

Association of South Shore
Declarations of Conditions, Covenants and Restrictions.

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PREAMBLE

South Shore is a community where dwellings of varying styles and designs come together in harmony to complement the surrounding landscape. There is no mandatory style of architecture at South Shore, but there are restrictions of particular styles. Quality of design and compatibility with the particular lot, as well as adjacent lots, homes and Landscapes are the principal factors that govern the house and landscape design.

South Shore Association Architectural Design Committee enforces standards for new construction and landscaping as well as additions or changes to existing properties as authorized by the Declarations of Conditions, Covenants and Restrictions. In addition, the Architectural Design Committee has published a Design Guide whose purpose is to further define the design concepts, which are suitable for the South Shore environment. The major objectives in controlling house design and construction at South Shore are to minimize the impact on the natural environment and to insure quality construction, thus enhancing property values.

These standards apply to all properties and permit the flexibility that is essential when dealing with widely varying topography and lot conditions. They are intended to guide and help the owner, architect/designer and builder formulate concepts in keeping with the physical and aesthetic requirements of the community.

Because no two lots are exactly alike, the Committee reviews each plan in relation to the specific characteristics of that lot and its surroundings and reserves the right to reject any plan which, in its opinion, does not meet the guidelines and standards of the South Shore environment. That which might be considered appropriate for one lot might not be appropriate for another. The appearance of dwellings from other lots, open space and roads are key considerations.

The purpose of this document is to: 1) establish design requirements based upon the design concepts set forth in the Design Guide; 2) establish specific drawing standards to provide uniformity in drawing submittals; 3) update and improve procedures. By assembling this data in one document the architect/designer can better prepare the required site, building, and landscaping drawings, and the builder can subsequently complete the construction in compliance with the governing procedures. Conflicts or questions of interpretation of requirements between this and other documents will be ruled upon by the Architectural Design Committee. The owner and architect/designer should review all of the documents governing home design and construction before embarking on the home and site design. Ultimate responsibility for compliance for the home and site improvements with the South Shore governing documents rests with the owner.

II

SITE DESIGN REQUIREMENTS

1. General Site Grading and drainage

Site grading and drainage will be done with a minimum disruption to the lot and shall not drain to adjoining lots, open spaces or across adjacent roads so as to cause a condition that could lead to soil erosion.

Contouring to create large flat earth platforms to serve as building sites is not acceptable. The building should be designed to nestle into the existing land with as little disturbance to the site as possible. Land that is disturbed must be re-contoured to complement the original terrain as much as possible.

In situations where grading on a lot is proposed to extend beyond the lot line, approval must be obtained in writing from the Committee and the adjacent property owner. In such cases the owner must promptly restore and landscape the disturbed area as required by the Architectural Design Committee and the adjacent property owner, at the owner's expense.



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Grading: It is important that disruption of natural conditions is kept to a minimum and that all grading and fill areas be softened to avoid abrupt changes in natural terrain. Cuts should not be greater than twenty (20) feet in depth and slopes should be no steeper than 2:1 (horizontal to vertical). All grading areas must be revegetated as soon as possible to protect against erosion in keeping with the landscape plans submitted to the Committee.

2. House Sitting and Construction Area

The house should be centered in the set back area or buildings envelop as much as possible. Sitting close to the set back lines should be avoided except for the entrance from the access road. As much distance, as possible should be provided between the house and the edge of the building envelope, and existing house, on adjacent lots. Consideration must be given to house location so as to minimize the obstruction of views of neighboring lots. Preservation of large existing trees or natural vegetation shall be a prime consideration in house location.

Situating the house to take advantage of views is a natural consideration, but there are also several other considerations to keep in mind. Buildings on hillsides should be set into the slope, not on it, sitting parallel to land contours and avoiding intrusions above ridgelines will help buildings fit naturally into the landscape. Leave significant site features (trees and rock outcrops) intact and have as little disruption of natural vegetation as possible.

3. Re-Contours and Retaining

Re-contoured slopes over 2:1 must be retained with proper retaining walls. Individual retaining wall heights are limited to a maximum of four feet (4'). Retaining requiring heights in excess of four feet (4') must be properly terraced.

Adequate slopes away from the house foundation must be maintained to provide proper run-off. As a minimum the finished grade 10 feet from the house must be 1 1/2 feet below the top of foundation (TOF).

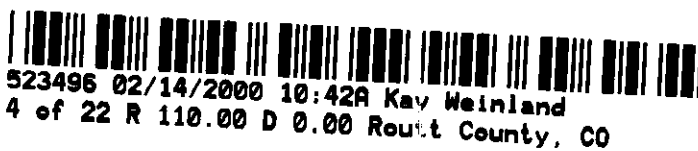
Re-contouring cannot result in surface run-off to neighboring properties or common areas such as to increase the run-off to these properties or cause soil erosion. Retaining walls may be constructed of natural stone (minimum size of 12"), approved retaining wall systems; new pressure treated timbers, concrete block or poured concrete. Concrete blocks or walls must be textured or colored. All retaining wall material must be compatible with the house and/or surrounding environment. Railroad ties are not acceptable.

4. Garages

Garages are an integral part of the design plan and should complement the design of the living structure. Use care in the placement of garage doors so they do not visually dominate the main approach to neither the house, nor the view of the house from the street. Garages need not be connected to the main structure.

5. Exterior Antennas, Clotheslines and Exterior Storage Tanks.

No exterior aerials or antennas over 1 meter in diameter will be permitted. In addition, no owner/occupant shall place upon his premise clotheslines, swimming pool filter tanks, fuel oil tanks, or similar tanks, which may be visible from the street. All tanks must be enclosed or otherwise appropriately screened so that they will not be visible from the street or from adjoining Lots.



No building, fence or other structure shall be commenced, erected, or maintained upon the properties without prior Architectural Design Committee approval. Nor shall any exterior addition, change, alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, color and location be submitted to and approved in writing as to the harmony of exterior design and location in relation to the surrounding structures and topography. This approval shall come from an Architectural Committee composed of 3 or more members appointed by the Board of Directors. A submission will be deemed complete when the following items have been submitted to the Architectural Committee at the designated drop off point.

Building Type and Occupancy. All lots shall be known and described as residential tracts, and shall be used only for residences. No building shall be allowed or erected on any tract in said subdivision except as a residence. No such building shall exceed two and one-half (2 1/2) stories in height. All porches, storage areas, garden houses etc. must be attached to said building, and be constructed so as to constitute one building only. Except that one non-residential accessory building of no more than 20% of the size of the residence building may be permitted. Provided that it is in keeping with the overall architectural scheme of the residence building and is included in a plan submitted to the Architectural Committee for design and location approval.

Design Guidelines. Each residence submitted for approval to the Committee shall conform to the design guidelines in effect at the time of submission. The design guidelines may be modified from time to time to conform to the growth and development of Stagecoach. The Committee will administer the design guidelines, and any guidelines or changes to such guidelines must be approved by a majority of the Board of Directors at a regularly scheduled meeting of the Board of Directors.


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ASSOCIATION of SOUTH SHORE

**ARCHITECTURAL CONTROL COMMITTEE
SUBMITTAL CHECKLIST**

Two complete sets of plans: including the following

 Elevation drawing

Elevation drawings showing all four sides of the house with the natural grade and the proposed final grade of the lot as well as drainage areas both natural and proposed.

 Floor Plan

A complete floor plan for each floor showing exterior dimensions.

 Plat map

A plat map showing the actual footprint of the proposed structure(s), with setbacks and easements shown, and with topography lines showing elevations for each 2 foot change. This must include driveway location and the location of adjacent and neighboring lots, buildings, and driveways.

 List of exterior treatments

A list of exterior treatments, including but not limited to type and color of siding, roofing material type and color, and exterior window type and color.

 Landscaping plan

A landscaping plan showing Revegetation of the lot after construction as well as the location of major vegetation and landscaping features to be retained or removed.

The above information is hereby submitted to the Architectural Control Committee of Association of South Shore. I understand that incomplete submittals will result in a delay of the review and approval of the proposed building plans. When in the opinion of the Architectural Committee the adjacent property owners will be impacted by the proposed structure or application subject, the adjacent property owners may be contacted prior to the Committee's decision.

Applicant

Date

Property Address

Lot in South Shore

DESIGN REQUIREMENTS PROCEDURES AND REGULATIONS



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1. House Configuration

HOUSES MUST BE UNOBTRUSIVE TO THE LANDSCAPE, MAINTAINING PREDOMINANTLY HORIZONTAL LINES AND AVOIDING A DOMINATING APPEARANCE.

Houses in native grass and scrub sage in general should present a low horizontal appearance. More massive, taller houses broken with appropriate vertical elements constructed in areas where large rock outcroppings occur or in close proximity to steep terrain (i.e., against the BLM Land) may be appropriate. Houses should be sited so that the long dimension of the house parallels the existing contour lines. HOUSES SHOULD NESTLE INTO THE LANDFORM AND APPEAR TO BE PART OF THE EXISTING LANDFORM. HOUSES ARE NOT TO DOMINATE THE SITE OR OBSTRUCT THE VIEW FROM OTHER LOTS BUT ARE TO BE IN HARMONY WITH THE LANDFORM.

2. Size/Square Footage

Single family residences must occupy a minimum square footage of living area of not less than 1350 square feet. Balconies, porches, garages and any area wholly or partially underground (unless such area shall have a full walkout access) shall not be included in the square footage calculations.

3. Height of Structures

The principal concerns of the Architectural Design Committee include site compatibility, preservation of views from roadways, common areas and other building sites. Structure heights shall be limited to two and one half (2-1/2) stories (two stories plus a garden level), plus a roof unless located on steep terrain so as to allow a design with architecturally pleasing elevations. In no case shall the design present a flat vertical profile of more than two (2) stories from any direction; that is, the vertical elements must be stepped horizontally up (or down) the slope. The Architectural Design Committee reserves the right to require a lower building height if, in the opinion of the Architectural Design Committee, the proposed structure would be detrimental to the design integrity of the community. (A Story is defined as 10 feet.)

4. Set Backs

Building Location. All improvements must be located within the setback lines as shown on the plat and the exact location shall be subject to approval by the Committee. The county and the committee must approve variations from these setback lines.

Easements. Easements for installation and maintenance of utilities and drainage facilities and for roadways are reserved as described on the recorded plat. No shrubbery, trees, or plantings shall be placed on said easement. No buildings, fences, or structures of any type shall be built over, across, on the line of or in such a manner as to include such easements within the Lot or tract. Easements shall remain open and accessible for service and maintenance of utility and drainage facilities and other purposes.

5. Color


The color of external materials will be generally subdued to blend with the colors of the natural landscape. Earth tones are recommended. Accent colors and materials, used judiciously and with restraint, may be permitted. Large expanse of pastels or white is not allowed. Samples of roof and siding must be presented to the committee during the approval process.

6. Temporary Residences

No structure of a temporary nature, camping trailer, tent, recreational vehicle, teepee, accessory building, or basement shall be used on any tract as a residence, temporarily or permanently. No used structure of any type shall be moved onto any Lot. The Committee may grant exceptions for a period not to exceed one hundred and twenty (120) days during construction of a permanent residence by the owner on his Lot. A request for an exception must be submitted to the Committee in writing, and the Committee must approve such request prior to the locating of any temporary residence on any Lot.

7. Materials

Exterior Walls: Materials used for exterior walls should be physically and visually suited to the natural environment of Stagecoach. Wood, stone, brick and horizontal textured siding (with a spacing of four (4) to eight (8) inches) are preferred. They are attractive, durable and appropriate to a rural Colorado Mountain setting. The


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most suitable colors for exterior walls are the medium to medium dark earth tones characteristic of the soil, rock outcrops, vegetation and other natural elements of Sagecoach. Choices should be limited to no more than three (3) shades of muted browns, tans, greens or grays. Exterior siding should follow the grade, not a stepped foundation.

Exterior surfaces will be of materials that are compatible with the natural landscape. Any exterior material, i.e. siding, trim, roof, fence, retaining walls, etc., when in the judgment of the Architectural Design Committee is deemed to be inappropriate may be restricted or precluded for use in any area in South Shore. Wood surfaces should be finished with a pigment stain or paint. Maximum rock accent should not exceed 25% of house surface, more can be approved by the Architectural Design Committee.

Lapped hardboard siding with a maximum exposed width of 6" used in areas appropriate to the design of the house and not to exceed 35% on any one side of the house is acceptable. Use of plastic or metal butt joiners or inside or outside corner joiners are not allowed. The hardboard siding must be installed with board ends staggered, properly caulked and corners turned using appropriate wooden stock. Hardboard or plywood sheets are not acceptable.

Windows: Window construction and placement should complement the overall design of the building. Preferred window types are wood framed or vinyl and vinyl clad aluminum in a color complementary to the exterior walls. In no case should aluminum colored windows be used.

8. Roofs

Roofs: Roof pitches should be steep enough to be easily visible. The minimum pitch shall be 6/12. All roofs should have overhangs in the two (2) to three (3) foot range at a minimum which are designed to deflect rainwater and melting snow away from walls and the base of the building. Roof colors should be in keeping with the color ranges established for exterior walls. Roofs should be a single color, and will look best if coordinated with the exterior wall colors. Preferred roofing materials are metal, asphalt dimensional shingles or wood. Roof design should include breaks in runs longer than thirty (30) feet so as to add some visual interest.

Approval by the Committee is based upon the visual impact of the roof on the lot and/or on neighboring lots, dwellings, roads and open space. Roof forms/slopes should follow the natural slope of the terrain. Gable roofs should be used sparingly and appropriate overhangs (i.e. 2' or more) used to provide a low, horizontal appearance.

The criteria for approval of roofing material are in order of importance: 1) appearance 2) demonstrated appearance durability 3) tested appearance durability. The material should have a textured, dimensional, natural appearance (i.e. thick shake or tile), low reflectivity and be of an earth tone. Color should be impregnated into the material and have demonstrated durability or certified life test data demonstrating its color fastness in the South Shore environment.

9. Clearing of Lot

Clearing of Lots or Excavation. All clearing of lots and or excavation for construction shall be allowed only with the prior approval of the Committee. Such clearing shall include cutting down or killing any trees on any Lot. All trees cleared by Lot owners will be disposed of in such a manner that all Lots, whether vacant or occupied by buildings, shall be kept free of accumulations of brush, trash, or other materials which may constitute a fire hazard, or render a Lot unsightly. This paragraph shall not operate as a restriction on the storage of firewood in neat stacks for the personal use of the Lot owner.

10. Refuse and Rubbish.

Rubbish, garbage, or other waste shall be kept and in a sanitary container and properly disposed. No Lot or easement shall be used as a dumping ground for rubbish. All containers for the storage or disposal of garbage, trash, rubbish or other refuse shall be kept in a clean, sanitary condition and shall be kept inside the residence or individually housed. No trash, litter, or junk shall be permitted to remain exposed upon the premises and visible from public roads or adjoining or nearby premises. Burning of trash will not be permitted.

11. Foundation Walls

Foundations: Concrete foundation walls exposed more than three (3) feet above ground should be faced or stained to match the exterior wall materials.

Foundation walls shall not be exposed more than six inches (6") below the siding. Step siding on foundation walls is not acceptable.


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Stepped foundations shall have siding installed to mitigate the step appearance. Brick, stone or stucco materials must extend below finished grade.

12. Exterior Mechanical Equipment

All exterior mechanical equipment such as air conditioning and heat exchanger units shall be either incorporated into the overall form of the dwelling or must be permanently enclosed by appropriate material or screened by non-deciduous plantings approved by the Committee. Generators must be muffled to diminish noise nuisance to the neighborhood.

13. Fencing

Fencing of any type is discouraged. Where fencing is desired it should be limited to special purpose areas and kept to a minimum area. (Dog runs should be discriminatively placed.) Fence height will, in general, be restricted to a maximum of four (4) feet. Where heights greater than four (4) feet are desired, up to a maximum of six (6) feet, written justification must be supplied to the Architectural Design Committee for evaluation. All fencing is encouraged to be of split rail type construction.

14. Decks

Decks or Porches: If decks or porches are included in the design, the material, color and design should complement the main structure. Understructures of elevated decks on hillside sites should be enclosed when constructed in wooded areas so that warm air updrafts are not trapped to create a wildfire hazard.

15. Exterior Lighting

Exterior Lighting: Exterior lighting should be chosen with care so that it provides security, and yet does not create glare and light is not cast on neighboring properties. Exterior lighting should direct light downward, and the light source should be no more than minimally visible from neighboring properties.

Exterior lighting must be subdued so as not to create a nuisance for neighboring property or roadways. Down lighting (lighting fixtures, which are constructed so as to cast the light towards the ground) is the preferred lighting for all exterior applications. Carriage type and all other non down-lighted light fixtures must have either opaque or diffused glass or diffused or white-coated bulbs to prohibit the light source from being directly visible. Clear light bulbs, unless shielded from view by the fixture construction or translucent or diffused glass, are not permitted. External fixed down directed floodlights is acceptable. In all cases, exterior lights are subject to approval of the Committee and should be of a design compatible with the structure.

16. Utility Extensions

All utilities including phone, cable and electricity must be run under ground so as not to take away from the pristine landscape and views offered at South Shore.

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LANDSCAPING DESIGN REQUIREMENTS

1. General

The objective of landscaping in South Shore is to preserve the natural appearance of South Shore and the maintenance of such appearance. Landscaping materials must be installed so as not to define property lines. Contouring for landscape effects will leave no slopes greater than 2:1, maximum retaining wall height is four (4) feet, etc.). All re-contoured slopes must be properly re-vegetated. Planting of indigenous shrubs and trees is encouraged. Landscaping that requires substantial irrigation such as blue grass, shall be limited and is discouraged.

Any barren areas on any site as a result of construction or improvements shall be replanted by the owner(s) of the site(s) either with flora natural to the region or in such grass or other planting as may be approved by the Committee, in accordance with the construction plan approval. This revegetation must commence within six (6) months of the completion of construction of the improvement and shall be completed within six (6) months thereafter. No person shall be permitted to interfere with or direct the natural course of any drainage or runoff so as



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to alter the natural flow onto or across the site or living unit of another. No site shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing water, oil, gas, or other hydrocarbons, minerals, rocks, stones, gravel or earth.

In addition, the following items are to be considered in landscape planning:

- 1) Avoid creating large manicured areas.
- 2) Minimize disruption of the natural terrain (by grading) and by controlling vehicular wear and tear.
- 3) Re-vegetate and restore ground cover for erosion control and appearance using seed mix compatible with the South Shore environment to duplicate the natural grasses. Some areas may require soil stabilization by means of erosion blankets. Recommendations for seed mix and plantings are available upon request.
- 4) Use primarily indigenous species of plant materials.
- 5) Select man-made elements that blend and are compatible with the land. Minimize use of crushed or river rock; mulch and bark ground coverings are preferred. Rock shapes and colors should be compatible with the other landscaping material and approved by the Architectural Design Committee.
- 6) When possible, preserve existing or natural drainage paths.
- 7) Provide storm run-off drainage in areas as approved by the Architectural Design Committee.
- 8) Conserve and protect trees, topsoil, rock formations and unique landscape features. Permission for the removal of any trees on private property, other than those required to be removed for construction of the residence as approved on the preliminary and/or detail landscape plans, must be obtained from the Architectural Design Committee. Those wishing to remove any trees outside of the building area as shown on the approved Site Plan must contact the Architectural Design Committee for approval with a written request and supporting reasons for removal.
- 9) Dead trees are to be removed by the property owner as soon as practical. Architectural Design Committee approval is not required.
- 10) Due to destruction that may be caused by the large deer population at South Shore special attention should be given to the placement and type of plants installed.

2. Preliminary Landscape Plan

A preliminary landscape plan is required at time of preliminary design review submission. The plan should be prepared by an overlay of the site plan (1"=10'). The drawing must have a north arrow oriented to the top or top right of the sheet. Footprints of all proposed sites improvements including decks, porches, driveways, walk ways, fences and all required construction retaining walls etc. must be shown on the drawing. Indicate the landscape treatment to be applied to the areas where all utility lines run to the house. Where utility lines run to the house and must pass through existing vegetation the disturbed area must be appropriately re-vegetated and clearly shown on the plan. The plan must also show the location on the site and the approximate planting size and/or areas covered by all landscape materials to be installed.

3. Landscaping Maintenance

All property owners are responsible for maintaining their property to the existing roadway surface in a clean and orderly condition. The Association has the authority to enter private property to cut, spray, or remove noxious weed and to restore the property to clean and orderly conditions at the owner's expense.

Exterior Maintenance. In the event an owner of any Lot in the subdivision shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

4. Drainage Improvement and Maintenance

Due to site improvements that lead to significant increase in water run-off adequate drainage paths and proper re-vegetation to minimize the run-off damage to adjacent properties and to prevent erosion will be the responsibility of the owner.

Owner will show methods of temporary or permanent erosion control on the landscape plan.



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QUALIFICATIONS OF ARCHITECTS, DESIGNERS AND BUILDERS

The following standards are established to design or build any structure at South Shore.

1. ARCHITECTS

Must be licensed to practice architecture in the state of Colorado.

2. DESIGNERS

The following criterion will be considered in evaluating whether a building designer without an architect's seal will be allowed to design homes for South Shore.

- A. Possession of a Bachelor of Architecture Degree from an accredited four year university.
- B. Certification from the American Institute of Building Design.
- C. Submission of a portfolio of examples of past residential design work for which the applicant is responsible. This portfolio must contain photo or renderings. If the designer's name does not appear on the drawings, letters from the firms for which they were done will be required to attest to authorship.
- D. Please note that the possession of any of the above does not automatically qualify a designer but is merely evidence of design experience.

3. BUILDERS (Including Owner/Builder)

Submission of evidence of experience in the trade to meet acceptable quality standards is required.

4. EXCLUSIONS

The Architectural Design Committee reserves the right to exclude from further work at South Shore designers or builders who have demonstrated by their work at South Shore that they have not met quality and performance standards acceptable to the Architectural Design Committee. This is to protect all homeowners.

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PROCEDURES

Two complete sets of the following:

1. Elevation drawings showing all four sides of the house with the natural grade and the proposed final grade of the lot as well as drainage areas both natural and proposed.
2. A complete floor plan for each floor showing exterior dimensions.
3. A plat map showing the actual footprint of the proposed structure(s), with setbacks and easements shown, and with topography lines showing elevations for each two (2) feet in change. This must include driveway location and the location of adjacent and neighboring lots, buildings, and driveways.
4. A list of exterior treatments, including but not limited to type and color of siding, roofing material type and color, and exterior window type and color.
5. A landscaping plan showing revegetation of the lot after construction as well as the location of major vegetation and landscaping features to be retained or removed.
6. A submission fee of \$500 will be required as a deposit with all plans presented for



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review. The full deposit will be reimbursed upon completion of the building as per approved plans. If the building is not built per plans the deposit goes towards correction of, or litigation processes necessary to bring the building to approved plans.

In the event said committee fails to approve or disapprove such design and location plans in writing within thirty (30) days after said plans have been submitted to it, approval will not be required and this article will be deemed to have been fully complied with.

In the event the Architectural Committee denies approval, the lot owner may petition the Board of Directors for approval. In the event said Board fails to approve or disapprove such design and location within forty-five (45) days after said petition has been submitted to it, approval will not be required and this article will be deemed to have been fully complied with.

1. ADVANCE PREPARATIONS

A. Site Preparation

No removal of topsoil, rocks, trees or any vegetation can be done and no construction within South Shore can be commenced until the final design is approved by the Architectural Design Committee and until a building permit has been obtained from the Routt County Building Department. Hand cutting of sage to allow access to the lot for purpose of determining house siting is permitted with the prior approval of the Architectural Design Committee representative.

B. Information Packet

Prior to preparation of plans for any home the complete information packet for Architectural Design Committee procedures must be obtained from the Architectural Design Committee at the South Shore Association offices. In the information packet are instructions, forms and checklists that must be adhered to in their entirety by the appropriate parties when making a submission.

C. Checklist

The applicant must complete the checklist in the packet at the time of each submission. Any materials not completed or provided at that time will result in an incomplete submission and the committee may not review it.

2. COMMITTEE ACTION

Following review of submissions the Architectural Design Committee will provide a written reply of their findings to the owner as follows:

- a. Approval, conditional approval or disapproval of the submission with required changes and/or suggestions to be included in the resubmission and/or subsequent submissions.
- b. Return all but one set of the drawings and the Architectural Design Committee's comments to the applicant.

Should the Owner object to the required changes of the Architectural Design Committee, the owner may submit a letter outlining the basis for the objections. If the Architectural Design Committee deems it appropriate, a meeting will be scheduled with the Owner and architect or designer and the Architectural Design Committee to resolve the design differences.

3. NOTIFICATION TO ADJACENT PROPERTY OWNERS

After the first approved submission, the secretary to the Architectural Design Committee shall provide written notification to adjacent property owners (i.e. all contiguous lots plus those in the immediate vicinity which may be impacted by the proposed residence) of plan submission. The notification will state that plans have been submitted for that property and such plans will be available for public review in the Association. Plans shall be available to inspection for a minimum period of twelve (12) calendar days prior to consideration by the Architectural Design Committee. If major changes are made subsequent to the initial approval adjacent property owners will be re-notified.



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Written comments may be submitted to the Architectural Design Committee for a period of ten (10) calendar days from the date of the written notification. Both the date the plans were received and the final day of the comment period will be noted in the written notification. Written comments to propose the Architectural Design Committee in its review of the initial or subsequent submissions will consider plans.

4. SCHEDULE REQUIREMENTS - CONSTRUCTION

All exterior construction (including roof, siding, windows, doors, decks, porches, structure supports, etc.) must be completed and painted or stained, as appropriate, within one (2) year after start of construction. All construction materials and equipment, including sanitary facilities, must also be removed from the building site within one (2) year from start of construction. Extensions with board approval only.

5. Other Submission Conditions

A. Number of Copies

The number of copies required is noted in the review Checklist.

B. Drawing Information

Each sheet shall identify the site by lot number and area, contain the name, address and telephone number of the owner, and the architect/designer and the architect's or engineer's seal. The site plan and floor plans must have a north arrow indicated. Scale for the site plan shall be 1" equals 10' or 1" equals 20'. Scale for the building plans shall be 1/8"=1' or 1/4"=1'.

Any owner submitting plans for preliminary or final approval to the committee shall be responsible for the correct identification and use of official certified benchmarks, verification and accuracy of all lot dimensions, grades, and/or elevations of adjacent roads or drives where lot access is proposed. The owner bears the ultimate responsibility through his contract with the licensed surveyor for the correct location of the improvements constructed on the site.

6. Site Plan

A site plan drawn by an overlay of the Engineering Survey Topographic Survey is required showing all of the information contained on the Engineering Survey. This will include: "Reference Elevation," existing contours (shown through all improvements); edge of existing roadways; all natural features plus the following items.

- A. Building footprint including all decks, porches, fences, dog runs, etc. including its location on the site (i.e. distances from property lines). Highlight/note clearly any protrusions into setback areas.
- B. A north arrow oriented with the direction north at the top or right of the page and a north arrow placed prominently.
- C. Driveway, guest parking and turn-around areas, indicating the per cent (X) slopes.
- D. Retaining walls.
- E. All easements and setbacks will be per Rout County requirements.
- F. Topography data related to USGS datum including existing (dash lines) and proposed (heavy lines) re-contours at a maximum of 2' contour intervals.
- G. Spot elevations of major elements of the site and proposed structure (i.e. garage, basement and first floor, top and bottom of retaining walls at appropriate places along the wall, driveway and parking and turn-around areas).
- H. Utilities access locations and proposed service lines to the house including location of the Remote Water Meter read-out.
- I. Sewer invert elevation in USGS datum.
- J. Driveway culvert (if required) including details as specified in the site requirements.
- K. In cases where house siting has resulted in particular critical drainage re-contouring, drainage arrows indicating the resulting proposed surface flows away from and around the house, and to neighboring properties, are required. Spot elevations of the proposed finished grade 10 feet from the house at approximately 20-foot intervals are also required on the drawing.
- L. A Vicinity Map must be provided on the drawing showing the lots in the immediate vicinity of the proposed building lot. The Map must include a scale drawing of the platted lots, identified by number, and existing roads with a North Arrow (dimensions and contours are not required) within an area covering approximately the ten (10) closest lots. The proposed building lot must be prominently indicated on the Map.

The existence of improvements on the lots shown within the Vicinity Map area must be noted. An



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- appropriate symbol, i.e. *, *, crosshatched or solid shading may be used to denote the lots with existing improvements.
- M. Provide a Compass North Arrow and a Plan North Arrow if the improvement is oriented such that the indemnification of the elevation drawing is ambiguous.
 - N. Indicate a "Limit of Disturbance Line" which separates and identifies the area of the site that will be disturbed due to construction activities associated with the house and other improvements (i.e. retaining walls, drainage re-contouring, utility line runs, etc.) and that area of the site which will not be disturbed.

7. Building Plans

- A. All four exterior elevations (N, E, S, W) at a scale of 1/4"=1' with roof pitch and existing (dashed) and proposed (solid) grade lines, elevations on USGS datum at the intersection of the finished grade and the primary (i.e. outside) corners of the building. A 1/8"=1' scale may be used provided the drawing shows clearly, in the sole opinion of the Architectural Design Committee, all pertinent exterior features. Expanded scale drawings of critical areas (i.e. window treatments, deck railings, exterior lights, etc.) must be provided. Use of a scale other than 1/8"=1' or 1/4"=1' must have prior written approval of the Architectural Design Committee representative.
- B. On homes where significant areas of the house will be obscured by the immediate surrounding terrain, the drawings should reflect the house elevations as viewed from the appropriate property line. The view should incorporate existing features of the terrain (i.e. trees, large rock outcroppings, etc.) which are to remain after completion of the house. Broken lines should show elements of the house that are obscured by the immediate surrounding terrain.
- C. Elevations of each level of the building, including the top of the roof/roofs, referenced to USGS datum.
- D. Roof plan and floor plans oriented the same direction as the site plan to the same scale as the exterior elevation drawings. Provide a north arrow on the drawings.
- E. Indicate on the drawings all exterior materials including: siding, roof, trim, doors, windows, garage doors, decks, deck railings, fascias, gutters, down spouts, other.
- F. The general color (i.e. brown, tan, gray, etc.) of all exterior materials as stated above. Roof protrusions and down spouts must be painted the same color as the roof and siding respectively.
- G. Show all locations of all exterior light fixtures on the appropriate elevation drawing. If lights are to be located in the soffit or otherwise obscured from view from outside of the house, provide notes on the drawings.
- H. Any ancillary improvements contemplated on the lot must be shown on the preliminary submission.
- I. Show visible supporting structure for all decks and porches with appropriate dimensions. Visually exposed deck supports must be dimensioned and be substantial and compatible with the architecture of the house as specified in the building requirements.
- J. Where deck enclosures are not solid (i.e. picket type, etc.) provide a minimum 1/2"=1' elevation drawing of a representative section of the railing structure and include a cross section view.
- K. Sidings that do not extend below grade, i.e. natural wood, etc., provide a note on an appropriate elevation drawing describing the method of attaching the siding to foundations. Show detail via a section drawings, in order to meet the requirement of six (6) inch maximum exposed foundation wall visible above finished grade. (Reference requirement Section V 11. foundation walls).

8. Changes During Construction

Any change in color, texture, material, finish, location of windows, doors, dormers, vents, etc., that affect the exterior appearance of the structure must be submitted to and approved by the Architectural Design Committee. A change affecting the exterior appearance shall be submitted as a revision of the original drawing. The approved change shall be inserted in the file drawings of the Committee.

9. Inspections

The committee, through the Architectural Design Committee's representative may inspect the work on each home as it is built. Any non-compliance may be cause for Stop Work Order notification to the owner which can be enforced by injunctive action by the Routt County District Court at the expense of the owner. Absence of a Stop

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Work Order notification, however, does not relieve the owner and builder of responsibility to comply with the requirements of the approved plans and the governing rules and regulations.

VII

ADDITIONS OR ALTERATIONS TO EXISTING RESIDENCES

1. Approval Requirements

Any additions or alterations affecting the finished grade of the site, exterior appearance (including color) of any structure, or major landscaping change requires approval of the Architectural Design Committee.

The following paragraphs apply to new homes designed and built for lot owners as well as homes previously designed and built by prior owners and purchased or repurchased in a completed state.

2. Property Owner Responsibilities

The property owner must submit a request either via letter or drawing to the Architectural Design Committee for the addition or alteration desired. The submission must be in sufficient detail to allow the Architectural Design Committee to evaluate the change request. For major changes a review fee may be charged depending upon the scope of the addition or alteration. See the Fee Schedule for the specified dollar amount.

3. House Exterior

Any change of exterior material or change resulting in a change of appearance of the house including siding, doors, windows, skylights, decks, deck railings, roofs etc. must have prior approval of the Architectural Design Committee.

4. Repainting

The Architectural Design Committee must approve any change in paint or stain color. Samples of the colors to be applied must be submitted to the Architectural Design Committee for approval. Re-staining or re-painting with the existing colors previously approved by the Architectural Design Committee does not require Architectural Design Committee approval.

5. Landscaping

All property owners are encouraged to plant additional indigenous trees and shrubs. Approval for planting additional trees and shrubs is not required by the Architectural Design Committee provided the following requirements are adhered to:

- a. Trees or shrubs are not to be planted so as to define property lines.
- b. Trees or shrubs are not to be planted where, when fully grown, they may interfere with neighboring property's view or solar exposure, or impede the egress view from the driveway or views around street corners.
- c. There is no minimum planting size requirement.

6. Exterior Lighting

Any additions of or alterations to exterior lighting must have prior Architectural Design Committee approval. Any lighting other than "Down Lighting" is discouraged.

7. Changes in New Owner Unfinished Homes. (Spec Homes)

Changes in exterior design or landscaping to property that has been purchased by new owners after approval of Final Plans and are not complete at the time of purchase may be made under the following conditions:

- a) Any change that would result in a change of exterior physical appearance of the property must be submitted to the Architectural Design Committee for approval. This includes changes in site design (re-contouring, retaining wall, driveways, fencing, etc.) house structure, material, or color.
- b) Changes in landscaping material or location of plantings from the Approved Landscape Plan require prior Architectural Design Committee approval. Additions may be made to the "Approved



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Landscape Plan" without Architectural Design Committee approval.

VIII

GENERAL PROVISIONS

1. Authority

The authority for Architectural Design Committee Rules is found in the South Shore Declarations of Conditions, Covenants and Restrictions.

2. Owner Responsibility

All lot Owners at South Shore will be responsible for compliance with the South Shore Declarations of Conditions, Covenants and Restrictions by their representative builders, contractors, and subcontractors.

3. Non-Waiver

The failure of the Architectural Design Committee to enforce any restriction, covenants, condition, or requirement contained in the Declaration of Conditions, Covenants and Restrictions, applicable to South Shore, or a waiver of any right to enforce such provision or any other provision contained in any of the above enumerated documents.

4. Non-Liability

Neither the Architectural Design Committee, nor any member thereof, nor the South Shore Association, nor any member of the Board of Directors thereof, nor agents or employees of the Architectural Design Committee or the Association, nor the respective heirs, successors, or assigns of any of the foregoing individuals or entities shall be held liable for damage to anyone submitting plans and/or specifications to them for approval by reason of mistake in judgment, negligence, or failure to approve such plans and/or specifications. Every Owner or other person who submits plans and/or specifications to the Architectural Design Committee for approval agrees, by submission of such plans and/or specifications, that he will not bring any action or suit against the Architectural Design Committee, its members, agents, or employees, or the South Shore Association, its members of the Board of Directors, agents, or employees relating to action taken by them or neglected to be taken by them in connection with the plans and/or specifications submitted. The sole purpose of the approval process is to govern design and in no way gives any engineering or structural approval.

5. Interpretation

Any matter, condition, or material not defined herein or any matter requiring interpretive clarification shall remain a matter of discretion on the part of the Architectural Design Committee.


6. Enforcement

Failure to obtain necessary approval from the Architectural Design Committee in advance of new construction, additions or alterations will constitute a violation of the Declarations of Conditions, Covenants and Restrictions, applicable to South Shore and can require modifications or removal at the expense of the Owner. The Architectural Design Committee or its designated Representative shall notify the owner of the infraction, define the corrective measures required to remedy the infraction and refer the matter to the Board for enforcement. In addition to the expense of the corrective action required, a non-compliance assessment penalty may be imposed on the property owner.

7. Additional Standards and Requirements

Additional standards and requirements are set forth in the Overall Development Plans for South Shore, the applicable subdivision plat, the Declarations of Conditions, Covenants and Restrictions, applicable to South Shore, and any applicable Supplement Declarations. Each Owner must read and become familiar with all such documents so as to avoid violating the standards and requirements set forth therein. Copies of all such documents are available for inspection at the offices of the Architectural Design Committee.

8. Effective Date


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The Declarations of Conditions, Covenants and Restrictions shall be in full force and effect from the date of adoption by the South Shore Association.

9. Amendment

The Board of Directors of the South Shore Association may amend the Declarations of Conditions, Covenants and Restrictions so as to keep them updated with new building technology.

10. Appealing the Architectural Design Committee ruling.

A written appeal must be presented to the Architectural Design Committee explaining the reason for the appeal. A hearing with the owner or owners representative will then be scheduled with the Architectural Design Committee within 15 days. At such time the issues can be presented to the Architectural Design Committee for discussion.

IX

PROJECT AREA: - MULTI-FAMILY UNITS

The predominant type of unit constructed in the South Shore community is single family residential. There remain several areas designated for multi-family. It is anticipated that these areas will develop at such time as a market exists for the product. The Declaration of Conditions, Covenants and Restrictions of Single Family units will also preside over Multi-Family units. Several Multi-family lot owners have opted to re-designate and zone for single family residences.

Rules and Regulations General Requirements

To control the general appearance of South Shore, prevent noxious or offensive activity and nuisances, and prevent the unreasonable harassment, disturbance or annoyance of other property owners. To insure the use and enjoyment of owners property or the common areas within the community, and prevent the impairment of the attractiveness of real property within South Shore. In general to provide for protection, controls and limitations designed to enhance and perfect the value, desirability and attractiveness of South Shore. To protect the investment in improvements that have been installed at the expense of property owners for the benefit and enjoyment of the community.

Scope:

These rules and regulations shall be applicable to all real property subject to the South Shore Declarations of Conditions, Covenants and Restrictions and all persons owning or occupying it. Further, members of his immediate family, lessees, guests and invitees shall hold the owner responsible for compliance with the Declarations of Conditions, Covenants and Restrictions.

1.00 Operation and maintenance Assessment - An annual assessment is levied against property in the community for purposes of conducting the routine business of the Association. The amount of the assessment is set by the Board of Directors and will be approved by the majority of Lot owners present or in proxy at the annual association.

1.01 Special Emergency Assessments - The Board of Directors may levy an assessment to pay for emergency improvements or infrastructure repairs that may only benefit a limited group of property owners. (i.e. common area mudslides over roadways, acts of vandalism to common area..)

1.02 Public Facility Development Assessment - The Board of Directors may, subject to the Amended and Restated Declaration of Covenants, Conditions and Restrictions or amendments thereto. Levy an assessment to pay for improvements or facilities that benefit the entire community.

1.03 Emergency Assessments - The Board of Directors may, subject to the Amended and Restated Declaration of Covenants, Conditions and Restrictions or amendments thereto. Levy an



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emergency assessment deemed necessary to protect or preserve the property subject to the South Shore Protective Covenants.

1.04 Non-Compliance Assessment - The Board of Directors may, subject to the Amended and Restated Declaration of Covenants, Conditions and Restrictions or amendments thereto, levy an assessment against any the owner of property. Subject to the Declarations, who violates any provision of the Declarations, the Rules and Regulations, the Associations Articles of Incorporation or by-laws.

2.00 Non-Compliance Penalty Assessment and Hearing Procedure

2.01 Purpose - As the community develops it has become necessary to adopt and enforce rules for conduct within the community. This section establishes classes of infractions and procedures to enforce the provisions of the Rules and Regulations. Procedures, penalties and remedies are contained in Appendix I attached hereto and made a part hereof.

2.02 Duty of the General Manager - Upon observing or receiving an allegation that a violation of provisions of the Rules and Regulations the General Manager or a Designate shall investigate to determine the existence of a violation.

2.03 Architectural Design Committee Responsibility - The Architectural Design Committee shall have primary responsibility to determine the action to be taken to correct a violation of provisions of the Home and landscape Design requirements.

2.04 Corrective Action Requested - Depending on the Class of alleged offense either personal or written contact will be made by the General manager or his designed with the alleged violator to request compliance with the Rules and Regulations.

2.05 Enforcement by Small Claims Court Action, Lien and Foreclosure - In the event that an infraction results in the levy of a monetary assessment against an owner of property within South Shore that remains unpaid for a period of 30 days after written notification of said levy. The Secretary of the Association shall file a Small Claims Court Collection Action or lien against the real property. The amount of the action or lien shall include all costs associated with filing the action or lien

2.06 Classification of Non-Compliance Violations - While all violations of the Covenants or Rules and Regulations are considered serious. Certain violations result in more severe damage to the community and thus require either a more severe or rapid response. The following classification of violations is intended to recognize these differences. Classification of violations are ranked from 1 (least serious) to 3 (most serious). For ease of organization, the violations are grouped by the following categories: New Home Construction Changes to Completed Homes, Construction Violations and Nuisance Violations.

3.00 New Home Construction

3.01 Site Disturbance Prior to Architectural Design Committee Approval -Class 3. This shall consist of any activity on the building site prior to Architectural Design Committee approval, which destroys native vegetation such as scrub oak, pine trees, shrubs or bushes. Procedures exist to obtain permission to partially clear sites to determine building siting and gather other necessary site information. Specifically, no disturbance of native vegetation is permitted on unplanned land being proposed for subdivision without prior approval by the Architectural Design Committee.

3.02 Site Design Violation - Class 2. Disturbance beyond the approved limits of disturbance as shown on the approved plans.

3.03 Destruction - Replaceable Vegetation - Class 2. This violation shall consist of the unauthorized disturbance of the soil or vegetation outside the approved area of disturbance approved on the site plan that results in the native vegetation dying. This violation shall include areas subject to clearance for the installation of utilities such as natural gas, electric, television or telephone. The penalty may be mitigated upon satisfactory seeding and erosion control.

3.04 Destruction - Scrub Oak, Large Trees etc. - Class 3. This violation shall consist of the destruction outside of the area of disturbance as shown on the approved site plan of native scrub oak, pine trees or other similar vegetation that has a caliper measured at the original soil level of 3" or more.

3.05 House Siting - Foundation Not Poured - Class 2. This violation shall consist of an excavation that does not comply with the elevation or setbacks as shown on the approved plans for the structure.

3.06 House Siting - Foundation Poured - Class 3. This shall consist of a foundation not in compliance with the elevation or setbacks as shown on the approved plans.

3.07 Alteration of House Configuration from Approved Plan- Class 2. This violation shall consist of any alterations to the exterior appearance of the home, including windows, doors, exterior wall location, roof pitch, overhang or other architectural elements which are made without prior approval of the



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Architectural Design Committee.

3.08 Materials Variance - Class 2. Any variation of approved exterior materials including roofing, siding, trim etc. without the prior approval of the Architectural Design Committee.

3.09 House Exterior Finish - Class 2. Any variation of the approved exterior colors including color of siding, roof protrusions, roofing, trim, gutters, downspouts, exterior doors, garage doors, exterior lighting fixtures, entry light structure, house numbers or other exterior element without the prior approval of the Architectural Design Committee.

3.10 House Not Completed - Class 2. Non completion of the exterior elements of a home, including finished grading, within 12 months after the Pre Construction Conference unless the Architectural Design Committee grants an extension.

3.11 Landscaping to Plan - Class 2. Any variation from the approved landscape plan without prior approval of the Architectural Design Committee

3.12 Landscaping Not Completed - Class a. Non completion of the Landscaping of any new residence within 12 months after completion of the home or at the end of the first growing season after completion of the home. The fact a house is unoccupied does not relieve the owner of the responsibility to complete and maintain landscaping

4.0 Changes To Complete Homes

4.01 Unapproved Configuration Change - Class 3. Any change to the exterior appearance of the home without prior approval of the Architectural Design Committee.

4.02 Unapproved Paint or Stain Color Change Class 2.
Any change in color of the exterior siding, trim, roof, gutters, down spout without prior Architectural Design Committee approval.

4.03 Unapproved Material Changes - Class 2. Any change of exterior material without prior Architectural Design Committee approval. Changes shall include but are not limited to siding, trim, roofing etc.

4.04 Installation of Unapproved Exterior Element - Class 2
Any installation of exterior equipment such as antenna, play equipment, flag pole, gazebo, trellis, deck cover etc. without prior approval by the Architectural Design Committee.

4.05 Unapproved Landscape Change - Class 2. Any major modification of landscaping that alters the exterior appearance of the residence. This shall generally not be applied to tree plantings.

5.0 Construction Violations

5.01 Unmarked Lot Line Boundary - Class 3. Failure to define the Lot Lines as determined at the time of the Pre Construction Builders Conference.

5.02 Unmarked Disturbance Area Boundary - Class 3. Failure to define the area of disturbance as determined at the Pre Construction Builders Conference.

5.03 Violation of Building Site Boundaries - Class 3.
Failure to keep all construction activities within the approved Area of Disturbance or lot lines as determined at the Pre Construction Builders Conference.

5.04 Trespass on Neighboring Property - Class 3. Failure to maintain construction activities within the building site without the prior written approval of the owner of the damaged property. This violation shall include vehicular driving or parking, placement of building materials or other activity involving neighboring properties.

5.05 Building Site Appearance - Class 2. This violation shall occur when there is scrap building materials, boxes, food or drink containers, bags or other similar materials left on the building site outside of the required trash containment bin.

5.06 Off Site Building Material Storage - Class 2. The placement of any building material, vehicle or related item that is placed off of the building site with the intent to store or assemble for use on the building site.

5.07 Blocking Roadways or Fire Hydrants - Class 3. This violation shall exist when any roadway or fire hydrant is blocked in such manner as to prevent immediate access without notification to the Association, the Oak Creek Fire Department and appropriate public safety agencies.

5.08 Littering Roadway - Class 1. Any transport of dirt, building material, waste or scrap that results in littering the road surface shall constitute a violation.

5.09 Working on Sundays or Legal Holidays should try to be avoided using reasonable care.



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5.10 Wind Blown Litter - Class 2. All trash, refuse or scrap including food or drink containers shall be placed in a location that where such material cannot be blown about or away from the site. Refuse containers must be covered to contain trash at any time the building site is unattended.

6.0 Nuisance Violations

6.01 Inadequate Maintenance of Structure and Site -Class 2. Failure by the owner to keep and maintain the building site and improvements in reasonable repair in the opinion of the Architectural Design Committee. This includes staining or painting the exterior of the structure, installing and maintaining landscaping, including irrigation, mowing, trimming as is appropriate to the site. Failure to control noxious weeds as defined by the Colorado Revised Statutes shall constitute a violation.

6.02 Inadequate Maintenance of Vacant Building Site -Class 2. Failure of an owner to prevent the growth of noxious weeds as defined by Colorado Revised Statutes. Failure of an owner to prevent the accumulation of trash or garbage on the site.

6.03 Objectionable Noise or Nuisance Activities - Class 1.

Any conduct which involves the generation of noise, light, or sound that would constitute interference with the right of neighboring property owners to enjoy the peace and tranquility of the South Shore community. This includes the use of any mechanical or electronic sound-generating device.

6.04 Improper Animal Control - Class 1. Failure of an owner to control pets in such a manner as to cause annoyance or interference with the right of neighboring property owners to enjoy the peace and tranquility of South Shore. This shall include pets running at large, barking, howling or other activities that cause a nuisance.

6.05 Boat, RV, Trailer, Motor Home, Recreational Vehicle, Camper Parking or Storage - Class 1. Storage of recreational vehicles should be done with the utmost consideration of neighbors and their views.

6.06 Dangerous or Annoying Exterior Lighting - Class 1. Exterior lighting fixtures whose light source is visible beyond the property lines of the lot upon which the light fixture is located. This includes lighting actuated by motion or heat detector.

6.07 Improper Disposal of Trash - Class 1. Disposal of trashes at any location other than the community compactor. Specifically, this violation shall include placement of any trash, by other than the owner, contractor, subcontractor or their employees, in a required trash receptacle at a home under construction. Disposal of any discarded material on any lot, common area, or right of way shall constitute a violation.

6.08 Enforcement - It shall be the duty of all residents and property owners to promptly report any violation of these rules and regulations. It shall be the responsibility of the administrative staff of the Association to enforce these rules and regulations as well as the Amended and Restated Declaration of Covenants, Conditions and Restrictions.

6.07 Amendment - The Rules and regulations may, from time to time, be amended pursuant to the provisions of the Amended and Restated Declaration of Covenants Conditions and Restrictions relating to the amendment, alteration or repeal of Rules and Regulations.

6.08 Effective Date - These Rules and Regulations shall be in force upon approval by the Board of Directors of the South Shore Association pursuant to the terms and conditions of Article II Section 6 of the Amended and Restated Declaration of Restrictions, Covenants and Conditions.

A. DESIGN GUIDE VIOLATIONS (DGV)

1. Violations of Home & Landscape Design Requirements (DRD) and/or approved drawings without prior written approval will be entered into Covenants Non-compliance Site Log.
2. A Stop Work Order (SWO) may be issued immediately on any DGV.
3. The Architectural Design Committee shall specify action to be taken to cure the violation. The Park manager shall be responsible for enforcing the action specified.

B. RULES & REGULATIONS VIOLATIONS (RRV)

1. Violations of Rules and Regulations not included in the DRD will be entered into Covenants Non-Compliance Site Log.
2. A Stop Work Order (SWO) may be issued on any RRV construction violation.
3. RRVB are under the jurisdiction of the Park Manager for enforcement.

C. INITIAL PENALTIES

1. The first violation (Class 1 or Class 2) on a given site: Verbal and/or written warning issued to owner with cure date. No assessment levied if corrected by cure date.
2. A second violation (Class 1 or Class 2) Verbal notice and violation letter will be sent to owner with a \$50 assessment and a cure date noted, plus estimated cost of cure, if any. (See Note 2). Assessment may be



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3. appealed.
Subsequent Class 1 and Class 2 violations, or the failure to cure prior violations and all Class 3 violations require a hearing before the Association Board.

D. PENALTIES - WHEN ASSOCIATION BOARD HEARING IS REQUIRED (Note 1)

1. CLASS 1: \$50 to \$100. per occurrence, plus reasonable estimated cost of curing the violation, if any.
See Note 2.
 - a. For ongoing type violations, see Note 3.
 - b. For repeat violations see Note 4.
2. CLASS 2: \$50 to \$1000. per occurrence, plus reasonable estimated cost of curing the violation, if any.
See Note 2.
 - a. For ongoing type violations, see Note 3.
 - b. repeat violations see Note 4.
3. CLASS 3: \$100 to \$10,000. per occurrence, plus reasonable estimated cost of curing the violation, if any.
See Note 2.
 - a. For ongoing type violations, see Note 3.
 - b. For repeat violations see Note 4.

NOTES

NOTE 1. Hearing Procedure

Special meetings of the Association Board will be convened to hear violations. Three members will be present, as must be the property owner so charged, to speak for himself. At least three days notice will be given, but may be less if mutually desired and convenient. The Association Board will act on the following:

1. Affirm the correctness of the classification of the violation, or revise it, as circumstance dictate.
2. Hear arguments from the property owner, the Park Manager, and the Architectural Design Committee (for Design Guide Violations); and to assess the guilt, if any, of the property owner.
3. Affirm or override recommendations of Park Manager and/or Architectural Design Committee, if required regarding cure to be effected in order to resolve the violation, and set the effective date for completion of it.
4. Impose penalty assessment, if any, taking into account any previous violations by owner or owner/builder, as noted on the Covenants Non-Compliance Site Log(s).

NOTE 2:

1. If estimated cure cost is less than \$1000, owner will sign an agreement with Association to have violation corrected within an agreed upon time. Failure to complete within that time will require another hearing.
2. If estimated cure cost is \$1000 or more, that amount will be paid to the Association and placed in a separate interest bearing account. Owners will arrange/contract for work to be done to correct violation. These funds will be repaid to owner against invoices until account is exhausted. The owner is responsible for all overruns of the estimate.

NOTE 3:

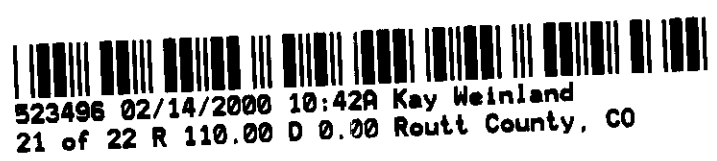
For ongoing type violations: Establish reasonable time to effect a cure in Warning or Violation letter. After that time the assessments noted below may be added from the cure date until the cure is effected:

1. \$10 per day for Class 1 violations.
2. \$20 per day for Class 2 violations.
3. \$50 per day for Class 3 violations.

NOTE 4:

Penalty assessments for repeat violations shall be doubled for each repetition.

ONCE A VIOLATION IS EITHER DROPPED, FORGIVEN, OR IS COMPLETELY CURED, THE BOARD SHALL SO NOTIFY THE PROPERTY OWNER IN WRITING.



Association of South Shore

This is the letter of acceptance to the Association of South Shore Declaration of Conditions, Covenants and Restrictions. By signing and returning this form you are agreeing that the Design Requirements should be filed with Routt County and placed on official record for your lot in South Shore. By doing so you have guaranteed that South Shore will grow and thrive to become the premier rural Colorado community it was meant to be. You are recognizing the impracticability of addressing all issues that could prospectively arise concerning the use and enjoyment of land within South Shore, and recognizing the need to be able to address problems on an as-needed basis. Thereby granting to the Board of Directors of the Association of South Shore the authority to adopt Rules and Regulations consistent with the existing covenants for the purpose of enhancing and perfecting the desired value and attractiveness of South Shore.

Yes, I will help South Shore grow into the community and neighborhood it was meant to be.

Lot Owner South Shore, print and sign Date Lot(s)

Please mail to;
Chris Zuschlag
24450 Uncompahgre Rd.
Oak Creek, CO 80467
or any Board member, E-mails will also be accepted.

Thank you for helping to keep the integrity of a good community!


523496 02/14/2000 10:42A Kay Weiland
22 of 22 R 110.00 D 0.00 Routt County, CO