

DESIGN GUIDELINES

Single Family Residential

Table of Contents

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VISION	<u>Page</u> 2
1.1 Architectural Standards – Single Family Residential	3
1.2 Landscape standards	8
1.3 Signs	11
EXHIBIT A – Development Application Requirements	13
ARCHITECTURAL DESIGN CHECKLIST	15
EXHIBIT B – Definitions and Terms	16
EXHIBIT C – Illustrations	18
EXHIBIT D – Landscape Palette	47
EXHIBIT E – Development Review Procedures	48
EXHIBIT F – Architectural Review Committee	51
EXHIBIT G – Landscape Guidelines	52

VISION

Berryman Farm...a neighborhood designed to celebrate the area's western heritage and the sense of community enjoyed by our pioneers. Located with a view of the Rocky Mountains, this community has its roots in the Platte River Valley farmland apart from the hectic bustle of the Front Range corridor yet is less than an hour away from cool mountain streams, the metropolitan Denver area, and Denver International Airport (DIA).

Enjoy the nostalgia of a small town and be a part of its vitality and relaxed lifestyle. The Berryman Farm development remembers the value of tree-lined streets, greetings from the front porch, alleyways, and walks to town and school. There are a variety of lot sizes available which offer diversity within the neighborhood. Design and architectural guidelines have been carefully created to maintain the value of the developed neighborhood at Berryman Farm.

These guidelines establish standards for the development of the Berryman Farm at the project level which assure a unified environment with the master planned community design. At the site specific level, individual projects will be required to conform with the design guidelines applicable to each project. While each project should be compatible with the overall community elements, this document is not intended to restrict design creativity, but to help coordinate and unify the community, as well as to ensure that development will meet the design standards set forth. Differences in land uses, product type, and tenant preferences will require the need for projects to create their own identity within the community framework.

1.1 ARCHITECTURAL STANDARDS – SINGLE FAMILY RESIDENTIAL

1.1.1 Residential Guidelines

It is the intent of Berryman Farm to build upon the architectural tradition of the region, yet allow for diversity of expression within a general unified character. This character is depicted in photographs and sketches included in the body of this document. The design review committee strongly recommends that the applicant consults with an architect or residential designer in the preliminary stages of plan development.

1.1.2 Building Height

The maximum allowable height of single family residences in Berryman Farm is 28 feet to the mid-point of the main roof. This is sufficient for a two-story building with a pitched roof, as well as a partially elevated main level. This height will also allow for windows in a basement.

1.1.3 Building Mass and Form

Buildings should be residential in character and scale. Exterior volumes should express the nature and organization of interior spaces and functions. Simple, multiple roof forms are preferred and the use of volume under a roof is encouraged for usable space. (See Exhibit “C - 17, 20, 21, 22, 23”)

1.1.4 Building Projections

The use of porches, patios, balconies, covered walkways and breezeways is encouraged for climate control, living area, circulation and as design elements which add interest to the overall exterior character. Locations of roof projections such as dormers, chimneys, flues and vents should be considered in the overall design and not appear as after-thoughts or “stuck-on” elements. Wall projections such as bay windows are encouraged. Free-standing equipment such as air conditioning units, trash containers, electrical equipment or should be enclosed or screened from public view. Covered porches are highly recommended. All lots are required to have wrap-around porches facing on the street corners. (See Exhibit “C - 18, 19, 23”)

1.1.5 Ancillary Structures

All ancillary structures such as garages and storage structures are to be designed as integral parts or extensions of the main building in terms of materials, textures and colors. (See Exhibit “C – 26”)

1.1.6 Roofs

Roof design should be carefully considered in the planning of a Berryman Farm residence. Large unbroken expanses of single pitch roofs are discouraged and variation of the main roof mass is encouraged through the use of dormers, clipped gables, shed roofs or other roof projections. The maximum unbroken roof length is 30 feet. Unit-piece roofing materials such as flat tiles or shingles are encouraged. Standing seam or other metal roof systems are allowed if designed with a residential character. Roof pitches are to be a minimum of 6:12 and a maximum of 12:12 for all major forms. Smaller ancillary forms and projections may vary slightly if they are in character with the overall form. (See Exhibit “C – 14, 16, 18, 19, 20, 21, 22, 23”)

1.1.7 Doors and Windows

Large expanses of undivided glass areas are strongly discouraged, particularly when visible from the front of the residence. Large openings should be divided by mullions or by the grouping of smaller window units. It is recommended that double-pane glass be used in all windows for energy conservation. Decorative or custom entry doors are encouraged as distinctive design elements. (See Exhibit “C – 7, 8, 15”)

1.1.8 Exterior Walls and Finishes

Exterior walls surfaces of any residential building are to be wood, stucco, brick or stone. The use of natural materials is strongly encouraged over synthetic or manufactured building materials. Aluminum or vinyl siding is acceptable but should be carefully detailed and broad surface areas should be avoided. Generally, heavier materials, such as brick and stone, should be used on lower areas and lighter materials, such as stucco and siding used on upper areas of residences. (See Exhibit “C – 12, 13, 16, 23”)

1.1.9 Color

Generally, large wall surface areas should be of muted or quiet, natural looking colors with brighter accent colors used for trim and detail elements. Submittal of a materials color board is required.

1.1.10 Texture

Although the main building forms should be simple and express interior functions, it is suggested that texture be used to create interest and variety to broad surfaces. Attention should be given to special details in areas such as columns, brackets, eaves, railings, doors and other trim items. (See Exhibit “C – 12, 14, 20”)

1.1.11 Energy Conservation

It is strongly suggested that homes in Berryman Farm be constructed in compliance with the requirements of the Colorado Green Building Program. Information is available from the Green Building Program Administration office at 303-778-1400 or www.builtgreen.org. Berryman Farm encourages the use of passive energy technologies and the utilization of products made from recycled materials. The current issue of the Green Building Program is suggested as a guideline for standards.

Passive and active solar applications are encouraged and should be integrated into the overall design of the building. Components should not appear to be after-thoughts or additions to the structure. Non-reflective components are to be used wherever possible. Fireplaces and wood-burning stoves must conform to current State of Colorado, County and EPA standards.

1.1.12 Building Sitting

Although the orientation and configuration of lots in Berryman Farm are prescribed, attention should still be given to local climatology and general principles of solar site planning.

1.1.13 Building Setbacks

Setbacks from property lines for all single family residences in Berryman Farm are as follows:

- Front setback is 15'. If garage faces street, minimum setback shall be 25 feet from back of edge of sidewalk, or 10' behind front of house.
- Side setback is 7.5'.
- Rear setback is 5' for garages.
- Corner lots have two front yard setbacks, one side setback and one rear setback.
- 5' side setback for garages or ancillary single story storage structures.
- 0' setback for single story ancillary structures.
- 10' for habitable space.

1.1.14 Driveways

Alternatives to standard gray concrete for driveway surfaces are encouraged. Some options are colored concrete, patterned or scored concrete, stone or brick borders, brick pavers, interlocking concrete pavers, or strip concrete. (See Exhibit "C – 27")

1.1.15 Garage Location

The home and not the garage should be the emphasis of a front facade encouraging variety in garage placement will help to achieve variety in the street scene and avoid repetition. Garage doors that share the architectural style of the building are strongly encouraged.

The location of the garage in the rear yard is strongly encouraged. Access should be from the alley and garage doors should not be directly visible from the street. Detached garages can have 5' rear setback or 0' rear setbacks, if garage door is side loaded, and 5' side lot lines. If garage faces the street minimum setback shall be 25' from back edge of sidewalk.

1.1.16 Main Entrance to Residence

A clearly defined main entrance should be planned for each residence and it is suggested that the entry be slightly elevated above sidewalk level. The main entry is an ideal location for special architectural trim details or distinctive features such as doors and windows, light fixtures and address sign. (See Exhibit "C – 16, 15, 21")

1.1.17 Fences

Walls and fences should be architecturally compatible with the style, materials and colors of the principal buildings on the same lot. If used along North or South Klein Circle, Clark Street, Civic Circle, or McIntire Street such features should be made visually interesting and shall integrate architectural elements such as brick or stone columns, varying the alignment or setback of the fence, softening the appearance of fence lines with plantings, or similar techniques. In no instance shall a fence or wall be solid for more than fifty feet for every seventy-five feet of length, or portion thereof. (See Exhibit "C – 6, 13, 16")

Stone walls or brick walls with a stone or cast cap, wood fences, decorative metal, cast or wrought iron fences, stucco walls and stone piers are encouraged. Chain link, barbed wire or electrically charged fences are prohibited within Berryman Farm, except as approved by ARC.

Fences or walls should be no more than 36" high between the front building line and the front property line, and no more than 36" high if located on a side yard line in the front yard. Fences located on a rear property line or on a side yard line in the rear yard should be no more than 6 feet high. Fences located within sight triangle lines at intersections shall be no more than 30" high and shall not be solid.

The following standards apply to the use of fences, walls and gates.

- Fences and walls should be a visual extension of the architecture of the home and be constructed of durable materials.
- Fences and walls within rear yards may be 6' tall if they are used to create privacy

- and define outdoor spaces such as courtyards.
- All fences, walls and gates will be reviewed by the ARC.
- The intent of these guidelines is to discourage solid 6' privacy fences along property lines.
- Some lots contain ditches. The homeowner may install a fence parallel to, but not across a ditch.

1.1.18 Siding

The maximum width of lap siding is 6" with 3 to 4 inch lap siding being preferred.

1.1.19 Yard Lighting

All exterior lighting is to be indirect and shielded to prevent spillover onto adjacent lots and the street. Exposed bulbs, spot lights, reflectors, and lenses are prohibited.

1.1.20 Parking

Each home shall include two off street parking spaces. Alternate paving materials are encouraged, such as pavers and colored concrete.

1.1.21 Utilities

All utilities are installed underground. The homeowner shall call for utility locations prior to installation of any improvements. Trees and landscape structures should not be installed on top of underground utilities

1.1.22 Trash Enclosures

If trash bins are not kept with in the garage then they shall be fully enclosed within five foot high walls using appropriate materials and solid gates and shall be softened with landscaping. Recommended location is inside garage. The location should be conveniently accessible for trash collection and maintenance. (See Exhibit "C - 5")

1.2 LANDSCAPE STANDARDS - SINGLE FAMILY RESIDENTIAL

These design guidelines provide a framework for the installation and maintenance of landscape improvements within Berryman Farm. All Landscape improvements within Berryman Farm shall comply with the approved plans and these design guidelines.

1.2.1 General Design Considerations

Landscape improvements will work together with the architecture to establish the character of Berryman Farm. The following landscape concepts will reinforce the small town rural character of the neighborhood:

- Establish tree lined streets. (See Exhibit “C – 1”)
- Create inviting outdoor rooms in the front yard setback that reinforce the entry to each home.
- Integrate water conservation into the design and installation of all landscape elements utilizing Xeriscape principals.
- All landscape areas shall be maintained in a clean, weed free condition.
- Incorporate the elements of gateway, path and destination into landscapes whenever possible.

1.2.2 Building Envelopes

Each lot has minimum setbacks that establish the building envelope for structures on the lot. Landscape improvements will be installed within the setbacks to anchor the structures, define spaces, provide screening and privacy where appropriate and frame views.

1.2.3 Private Yards

Each lot has three planting zones:

- The *Front Yard* will provide the transition from public to private space. It will create an inviting entry to the home and reinforce the small town rural character of the neighborhood. Landscape improvements may not be used to form a wall that hides the home from the street.
- *Side Yards* will create transitions between homes. Landscape improvements may provide areas of screening and privacy between homes but shall not be used to completely hide homes from adjacent properties. Landscaping installed in side yards should consider the mature size of all plantings and how they will impact the adjacent homes.
- *Back Yards* will provide private, outdoor living spaces. Landscape improvements may be used to screen portions of the yard from adjacent homes but not to

completely hide the home from public spaces.

1.2.4 Minimum Planting Requirements

Each homeowner is required to install landscaping within the first growing season after the home is built. Front yard landscaping and side yards facing public streets shall include a combination of trees, shrubs, grass and other live ground cover. Homeowners shall choose plant materials from the approved plant palette. (See Community Landscape Palette, pages 17 and 18.)

1.2.5 Right of Way Landscaping

Street trees (one tree for every 40 linear feet of street frontage) shall be installed consistent with the tree planting plan approved with the final development plan. Driveways may be located no closer than 4 feet to any street tree. Each developer/homeowner is responsible for maintenance of the area from the back or curb to the front of the home, including irrigation. Corner lots owners shall also maintain the side yard right of way area.

1.2.6 Private Residence Irrigation

1. Low volume irrigation equipment is encouraged for all planted areas and shall be completely automatic.
2. No overthrowing of irrigation water onto public walks will be allowed.
3. Backflow prevention shall be as required by codes.
4. Sprinklers and nozzles shall be selected to provide water to the landscape that is compatible with their respective soils. If soil information is not available, utilize low precipitation sprinklers and program controller to prevent run-off.
5. All laterals and mains for sprinkler systems shall be buried PVC.

1.2.7 Site Grading and Drainage

All grading and drainage shall be consistent with the approved grading and drainage plan on file with the Town of Kersey. Surface drainage shall provide adequate drainage from the home and shall not drain onto adjacent lots except as provided in the approved drainage plan. Compliance with the approved drainage plan shall be the responsibility of the developer/homeowner.

1.2.8 Vehicle Access/Driveways

Only one driveway entrance off a public street will be permitted for each lot. Access may also be provided from a rear alley. Twelve foot drives are encouraged, maximum driveway width is 20' except as approved for turn around or parking area.

1.2.9 Exterior Service Areas

Outside equipment, work and storage areas must be integrated into the landscape through the use of a combination of wall, fences, berming and plantings. Walls and fences shall be incorporated into the design of the building to screen mechanical equipment from off site views.

1.2.10 Patios, Decks, Outdoor Stairs, and Terraces

Patios, decks, outdoor stairs and terraces should be an extension of the architecture and provide the transition from indoor to outdoor living spaces. Natural materials including rock, stone and wood are recommended for these areas.

1.2.11 Landscape Structures and Play Equipment

Landscape structures and play equipment are permitted within back yards and side yards. All structures must meet setback and applicable state and local safety regulations. Structures shall be an extension of the architecture and integrated into the overall design of each lot.

1.3 SIGNS

1.3.1 Intent

All signs shall comply with the Berryman Farm PUD documents. In addition, temporary for sale and construction signs should be limited to one per lot, maximum sign size is 24" X 36", and maximum height is 42".

1.3.2 Sign Location

Signs should be located so that they are visible from streets and paths without conflicting with safe vehicular movement and visibility.

- No sign may be erected within the road right-of-way or near the intersection of any road or driveways in such a manner as to obstruct free and clear vision of motorists or pedestrians.

1.3.3 Sign Materials

Signs should be constructed of durable, high quality architectural materials. The sign package must use materials, colors and designs that are compatible with the building facade. A dull or matte finish is recommended as it reduces glare and enhances visibility. Sign materials must be of proven durability. Treated wood, painted metal, stone and stucco are preferred materials for sign.

1.3.4 Permitted Sign Types

- *Wall Signs* - Wall signs may be located on buildings at the first floor level only for individual businesses.
- *Window Signs* - When a sign is displayed in a window and is visible beyond the boundaries of the lot upon which the sign is displayed, the area shall not be in excess of ten (10) percent of the window or door area or four (4) square feet, whichever is less.

1.3.5 Standards and Limitations

Signs in the residential areas may include and shall be limited to:

<i>Type of Sign</i>	<i>Number of Signs</i>	<i>Maximum Area (sq. ft.)</i>	<i>Maximum Height (ft.)</i>	<i>Comments</i>
Identification Sign (Freestanding or Wall Sign)	1 per single-family	2	15' or top of 1 st floor, whichever is less	Temporary construction identification signs may be 4'x4'
Home Occupation	1	4	5	unlighted
Subdivision Sales Office Sign	3	10		unlighted

1.3.6 Sign Installation, Maintenance and Upkeep

All signs and all components thereof should be kept neatly painted and in good state of repair, in compliance with all building and electrical codes.

1.3.7 Sign Illumination

Sign illumination should complement, not overpower, the overall composition of the site. Signs should be lighted in a way that does not cause glare onto the street and adjacent properties.

1. All lighted signs shall have their lighting directed in such a manner as to illuminate only the face of the sign.
2. Flashing, moving, blinking, chasing or other animation effects shall be prohibited on all signs except time and temperature signs.

Exhibit A

DEVELOPMENT APPLICATION REQUIREMENTS

1. Development Review Application and Submittal Checklist (pg. 14) and development review fee.
2. Submittal materials required:
 - a. Location map with legal description of property being developed.
 - b. Site Plan at a minimum scale of 1" = 20'. The Site Plan must include the following items:
 - Property lines, setbacks and easements
 - Building area and construction support areas
 - Existing and proposed grading and drainage plan
 - Driveway and off-street parking areas
 - Utility trenches, tap and meter locations
 - Building footprint with finished floor elevations of all floors
 - Fences, walls, patios, decks, pools and any other site amenities
3. Floor and Roof Plans at a scale of 1/4" = 1' - 0".
4. Exterior Elevations at a scale of 1/4" = 1' = 0". Elevation drawings must include wall and roof heights, existing and finished grades and indication of all exterior materials.
5. Color and Materials

Samples must be submitted for review along with a color and materials form describing the proposed exterior materials. The color and materials form will be kept by the DRC for reference and for the final on-site review. The samples should include the following items:

 - Roof material and colors Exterior wall materials and colors Exterior trim materials and colors
 - Window and door materials and colors
 - Stone patterns and colors
 - Fence and wall materials and colors.
 - Manufacturer's literature where necessary for support or clarification

6. Landscape Plan “A” Landscape plan at a minimum scale of 1” = 20’ which includes the following: (See Exhibit “G”)
 - Irrigated areas
 - Xeriscaped areas
 - Ornamental plantings, tree and shrub locations and types.
 - Water features, pools, patios, decks and any other significant design elements.
7. Three Dimensional Image

A perspective sketch or rendering of the proposed home is recommended.
8. Construction Schedule

The proposed starting and completion dates of building and landscape construction should be noted on the application. Landscaping is to be complete within one year of the home completion.
9. Appeal Procedure

The Owner has the right to appeal a decision made by the ARC. An appeal must be made in writing stating the specific reason for the appeal. The ARC will reconsider the application and provide a written response within two weeks of receipt of the appeal.

**Architectural Design Checklist & Application
Berryman Farm**

Subject Lot/Block: _____ Subject Address: _____
Applicant: _____ Phone: _____ Fax: _____
Address: _____ City/State/Zip: _____

A complete submittal as noted in Exhibit "A" of the Berryman Farm Design Guidelines is required for review. The following is for ARC to review for completeness. If plans are not complete the application will not be reviewed.

Fee Paid: _____ Pre-Application Meeting Date: _____
Date: _____

Exhibit "A" Development Application Requirements

	Submitted	Comments
1. Development Review Application	_____	_____
2. Site Plan (1"=20')	_____	_____
3. Floor and Roof Plans (1/4"=1')	_____	_____
4. Exterior elevations (1/4"=1')	_____	_____
5. Color and Materials	_____	_____
6. Landscape Plan (1"=20') Concept	_____	_____
7. 3 Dimensional Image (Recommended)	_____	_____
8. Construction Schedule	_____	_____

Other comments: _____

Submittal complete: _____ By: _____
Scheduled for ARC: _____ Approved by ARC: _____
Conditions of Approval or Reasons for Denial:

Approval of this plan shall not relieve the Applicant or Assign from compliance with any covenants or restrictions not specifically addressed here. This submittal has been reviewed and Approved/Disapproved by the Executive Board of the Berryman Farm Home Owner Association on ____ day of _____ 20__, hereby certified by a duly authorized officer:

For the Executive Board

Exhibit B

DEFINITIONS OF TERMS

Architect and Landscape Architect

A person licensed to practice architecture in any of the United States.

Architectural Review Committee (ARC)

The committee appointed by the Master Developer to review, approve or disapprove proposals for any construction or development within Berryman Farm.

Association

The Berryman Farm Homeowners Association

Builder/Contractor

The person or entity constructing any improvement within the Berryman Farm development. The Builder, Contractor and Owner may be the same person or entity.

Building Envelope

The area within all setbacks and easements on any Berryman farm property in which construction or development is permitted.

Construction

Development work of any kind on any property within Berryman Farm.

Development Guidelines

The restrictions, procedures and construction regulations set forth in the most current version of this document.

Easement

Area recorded on the final plat and reserved for utilities, access, pathways, or other purposes, in which construction is not permitted without specific permission.

Excavation

Changes to the existing ground surface of more than 12" for the purpose of any construction development on any property.

Fill

Addition of earth or other materials which raises the existing grade more than 12".

Final Plat

The recorded subdivision plat for Berryman Farm.

Improvement

Any construction work on any undeveloped property within Berryman Farm.

Legal Description

The surveyed and recorded description of any property within Berryman Farm.

Lot

Any parcel of land described on the final plat.

Owner

The person or entity recorded in official records of the Clerk and Recorder of Weld County, Colorado. The Owner may act through an agent, authorized in writing, for the development of property in Berryman Farm.

Residence

The building or buildings used for residential purposes, including accessory structures.

Setbacks

The areas recorded on the final plat or in applicable codes and ordinances in which construction is not allowed or for which specific permission must be obtained for development.

Structure

Any constructed object on any property.

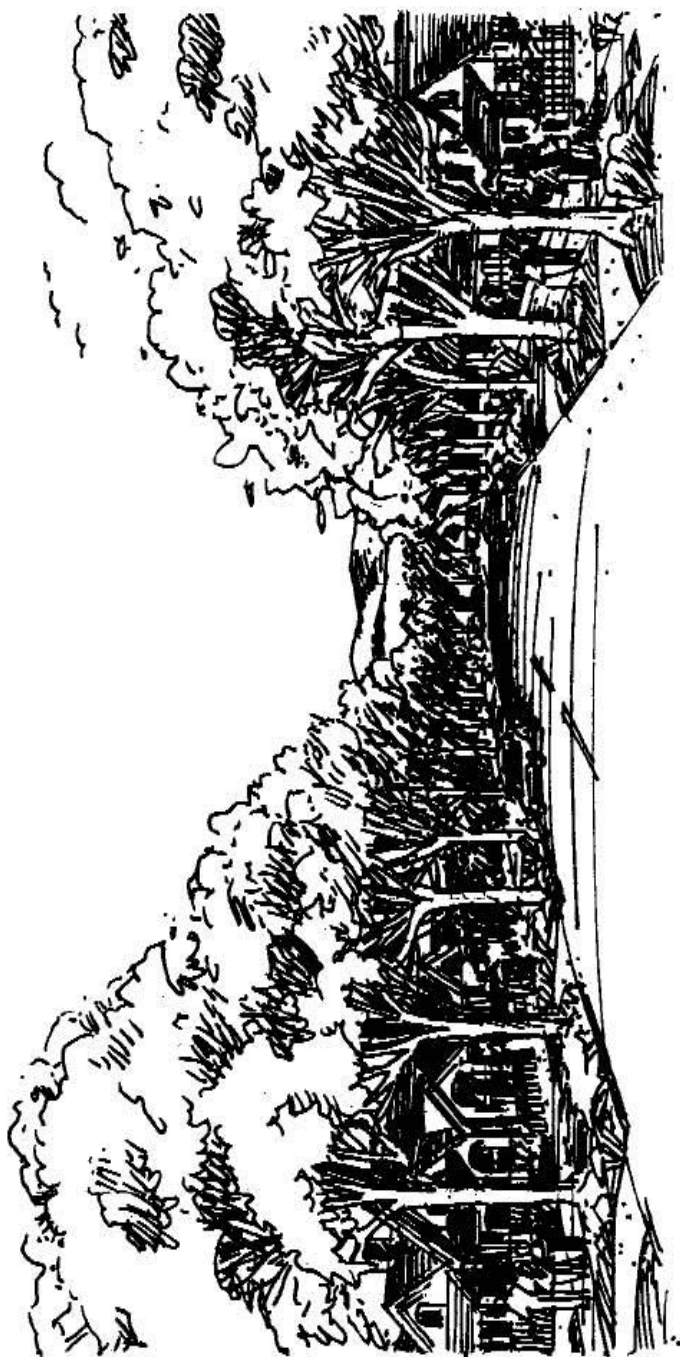
Exhibit C

ILLUSTRATIONS

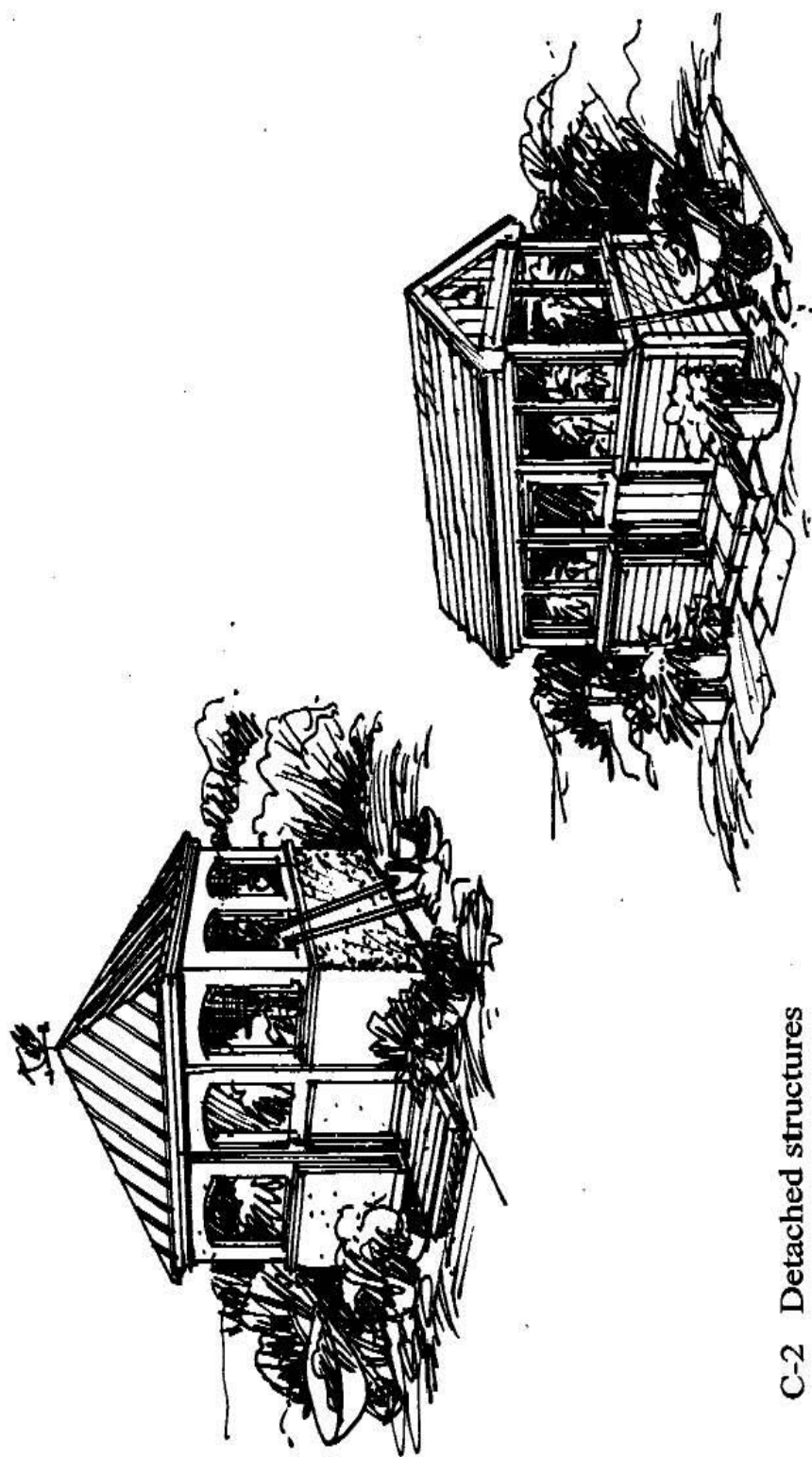
Project Architectural Character

The following pages depict the concepts for the Berryman Farm architectural character. The infusion of some alternative style characteristics may be utilized to provide for additional vibrancy in the community theme, subject to the approval of the ARC. The objective is to inspire and stimulate authentic interpretations of this architectural style.

- C-1. Streets lined with trees**
- C-2. Detached structures**
- C-3. Open space and places to sit**
- C-4. Site walls and changes in landscape**
- C-5. Trash enclosure**
- C-6. Fences**
- C-7. Residential scale windows with trim**
- C-8. Functional dormers with windows**
- C-9. Residential scale details**
- C-10. Porches on main and upper floors**
- C-11. Raised front porch with residential scale detail**
- C-12. Upper floor space within the roof structure**
- C-13. Picket fence and gate**
- C-14. Functional dormers and upper floor space within roof structure**
- C-15. Pleasant sense of entry and raised front porch**
- C-16. Wrap-around porch**
- C-17. Residential scale detail and upper floor space within roof structure**
- C-18. Wrap-around porch and garage not visible from the street**
- C-19. Unique residential scale details**
- C-20. Wrap-around porch and residential scale details**
- C-21. Functional dormers and interesting roof forms**
- C-22. Unique residential scale forms and rooflines**
- C-23. Variation in wall surface materials and raised wrap-around porch**
- C-24. Covered sidewalks, residential scale forms and places to sit**
- C-25. Separation of vehicles and pedestrians**
- C-26. Accessory structures**
- C-27. Driveways**
- C-28. Garage Locations**



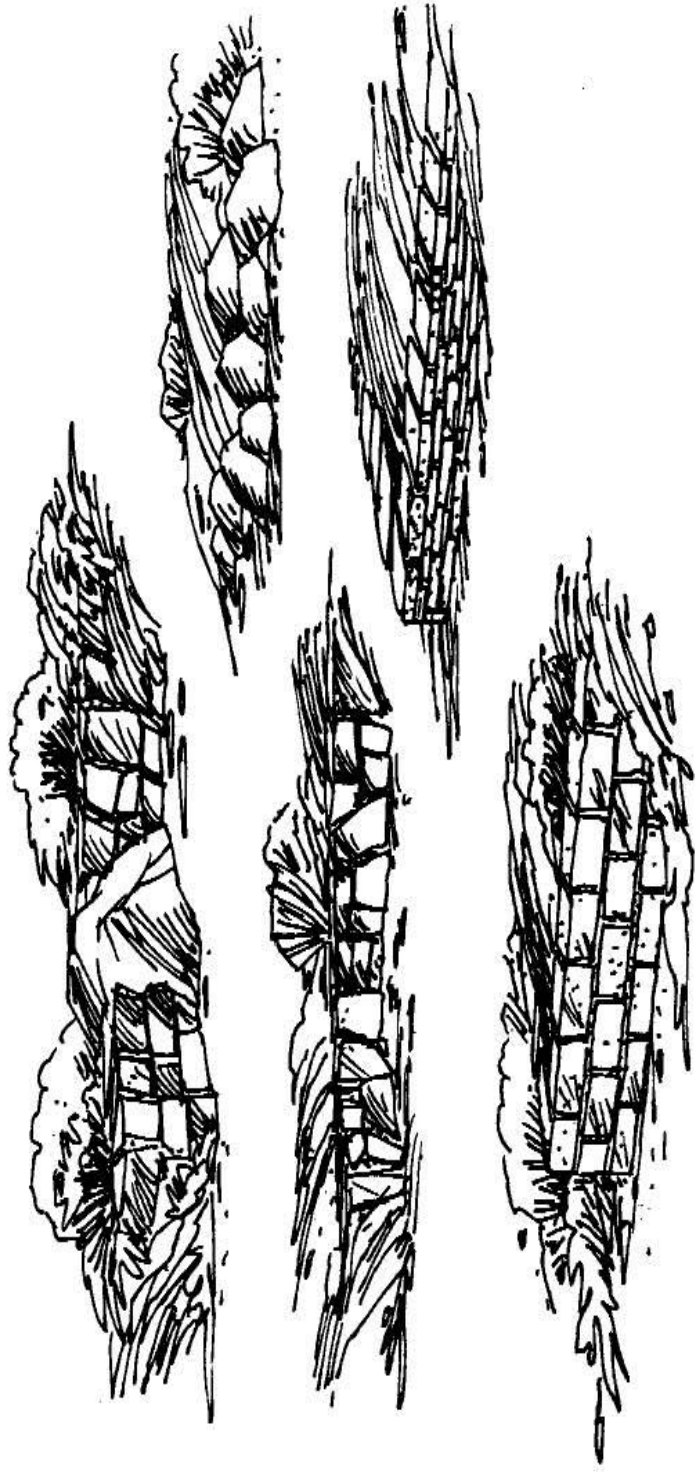
C-1 Streets lined with trees



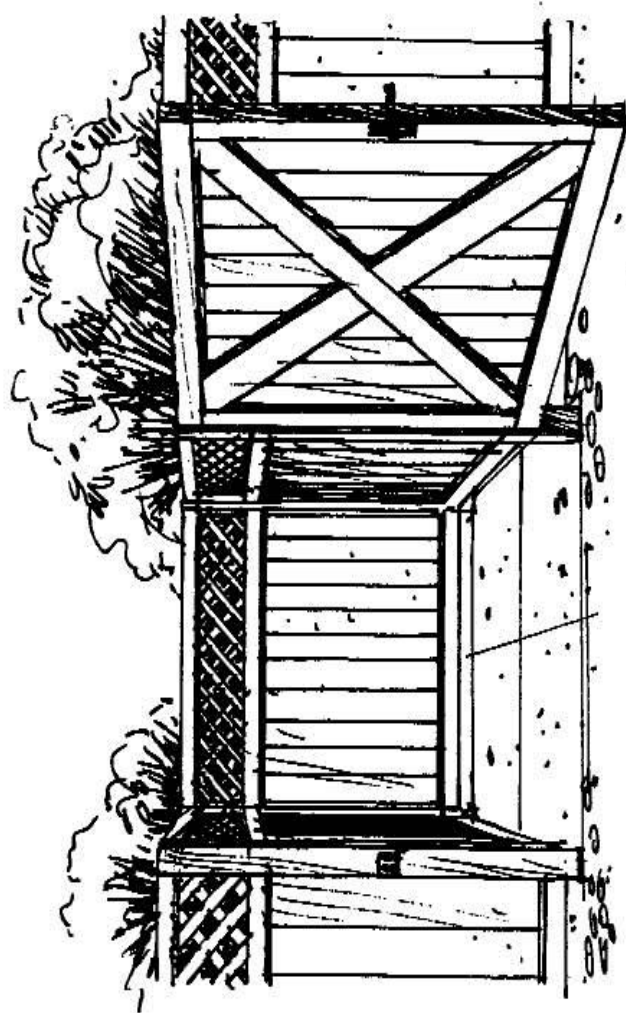
C-2 Detached structures



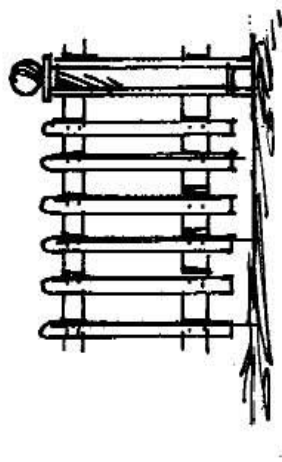
C-3 Open space and places to sit



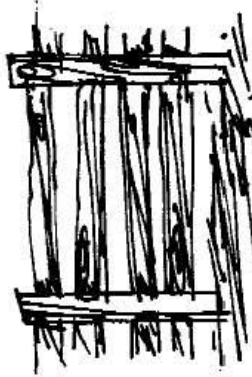
C-4 Site walls and changes in landscape



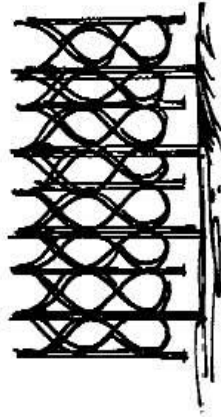
C-5 Trash enclosure



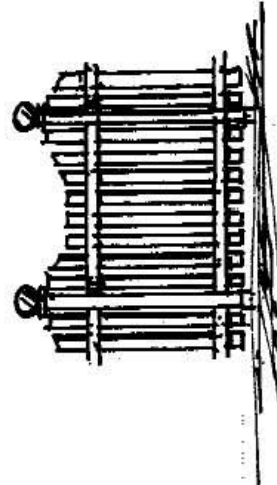
Picket



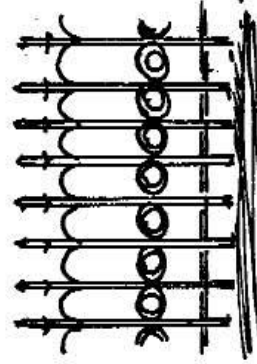
Split-rail



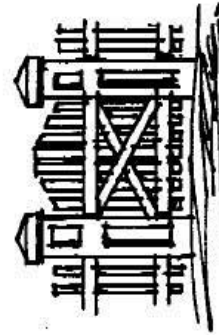
Ornamental



Decorative

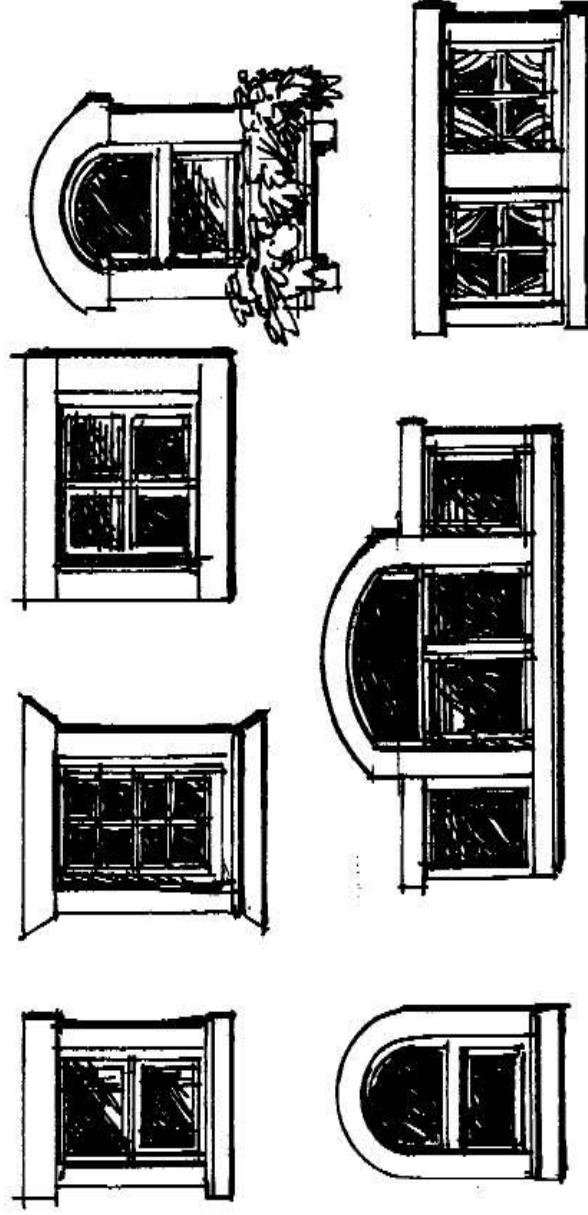


Wrought iron

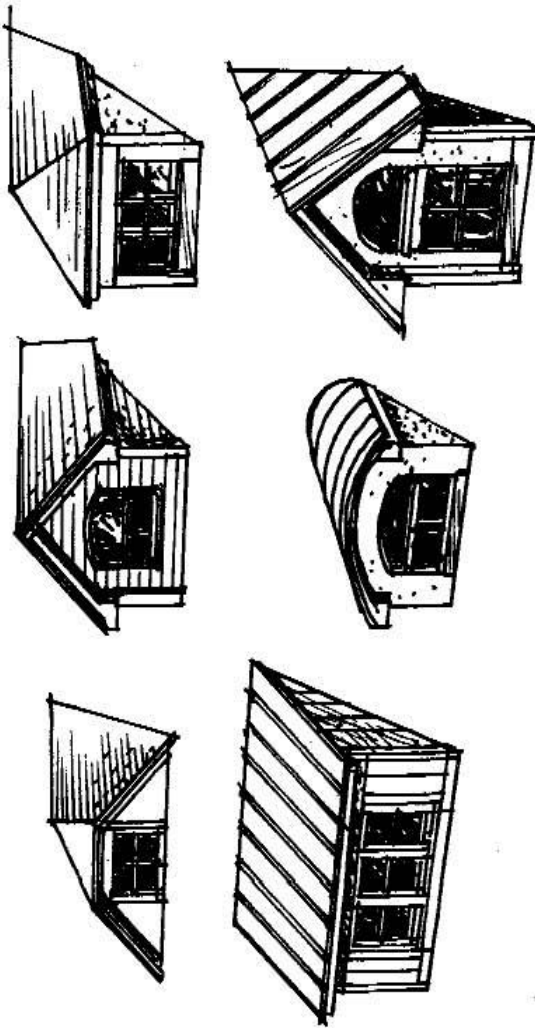


Gates

C-6 Fences



C-7 Residential scale windows



C-8 Functional windows



C-9 Residential scale details



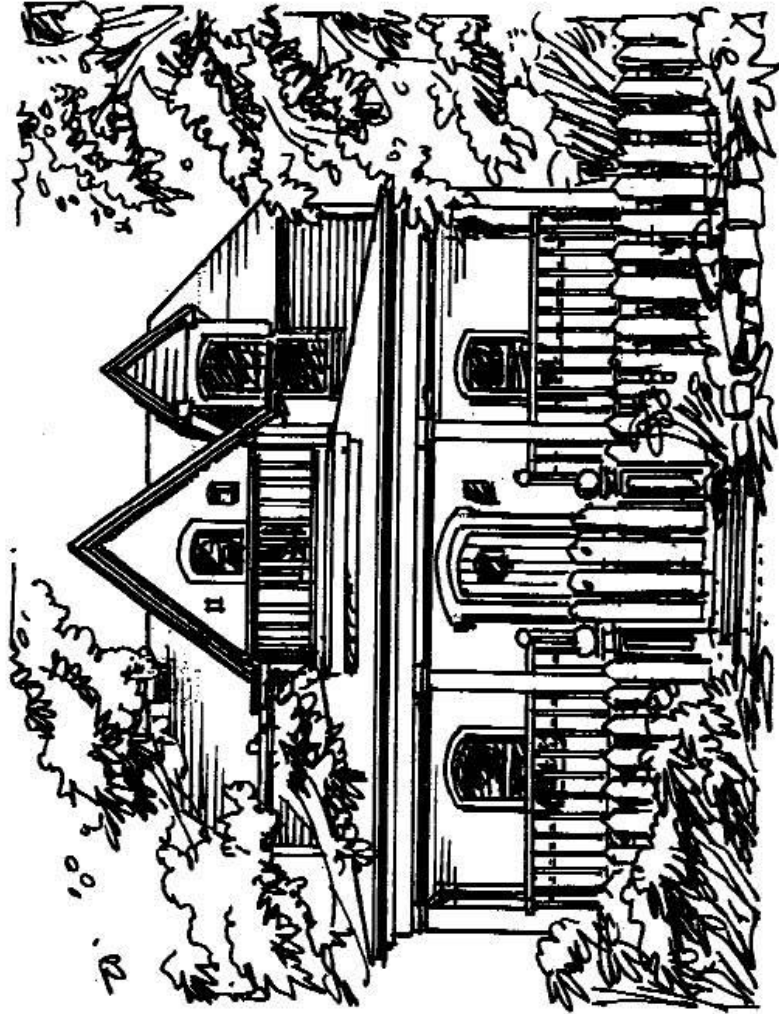
C-10 Porches on main and upper floors



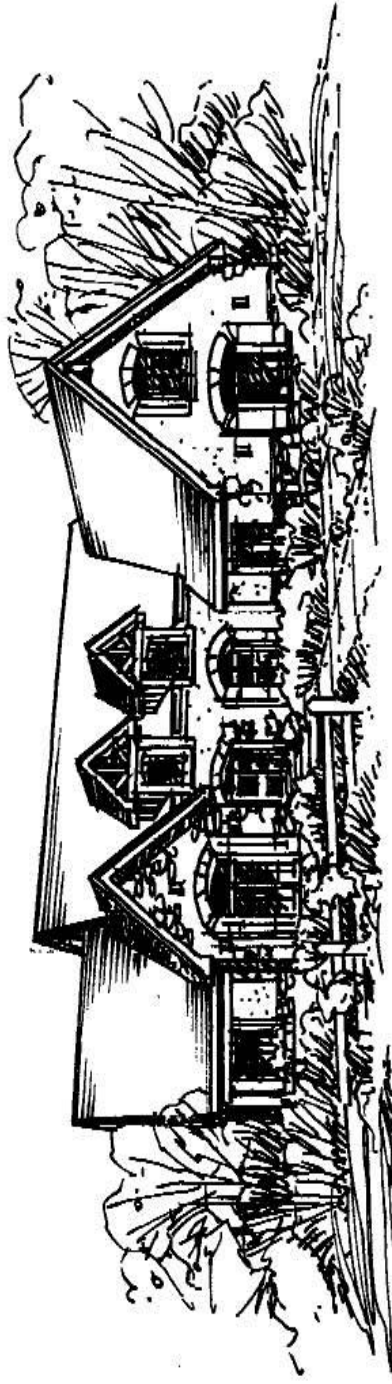
C-11 Raised front porch with residential scale detail



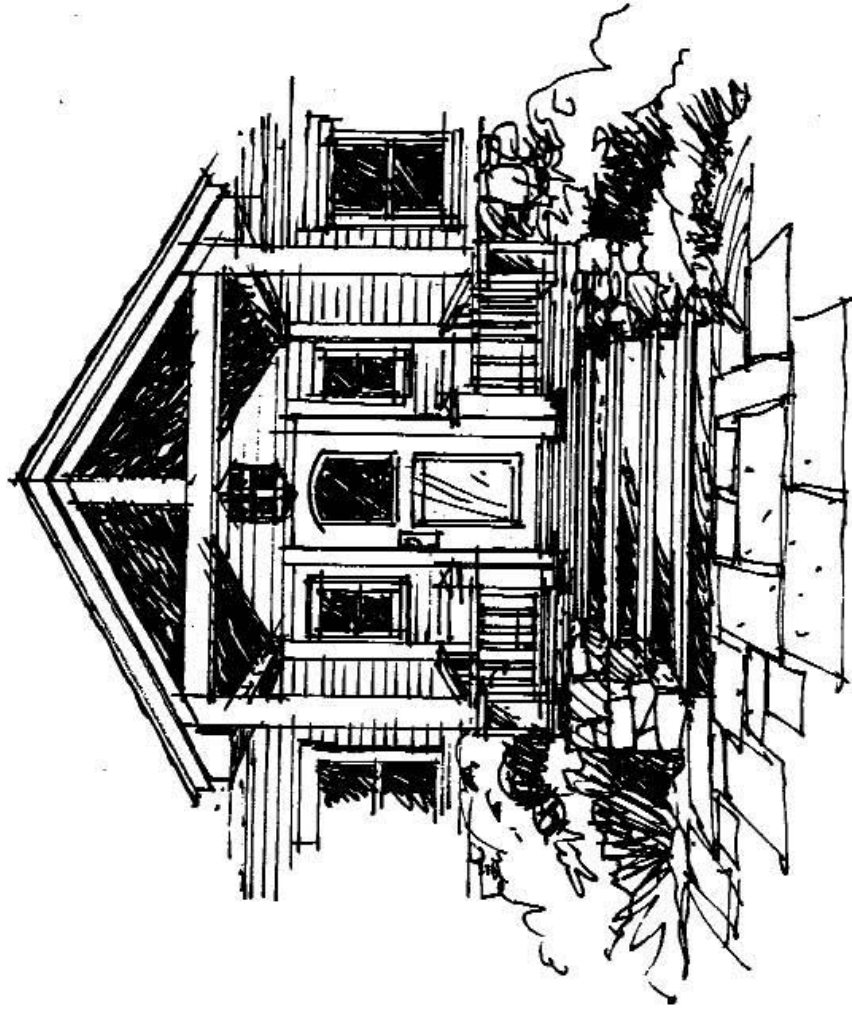
C-12 Upper floor space within roof structure



C-13 Picket fence and gate



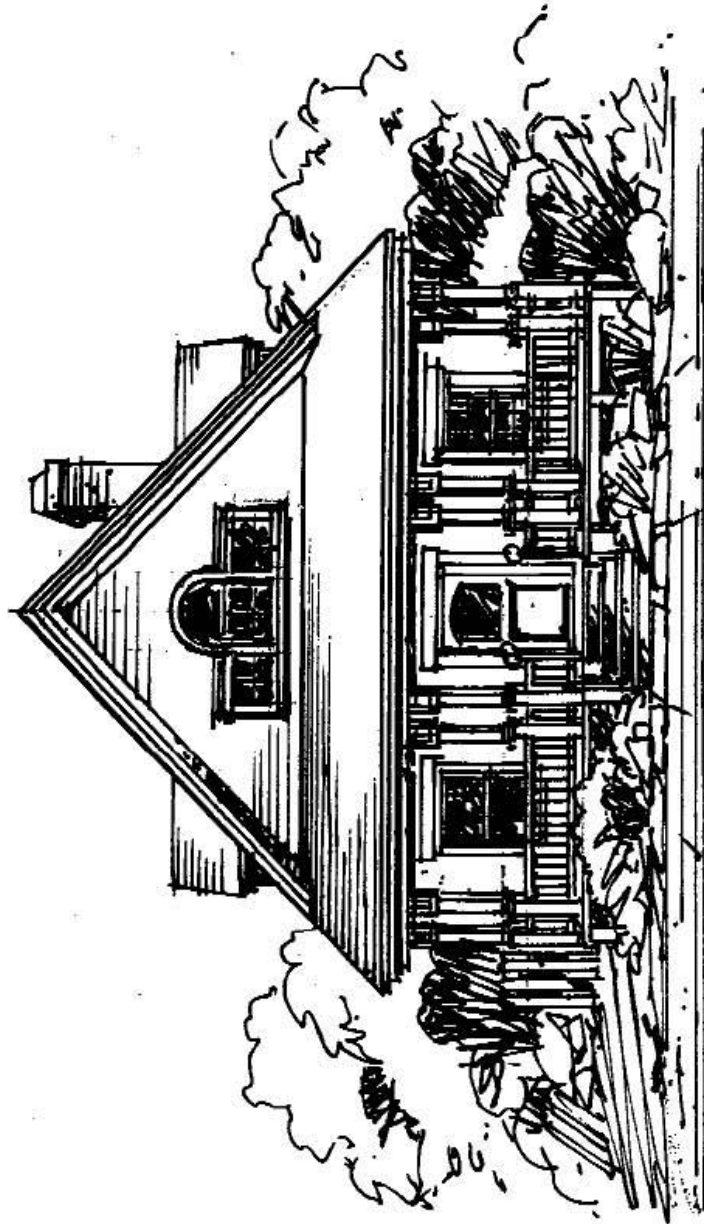
C-14 Functional dormers and upper floor space within roof structure



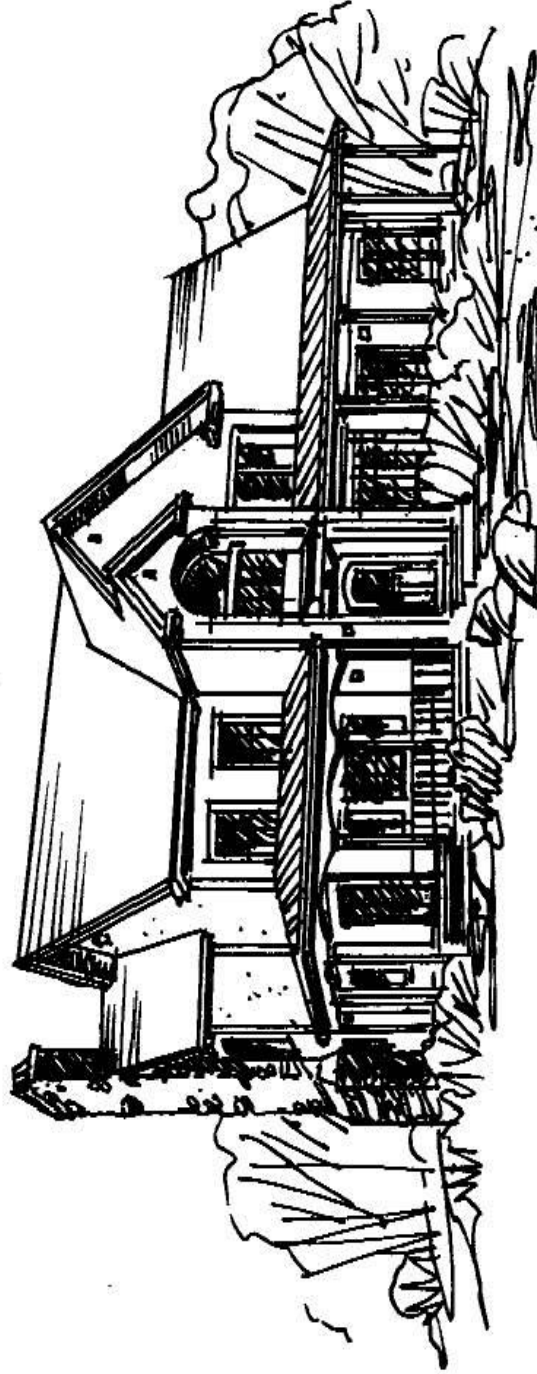
C-15 Pleasant sense of entry and raised front porch



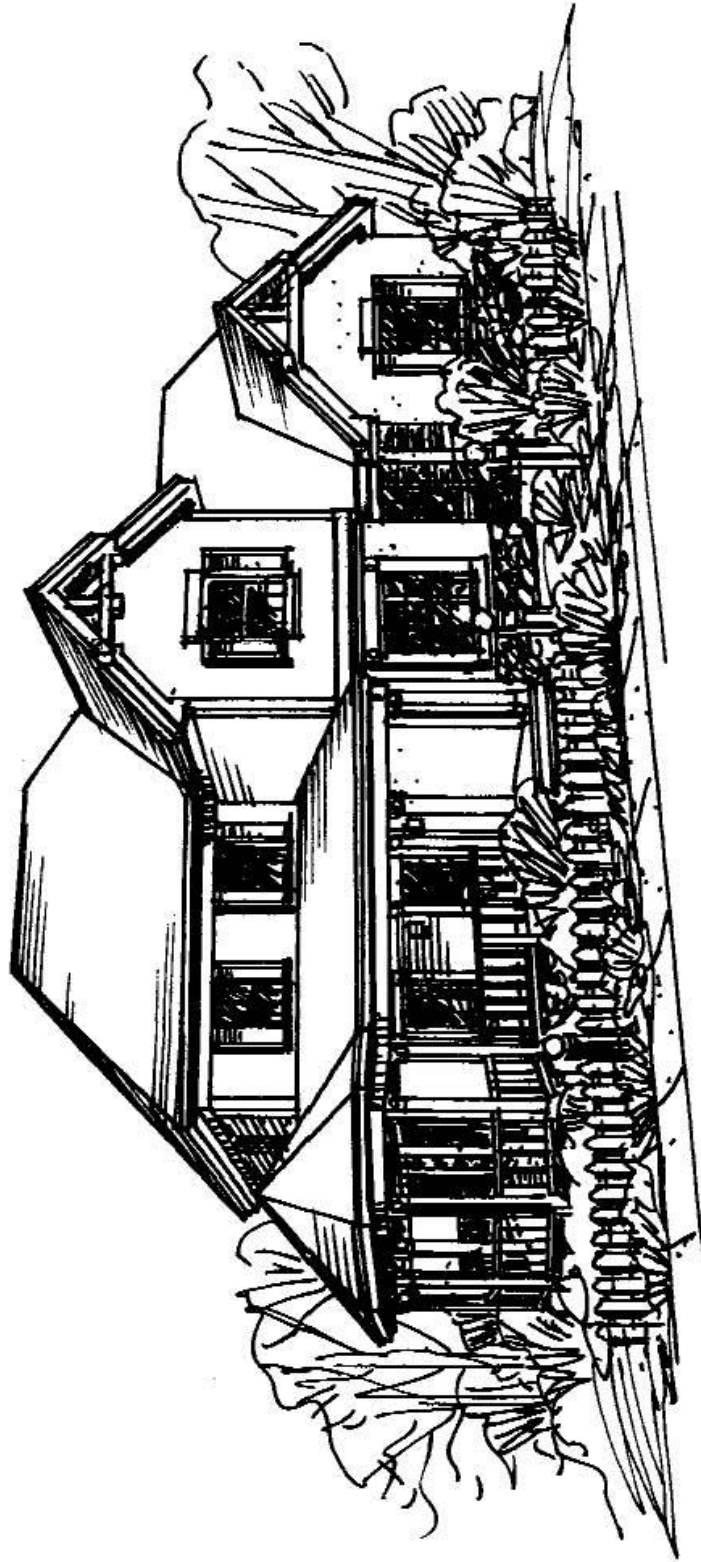
C-16 Wrap-around porch



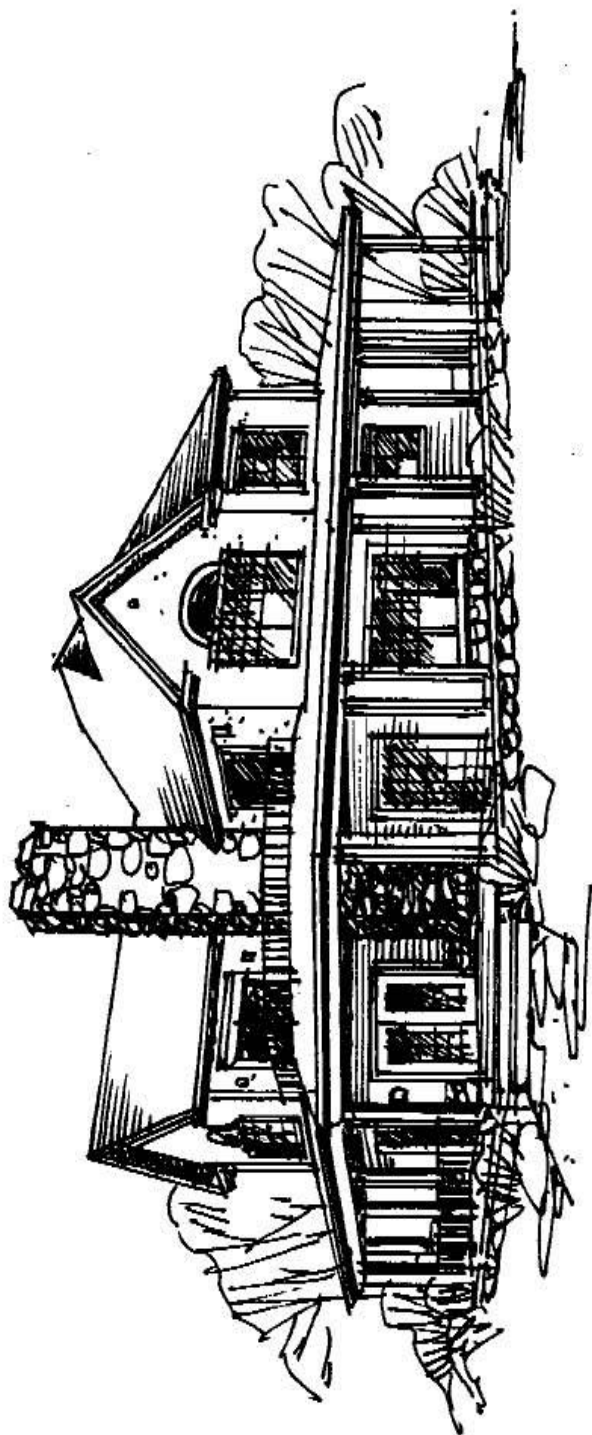
C-17 Residential scale detail and upper floor space within roof structure



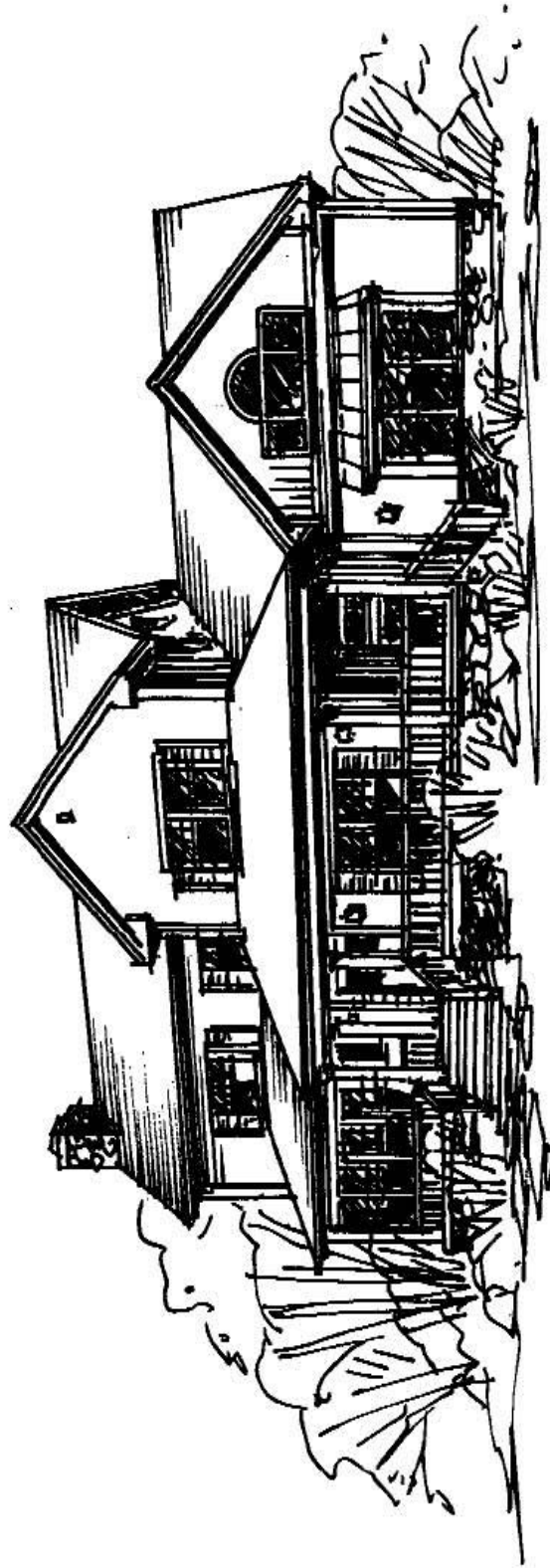
C-18 Wrap-around porch and garage not visible from street



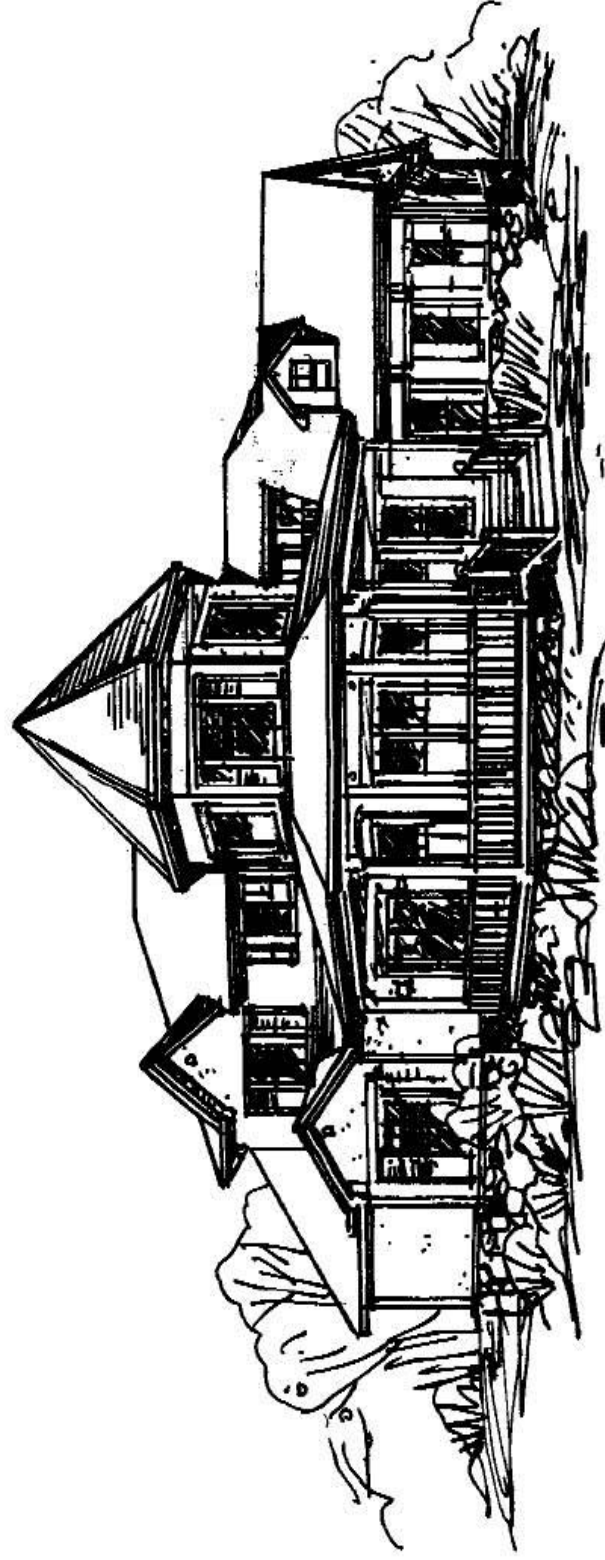
C-19 Unique residential scale details



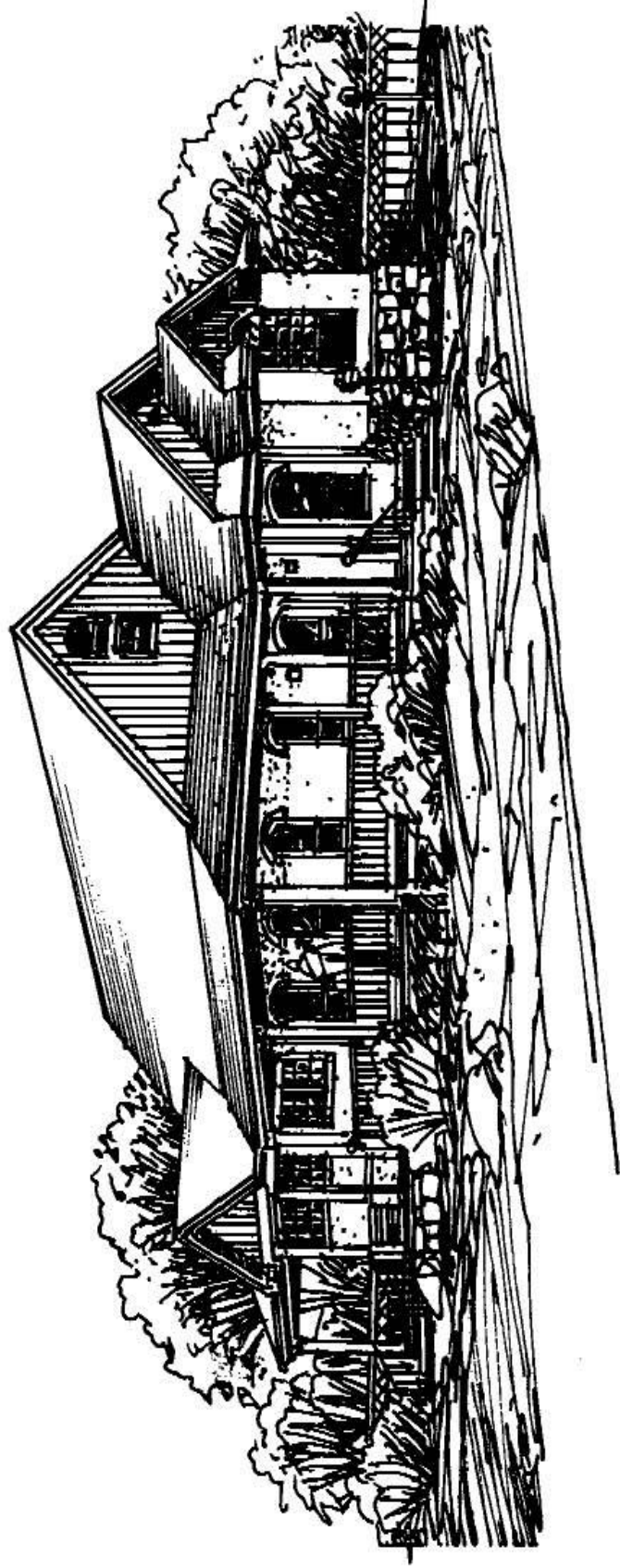
C-20 Wrap-around porch and residential scale details



C-21 Functional dormers and interesting roof forms



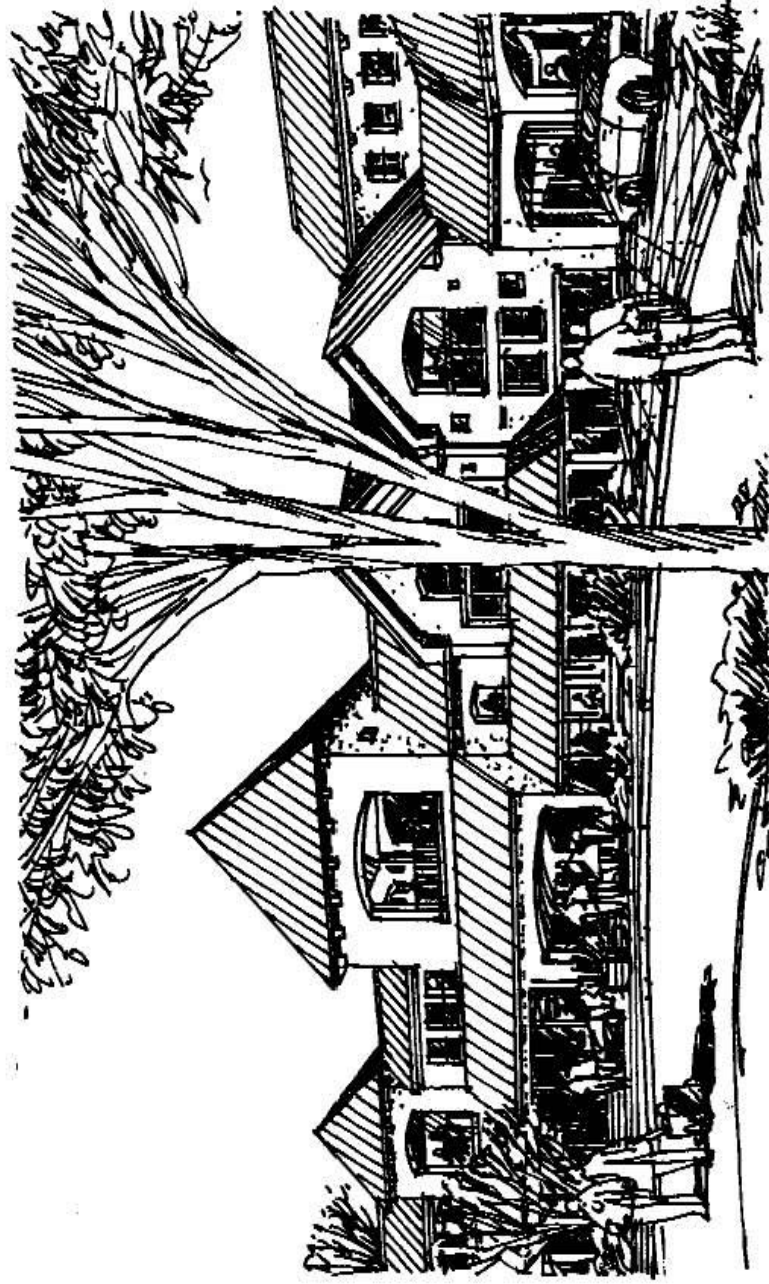
C-22 Unique residential scale forms and rooflines



C-23 Variation in wall surface materials and raised wrap-around porch



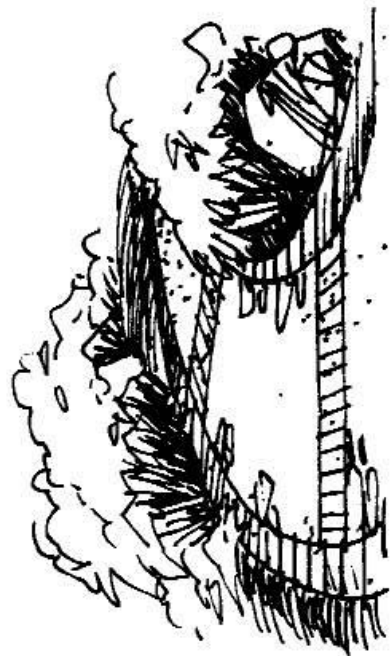
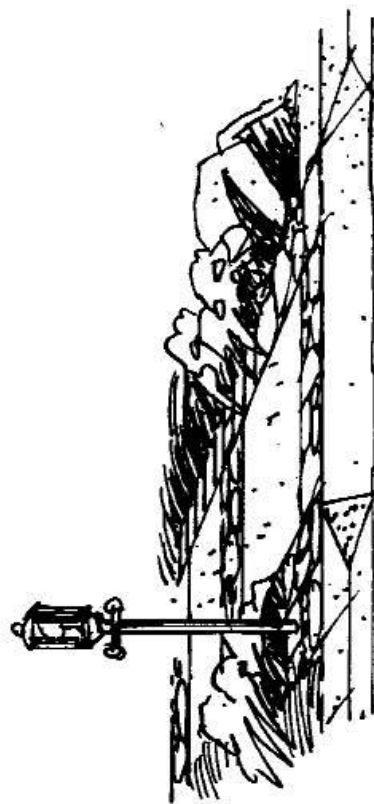
C-24 Covered sidewalks, residential scale forms and places to sit



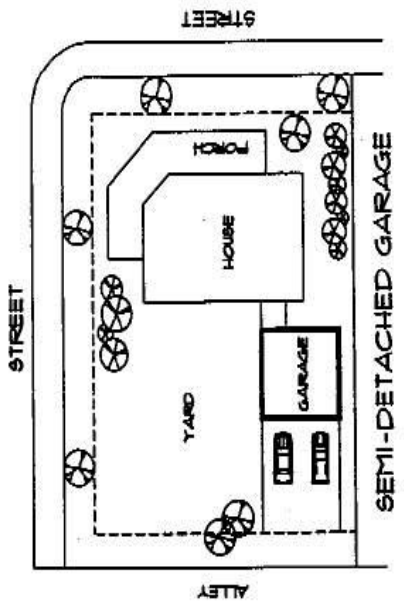
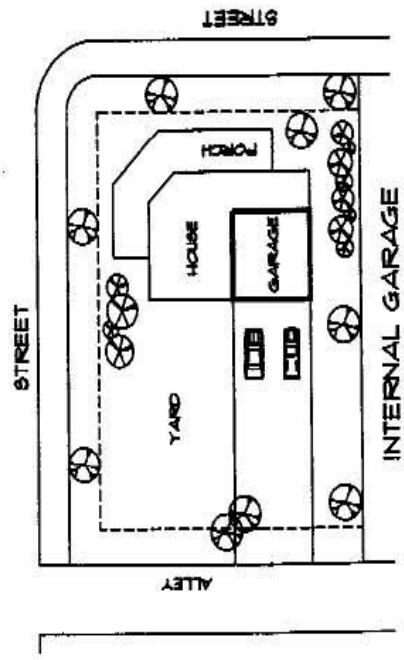
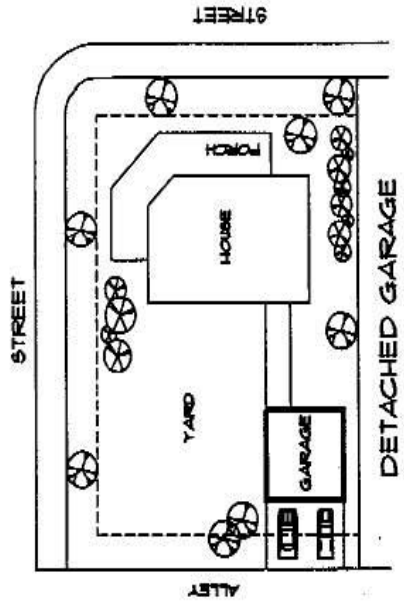
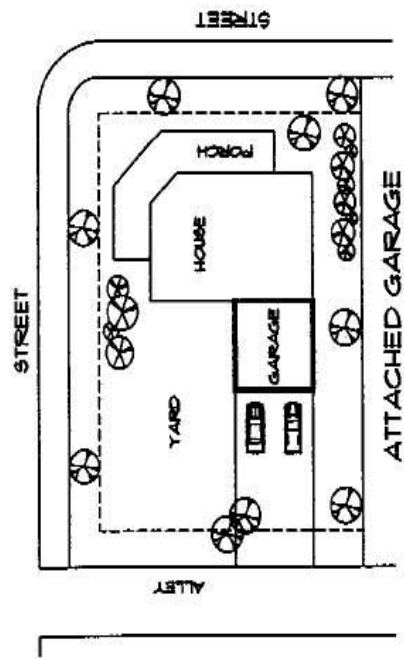
C-25 Separation of vehicles and pedestrians



C-26 Accessory structures



C-27 Driveways



C-28 Garage locations

Exhibit D

COMMUNITY LANDSCAPE PALETTE

Trees Up To 30 Feet In Height

I. UPRIGHT EVERGREENS

Blue Haven 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, Welchi Juniper, Wichita Blue Juniper

II. EVERGREEN TREES

Dark Green Arborvitae, Smaragd Arborvitae, Pinyon Pine, Tanyosho Pine, Alberta Spruce, Bristlecone Pine

III. 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, Shebert Chokecherry

IV. Fruit Trees

All varieties of fruit trees.

Trees Up To 40 Feet In Height

I. EVERGREENS

Southwestern White Pine, Austrian Pine, Scotch Pine

II. ORNAMENTAL TREES

Canoe Birch, Cutleaf Weeping Birch, Dolgo Flowering Crab, Japanese Pagoda Tree, Mayday Tree, Bradford Pear, Golden Raintree

III. 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

- IV. Fruit Trees
All varieties of Fruit Trees

Trees Up To 55 Feet In Height

- I. EVERGREEN TREES
Limber Pine, Ponderosa Pine, White Pine or Concolor Fir
- II. ORNAMENTAL TREES
European white Birch
- III. SHADE TREES
Purple Autumn Ash, Greenspire Linden, Littleleaf Linden, Redmond Linden, Cutleaf Silver Maple, Marshall's Seedless Ash, Northern Red Oak, Autumn Blaze Maple

SHRUBS – DECIDUOUS

Serviceberry, Japanese Barberry, Siberian Peashrub, Bluemist Spirea, Mountain Mahogany, Red & Yellowtwig Dogwood, Variegated Dogwood, Peking 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 & Coralberry, Lilac, Viburnum, Van Houtte Spirea, Anthony Waterer Spirea, Dwarf Korean Lilac, Nanking Cherry

SHRUBS - EVERGREEN

Manhattan Euonymus, Sarcoxie Euonymus, Pfitzer & Gold Tip Juniper, Spreading Juniper, Tammy Juniper, Buffalo & Broadmoor Juniper, Oregongrape, Alberta Spruce, Mugho Pine, Pyracantha, Yucca

GROUNDCOVERS

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), Wolly Thyme, Periwinkle/ Vinca Minor, Hosta, Liatris, Basket of Gold Alyssum, Soapwort, Blue Oat Grass, Hemerocallis (Daylily)

Exhibit E

DEVELOPMENT REVIEW PROCEDURES

Pre-submittal Conference

The purpose of this informal meeting is to discuss and review the specific development proposed by the applicant and to ensure that the Owner/Applicant understands the intended character of the Berryman Farm master plan. The Design Guidelines and the general development process along with required fees and schedules are discussed at this meeting.

Development Review Process

This section describes the review process required for the following improvements and developments:

- 1) Construction of all new buildings.
- 2) Renovation, expansion or refinishing of any existing building.
- 3) Major landscaping improvements.

The Review Process takes place in two steps:

- 1) Development Committee review of applicants submittal documents.
- 2) Review of completed work

Development Review

Per Article IV, Section 4 of the CC&R's for Berryman Farm the Owner/Applicant must submit a written application along with the Development Documents for review by the Architectural Review Committee (ARC). The applicant must submit to the ARC the following minimum items (in addition to other items which the ARC deem necessary or advisable for it to act::

- a. Site plan.
- b. Complete construction plans.
- c. Specifications, including color schemes and material samples for the building, addition or alteration.
- d. Payment in full of all anticipated costs as set forth below.

Resubmittal of Development Documents

If an initial submittal of documents is not approved by the ARC, the Owner/Applicant may re-submit following the procedure previously described.

Building Permits

It is the responsibility of the Owner to apply for and obtain all permits required from the Town of Kersey and other governing bodies as required, after receiving Development Document approval from the ARC.

Notice of Completion.

Upon completion of the construction modification or alteration of any improvements, the

Applicant shall furnish written notice to the ARC of same. Thereafter, the ARC or its designee shall have the right to inspect the improvements to assure compliance with the approved plans and the Applicant shall cooperate with the ARC or its designee to arrange the inspection.

Application Fees

Submittal fees payable to the Berryman Farm Architectural Review Committee (ARC) are payable each time an application is made as follows:

1. New construction
 - * Development Review \$200
2. Resubmittals
 - * Resubmittal fees are 50% of the initial amounts listed above.

Exhibit F

ARCHITECTURAL REVIEW COMMITTEE

Architectural Review Committee

The initial Architectural Review Committee (ARC) Membership will consist of three members, all of whom will be appointed by Declarant.

Function of the Committee

The principal functions of the ARC are to review and act upon Development Submittals and to monitor compliance to the Development Guidelines on a continuing basis.

ARC Meetings and Written Actions

There are no formal group ARC meetings. Owners or their representatives will meet with a member of the ARC on an individual basis to discuss their specific project. Reviews will then follow by members of the ARC and written reports will be issued through an agent of the Berryman Farm Development Company.

Compensation to ARC Members

Compensation to ARC members is the Owner/Developer's responsibility.

Amendments to the Guidelines

The ARC may amend the Design Guidelines as necessary in order to further clarify articles or respond to current Owner, Developer or market influences. The Owner or Developer of and Berryman Farm project is responsible to obtain the most current issue of the Guidelines.

Nonliability of the Architectural Review Committee and Executive Board Members

Neither the Architectural Review Committee nor the Executive Board, nor any member thereof, shall be liable to the Association or to any Owner or person for any loss, damage or injury arising out of or in any way connected with the performance of the Architectural Review Committee's or Executive Board's respective duties under this Declaration or the governing documents unless due to an act or omission not in good faith or which involves intentional misconduct or a knowing violation of a law. The Architectural Review Committee or Executive Board shall not be responsible for reviewing, nor shall its approval of any plans and specifications be deemed approval of, structural safety, engineering soundness, or conformance with building codes or any other laws or standards.

Exhibit G

LANDSCAPE GUIDELINES

Vision

Landscaping for this development uses xeric, native and non-native plants to incorporate the site within the surrounding landscape. The proposed landscaping is sensitive to maintenance needs as well as the need to maintain an aesthetically pleasing landscape. The proposed landscaping strives to maintain the surrounding character of the Colorado Front Range. The use of native naturalizing plant materials is intended to provide quick plant growth while providing areas of interest within the landscape.

General Guidelines

1. Any required landscape irrigation systems shall be reviewed and approved by the Town of Kersey prior to issuance of a building permit.
2. Street trees shall generally be 40' on center, however, they shall be adjusted to allow for a minimum of a 40' clearance to street lights (15' minimum if the tree is ornamental) and to allow for adequate separation from utilities, sidewalks, driveway curb cuts, storm sewer and sanitary sewer facilities, and any other fixed improvements.
3. All trees must be located a minimum of 4' from any natural gas line, 10' from any sanitary sewer main or water main.
4. Shrub locations shall be a minimum 4' from any water or sewer lines.
5. Locate all utilities prior to digging or landscaping.
6. Street tree planting minimum is 2" caliper.
7. Lot by lot street tree species is on the master Berryman Farm Landscape Plan. Please refer to ARC for your specific designation.
8. Complete landscaping of entire lot within one year.