

GRANDOTE GOLF AND COUNTRY CLUB

**AMENDED AND RESTATED
DESIGN GUIDELINES**

Adopted by the Grandote Golf and Country Club Design Review Committee:

Amended and Restated June 4, 2008

TABLE OF CONTENTS

INTRODUCTION 1

DESIGN PHILOSOPHY 1

PURPOSE OF DESIGN GUIDELINES; BASE DATA 2

DESIGN REVIEW PROCEDURE 3

SITE PLANNING GUIDELINES 4

ARCHITECTURAL DESIGN GUIDELINES 6

LANDSCAPE FEATURES GUIDELINES 8

SUPPLEMENTAL INFORMATION 21

Exhibit 1 Rules and Restrictions for Antenna Installation, Maintenance and Use 18

AMENDED AND RESTATED DESIGN GUIDELINES

(Grandote Golf and Country Club Filing Number One)

Effective as of June 4th, 2008

INTRODUCTION

These Amended and Restated Design Guidelines (these “**Guidelines**”) are adopted and promulgated by the Grandote Golf and Country Club Design Review Committee (the “**Design Review Committee**”) and the Grandote Golf and Country Club Homeowners Association (the “**Association**”) pursuant to the terms of Article 9 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grandote Golf and Country Club Filing Number One, recorded in Huerfano County Records No. 374796 (the “**Declaration**”). The Declaration amended and restated that certain Declaration of Covenants, Conditions and Restrictions for Grandote Golf and Country Club Filing No. 1, recorded in Huerfano County Records No. 633, Book 2M, Pages 310 through 332, and these Guidelines supersede in all respects certain design guidelines previously promulgated pursuant to that prior declaration. These Guidelines apply to all construction and development on Residential Lots (as that term is defined in the Declaration), located within the real property known as Grandote Golf and Country Club Subdivision, Filing No. 1, Huerfano County, Colorado (the “**Property**”). Because these Guidelines simply augment the Declaration, the Design Review Committee strongly urges every Owner (as that term is defined in the Declaration) and Builder to become thoroughly familiar with both these documents. Nothing herein shall preclude the Design Review Committee from waiving or granting variances from particular provisions of these Guidelines should the Design Review Committee, in its discretion, believe that a waiver or variance is appropriate. Decisions of the Design Review Committee may be appealed to the Board of the Association pursuant to the terms of the Declaration. These Guidelines may and are intended to be enforceable by the Association as contemplated by Article 10 of the Declaration.

DESIGN PHILOSOPHY

The Owners, developers and residents of the Property recognize and respect the unique physical environment of the Cuchara River Valley and the Grandote Peaks Golf Course. They realize it is their obligation to preserve and enhance the natural advantages of this environment so that its enjoyment may be shared by owners and visitors for years to come.

The Owners, developers and residents of the Property also realize that the regional history and vernacular architecture of the Cuchara River Valley play a critical role in the Valley’s “sense of place” and community identity and that this “sense of place” can either be enhanced or impaired by future development and construction.

From the outset, the Property’s design consultants have sought an appropriate balance or harmony between the constructed environment and the natural environment while recognizing the importance of community identity. Toward this end, the Grandote Golf and Country Club Design Review Committee has prepared the following information to act as a “design guide” for Property homeowners, their design consultants and building contractors.

PURPOSE OF DESIGN GUIDELINES; BASE DATA

The Design Review Committee has been established to provide guidance to the Owners of Residential Lots within the Property. Its purpose is to assist each Owner in the development of his or her site by providing the Owner with the observations and experience of the architects, planners, landscape architects, engineers, geologists and ecologists who have already participated in the development of the Property.

In concept, the committee's goal is to avoid harsh contrasts in the landscape, to preserve and protect the design integrity of the Grandote Peaks Golf Course, to encourage design adapted to existing environmental opportunities and constraints, to foster harmony between buildings and their sites and to promote a sense of community identity.

In addition to the Declaration and these Guidelines, many Federal, State, County and local rules, regulations and ordinances will govern and direct the activities and work products of the project's architects and builders. The Supplemental Information portion of these Guidelines provides the current names, addresses and phone numbers of many of the governmental agencies interested in development within the Property (all of which are subject to change without notice). The Design Review Committee strongly urges every Residential Lot Owner, architect and builder to become thoroughly familiar with these agencies and their respective rules, regulations, ordinances and procedures.

The recorded plat of Grandote Golf and Country Club, Filing No. 1 as filed with Huerfano County in Pocket 7, Folder 1, Map 312, contains a number of plat notes, each of which the Owner, architect and builder should be aware of. These notes include:

Lots 1, 5, 23 and 24 are affected by the 100 year flood plain. No building construction will be allowed within said flood plain without approval of the Huerfano Board of County Commissioners. (Note - only a small portion of each of these lots is affected by the flood plain. Construction within these affected lots, if outside of the flood plain, does not require special County approvals.)

No building permits will be issued for any buildings that would be constructed on a portion of a lot that exceeds 20% in slope without approval of the Huerfano County Planning Commission.

All foundations shall be designed by a registered professional engineer currently registered in the State of Colorado.

Past development within the Property has required the assemblage of large amounts of base data. Available base data will be made available by the Design Review Committee, upon written request, and can be very useful to Owners planning to build within the Property. The data may

include:

- Master Project PUD Development Plans
- Topographic Mapping
- Platt Mapping
- Utility Location Mapping
- Flood Plain Mapping
- Soil & Geologic Mapping
- Golf Course Layout
- Grading & Drainage Plans
- Road Plans & Profiles

Written requests for base data components should be addressed to the Design Review Committee. A charge of printing and reproductions will be assessed by the Design Review Committee. Because the base data was prepared for the total project, neither the Design Review Committee nor any other party responsible for preparation or maintenance of the original base data warrants the accuracy of the base data as it relates to construction on individual Residential Lots or otherwise. The base data is intended for preliminary investigations only. If used for contract document purposes, all base data must be verified by the Owner's individual design consultants.

OWNERS PLANNING TO BUILD WITHIN THE PROPERTY ARE STRONGLY ENCOURAGED TO UTILIZE ARCHITECTS, LANDSCAPE ARCHITECTS AND ENGINEERS EXPERIENCED IN DEALING WITH ENVIRONMENTAL ISSUES SIMILAR TO THOSE FOUND WITHIN THE CUCHARA RIVER VALLEY.

DESIGN REVIEW PROCEDURE

The design review procedure for all construction within the Property consists of three separate phases including; (1) pre-design conference, (2) preliminary review and (3) final review.

The pre-design conference is a meeting between the Design Review Committee and the Owner, during the early design stages, to confirm that the direction of the design is appropriate to the Property. The Design Review Committee requires the Owner to meet with and/or present plans to the Design Review Committee for preliminary review.

The preliminary review deals with the basic design components of the proposed construction. Documents required for the preliminary review include:

- Site plan illustrating proposed and existing contours, building envelopes, drives, walks, patios, decks, retaining walls, building setbacks, easements, lighting and drainage structures.

- Floor plans.

Building elevations, rendered to illustrate shadow patterns, materials, textures and colors.

Preliminary landscape plan illustrating general plant material type and location as well as treatment type of all ground surfaces.

Completed application form (see Supplemental Information)

Documents required for the final review include:

Final construction documents (plans & specifications)

Final landscape construction documents (plans & specifications)

Evidence of appropriate governmental licensing of contractors

The Design Review Committee understands the value of review time as it relates to a project's overall construction and development schedule. Therefore, the Design Review Committee will make every effort to keep review time to a minimum. The Design Review Committee will attempt to complete preliminary reviews within thirty days from date of receipt of all preliminary review documents, and to complete final reviews within thirty days of receipt of Final Plans. All Design Review Committee approvals must be in writing and the Design Review Committee will not be bound by any purported approval that is not in writing.

SITE PLANNING GUIDELINES

GRADING

When grading any Residential Lot, great care must be used to avoid disturbing existing natural features (i.e. rock outcropping and plant material) significant to the visual or ecological value of the lot or community in general.

DRAINAGE

A master drainage and erosion control plan has been designed and implemented within the entire Property. In general, concentrated drainage is kept within bar ditches adjacent to the roadway network or within the golf course. In a few cases, concentrated drainage moves through a development lot within drainage easements. The Residential Lot Owner should review the project's recorded plat to ascertain if this type of drainage affects his lot and/or building design.

The Owner must accept sheet drainage (non-concentrated form) in historical amounts from uphill lots. Drainage patterns on site may be modified, however, the location and historic amount of drainage leaving the site must not be changed. Sediment and erosion control measures should be

implemented where necessary. In no case should existing drainage onto the golf course be increased or modified in any way without specific approval of the Design Review Committee.

SITING

It is recommended that houses be sited to take advantage of the dramatic golf course and mountain views. Additional design criteria should be utilized in the basic layout of the building functions as well as the location of the building on the Residential Lot. Solar orientation, retention of significant site features, minimization of disturbances to existing site vegetation, golf course safety and the need for outdoor privacy all play an important role in the location of an Owner's structure.

DRIVEWAYS AND PARKING AREAS

Residential Lot driveways within the Property must be surfaced. A wide range of materials such as brick, stained concrete, concrete pavers or cobble stones or a natural colored base gravel will be considered. Asphalt will not be permitted. As a general rule, only one driveway access will be allowed for each individual Residential Lot; however, in order to reduce the number of driveways on certain roads, some adjoining Residential Lots may share a common driveway. The Owners of their respective Residential Lot shall maintain and repair that portion of the common driveway lying within their respective Residential Lot. In the event of resurfacing of the entire common driveway, the type of material to be used shall be mutually agreed to by the Owners of the adjoining Residential Lots and the material used shall be consistent for the entire common driveway.

All so-called "circular driveways in existence as of November 1, 2004 are hereby grand-fathered and deemed approved, and future "circular" driveways may be permitted by the Design Review Committee in its sole discretion based on the total design presented for a particular Residential Lot and the compatibility of such design with surrounding Residential Lots and the general appearance of the area.

As a general rule, driveways should intersect adjoining roads at or as close as possible to a ninety degree angle. All driveways should be a minimum of 10' wide and should not exceed 9% gradients. Driveways should traverse the slope at an angle rather than run perpendicular to the slope.

Properly engineered culverts must be installed at all locations where driveways intersect drainage patterns. Such culverts must be in place during construction, as well as permanently after construction. As in virtually all site work, minimal disturbance to the existing landscape is a major criterion.

At least two covered off-street parking spaces in a garage must be provided for each single-family detached dwelling. In addition, each Residential Lot must provide for two exterior off-street parking spaces. Parking of boats, campers, trailers, motor homes, recreational vehicles, etc. is not permitted without specific Design Review Committee approval (see Declaration).

UTILITIES

All utility service extensions shall be underground. Utility service related structures (except fire hydrants) shall be screened from public view with either an architectural element or a landscape element. Without limiting the generality of the foregoing, all outdoor propane tanks used for heating purposes shall be buried underground, unless such burial is precluded by applicable law.

ARCHITECTURAL DESIGN GUIDELINES

ARCHITECTURAL CHARACTER

Architecture within the Grandote Golf and Country Club should be of a Southern Mediterranean or Moorish design theme. Walls shall be primarily stucco with stone and heavy timber accents. The shape of buildings, including the shapes and sizes of windows, doors, chimneys and other features should be designed to create a harmonious look and should not be designed to attract attention by being unusual or dramatically “different” in form or scale. Site development and landscaping should be taken into consideration as an integral part of the overall architectural expression. These guidelines are meant to facilitate the approval process established by the Design Review Procedure for approval by the Design Review Committee.

Examples are given on the following pages:

