROUND COVER FOR SHADED AREAS

Bishop's Weed, Kinnikinnick, Carpathian Harebell, Lily-Of-The-Valley, Sweet Woodruff, Japanese Honeysuckle, Creeping Oregon Grape, Creeping or Mat Penstemon, Rocky Mountain Penstemon and Periwinkle.

9. TREES UP TO 30 FEET IN HEIGHT

Bigtooth Maple (Wasatch Maple), Oneseed Juniper, Rocky Mountain Juniper, Pinyon Pine, Gambel Oak and New Mexican Locust.

10. TREES UP TO 40 FEET IN HEIGHT

Goldenrain Tree and Bristlecone Pine.

11. TREES UP TO 50 FEET IN HEIGHT

Tree-Of-Heaven, Western Catalpa, Common Hackberry, Green Ash and Ponderosa Pine.

12. TREES UP TO 60 FEET IN HEIGHT

Thornless Honeylocust, Japanese Pagoda Tree and Siberian Elm.

PRESIDENT'S AND SECRETARY'S CERTIFICATION

The undersigned, respectively being the President and Secretary of Sunrise Ridge Master Association, a Colorado nonprofit corporation, certify that the foregoing Design Guidelines was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on November 2007 and in witness thereof, the undersigned have subscribed their names.

SUNRISE RIDGE MASTER ASSOCIATION

a Colorado non-profit corporation.

By: _____

President

ATTEST:

By: _____

Secretary

ATTACHMENT B
RESOLUTION OF THE
SUNRISE RIDGE MASTER ASSOCIATION

SUBJECT: Antenna and Satellite Dish Installation Restrictions

PURPOSE: To provide notice of the Association's adoption of a Resolution approving rules, regulations and restrictions promoting recreation, health, safety and welfare of the residents of the properties subject to the Declaration.

AUTHORITY: The Declaration, Articles of Incorporation and Bylaws of the Association & Colorado Law.

EFFECTIVE

DATE: November 20th, 2007

RESOLUTION: The Association hereby gives notice of its adoption of a Resolution establishing rules, regulations and restrictions for the installation and maintenance of exterior antennas in the community in compliance with the FCC Rule, effective October 4, 1996 and amended September 25, 1998, January 22, 1999, and October 25, 2000. The Resolution adopted is as follows:

1. Definitions

- A. Antenna - any device used for the receipt of video programming services or customer-end devices that receive and transmit fixed wireless signals, including direct broadcast satellite (DBS), television broadcast (TVBS), and multichannel multipoint distribution (wireless cable) service (MMDS). A mast, cabling, supports, guy wires, conduits, wiring, fasteners or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.
- B. Mast - structure to which an antenna is attached to raise the antenna to a height necessary to receive signals.
- C. Transmission-only antenna - any antenna used solely to transmit radio, television, cellular or other signals.
- D. Owner - any single-family home low owner in the Association. **For the purpose of this rule only**, "Owner" includes a tenant.
- E. Telecommunications signals - signals received by DBS, television broadcast, and MMDS antennas.

2. Notification

- A. Any Owner desiring to install an antenna must complete the attached Notification of Intent to Install Antenna form and submit it to the Architectural Review Committee prior to installation of the antenna. If the installation complies with all of the following restrictions, installation may begin immediately following the submission of the completed Notification Form. If the planned installation will not comply with any of the following restrictions, the Owner and the Architectural Review Committee shall establish a mutually convenient time to meet to discuss installation methods prior to installation. The Owner may call the Association manager to schedule a meeting.
- B. The regulations contained in this Resolution do not relieve the Owner from obtaining approval for other exterior modifications, alterations and additions such as painting, landscaping or fence installation as may be required by the Association's governing documents.
- C. If these rules are violated, the Association, after providing the Owner with notice and an opportunity to be heard, may bring action for declaratory relief with the FCC or any court of competent jurisdiction. If the court or FCC determines that the Association's rule is enforceable, a fine of \$50.00 shall be imposed 21 days after the Association rule has been validated. If the rule had previously been validated and the Owner does not contest the rule's application to his or her particular situation, the Association will fine the Owner immediately upon revalidation of the rule. If the violation is not corrected within thirty (30) days, additional fines of \$10.00 per day may be imposed for each day thereafter that the violation continues.
- D. In the event a court or the FCC validates the Association's rule, the Owner shall be responsible for reimbursing the Association for attorney's fees incurred in the matter.

3. Antenna Size and Types

- A. Antennas designed to receive direct broadcast satellite service which are one meter or less in diameter may be installed. Antennas designed to receive satellite signals which are larger than one meter are prohibited.
- B. Antennas designed to receive and transmit multichannel multipoint distribution service one meter or less in diameter (or measured diagonally) may be installed. MMDS antennas larger than one meter are prohibited.
- C. Antennas designed to receive television broadcast signals may be installed.

- D. Masts that are required for the installation of any of the antennas listed in Sections 3.A, 3.B or 3.C may be installed.
- E. Transmission-only antennas that are not required for the use of an antenna listed in 3.A, 3.B or 3.C are prohibited unless approved by the Architectural Review Committee.

4. Antenna Location

- A. An antenna must be installed solely on the Owner's individually-owned property as designated on the recorded deed or map.
- B. No antenna shall encroach upon common areas or another Owner's property.
- C. If an acceptable quality signal can be received by installing the antenna wholly inside the residence and such installation does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna, then outdoor installation is prohibited.
- D. If an acceptable quality signal cannot be received from an indoor location, or if such installation unreasonable delays or increases the cost of installation, maintenance or use of the antenna, the antenna shall be installed in a location in the back of the lot that is least visible from the street (s) and adjacent residences, provided such location does not preclude reception of an acceptable signal or unreasonably delay or increase the cost of installation, maintenance or use of the antenna.
- E. If an antenna cannot be installed in the back of the lot, the antenna shall be installed in another location on the back or side of the residence under the soffits in which an acceptable quality signal may be obtained without unreasonably delaying or increasing the cost of installation, maintenance or use of the antenna.
- F. If the antenna cannot be placed in any of the above locations, it may be installed in another area of the lot which is least visible from streets and nearby lots and in which an acceptable quality signal may be obtained without unreasonably delaying or increasing the cost of installation, maintenance or use of the antenna.
- G. Under no circumstances is an antenna to be placed on the roof unless there is absolutely no other location on the Owner's entire lot where an acceptable signal may be received. In the event that a resident installs an antenna on the roof of a residence, the antenna must be removed from the roof within ten (10) days of a finding that an acceptable signal may be received in another location on the lot. Such finding shall be made by a technician qualified to measure signal strength and the costs to obtain such finding shall be assessed to the Owner of the lot.

- H. An antenna may not be installed in a location which would obstruct a driver's view of an intersection or street.

5. Antenna Installation Method

A. Installation of an antenna shall be subject to the following:

1. An antenna shall be no larger nor installed no higher than is necessary for reception of an acceptable quality signal, provided this requirement does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna.
2. All installations shall be completed so as not to materially damage the common area or the lot of another Owner or void any warranties of the Association or other Owners or in any way impair the integrity of buildings on common areas or other individual lots.
3. An Owner is not required to hire a professional antenna installer, however, any installer other than the Owner shall be qualified and insured to install the antenna.
4. Installation shall be in accordance with the manufacturer's installation specifications.
5. All antennas must be secured so that they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the antennas, including damage from wind velocity based upon a unique location.
6. Unless applicable codes, safety ordinances, laws and regulations require a greater separation, no antenna shall be placed within two feet of electrical power lines (above ground or buried) and in no event shall antennas be placed within an area that can be reached by the play in electrical power lines. The purpose of this requirement is to prevent injury or damage resulting from contact with power lines.
7. All installations must comply with all applicable building, electrical and related codes, and take aesthetic considerations into account.
8. Antennas must be permanently and properly grounded in order to prevent electrical and fire damage.
9. Wiring or cabling shall be installed so as to be minimally visible and, to the extent possible without violating any manufacturer's warranties, blend into the material to which it is attached, provided this requirement does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna. If the antenna is installed on the side of the 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 structure and through existing penetrations for wire and cable, if available. No wiring or cabling shall be installed on common area.

10. If the antenna is to be attached to a structure, such as the siding, the actual satellite dish, TV broadcast antenna or MMDS antenna shall be painted so as to blend into the background to which it is attached, provided painting does not prevent reception of an acceptable quality signal or unreasonably delay or increase the cost of installation, maintenance or use of the antenna and provided that painting does not violate or void any warranties given by the manufacturer of such device. Mounting materials and any accessories and cabling do not have to be painted if doing so will violate or void a manufacturer's warranty.
11. Owners are liable for any personal injury or damage occurring to common areas or other lots arising from installation, maintenance or use of an antenna, and shall pay the costs to:
 - a. repair damages to the common areas, other lots and any other property damaged by antenna installation, maintenance or use;
 - b. reimburse residents or the Association for damages caused by antenna installation, maintenance or use.

6. Mast Installation

- A. Masts are prohibited except when necessary for reception of an acceptable quality signal, unless such prohibition unreasonably delays or increases the cost of installation, maintenance or use of the antenna.
- B. Mast height may be no higher than absolutely necessary to receive an acceptable quality signal, provided this requirement does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna.
- C. Masts extending 12 feet or less beyond the roofline may be installed, subject to the regular notification process.
- D. Masts extending more than 12 feet beyond the roofline must be pre-approved prior to installation using the attached Application for Approval to Install Mast form due to safety concerns posed by wind loads and the risk of falling antennas and masts. Any application for a mast in excess of 12 feet must include a detailed description of the structure and anchorage of the antenna and the mast, as well as an explanation of the necessity for a

mast higher than 12 feet. If this installation will pose a safety hazard to Association residents and personnel, then the Association may prohibit such installation. The notice of rejection shall specify these safety risks.

- E. Since masts extending more than 12 feet above the roofline pose risks of personal injury and damage to common area and other lots, these masts must be installed by licensed and insured contractors to ensure proper and secure installation.
- F. Masts must be painted the appropriate color to match their surroundings, provided such requirement does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna, or prevent reception of an acceptable quality signal or violate or void any manufacturer's warranties.
- G. Masts installed on a roof shall not be installed nearer to the lot line than the total height of the mast and antenna structure above the roof due to safety concerns if the mast were to fall.
- H. Masts shall not be installed nearer to electric power lines than the total height of the mast and antenna structure above the roof due to safety concerns if the mast were to fall.
- I. Masts shall not encroach upon another Owner's lot or common property.

7. Maintenance and Repair of Antenna

- A. The Owner of the property on which the antenna is installed shall be responsible for the maintenance of any antenna. Maintenance and repair shall include, but not be limited to:
 - 1. Reattachment or removal of antenna, within seventy-two (72) hours of dislodgment, for any reason, from its original point of installation.
 - 2. Repainting or replacements, if for any reason the exterior surface of the antenna becomes worn, disfigured or deteriorated, if repainting does not violate or void any manufacturer's warranties.
 - 3. Repair or replacement, if for any reason the antenna no longer retains its original condition.
 - 4. Repair or replacement to prevent the antenna from becoming a safety hazard.
- B. Should the Owner fail to properly maintain the antenna in accordance with this

Resolution, the Association may, in accordance with Article 2 of this Resolution, fine the lot Owner and/or take such further action, legal or otherwise, as permitted by Declaration or statute.

1. Except in an emergency situation, the Board of Directors shall notify the Owner, in writing, that the antenna requires maintenance, repair or replacement, and that such maintenance, repair or replacement must be completed within thirty (30) days of such notification.
2. The Owner may request a meeting with the Board of Directors to be held within thirty (30) days of such notifications to review the reasons for the required maintenance, repair or replacement. Within thirty (30) days of such meeting, the Board of Directors shall notify the Owner, in writing, of its final decision.
3. If any work is not completed within thirty (30) days of notification of final decision if reviewed, the Association may remove and/or repair the antenna at the expense of the Owner, such expense being added to the Owner's annual or monthly assessment.

8. Miscellaneous

- A. If any of these provisions are ruled invalid, the remaining provisions shall remain in full force and effect.
- B. The Board of Directors may amend this Resolution from time to time as it deems necessary.
- C. To the extent that this Resolution conflicts with any prior existing rule, restriction or architectural guideline, this Resolution is controlling.
- D. All prior existing rules, restrictions or architectural guidelines not in conflict with this Resolution shall remain in full force and effect.

PRESIDENT'S

AND

SECRETARY'S

CERTIFICATION: The undersigned, respectively being the President and Secretary of Sunrise Ridge Master Association, a Colorado nonprofit corporation, certify that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on November 2007 and in witness thereof, the undersigned have subscribed their names.

ATTACHMENT C
SUNRISE RIDGE MASTER ASSOCIATION
Fence Ownership Map



**APPLICATION FOR APPROVAL TO INSTALL MAST
IN EXCESS OF 12 FEET ABOVE ROOFLINE**

Note: This application must be completed if the Owner intends to install a mast in excess of 12 feet in height above the roofline. No mast in excess of 12 feet in height above the roofline may be installed without the prior written approval of the Architectural Review Committee. Mail or deliver this application to:

Architectural Review Committee
Sunrise Ridge Master Association
Homestead Management Corp.
1401 W 122nd Ave, #101
Westminster, CO 80234

Owner:

Name: _____

Mailing
Address: _____

Lot Address: _____

Phone: Home _____

Phone: Work _____

1. Describe the antenna and mast you wish to install, including dimensions, type and mounting connection between antenna and mast (attach a separate sheet of paper if necessary):
2. Attach a diagram or drawing of the exact location of the antenna, mast and all cabling, supports, guy wires, conduits, wiring, fasteners, bolts or other accessories you wish to install:
3. State the total height of the mast: _____ feet; and proposed height to extend above the roofline: _____ feet.
4. Describe in detail the manner in which the mast will be installed and anchored, including all cabling, supports, guy wires, conduits, wiring, fasteners, bolts or other accessories.
5. Attach any manufacturer specifications regarding the installation of the mast.
6. Attach the name, address and telephone number of the contractor installing the antenna and mast.

I have read and understand the Association's regulations with respect to the installation of masts and antennas. I agree to assume responsibility and to be held liable for any personal injury, property damage, or voiding of warranties that may occur due to the installation of any antenna or mast.

Signature _____

Date _____

Signature _____

Date _____