

ALLISON RANCH

AMENDED AND RESTATED RESIDENTIAL IMPROVEMENT GUIDELINES FOR ALL LOTS

July 2026

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1. INTRODUCTION.

1.1 Basis for Guidelines. All the homes within the Allison Ranch community are subject to Covenants Conditions and Restrictions which will be recorded in the real property records in Douglas County, Colorado, as supplemented and amended (the “**Covenants**”). Unless otherwise defined in these Residential Improvement Guidelines for all Lots (the “**Guidelines**”), all initially capitalized terms used herein shall have the meaning given to the same in the Covenants.

The Covenants require the prior approval from the Board of Directors (the “**Board**”), or a representative or committee appointed by the Board before the construction, installation, erection, or alteration of any structure, attachment to any structure, or landscaping. For instance, any change to existing landscaping, new landscaping, or change to the final grade of the Lot; the construction or installation of any accessory building, patio, deck, pool, or hot tub; the demolition or removal of any building or other Improvement including changing paint colors must be submitted for prior approval. The Board has appointed a committee to review and decide upon architectural requests submitted to the Board for approval (the “**Committee**”).

These Guidelines are intended to assist Owners in the Allison Ranch community in implementing landscaping and other Improvements to their Lots. In order to assist Owners, the Board intends to establish certain pre-approved designs for several types of Improvements and to exempt certain Improvements from the requirement for approval. These Guidelines contain the guidelines established by the Board with respect to residential property.

1.2 Contents of Guidelines In addition to the introductory material, these Guidelines contain: A) a summary of procedures for obtaining approval from the Committee; B) a listing of specific types of Improvements that Owners might wish to make with specific information as to each of these types of Improvements; C) some helpful landscaping information.

1.3 Residential Improvement Guidelines Committee. The Committee is appointed by the Board of Directors and will review requests for architectural approval.

1.4 Committee Address and Phone. The address of the Committee will be the same as the address of the Management Company, as follows.

COMPANY NAME	OFFICE	E-MAIL
Goodwin & Company	3151 S Vaughn Way Suite 100 Aurora, CO 80014	CDCMDmanagers@goodwin-co.com

1.5 Effect of Community and Supplemental Declarations. The Covenants are a document governing property within the Allison Ranch community. Each Owner should review and become familiar with the Covenants, including any and all amendments. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Covenants and, if there is any conflict or inconsistency, the Covenants will control.

1.6 Effect of Governmental and Other Regulations. Use of Lots and any Improvements must comply with applicable building codes and other governmental requirements and regulations. The Douglas County Building Department can be reached at 303-660-7497. Their address is 100 Third St, Suite 020, Castle Rock, CO 80104.

Approval by the Committee will not constitute assurance that Improvements comply with applicable

governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies.

1.7 Interference with Utilities. In making Improvements to Lots, Owners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Owners should not construct any Improvements over such easements without the consent of the utility involved and Owners will be responsible for any damage to any utility lines. All underground utility lines and easements can be located by contacting:

Utility Notification Center of Colorado 1-800-922-1987

1.8 Goal of Guidelines. Compliance with these Guidelines and the provisions of the Covenants will help preserve the inherent architectural and aesthetic quality of the Allison Ranch community. It is important that Improvements to Lots be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the Committee and neighbors will go far in creating an optimum environment, which will benefit all Owners. By following these Guidelines and obtaining prior written approval for Improvements to Lots from the Committee, Owners will be protecting their financial investment and will help ensure that Improvements to Lots are compatible with standards established for the Allison Ranch community. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the Committee interpretation thereof shall be final and binding, subject to any right to appeal to the Board as provided in the Covenants.

1.9 Home Plan Monotony. Builder shall not repeat the same Floor Plan/Elevation combination as the Home that is next door or the Home that is directly across the street from the subject Home. The Home will be considered across the street if more than 50% of the lot lines on the subject Home overlap with the facing Home. Builder shall not repeat the same Color Scheme as the Home that is next door or the Home that is directly across the street from the subject Home. Builder shall not repeat the same Floor Plan/Elevation on more than three consecutive lots.

2. PROCEDURES FOR COMMITTEE APPROVAL.

2.1 General. As indicated in **Section 4** of these Guidelines, there are some cases in which advance written approval by the Committee is not required if the guidelines or standards with respect to that specific type of Improvement are followed. In a few cases, as indicated in **Section 4**, a specific type of Improvement is not permitted under any circumstances. In all other cases, including Improvements not included in the listing, advance, or prior written approval is required before any work on the Improvement is commenced. This section of the Guidelines explains how such approval can be obtained.

2.2 Definitions.

- A. **Front Yard** is the portion of the Lot from a plane along the front of the house to the sidewalk on the driveway and street side Lot.
- B. **Rear Yard** is the portion of the Lot from a plane along the back of the house to the rear property line.
- C. **Side Yards** are the portion of the Lot between the plane along the front of the house and the plane along the back of the house to the property lines to the side.
- D. **Hardscape** includes concrete, stone pavers, flagstones, brick and similar products.

- E. **Privacy and Drainage Setback** is a space that extends from the property line in the Rear Yard and Side Yards toward the house five feet.

2.3 Drawings or Plans. Owners are required to submit complete plans and specifications prior to commencement of any work on any Improvement (said plans and specification to show exterior design, height, materials, color, location of the structure or addition to the structure, plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required). In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect or draftsman and a simple drawing and description will be sufficient. In the case of major Improvements, such as room additions, structural changes, or accessory building construction, detailed plans and specifications, prepared by a licensed architect, may be required. Whether done by an Owner or professionally, the following guidelines should be followed in preparing drawings or plans.

In some instances, elevation drawings of the proposed Improvement will be required. The elevation drawings should indicate materials. The drawing or plan should be done to scale and should depict the Lot lines of the Lot, all recorded easements and the outside boundary lines of the home as located on the Lot. If you have a copy of an improvement location certificate (survey) of the Lot obtained when you purchased it, this survey would be an excellent base from which to draw.

- A. **Existing Improvements**, in addition to the home on the Lot, should be shown on the drawing or plan and identified or labeled. Such existing Improvements include driveways, fencing, walks, decks, trees, bushes, etc.
- B. **The proposed Improvements** should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed Improvement, including the materials to be used and the colors.
- C. **The plan** or drawing and other materials should show the name of the Owner, the address of the Lot and a telephone number where the Owner can be reached.
- D. **The proposed Improvements** must take into consideration the easements, building location restrictions and sight distance at intersections.
- E. **Owners** should be aware that many Improvements require a permit from the City or other applicable governmental entity. The Committee reserves the right to require a copy of such permit as a condition of its approval.

2.4 Submittal Requirements. Once an Improvement plan has been developed, two paper copies of the plan (maximum acceptable size eleven inch by seventeen inch (11"x17")) or via the electronic form on the website along with a color photo for the section of the home that is subject to the requested improvement shall be submitted to the Committee. Plans not submitted in this format will be rejected. The plan must contain the following information:

- A. **Architectural Request Form (Attachment C: ARCHITECTURAL REVIEW REQUEST FORM)**
- B. **Owner's name**, address, and telephone number.
- C. **Designer's name**, address, and telephone number (if applicable).
- D. **Scale** to match plot plan and north arrow.

- E. **All existing conditions** including house, walks, driveways, patios, decks, walls, plants, trees, drainage ways, Lot lines, and any easements.
- F. **The plans and specifications** must show exterior design, height, materials, color, and location of the Improvements, plotted horizontally and vertically, location and size of the driveways, location size, and type of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required by the Committee.
- G. **All improvements** must be shown on the Plot plan. Plot plans should have been provided at closing or can be obtained from Douglas County.

2.5 Action by Board of Directors/Residential Improvement Guidelines Committee. The Committee will regularly review all plans submitted for approval. The Committee may require submission of additional material and may postpone action until all required materials have been submitted. The Committee will contact the Owner if the Committee feels additional materials are necessary or if it needs additional information or has any suggestions for change. The Committee shall approve or disapprove all requests for approval within forty-five (45) days after the complete submission of all plans, specifications, and other materials and information which the governing board may require in conjunction therewith. Failure to approve within forty-five (45) days shall be deemed disapproval.

2.6 Prosecution of Work. A proposed Improvement to a Lot should be accomplished as promptly and diligently as possible in accordance with the approved plans and description. The work must be completed, in any event, within six (6) months of the date of the approval from the Committee. The Board Directors and the Committee reserve the right to inspect the work, and the Board shall have the right to file a notice of noncompliance when warranted.

Failure to complete the proposed Improvement within six (6) months after the date of approval of the application or to complete the Improvement in complete conformance with the conditions and requirements of the approval, shall constitute noncompliance with the requirement that approval for Improvements be obtained from the Committee; provided, however, the Committee, in its discretion, may grant extensions of time for completion of any proposed Improvements.

2.7 Rights of Appeal. If the Committee decides a request for architectural approval which is adverse to the applicant, then the applicant shall have the right to an appeal of such decision to the full Board, upon a written request therefor submitted to the Board within ten (10) days after such decision by the Committee.

2.8 Questions. If you have any questions about the foregoing procedures, contact the Committee at the phone number and address listed in the introductory part of these Guidelines.

3. LIMITS ON RESIDENT ACTION

3.1 Flags. No flag may exceed 3'x 5' in size. Flagpoles must meet the requirements of Section 4.20, Flagpoles. Flags may not be illuminated without prior written approval of the Committee. Any request for lighting must detail the type and location of the lighting. Lighting shall be placed so as not to disturb Owner of neighboring Lots. Any request for lighting must detail the type and location of lighting. Lighting shall be placed so as not to disturb Owners of neighboring Lots.

3.2 Parking. Recreational vehicles, commercial vehicles, and trailers may remain parked on a lot outside of a garage for forty-eight (48) hours for loading, unloading, and preparing for storage. Short term recreational vehicle parking may be allowed on private streets by special permit from the Association

office. Parking enforcement is under the jurisdiction of the Association and Douglas County.

3.3 Pets. Please refer to the Declaration for restrictions.

3.4 Trash Containers for Pickup. Trash may be placed on the street for pick up the night before the trash is to be picked up. Trash containers must be properly stored out of view from the street, with a closed lid, at all other times.

4. SPECIFIC TYPES OF IMPROVEMENTS-GUIDELINES.

4.1 General. The following is a listing, in alphabetical order, of a wide variety of specific types of Improvements which Owners typically consider installing, with pertinent information as to each. Unless otherwise specifically stated, drawings or plans for a proposed Improvement must be submitted in duplicate to the Committee and written approval of the Committee obtained before the Improvements are made. In some cases, where it is specifically so noted, an Owner may proceed with the Improvements without advance approval if the Owner follows the stated guideline. In some cases, where specifically stated, some types of Improvements are prohibited. If you have in mind an Improvement not listed below, architecture review and approval is required. The established drainage, as shown on the approved plot plan, may not be altered in slope or pitch in the installation of any improvement.

4.2 Additions and Expansions. Approval of the Committee is required. Additions or expansions must be constructed of wood, Masonite, glass, brick, stone, or other material resembling the material used in construction of the exterior of the home. The design must be the same or generally recognized as a complimentary architectural style and meet all specifications or guidelines set forth in these Guidelines as may be applicable. Colors must be the same as that of the exterior of the home on the Lot.

4.3 Address Numbers. Approval of the Committee is required to replace or relocate existing address numbers. Approval is not required if color, material, and style are identical to the original address numbers being replaced.

4.4 Air Conditioning; Equipment; Evaporative Coolers. Committee approval is required. Window units must be located in a “**side yard**” (defined throughout these Guidelines as the area between the front and back planes of the house constructed on the Lot) or the “**rear yard**” (defined throughout these Guidelines as the area from the back plan of the house to the rear Lot line) and must be screened from adjacent Lots by the installation of landscaping or otherwise as may be required by the Committee. For air conditioning equipment or evaporative coolers installed at ground level, considerations will include, but may not be limited to, screening, location, and specific proximity to neighbor’s living spaces.

Rooftop installations of air conditioning equipment and evaporative coolers are not allowed. See also, **Attachment B: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

4.5 Antennae. The Board has adopted the following rules, regulations and restrictions for the installation and maintenance of exterior antennas in the community in compliance with the FCC Rule, which became effective October 4, 1996:

A. General

“**Permitted Antennas**” are defined as (a) an antenna which is less than one meter in diameter and is used to receive direct broadcast satellite service, including direct-to-home

satellite services, or is used to receive or transmit fixed wireless signals via satellite; (b) an antenna which is less than one meter in diameter and is used to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instruction television fixed services, and local multipoint distribution services or is used to receive or transmit fixed wireless signals other than via satellite; (c) an antenna which is designed to receive broadcast television broadcast signals; or (d) other antennas which are expressly permitted under applicable federal statutes or regulations. In the event a Permitted Antenna is no longer expressly permitted under applicable federal statutes or regulations, such antenna will no longer be a Permitted Antenna for purposes of this Section. Installation of Permitted Antennas shall not require the approval of the Committee.

- i. All Permitted Antennas shall be installed with emphasis on being as unobtrusive as possible to the community. To the extent that reception is not substantially degraded or costs unreasonably increased, all Permitted Antennas shall be screened from view from any street and nearby Lots to the extent practicable, and placement shall be made in the following order of preference:
 - a. Inside the structure of the house, not visible from the street
 - b. Rear yard or side yard, behind and below the fence line
 - c. Rear yard or side yard, mounted on the house, in the least visible location below roofline
 - d. Side yard in front of wing fence, screened by and integrated into landscaping
 - e. Back rooftop
- ii. **“Front yard”** (defined throughout these Guidelines as the area from the front plane of the home on the Lot to the street, including the area between the sidewalk and the street more than one (1) location on the Lot allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above shall be used, and the least visible site shall be selected.
- iii. Permitted Antennas shall not encroach upon common areas, or any other Owner’s Lot.

B. **Installation**

- i. All installations must comply with all applicable building codes and other governmental regulations and must be secured so they do not jeopardize the safety of residents or cause damage to adjacent Lots. Any installation must strictly comply with FCC guidelines.
- ii. All Permitted Antennas shall be no larger, nor installed more visibly than is necessary for reception of an acceptable signal.
- iii. Owners are responsible for all costs associated with a Permitted Antenna, including but not limited to costs to install, replace, repair, maintain, relocate, or remove the Permitted Antenna.

- iv. All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Permitted Antennas, masts and any visible wiring may be required to be painted to match the color of the structure to which they are attached. The Owner should check with the installer/vendor for the appropriate type of paint.
- v. All other antennas, not addressed above, are prohibited.

4.6 Awnings / Overhangs/ Cloth or Canvas/ Patio Covers. See also Attachment B: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY

EFFICIENCY MEASURES. Committee approval is required. An awning, shutter, trellis, or other shade structure that is marketed for the purpose of reducing energy consumption are allowed. They should be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. Must provide swatch of material to be used.

Patio covers must be constructed of material consistent with the home and be similar or generally recognized as complementary in color to the colors on the house. Freestanding patio covers may be permitted as well as extensions of the roof. See also, **Attachment B: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

4.7 Balconies. See Decks, Section 4.14.

4.8 Barbecue/Gas Grills. All barbecue grills, smokers, etc. must be maintained in the rear yard or within an enclosed structure, not visible from the front of the home.

4.9 Basketball Backboards. No basketball backboards shall be attached to the garage. Only portable basketball backboards shall be allowed and do not require approval if the following guidelines are met: 1) portable units cannot be placed in the public rights-of-way, streets, or sidewalks; 2) location must be at least half of the length of the driveway away from the street. This location constitutes proper placement, and the unit must be kept in this location when in use; and 3) portable basketball backboards must be stored out of sight when not in use.

4.10 Birdbaths. Committee approval is not required if placed in the rear yard and if finished height is no greater than five feet (5') including any pedestal. Placement in the front yard or side yard is not allowed. See **Statues and Fountains, Section 4.48.**

4.11 Birdhouses and Bird Feeders. Committee approval is not required if installed in the rear yard and the size is limited to 2' high x 1' wide x 1' deep. No more than three (3) in number, of each, shall be installed on any Lot. A birdhouse or bird feeder may be mounted on a pole, which pole may not exceed six feet (6') in height from the ground.

4.12 Carports. Will not be permitted.

4.13 Clothes Lines and Hangers. See Attachment B: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.

4.14 Decks. Committee approval is required.

The deck must be constructed of composite type decking products approved by the Committee.

Maintenance free (composite) decking products shall be used, and the decking material shall be consistent throughout the front, side or rear elevation of the building. The deck should be located so as not to create an unreasonable level of noise for adjacent Owners or residents.

Construction shall not occur over easements beyond the side plane of the home and must be set back a minimum of ten feet (10') from the Lot lines. No decks with abutting rear Lot lines shall be within thirty feet (30') of each other at any point). Construction of decks over a sloped area is discouraged.

Owners are reminded that some types of maintenance free decking products may also require periodic maintenance for proper care and to retain the product's aesthetic conformity and to prevent wear and tear, including but not limited to, fading, warping, etc. Decks may be finished with clear semi-transparent sealer, and oil-based wood finish or a similar product. Any additional decking material that is added should match the existing deck. The deck may also be painted to match the body or trim color of the home.

4.15 Doors. Committee approval is not required to replace an already existing main entrance door to a home or an accessory building if the material and color matches the door being replaced.

- A. **Storm Doors.** Approval is required for storm doors. Colors should be complimentary with the color scheme of the home.
- B. **Security Doors and Windows.** All security or security-type doors and windows must be approved prior to installation.

4.16 Drainage. The Declaration requires that there be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern as engineered and constructed by the homebuilder prior to (or in some cases, immediately following) conveyance of title from the home builder to the individual Owner. When installing your landscaping, it is very important to ensure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against the house foundation, walkways, sidewalks, and driveways into the street. The Committee may require a report from a drainage engineer as part of landscaping or Improvement plan approval. Landscaping should conform to the established drainage pattern. Sump pump drainage should be vented a reasonable distance from the Lot line, on the Owner's Lot, to allow for absorption. Adverse effects to adjacent Lots will not be tolerated and shall be the responsibility of the Owner who has changed any drainage or grading on his or her Lot.

4.17 Driveways. Alterations to the size of the existing driveways shall not be permitted without approval of the Committee. Additions of ribbons to the sides of the driveway shall not exceed 18 inches per side.

4.18 Fences. All fences need Committee approval, including new fence installations and fence replacements. No fences are permitted in the front yards of lots. Perimeter fencing may be 3-rail fencing as described in **Attachment A: FENCE DETAILS**. Gates adjoining open space or public-owned property are prohibited. Wire or welded mesh may be installed on split rail fences provided mesh openings no smaller than one-quarter inch (1/4"), are installed no higher than the midpoint or second horizontal rail, are attached to the inside (yard-facing) side of the fence and are aluminum or galvanized metal. Mesh is permitted solely for safety and wildlife intrusion prevention. Prior to installing any fence on a Lot, the Owner must first submit plans for such

fence to obtain approval and must comply with the specific fence detail for the community.

- 4.19 Fire Pits.** All permanent outdoor gas fire pits must be approved in writing by the Committee prior to installation. Permanent outdoor gas fire pits must be installed and operated in accordance with all applicable local and state safety standards and guidelines. If the gas fire pit utilizes natural gas, all applicable permits and permissions for the installation of the natural gas line must be obtained from the City and the appropriate utility provider.

Portable fire pits or fire tables utilizing propane tanks do not require approval. All other outdoor fire pits, such as chimineas and other wood or coal burning fire pits are not permitted.

- 4.20 Flagpoles.** Committee approval is not required for flagpoles mounted to the front of the residence. Flagpoles may not exceed the height of the roofline of the residence. Approval is required for the location of any freestanding flagpole.
- 4.21 Front Step Railings.** Committee approval is required for front step railings. Railings should be constructed of black metal, or wood/composite material to match the home.
- 4.22 Gardens - Flower or Vegetable.** Committee approval is not required for flower or vegetable gardens. All flower gardens and pots must be weeded, cared for and maintained. Vegetable gardens must be located in the rear or side yard. Approval is not required for planting annual or perennial flowers in pots or in existing planting beds. The addition of any other perennials, such as shrubs, grasses, and trees, requires approval. Garden fences are subject to approval as outlined in Section 4.18. Garden fence materials shall be no higher than 24” from the ground, shall be a color consistent with the garden bed and/or surrounding fence.
- 4.23 Gazebos and Pergolas.** Committee approval is required. A gazebo must be an integral part of the rear yard landscape plan. A gazebo must be similar in material and design to the residence, and the color must be generally accepted as a complementary color to the exterior of the residence. Gazebos must be anchored to the ground securely, safely, and appropriately. Refer to Douglas County for any additional guidelines.
- 4.24 Greenhouses.** Committee approval is required. Approval will be based upon but not limited to general aesthetics, quality and permanence of materials used. Adequate screening will be required.
- 4.25 Hot Tubs, Spas and Jacuzzis.** Committee approval is required. Must be an integral part of the deck or patio area and of the rear yard landscaping. Must be installed in such a way that it is not immediately visible from the ground level of immediately adjacent Lots and so that it does not create an unreasonable level of noise for adjacent Lot Owners. Additional privacy barriers using plant material and/or screens around the hot tub may be required. See **Gazebos and Pergolas, Section 4.23.**
- 4.26 Kennels.** Exterior animal enclosures are not permitted. Breeding or maintaining animals for a commercial purpose is prohibited.
- 4.27 Landscaping.** Committee approval is required for landscaping except that provided by the builder. Landscaping plans must be submitted to the Committee for review, and the approval of such plans shall be obtained from the Committee prior to the installation of landscaping, except where installed by the Developer or a Builder. All landscape plan submittals must clearly and professionally demonstrate, to scale, the proposed landscape installation. The plot plan of the residence and yard must be provided. All organic materials (plants, shrubs, trees, mulch materials

etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail. Xeriscape landscapes are permitted subject to the provisions in section 4.55. Artificial turf will be considered on a case-by-case basis for rear yard installation only. A sample product (of at least 10" x 10") is required.

Landscape (Maintenance) All residential Lots must meet certain minimum landscape requirements. Once installed, the landscaping must be maintained in a neat and attractive condition, including periodic and horticulturally correct pruning, removal of weeds and debris (including, but not limited to, the removal of weeds and grass between cracks in concrete and between concrete and asphalt on Lots), and replacement of landscaping.

Owners are responsible for the maintenance of their sidewalks.

Each Lot shall include a minimum of one (1) deciduous or evergreen tree installed within the front yard. The required tree shall be a minimum two-inch (2") caliper measured at six inches (6") above finished grade at the time of planting. Tree species shall be selected from the Association's approved plant list or as otherwise approved by the ARC. The homeowner shall be responsible for maintenance and replacement if the tree dies or is removed.

4.28 Latticework. Committee approval is required for any type of trellis or latticework. All lattices and trellises shall be properly maintained to ensure a good appearance.

4.29 Lights and Lighting. Committee approval is required. Exterior lighting shall be installed in accordance with the following guidelines (1) exterior lighting shall not exceed 800 lumens, 60 watts or 14w (LED); (2) exterior lighting shall be directed toward the ground to minimize glare to neighbors and other Owners and no light shall be visible across the Lot line; (3) exterior lighting fixtures shall be conservative in design, be no larger than one and one-half feet/one foot (1 ½'/1') in height, consist of metal materials and be in the following colors: black, brown, gray or silver. Committee approval is required to install any non-builder installed exterior lighting. Approval is required to install motion detector spotlights, spotlights, floodlights, ballasted fixtures (sodium, multi-vapor, fluorescent, metal halide, etc.). Considerations may include, but may not be limited to, the visibility, style and location of the fixtures and the impact they may have on neighboring Lots. Lighting for pathways (low ground lighting along sidewalks, driveways and/or planting beds) is permitted if it is low-voltage (5W), downward pointing, and the materials are metal with dark or metallic colors. Use of architectural and up-lighting of trees, landscaping, buildings, Improvements (as the term is defined in the Covenants) is permitted only with prior written approval. Up-lighting, if approved, shall not shine into a neighbor's Lot. Rope lights shall not be allowed for non-holiday purposes, see Section 4.39. Non-holiday colored lighting shall not be allowed. For holiday lighting, See **Seasonal Decorations, Section 4.37 and Attachment B: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

Permanent exterior lighting is permitted on all sides of the residence. All permanent exterior lighting is allowed between sunset and 10:00 p.m. daily except approved security lighting. Lighting colors shall be limited to soft or warm white for everyday use. Strobe, flashing, pulsing, or rapidly animated lighting is prohibited. All wiring and hardware must be concealed or color-matched to the home.

4.30 Painting. Committee approval is not required if color and/or color combinations are identical to the current color palette established by the builder of the home, which can be found on the Allison Ranch website and/or obtained from the management company. Any changes to the color scheme, or color changes, that differ from the current color palette established by the

builder, must be submitted for approval and must conform to the general scheme of the community.

If you choose to use a different color on your home, you will need to submit the Architectural Request Form with photos of the colors on your home currently, color samples of the requested new colors painted on a hard surface at least twelve inches by twelve inches (12" x 12"), and photos of the colors of the house on either side of your home to the Committee.

- 4.31 Patios-Open.** Committee approval is required. Open patios include the placement of any Hardscape (See Definitions Sec. 2.2) on the Lot that is not otherwise addressed in these Guidelines. Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent Lot Owners. In some instances, additional plant material, around the patio, may be required for screening. The patio and materials must be similar or generally accepted as a complementary color and design to the residence.
- 4.32 Paving.** Committee approval is required, for all walks, patio areas, or other purposes and for all materials used, including concrete, brick, flagstones, steppingstones, pre-cast patterned or exposed aggregate concrete pavers. Asphalt will not be allowed. (**See Driveways, Section 4.17.**)
- 4.33 Play Structures and Sports Equipment.** Committee approval is required. Consideration will be given to adjacent Lots (a min. five-foot (5') setback from the Lot line, is recommended for trampolines, swing sets, fort structures, etc.) so as not to create an undue disturbance. In some instances, additional plant material, around the equipment, may be required for screening. Wood structures should be constructed of pressure treated or other weather resistant materials. All play and sports equipment must be maintained in a good and not un-slightly manner. The use of multi-rainbow-colored cloth/canvas tarps is not permitted. Solid colors which complement the home are to be utilized.
- Playhouses.** Committee approval is required if a structure is more than twenty-four (24) square feet and/or over six feet (6') high.
- 4.34 Pools.** Committee approval is required. Pools must be placed in the rear yard and be an integral part of the deck or patio area. They should be located in such a way that they are not immediately visible from the ground level of adjacent Lots (i.e., screened with plant material) and must at all times be maintained in a slightly condition. Above ground pools are prohibited, with the exception of a wading pools placed in the yard while in use. See **Hot Tubs, Spas and Jacuzzis, Section 4.25.**
- 4.35 Rooftop Equipment.** Committee approval is required.
- 4.36 Roofing Materials.** Committee approval is required. If re-roofing is necessary, the home or any accessory structured should be re-roofed with the same or greater quality than originally used by the Developer or the Builder. Repairs to an existing roof with the same building material that exists on the home do not require prior approval. Any change in roof color must use the color palette for the builder of the home which can be found in the Allison Ranch website or from the management company.
- 4.37 Seasonal Decorations.** Committee approval is not required if decorations are installed and holiday lights are displayed on a lot from June 29th through July 8th or October 15th through January 15th, provided that an Owner is keeping with the Community standards. For holidays falling outside of the dates listed above, lighting displays and seasonal decorations may be up for no longer than one week before and one week after the event. Time Restrictions for Holiday

Decorations and Lighting.

A. All holiday lights must be turned off by 10:00 PM to minimize light pollution and maintain a peaceful environment for all residents.

B. Lights may be turned on after sunset.

4.38 Sewage Disposal Systems. Will not be permitted.

4.39 Sheds. Sheds will not be permitted.

4.40 Storage Containers. Committee approval is required. Storage containers shall not be visible from the front of the home and must be commercially made of resin or hard plastic in colors complementary to the exterior of the house may be permitted only in the back yard and placed against the house upon the approval of the Committee. Storage containers shall not exceed 6 feet in height or 20 square feet in total dimension.

4.41 Shutters - Exterior. Committee approval is required. Shutters should be of a similar material and of a color and design generally accepted as complementary to the exterior of the house.

4.42 Side yard sidewalks. Committee approval for side yard sidewalks is required. They may be no wider than thirty-six inches (36") and must connect to the driveway at a ninety (90) degree angle. Side yard sidewalks may be constructed of concrete, crushed gravel or breeze, stone pavers or flagstones.

4.43 Siding. Committee approval is required.

4.44 Signs. No commercial sign shall be erected within the community, except those required by legal proceedings and the following types of commercial signs:

- i. one temporary sign of customary size, as determined by the ARC, for the purpose of advertising the Lot for sale, and which shall not be allowed to remain on a Lot or Parcel for more than a total of ninety (90) days during any 365-day period;
- ii. temporary "open house" signs indicating that a Lot is available for inspection by interested parties, but such signs may only be erected or maintained during the hours of 7:00 a.m. through 6:00 p.m. on Saturdays, Sundays, legal holidays or other days designated by the ARC;
- iii. one temporary sign identifying the Person installing landscaping or a pool on the Lot, but only during the period that such installation is in progress;
- iv. security signs of a face area of 75 square inches or less, in a style and location designated by the Design Guidelines or approved by the ARC;
- v. such construction job identification signs, business identification signs and subdivision identification signs which are in conformance with the requirements of the municipality having jurisdiction over the property and which have been approved in writing by the Reviewer as to number, size, color, design, message content and location;
- vi. The Board and Declarant shall have the right to erect signs as they, in their discretion, deem

appropriate.

- 4.45 Skylights.** Committee approval is required. Bubble type skylights will be prohibited.
- 4.46 Solar Energy Devices.** Approval is required. See **Rooftop Equipment, Section 4.35 and Attachment B: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**
- 4.47 Statues, Fountains, Furniture or Yard Art.** Committee approval is required for placement of any statue, fountain, furniture, fake flowers, ornamental solar lights, or yard art in a front or side yard.
- 4.48 Temporary Structures.** The Declaration states that no structure of a temporary character, including, but not limited to, a house trailer, tent, shack, storage shed, or outbuilding shall be placed or erected upon any lot. However, during the actual construction, alteration, repair or remodeling of a structure or other Improvements, necessary temporary structures for storage of materials may be erected and maintained by the Developer or a Person doing such work. If the Temporary structure will be erected or maintained for less than four (4) months, notification must be given to the Committee. If the Temporary Structure will be erected or maintained for more than four (4) months, Committee approval is required. The work of constructing, altering, or remodeling any structure or other Improvements shall be prosecuted diligently from the commencement thereof until the completion thereof.
- 4.49 Trash Containers, Enclosures and Pickup.** Committee approval is required for any trash or garbage enclosure. Trash enclosures are prohibited in front yards. One (1) enclosure will be permitted on any Lot. The enclosure must (i) be constructed using the same materials, design and finish as the home and the existing fence and may be screened by vegetation; (ii) be located along either the rear or side of the house immediately adjacent to the house OR if the Lot has a fence enclosing the side and rear yard, the trash enclosure should be located at the intersection of the home and fence of materials that match either the home exterior or fence, including stains; See **Fences, Section 4.18** be placed as near to the existing side fence as possible, if located in the side yard; (iv) screen the trash receptacles from the front and side; (v) be maintained so that it does not create a visual or environmental nuisance; and (vi) be no longer than the dimensions of the combined trash and recycling receptacles provided by the Association's vendor. Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored or allowed to accumulate on any lot except in sanitary containers or approved enclosures. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner (except that a container for such materials may be placed outside at such times as may be necessary to permit garbage or trash pickup.) Trash may be placed on the street for pickup the night before the trash is to be picked up. Trash containers must be properly stored the evening of pickup.
- 4.50 Tree Houses.** Will not be permitted.
- 4.51 Underground Installations.** Committee approval is required.
- 4.52 Utility Equipment.** Installation of utilities or utility equipment requires approval. Under the Declaration, pipes, wires, poles, utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure. Pumps and plumbing must be shielded from the Neighbor's view.
- 4.53 Waterfalls and Water Features.** ARC Approval is required for installation of any waterfall or

water feature. Waterfalls or water features are only permitted in the back yard. The established drainage, as shown on the County approved Plot Plan, may not be altered in slope or pitch in the installation of a waterfall or water feature.

4.54 Weathervanes and Directionals. Committee approval is required.

4.55 Wood Storage. Will not be permitted.

4.56 Xeriscape. Committee approval is required. Owners are permitted to incorporate xeriscape design when submitting landscaping plans. Additionally, the use of xeriscape, nonvegetative turf grass, or drought-tolerant vegetative or nonvegetative landscapes to provide ground covering to property for which a Unit is responsible. Xeriscape is not a specific look or specific group of plants, and it is not a disorganized jumble of plants that can grow without supplemental water. Rather, xeriscape is a combination of seven common-sense gardening principles that save water, time, and resources while creating a gorgeous landscape. Once the plan has been approved, the owner is responsible for keeping at least 80% of plants alive and in good condition. The Seven Principles of Xeriscape are:

1. Plan and Design – for water consumption and beauty from the start. A design makes it easy to complete your project in phases.
2. Create Practical Turf Areas – of manageable size, shape, and grade.
3. Select Low-Water Plants – and group them according to their water needs. This is also known as hydro-zoning. Then experiment to determine how much and how often to water.
4. Use Soil Amendments – as you plant. Compost is the best choice.
5. Use Mulches – like wood chips or cobble rock to reduce evaporation and to keep the soil cool.
6. Irrigate Efficiently- with purpose designed systems (including hose-end equipment) and by applying the right amount of water at the right time.
7. Maintain the Landscape Properly – by mowing, weeding, pruning, and fertilizing properly.

Plans that include only rock for the yard, without the inclusion of various organic materials and vegetation will not be approved. A xeriscaped yard must still reflect careful planning and landscaping, and appropriate maintenance, to present an aesthetically appealing result.

The installation of xeriscaping does not relieve an Owner of responsibility for watering and maintaining his or her landscaping in a neat and clean manner. In the event any vegetation requires replacement, each Owner is responsible for the prompt replacement of such vegetation.

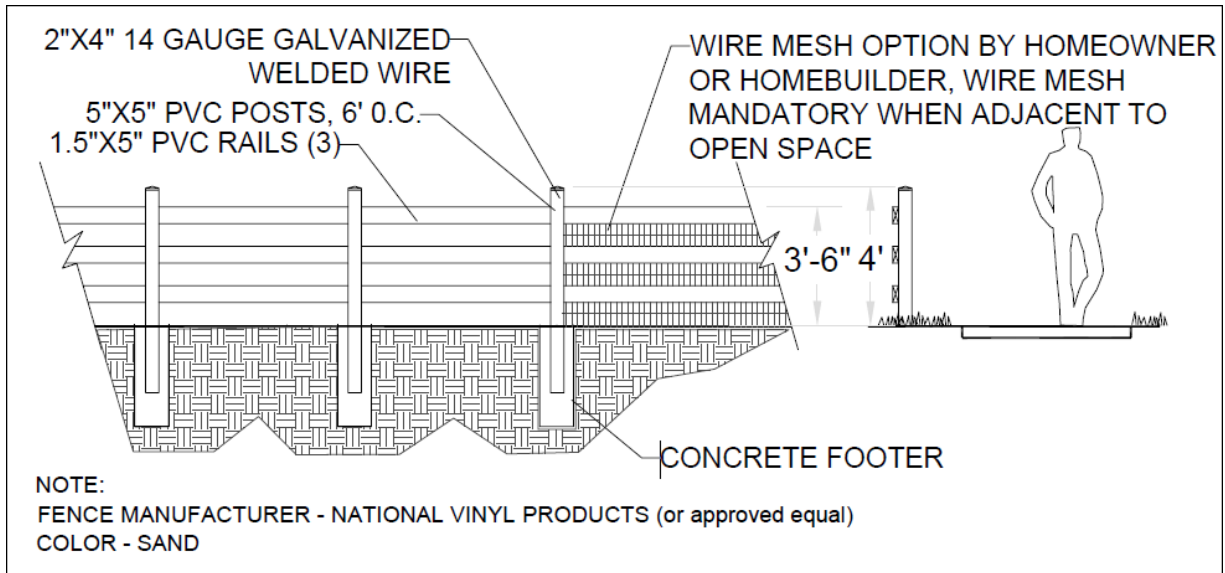
XERISCAPE OPTION – FRONT YARD

- The area from the back of the sidewalk to the front of the building and side yard wing walls is defined as the front yard. Additional appurtenances, landscape elements, and decorative entry features may be allowed and will be reviewed on a case-by-case basis.
- Turf Requirement: no artificial turf is allowed.

- Rock and inorganic mulches are limited to not more than 50% of the area to be landscaped. At least 50% of the area to be landscaped shall be covered with living plant material.

ATTACHMENT A

FENCE DETAILS



ATTACHMENT B

RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES

I DEFINITIONS

- A. Energy Device shall have the same meaning as "renewable energy generation device" defined in C.R.S. 38-30-168, and means either a solar energy device as defined in C.R.S. 38-32.5-100.3 or a wind-electric generator that meets the interconnection standards established in rules promulgated by the Public Utilities Commission pursuant to C.R.S. 40-2-124.
- B. Energy Efficiency Measure shall have the same meaning as defined in C.R.S. 38-33.3-106.7, and means a device or structure that reduces the amount of energy derived from fossil fuels that is consumed by a residence or business located on real property, and includes only the following types of devices or structures:
- an awning, shutter, trellis, or other shade structure that is marketed for the purpose of reducing energy consumption;
 - a garage or attic fan and any associated vents or louvers;
 - an evaporative cooler;
 - an energy-efficient outdoor lighting device, including without limitation, a light fixture containing a coiled or straight fluorescent light bulb, and any solar recharging panel, motion detector, or other equipment connected to the lighting device; and
 - a retractable clothesline
 - a heat pump.

II GENERAL INSTALLATION RULES

- A. Committee Approval. Committee approval is required prior to installing any energy device or energy measure. While the Association encourages the use of energy devices and energy measures that are based on renewable resources, it must balance that use with its responsibility to improve and enhance the attractiveness, desirability and safety of the community. Therefore, consistent with controlling statutes, and the terms and conditions of the Covenants, Committee approval is required for all energy devices and energy measures. The following standards shall apply with respect to the installation, maintenance, and use of energy devices and measures.
- B. Submission Details. In connection with obtaining the Committee's approval of any energy device or energy measure, the Owner shall provide the Committee with the following information: (i) the location that the device/measure is to be installed on the Lot/structure, (ii) the type of device/measure to be installed, (iii) the dimensions of the device/measure, (iv) the proposed color of device/measure, and (v) a pictorial/brochure of the device/measure (if available). If the device to be installed is a wind-electric generator, the information submitted must also include how the device meets the interconnection standards established in rules promulgated by the Public Utilities Commission. Following the Owner's submission of the required information, the Committee will either approve or deny the plan for installation of the device/measure as requested by the Owner, or, if feasible, make recommendations for changes consistent with these Rules.
- C. Pest Abatement. All energy devices or energy measures shall be installed in such a manner that pests may not use the devices or measures as shelters.
- D. Aesthetics. The Committee will consider the aesthetic standards stated in the Covenants when

determining whether to approve the Owner's request. The Association encourages the Owner to select equipment that is aesthetically acceptable in the community and integrates with the residence and surrounding landscape to the maximum extent possible, keeping in mind the design and roofline of the residence on which the device or measure is to be installed. The color of the device or measure and any exposed pipes, panels and other apparatus must be approved by the Committee. Energy devices and measures shall have flashing colored or painted to closely match the adjacent roof color. Poles shall be painted a matte color to blend with surrounding landscape.

- E. Location. To the maximum extent possible, an energy device or energy measure shall be installed so as to minimize its exposure when viewed from any other Lot, Association-owned property, other public property, streets, or from the surrounding community unless to do so will have the effect of substantially interfering with the use of the device/measure or significantly increasing the cost of the device/measure.
- F. Safety. Owners shall be responsible for ensuring that installations comply with all applicable building codes and other governmental regulations. All energy devices and measures must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent Lots.
- G. Removal. Equipment removal requires restoration of the installation location to its original condition. Owners shall be responsible for all costs relating to removal and restoration.
- H. Variances. The Committee will review other suggested locations/installations if the above are not feasible; provided, however, the Committee may require the applicant to provide the Committee with a written statement by a solar, wind, or other energy expert that the restrictions imposed by the Committee will have the effect of (i) substantially interfering with the collection of solar energy or significantly impacting the performance of the energy measure, and/or (ii) significantly increasing the cost of the device or measure. In such cases, the Committee will permit variances to these installation criteria to the minimum amount as is reasonably required to allow the device or measure to function properly and to minimize any increase in the cost of the device to the Owner.
- I. Effect of Approval. Committee approval in no way should be construed as a representation, guarantee, or warranty, etc. by the Committee or the Association that collection of solar or wind energy shall be adequate for the Owner's needs or that energy devices will remain undisturbed by vegetation or Improvement located on surrounding Lots.

III GUIDELINES FOR SPECIFIC ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES

- A. Solar Energy Devices.
 - 1. The preferred location of a solar energy device shall be on the roof below the peak of the roof. Alternatively, the device may be pole-mounted in the rear area of a private yard below the fence- line and, to the maximum extent possible, shall be screened from the view of others by landscaping materials. Solar energy devices installed on the roof shall be installed flush with the roof unless to do so will have the effect of prohibiting the collection of solar energy.
 - 2. All solar panel glazing shall be solar bronze or black with no white or clear glazing allowed.
 - 3. The total number of solar panels and other apparatus installed shall not cover more than

75% of any given roof section, unless to do so will have the effect of prohibiting the collection of solar energy.

- B. Wind-Electric Generators. Wind-electric generation devices shall be located in an area that reduces interference with the use and enjoyment by residents of Lots situated near the device as a result of the sound associated with the device.
- C. Solar Shades
 - 1. Operable or motorized solar shades may only be placed on the rear or side elevation of the house.
 - 2. Each window must have its own shade; all windows on the same elevation must be covered if any one window is covered.
 - 3. Shades must allow visible light transmittance; opaque shades are not permitted. Shade colors must be submitted and are subject to review for compatibility with the home's base and trim colors.
 - 4. Housing, track (or cable) and mechanism must be concealed behind trim to blend with the home. Window, trim style and shape must be maintained. Details must be submitted with application.
- D. Shutters
 - 1. Exterior operable or motorized rolling shutters may only be placed on the rear or side elevation of the house.
 - 2. Each window must have its own shutter; one shutter may not be used to cover multiple windows.
 - 3. Shutter slats should be no wider than 2".
 - 4. Housing units should be no larger than 10" square and mounted in the soffit whenever possible.
 - 5. Colors must match the existing house. Housing units on stucco or brick veneer must match exterior finish color. Samples of shutter color shall be submitted for Committee approval.
 - 6. Housing, track (or cable) and mechanism must be concealed behind trim to blend with the home. Window, trim style and shape must be maintained. Details must be submitted with application.
- E. Clotheslines. The Association encourages the use of removable clothes drying devices that are not affixed to the ground or a structure. Owners must store any clothes drying devices out of view from any other Lot, common elements, limited common elements, street, or from the surrounding community when not in use.

IV COVENANTS IN CONFLICT WITH STATUTES.

To the extent that any provisions of the Association's recorded covenants restrict or prohibit energy devices and/or energy measures in violation of the controlling statutes, the Association shall have no authority to enforce such provisions and these Rules shall hereafter control.

ATTACHMENT C

ARCHITECTURAL (ARC) REQUEST FOR CHANGE FORM

HOMEOWNER INFORMATION

Please provide complete information, including **email** and **phone**, to ensure you receive timely communications regarding the decision of your project. ***Required**

First and Last Name*: _____

Street Address*: _____

Email*: _____

Phone (cell): _____ Phone (home) *: _____

PROJECT INFORMATION

Provide as much detail as possible including materials and colors of improvements with photographs (if applicable) as specified in the Procedures for Committee Approval section of the Guidelines. A **plot plan** is required that demonstrates, to scale, where the improvement will be on the lot. Choose the project type*:

☐ Addition & Expansion	☐ Fire Pit	☐ Roof
☐ Address Numbers	☐ Gazebo Pergola	☐ Rooftop Equipment
☐ Air Conditioning Evap. Coolers	☐ Greenhouse	☐ Shutters
☐ Antennae	☐ Hot Tub Spa Jacuzzi	☐ Sidewalk (s)
☐ Awnings Overhangs Patio Covers	☐ Landscaping Front Yard	☐ Siding
☐ BBQ Gas Grills	☐ Landscaping Back Yard	☐ Skylight
☐ Basketball Backboards	☐ Landscaping Side Yard	☐ Solar Energy Devices
☐ Compost	☐ Lights Lighting	☐ Statues or Fountain Front Yard
☐ Deck Balcony	☐ Painting	☐ Trash Enclosure
☐ Dog House Dog Run	☐ Patio Front	☐ Underground Installation
☐ Door Storm	☐ Patio Back	☐ Utility Equipment
☐ Door Security	☐ Paving	☐ Weathervane Directional
☐ Driveway	☐ Play Structure/House Sports Equip.	
☐ Fence	☐ Pool	

Details about project (description, materials, colors, location etc.) *: _____

Planned Start Date: _____ Estimated Completion Date: _____

Have you included a Plot Plan that demonstrates placement/location of improvement*? ☐Yes ☐No

Additional Attachments:

Contractor Information:

I understand that approval does not constitute approval of the local building department and/or any other governmental regulations and laws and that I may be required to obtain a building permit.

I agree to complete the improvements promptly after receiving written approval. **Failure to complete the proposed improvement within six (6) months after the date of approval** of the application or to complete the improvement in complete conformance with the conditions and requirements of the approval shall constitute non-compliance and a **resubmittal for approval will be required to complete improvement**.

I hereby authorize the management company, Board, and/or Committee acting on behalf of the Association to enter onto my property for exterior inspection at a mutually agreed upon time.

As stated in the Covenants and Restrictions of Allison Ranch and the Residential Improvement Guidelines or all lots, requests will be reviewed within 45 days of submission. **If written approval is not provided within this 45-day period, the application is deemed denied.**

Homeowner Signature* _____ Date* _____

Submissions can made via account in Townsq or be emailed to: cdcmdmanagers@Goodwin-co.com

FOR OFFICE USE ONLY

Received by: _____ Date: _____