

Edgemont Highlands Community Association, Inc.

EXHIBIT "D"

Architectural Guidelines for Edgemont Highlands

1. Purpose and Control

In order to foster a sense of community within Edgemont Highlands and to preserve the natural beauty of its setting, promote harmonious residential design and enhance property values, these Building and Architectural Guidelines have been adopted by the Developer. They will provide you with direction for the use of your site and the design of your home. Collectively, your residence with those of your neighbors can promote, enhance and protect the value of property and maintain Edgemont Highlands as a very pleasant and desirable place to live.

Edgemont Highlands Architectural Review Committee (ARC) guidelines govern any construction, exterior additions, reconstruction or alterations to any improvements in Edgemont Highlands. They address the use, shape, height, exterior materials, exterior color, landscaping and location of all structures.

ARC has been established by the Developer of Edgemont Highlands to interpret, modify and enforce these Building and Architectural Guidelines. The ARC will aid you in the review and development of your site in order to complement and blend into the natural landscape. The ARC will provide the review and approval of the site design, including sensitivity to natural terrain, vegetation, views, relationship to the surrounding building sites and adherence to architectural guidelines. While the guidelines make every effort to give clear architectural direction, the process, by nature, ends up being subjective in at least some areas. The ARC may determine that what was acceptable in one situation may not be acceptable in another. Experience has shown that compliance with guidelines does not necessarily guarantee good composition or aesthetics. The goal is for the appearance and character of all homes to harmonize with each other and enhance their natural surroundings.

In addition to these guidelines, all Edgemont Highlands improvements are subject to approval by all county, state and federal building requirements.

The Architectural Guidelines adopted for the Edgemont Highlands Community are one of the most important elements in determining the eventual cohesiveness of the homes within Edgemont Highlands. It is the goal of these guidelines to promote variety of expression, styles and details within a well-defined boundary. As the development of Edgemont Highlands evolves these guidelines will be amended to fit the evolution of the community. Therefore, the guidelines are apt to be more restrictive than most people would expect. Each prospective buyer is encouraged to thoroughly review these guidelines to make sure the house they envision building will meet these guidelines.

2. Architectural Character

Edgemont Highlands possesses many unique physical characteristics that will give opportunities for a range of styles and neighborhoods, all interconnected within the development. The predominant physical features are the gambel oak and the ponderosa pine forest. These suggest a general architectural theme of "cabins" or "cottages" in the woods. This theme is

Edgemont Highlands Community Association, Inc.

reflected in the general architectural styling of Colorado mining, ranching and American Cabin with limited influences from Craftsman, Log and Victorian styles. The designs within Edgemont Highlands can reflect literal and contemporary interpretive aspects of these styles. While we encourage a variety of expressions within this context, and will allow for individual consideration, it is important to be aware that certain styles will not be approved. These include but are not limited to Geodesic Domes, A-Frames, Stark Contemporary and Santa Fe/ Adobe. The architecture of your residence will become a significant part of the emerging neighborhood of Edgemont Highlands. There is opportunity for variety and richness of architectural style reflecting the interests and personal choice of residents. However, it is important to the visual quality of Edgemont Highlands that each home be designed with consideration to the overall sense of community; it will become a positive and harmonious contribution to the landscape and surrounding community.

3. Overall Compatibility

Beyond any of the specific design requirements, the design of your house needs to be compatible with neighboring houses, natural land forms, drainage patterns, natural features and the streetscapes. Areas of consideration will include but not be limited to avoiding too many similar colors next to each other, height compatibility, appropriate material mix and general style. These requirements are subjective in nature and will vary some from area to area within Edgemont Highlands.

4. House Siting

The proper siting of the home is one of the most important components in its design. The following principles need to be adhered to:

- a. The home footprint and layout needs to work with the existing topography. Large amounts of grading to "impose" a design on a site will not be allowed.
- b. The natural drainage needs to be considered, maintained and unchanged as much as possible.
- c. The protection and preservation of existing trees and vegetation are of the utmost importance. The design and siting of the home needs to reflect this. The indiscriminate removal of trees to accommodate any design will not be allowed. The pre-design meeting will address this issue. Other requirements regarding tree and fire protection are contained in other areas of these documents.
- d. As other areas of Edgemont Highlands are developed, specific setback requirements will be imposed. In Phase 1 the fifty-three single-family lots shall have the following setbacks: Front - Minimum 20', Side - Minimum 10', Rear - Minimum 10'. The multi-family lots designated on the Phase 1 Plat as lots 54, 55, 56, 57 and 58 shall have setbacks as determined by the Owner and the La Plata County building department. As the proposal for the development of the multi-family parcels are submitted, the massing of the units shall be evaluated using the same principles without specific restrictions. Certain single-family lots may have more restrictive setbacks as slopes dictate.
- e. House Footprint: As additional Phases are developed new regulations will be imposed. For Phase 1, the fifty-three single-family lots shall not have a building footprint (including garage and fully enclosed decks or porches) greater than 3,600 square feet or less than 1,900 square feet. Multi-family units on lots 54 through 58 shall not have a

Edgemont Highlands Community Association, Inc.

footprint (including garage and fully enclosed decks or porches) greater than 1,600 square feet per unit and detached multi-family units shall not have a footprint greater than (including garage and fully enclosed decks or porches) 2,200 square feet or less than 900 square feet. These footprint requirements shall not apply to Lot 58 if a community facility is constructed on that lot.

- f. **Garage and Garage Orientation:** As additional Phases are developed new regulations may be imposed. For Phase 1, the fifty-three single-family lots shall incorporate, at the minimum, a two car garage. Multi-family units on lots 54 through 58 may have, but are not required to have, a garage or carport. One objective of the Edgemont Highlands design guidelines is to discourage garages from facing the street. Therefore, owners in Phase 1 are strongly encouraged to orient their garage doors in such a way that they do not face the street. Garages may be detached as long as the garage matches the architectural style of the house. In any event a three-car garage is the maximum size allowed. If the garage faces the street it can be no more than a two-car garage, and it is preferable that it be comprised of two one-car doors with a maximum width of ten feet per door, with an overall maximum width of twenty-six feet, and a maximum height of nine feet. The front façade of the house should be at least four feet wider than the overall garage width. Minimization of snow shedding over garage doors is encouraged. If garage doors do not face the street a maximum of three doors are allowed, with a maximum overall width of thirty-five feet. The street face of the garage is encouraged to be recessed from the front façade of the house. A third door should be set back a minimum of two feet from the other two doors. If the garage is within ten feet of front setback it must have single width doors. Longer driveways are encouraged to be narrower. There is no predetermined limitation to the depth of a garage as long as the architectural element is proportional.
- g. **Driveways:** When driveways extend more than forty feet out toward the street from garage entrance, driveways shall be tapered down to a maximum width of twelve feet (12') at the entrance to the driveway from the street. Driveways with access points to two different streets are prohibited, however circular driveways with access points on one street may be allowed. Asphalt driveways must have a minimum structural section of 2-1/2" of hot-mixed asphalt over 4 inches of aggregate base. Concrete driveways must have 4" of concrete over 4" of aggregate base. Other permanent driveway surfaces will be considered upon submittal to the ARC.

5. Size Requirements and Building Type

As additional Phases at Edgemont Highlands are developed, alternate requirements will be imposed upon each Phase. For Phase 1 the following requirements will be in effect:

- a. **Attached town homes:** No more than four (4) family residences shall be contained within any single residential building. No unit may consist of less than 700 square feet of heated livable space. While there is no stated maximum on attached townhomes size, larger units will be required to be grouped in smaller numbers (duplexes or triplexes) to avoid building being out of scale with the rest of the community.
- b. **Detached multi-family:** Patio homes, cottages or other detached multi-family homes are defined as detached single-family residences with a limited footprint, and are created by

Edgemont Highlands Community Association, Inc.

a specific plat with other units. In Phase 1 these units shall be no less than 1,000 square feet of heated livable space and no more than 2,800 square feet of heated livable space.

- c. The fifty-three single family lots in Phase 1 shall be a minimum of 1,600 square feet heated livable space and no more than 3,200 square feet of heated livable space.

On any lot in Phase 1, an applicant may apply for a variance on the maximum square footage of up to 20% of the maximum by demonstrating that the additional space is created without adding bulk to the exterior. An example of this would be including an upstairs bedroom within the roof structure by use of dormers. Approval is at sole discretion of ARC.

6. Exterior Mass and Form

The foremost objective of a house's exterior elevation shall be to reflect the architectural style, using approved materials and shall strive to be harmonious with other houses and the natural surroundings. House designs should attempt to be lower in scale, asymmetrical and should avoid unbroken two story elevations. Introduction of different materials to ground the structure, the use of proper proportion and careful detailing are encouraged. As additional Phases at Edgemont Highlands are developed, alternate requirements may be imposed for each Phase. For Phase 1 the following requirements must be met:

- a. As much as possible, buildings shall strive to bring the massing down to the ground. This can be accomplished by following the natural terrain, use of stepped floor levels, dropping roof eaves and other similar measures. No three-story elevations are allowed. This is defined as three levels (including garage) where the exterior walls of the third level exceed four feet at the eave line, provided the first level is partially below grade to offset the height appearance.
- b. Generally, the second story portion of a building, including the garage, if on that level, should not exceed 60% of the first floor area (not including garage).
- c. The use of "roof space" as upper level living is encouraged through the use of dormers.
- d. Unbroken two story elevations are discouraged and not allowed on front elevations. Two story elements should be softened through the use of alternate materials and/or colors.
- e. Each home must have a covered entry porch. While there are no size requirements it should be proportional to and in keeping with the general architecture. Generally decks above front porch or two story front porches are discouraged.
- f. Porches, verandas, courtyards, patios or other features that encourage a relationship with the outdoor environment are encouraged and need to be an integral part of the overall design.
- g. If the garage faces the street and its façade is within ten feet of the front elevation of the house then the architectural character of the garage shall be in keeping with that of the house.

7. Height

Height limitation shall be thirty-two feet (32') from the first floor level to the highest point on the ridge, provided that the average distance from finish floor to finish grade averages 2' or less, and that no areas are greater than 5'. The average grade shall be determined by measuring at

Edgemont Highlands Community Association, Inc.

each corner and at fifteen foot increments along wall lines, centered between corners if less than thirty feet. Chimneys and other minor architectural features may be exempted from this height limitation at the discretion of the Architectural Review Committee. In no event shall the distance from finish grade to the highest ridge exceed thirty-five feet (35').

8. Exterior Materials

The harmonious use of exterior materials will help provide both a sense of unity as well as individual expression. An important component in the architectural style is the inclusion of texture such as that provided by shingles, board and batten, stone and timbers. Exterior elevations must use a blend of two or three of the four approved material types. If only two materials are used, then the architectural style shall incorporate an additional color. The four types with their use requirements are:

- a. **Stucco:** A hard coat or EIFS stucco can be used with a finish coat color selected from the approved color list or alternate color approved by the ARC. The stucco element must be used in conjunction with two other elements (with the stucco below) and cannot comprise more than 70% of the entire exterior wall surfaces and no more than 50% of elevation (or elevations) that face the street. Two story unbroken stucco elements are not allowed.
- b. **Siding material:** A variety of materials may be used within this category and are noted below. Siding Materials shall not exceed more than 70% of the entire exterior wall surfaces and no more than 60% of elevation or elevations that face the street. Note that large expanses of painted surfaces are not encouraged and may not be approved.
 - i. **Wood siding:** A variety of types may be used including T&G, vertical board and batt, shiplap, channel rustic and similar patterns. Wood must be stained for purposes of durability on all sides before installation from approved stain colors and must be touched up after installation.
 - ii. **Synthetic wood:** Synthetic wood materials, including, but not limited to hardiplank and masonite, are approved. Any synthetic wood product subject to shrinkage must be either painted or stained on all sides before installation from approved paint or stain colors and must be touched up after installation.
 - iii. **Limited applications of non-shiny corrugated metal** will be considered for approval in accent applications.
 - iv. **Poured concrete walls** if stained appropriate color and used as a limited accent.
 - v. **These approved siding materials** can qualify as two of the three required materials by using a combination of types and color applications, subject to the approval of the ARC.
- c. **Stone:** A variety of real and synthetic stone is approved for use. Its use should be to help "anchor" the home, provide material variety and meet the variety of materials

Edgemont Highlands Community Association, Inc.

requirements. Uses of stone work to “ground”, lend strength to chimneys and other pop outs, break up vertical features, strengthen columns and give street elevation richness are encouraged. The approved list of stones provide a palette of choices. Other stones that blend with the approved materials of the palette will be considered for approval. River rock is absent from the approved list as it is not indicative of the natural rock of the area. These guidelines apply only to exterior stone. In the proper application, masonry block or cast in place concrete could also be used.

- d. Timbers, logs and beams: Timbers, logs and beams are described as wood members 4x6 and larger. The use of timbers, logs and beams to support porches or entry roofs, form exposed trusses, embellish dormers, trim window features or other similar uses is highly encouraged. There is no % use requirement but their use is encouraged to promote richness of design, variety of material and community style. While not prohibited, the use of log accents will be given higher scrutiny and will mostly be allowed in conjunction with timbers, and as columns.
- e. Exterior Colors: Approved color palettes will be provided for surfaces that will receive stain or paint. These will be identified for “base” and “accent” application. At the discretion of the ARC colors can be added as the development warrants and subtracted from if the ARC determines, at it’s sole discretion, that particular colors are overused. An applicant should not assume that choosing an approved color for any application will be approved. The colors need to be used in proper combinations and proportions. Color variation is required and can help create interest and provide required variety on larger architectural elements. The approval of colors will also be influenced by colors schemes of surrounding homes. Potential use of colors will be addressed in the pre-design meeting.
- f. Window Colors: Darker colors are encouraged. If approved, white or light colors will be limited in application.

9. Roofs

- a. Roof forms will be one of the most dominant architectural features. For this reason the roof design will be one of the most carefully considered elements of the ARC review. The guidelines put forth are intended only as a template for neighborhood continuity. Each roof will be considered on its own merits as it relates to the entire design.
 - i. Large, unbroken expanses of a single pitch are not encouraged. Ideally a roof will have several different planes and pitches to create interest. More simple roof forms can be approved with more scrutiny to proportions and fascia details.
 - ii. Generally the main roof areas shall have a pitch from 8/12 to 12/12. Porches, dormers and other small areas can be as shallow as 2/12.
 - iii. Pitches less than 2/12 or flat areas are approvable if they comprise no more than 10% of roof area.

Edgemont Highlands Community Association, Inc.

- iv. The use of gabled, hipped or shed dormers is encouraged.
 - v. At least 60% of the roof eaves shall be within 15' of natural grade.
 - vi. Generally more typical roof forms such as hip, gable, shed and combinations thereof are encouraged. Gabled main roofs are encouraged. Hips and sheds will be considered. Forms such as mansard, flat and a-frame are not allowed. Turret type roofs will be considered if used in small areas.
- b. Roof materials: All roofs must be class A fire rated. A variety of roof materials are approved with more stringent consideration given to the harmoniousness within the community and the surrounding houses.
- i. Composition shingles: Composition shingles are approved as long as they are "architectural" grade and from the approved colors. As new colors and styles are introduced and accepted, they will be added to the approved list. No "three tab" (flat) shingles or 90 lb. rolled composition paper are allowed.
 - ii. Metal roofs: Metal roofs are approvable but with more restrictions and guidelines.
 - ♦ No shiny, reflective or brightly colored roofs are approved.
 - ♦ The use of approved metal is encouraged for accent in conjunction with other roofing material.
 - ♦ Rusty metal such as Korten steel, etched galvanized, black iron or other naturally rusty color is an approvable material.
 - ♦ Standard "pro-panel" type roofs are discouraged unless roofline is less prominent, only approved colors will be considered.
 - ♦ Alternate metal type or designs will be considered if submitted.
 - iii. Wood roofs: Because of the fire danger and generally inferior longevity of wood roofs in our climate, wood shake or shingle roofs are prohibited.
 - iv. Other materials: There is a wide variety of other more exotic roof materials available. These include synthetic shakes, real and imitation slate, concrete tiles, copper and many others. These will be reviewed individually on the basis of appropriateness to architectural style, color and harmony of texture to other roofs.

10. Exterior Detailing

Exterior details such as fascia, soffit, windows, window trim, vents etc. are important features and should be given careful consideration. Special attention should be given to the consistency of materials, proportions and execution details.

Homes shall have address identification of a contrasting color but shall be consistent with the home's materials, finishes and color palette. Letters and numerals may be no larger than 4 inches in width and 6 inches in height and no smaller than 4 inches in height.

Edgemont Highlands Community Association, Inc.

11. Foundations and Foundation Vents

Owners are encouraged to perform a subsurface soils investigation prior to foundation design and approval. Care should be taken to avoid large areas of untreated gray concrete stem walls showing. This is especially critical on sloped sites. Generally any continuously exposed stem wall that shows more than one foot and especially stepped stem walls should be treated. This includes but is not limited to: use of colored concrete in pour, staining or painting concrete, stucco color coat or extending stucco or siding down.

Foundation Vents and other miscellaneous exterior metals shall be a matte or dull finish. Shiny and reflective metal shall be avoided.

12. Chimneys

Chimneys are often strong visual elements since they are required to extend above a roof. Chimneys, whether full masonry or "zero-clearance" inserts, shall be of proper proportion and finish to match or compliment other features. Exposed metal flues are not allowed except termination caps or spark screens. County approved spark arrestors must be used and shall be architecturally acceptable to the overall form of the chimney. It is preferred that chimneys be clad in stucco or stone.

13. Roof and Wall Penetrations

Care should be taken to locate all plumbing vents, exhaust vents or other roof or wall penetrations in the least visible location from the street view and as close to ridge as possible. They need to be painted a color to reasonably match the roof color.

14. Detached Structures

Site conditions and good architectural practices in avoiding overly large massing will sometimes suggest detaching the garage or other element from the main structure. The thoughtful exercise of this practice is encouraged where it is accomplished by creating a feeling of being an integrated, necessary part of the whole structure. This principal extends to any connecting breezeways or covered walks.

15. Accessory Structures

Patios, decks, trellises, gazebos, attached storage sheds and other approved appurtenant improvements shall be integrally consistent with colors, materials and architectural forms of the house and must be approved by the ARC prior to construction..

16. Antennas

Antennas, dishes or other communication or transmission devices, if allowed by the Rules and Regulations, must be installed in the least conspicuous location.

17. Awnings

Edgemont Highlands Community Association, Inc.

Awnings are allowed to provide shade over windows. Full extension awnings that become covered porches are not allowed. Materials and colors must be approved by ARC.

18. Mechanical Equipment

All mechanical equipment shall be installed inside house whenever possible. Air conditioning equipment or other equipment that must be installed outside shall be located away from view as is reasonably possible and in all cases screened from view.

19. Solar Equipment

Solar panels for electricity, heat or hot water are encouraged if carefully integrated into the architectural design.

20. Exterior Lighting

In order to ensure the rural character and to preserve views of the night sky, exterior lighting shall be kept to a minimum and used to provide safe entry at doors, decks, porches and walks. Shielded bulbs shall be used. Landscaping lighting is limited to low shielded lights on walks, and limited areas of entry on decks. The primary consideration once safety and access are satisfied shall be to make sure lighting does not infringe on neighbors. These regulations may be added to if La Plata County adopts a formal "dark skies" ordinance.

21. Fireplaces

Wood burning stoves and fireplaces are not allowed as the primary source of heat within Edgemont Highlands. As part of being an ecologically responsible community, we promote clean air practices. To further this mission, community members are encouraged to choose EPA approved wood burning or gas stoves with glass fronts or EPA approved wood burning or gas fireplaces with glass fronts. Owners choosing to install non-EPA approved stove or fireplace units, or EPA approved units that do not have glass fronts will be charged \$500, with \$250 of the fee going to San Juan Basin Health for ongoing public education and the balance going to the Edgemont Highlands Community Association, Inc. to be used as the Association sees fit to promote ecological practices and education within the community. Full masonry fireplace are considered to be non-EPA approved. A maximum of one (1) non-glass fronted EPA approved stove or fireplace, one non-EPA approved stove or fireplace or one (1) full masonry fireplace is allowed per home.

22. Manufactured Homes

Partially pre-manufactured, kit or modular homes are not specifically prohibited in Edgemont Highlands. These homes must meet the architectural guidelines in all respects and not be visibly different because of their being a modular, kit or partially pre-manufactured. Mobile homes are strictly prohibited even if installed on a permanent foundation. The determination of what constitutes a mobile home is left to the discretion of the Architectural Committee

23. Wildfire Mitigation

Edgemont Highlands Community Association, Inc.

As outlined in the Declaration of Covenants, Conditions and Restrictions, Homeowners are required to install and maintain defensible space around their home.

24. Sheds

Sheds may be allowed by the ARC, provided plans are submitted and approved, sizing is appropriate, materials and colors are compatible with the home and the shed does not pose a negative visual impact to neighboring properties.

25. Construction Guidelines

These guidelines have been written and will be enforced in order to assure that the improvements at Edgemont Highlands will be constructed in a safe and orderly manner with minimal disruption to neighbors and with maximum protection to the natural landscape. The contractor must provide a signed acknowledgement of his or her receipt of these regulations and acceptance of its terms. If any contractor fails to correct any violation of these guidelines within five (5) days of receipt of a written notice to contractor and owner of said violation, then Edgemont Highlands Community Association may impose fines on owner of up to \$200 per violation per incident.

a. Construction times are limited from 7:00 a.m. through 7:00 p.m. Monday through Friday and 8:00 a.m. through 6:00 p.m. on Saturdays and national holidays. There shall be no construction on Sundays.

b. Owner, Builder, and their employees are prohibited from having temporary living quarters on the jobsite.

c. Prior to bringing a construction trailer or similar temporary office facility into Edgemont Highlands the Owner or Builder must obtain written approval from the ARC. The ARC will work with the applicant to site the trailer in the best possible location to minimize impacts to the site and the adjacent lot owners. All such facilities must be removed from the lot within twelve months of placements and prior to issuance of a Certificate of Compliance.

d. Sanitary facilities must be provided for construction personnel on-site. The facility must be maintained regularly to eliminate any possibility of odors and must be placed so that it is screened from view from adjacent residences and roads as much as possible.

e. All jobsite debris must be either contained in a dumpster or in a covered pile. The exterior must be picked up on a daily basis to ensure that jobsite is neat and tidy and to prevent it from becoming an eyesore. All trash must be removed on a periodic basis. Any dirt hauling, whether import or export, must be accomplished using covered carrier to avoid fugitive dust.

f. All on-site grading shall be mitigated by appropriate water use to avoid excessive dust.

g. Except as provided in CC&Rs, no burying or burning of trash, debris or other materials is allowed.

Edgemont Highlands Community Association, Inc.

h. Pets belonging to construction personnel are allowed on the jobsite however they must be kept within vehicles or leashed at all times while within Edgemont Highlands and except for during transport, must be contained on the lot under construction. They must not be a nuisance to, or threaten, any persons. If the pet(s) become a threat or nuisance to any person they shall be promptly and permanently removed from the jobsite.

i. Builder shall keep noise to a minimum. Radio sound will be kept to a low level to minimize disturbance to neighbors and wildlife.

j. The builder is responsible for the proper control of erosion during construction.

k. Builder shall avoid causing damage to property within Edgemont Highlands, including open space, adjacent lots, roads and driveways. If any damage occurs, it must be repaired and/or restored promptly at the expense of the Person causing the damage or the Owner of the lot.

l. The contractor is required to exercise the utmost care in the protection of trees during construction. Before any work commences, all trees within close proximity to the construction area shall have protective fencing installed around the drip line. Additionally, any soil disturbance or compaction around the immediate adjacent area shall be kept to a minimum. The owner is encouraged to consult an arborist for possible spraying, deep root feeding or other measures to maximize probability of survival.

26. Builder and Quality Requirements

These standards are intended to ensure that the level of quality at Edgemont Highlands is consistent and is in everyone's best interest.

a. All builder or Owner/Builders shall meet the following requirements:

i. Builder:

- Proof of insurance for general liability in minimum amount of \$1,000,000
- Three references from the three most recently completed homes.
- Proof of at least five full years of experience in residential home construction with the last three having been served in the capacity of a general contractor or job superintendent with full responsibility for overseeing all aspects of the home construction.

ii. Owner/Builder:

- An Owner/Builder shall meet the same requirements as the Builder except that the business license is not required, and the liability insurance can be job specific. If an Owner/Builder cannot meet these requirements and they still want to act as Owner/Builder then they must submit for approval a copy of a Construction Management Contract with an individual or company that is approved as a Builder. This contract must provide, at the minimum, that the Construction Manager will Supervise, advise, and manage the job on an ongoing basis in a

Edgemont Highlands Community Association, Inc.

capacity that the ARC determines will provide enough guidance and direction to complete the job according to the plans, quality and timeframes of the approvals.

b. **Quality Guidelines:** It is important that the homes built in Edgemont Highlands meet certain quality standards. This is important to both the immediate and long-term values within the development. These guidelines are intended to help give specific direction to ensure the quality of the exterior finishes of the homes. While not intended to be all-inclusive, these guidelines are given as examples of the level of quality that is expected.

iii. **Roofing:** Roofing shall be installed in a professional manner with careful attention to clean and even cuts on all valleys, and shall have consistent overhangs, well fastened eave and rake metal with clean joints, and neat and even field installation. All metal at chimneys and other penetrations shall be flashed in a neat manner with the appropriate color.

c. **Fascia/Soffit:** Fascia and soffit members shall be kiln or air-dried to a maximum moisture content of 14% to minimize shrinkage at corners and joints. All joints, unless otherwise approved, shall be mitered and fastened at ends. All gaps at transitions to walls shall be neat, clean and not show large voids. Any fascia or soffit material prone to shrinkage shall be stained on all sides before installation and touched up after installation. Nailing patterns, if discernable, shall be neat and even.

d. **Siding:** Siding shall be stained on all sides prior to installation and touched up after installation. Maximum moisture content shall be 19% to minimize excessive shrinking. All interior and exterior terminations of siding shall be neatly executed. Nailing patterns shall be neat and uniform if nail heads will be visible upon completion. Trim applications shall adhere to these same qualities.

e. **Stucco:** Stucco shall be applied in a professional manner and the finish shall be consistent with the finish approved at design submittal. Special attention shall be paid at terminations to wood, stone and any other alternate surfaces. Protection and cleanup of adjacent surfaces is of utmost importance.

f. **Stone:** The lay-up pattern approved by the ARC needs to be consistent throughout the job. Special attention shall be paid to the consistency of the grout joints within the stone lay-up. Upon final clean up, finished stonework shall be free of excessive concrete staining. Adjacent surfaces shall be masked and thoroughly cleaned and shall be free of concrete staining.

g. **Beams, Logs, other surfaces:** All other exterior finishes shall be held to the same quality standards as those designated here.