

FARMER=S GROVE

Architectural and Development Standards

July 22, 2009

FARMER=S GROVE ARCHITECTURAL AND DEVELOPMENT STANDARDS

These Architectural and Development Standards (hereinafter referred to as the AStandards®) have been promulgated pursuant to the Declaration of Covenants, Conditions and Restrictions for Farmer=s Grove Subdivision (hereinafter referred to as ADeclaration®). The Standards are binding upon all persons who at any time construct, reconstruct, refinish, alter or maintain any improvement within Farmer=s Grove Subdivision, or make any change in the natural or existing surface, drainage or plant life thereof. The Standards are administered and enforced by the Design Review Committee in accordance with the Declaration and the procedures contained in the Standards. The Standards may also be enforced by the Town of Breckenridge and/or the Board of County Commissioners, Summit County, Colorado in accordance with the Farmer=s Grove Governmental Covenants and Agreements. The Standards may be amended from time to time and it is the responsibility of each Owner or other interested person to obtain and review a copy of the most recently revised Standards before taking any action which may be governed thereby. The Design Review Committee (“DRC”) does not act for or on behalf of either Summit County or The Town of Breckenridge. Before construction of any improvements as Farmer=s Grove can begin, each Owner must have the necessary approvals of the Design Review Committee, the Town of Breckenridge, and Summit County.

I. PURPOSE OF THE FARMER=S GROVE ARCHITECTURAL AND DEVELOPMENT STANDARDS

The Standards have been written to implement the Farmers Korner Master Plan, adopted by Summit County, by providing a guide for the design and development of homes and improvements within Farmer=s Grove. These Standards include specific site planning, architectural, landscape and construction standards to ensure that an aesthetically and environmentally sensitive approach is taken in the development and maintenance of individual homes and lots. These Standards provide the principle tool for maintaining the design continuity of the Farmer=s Grove built environment.

One of the major objectives of these Standards is to encourage a unified design philosophy for Farmer=s Grove. These Standards are not intended, however, to suggest that all homes in Farmer=s Grove are to be identical in design or use identical building materials. These Standards are written to encourage architectural harmony in the design of homes, their relationship to one another, and their relationship to the environment, while still maintaining individual diversity. It is the intention of these Standards that no single structure or improvement stand apart in its design or construction so as to detract from the overall environment and appearance of Farmer=s Grove.

The major objectives of the First Amended and Restated Farmer=s Grove Architectural and Development Standards are:

- To provide owners with standards of what is expected in terms of architectural and landscape design and home construction.
- To foster a unified design philosophy for the community while also allowing for individual architectural expression.

- To assist owners and their design teams with the design review process and with the various factors that must be considered when designing a home which will integrate into the village concept that is critical to the success of Farmer=s Grove.

The Standards have been written with room for self expression by the owners in Farmer=s Grove. Inherent in this concept, however, is the understanding that all homes must be designed within the parameters outlined in these Standards in order to maintain design compatibility throughout the project, preserve economic values, and enhance the environmental quality of the community.

The actual design Standards are outlined in three different sections:

- Site Planning Standards outline Standards for the sitting and orientation of homes and improvements on a lot.
- Architectural Standards address the architectural style, materials, form and finish of the homes and improvements on a lot.
- Landscape Design Standards cover all site improvements and the landscaping of a lot.

Although addressed separately, the design concepts in these three sections are clearly inter-related and must be considered as a whole when designing a home. A successfully designed home will achieve a balance between the various design Standards outlined in each of these three sections.

II. THE DESIGN REVIEW AND APPROVAL PROCESS

There are two important steps that every owner should take prior to selecting a lot and beginning the design of a new home. The first is to become familiar with the Farmer=s Grove environment. Farmer=s Grove, which is located in an open mountain valley near the south end of Dillon Reservoir, includes different types of lots characterized by a variety of orientations. The second is to spend time reviewing these Architectural and Development Standards.

THE DESIGN REVIEW COMMITTEE

The design review process involves a series of meetings between the owner, his/her design team, and the DRC. This process begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings, or check points, designed to ensure a smooth and efficient review of the home design. The DRC is committed to assisting owners through the design review process. As opposed to a "regulatory review agency," the DRC should be thought of as a member of the owner's design team.

The DRC is comprised of three members who are selected by the Board of Directors of the Farmer=s Grove Association to represent a cross-section of design professionals and others familiar with Farmer=s Grove and with the challenges involved with designing and building in mountain environments. The Committee meets on an as needed basis and is responsible for reviewing all new construction and modifications to existing homes.

The DRC evaluates all development proposals on the basis of the Standards. Most of the Architectural and Development Standards outlined in this document are written as relatively broad Standards. The interpretation of these Standards is left to the discretion of the DRC. Other Standards, such as roof height, roof form, trim features, and exterior wall materials are more clearly stated as definitive, or absolute, design parameters. It is the intention of this design review process that all home designs comply with these absolute Standards.

It is also recognized that each lot has its own unique characteristics and that each owner has his or her own individual needs and desires. For this reason, the DRC has the authority to approve minor deviations from any of the design Standards in these guidelines. It should be understood, however, that any request to deviate from these Standards will be evaluated at the sole discretion of the DRC and that any approval of deviations shall be limited to only the most creative design solutions to unique situations. Prior to the DRC approving any deviation from a design Standard, it must be demonstrated that the proposal is consistent with the overall objectives of these Standards and that the deviation will not adversely affect adjoining lots or Farmer=s Grove as a whole.

THE DESIGN REVIEW PROCESS

The following sections describe the major steps involved in the Farmer=s Grove DRC design review process. Submittal material required for each step in this process is also listed. The DRC may, at the request of an owner or at its own discretion, modify any of these submittal requirements.

OTHER DEVELOPMENT REGULATIONS

While these Standards constitute the primary tool for controlling the development of Farmer=s Grove, other material must also be considered during the design process. Even though Farmer=s Grove is not within the Town of Breckenridge, Farmer=s Grove receives its water from the Town=s municipal water system pursuant to a Water Service Agreement. Every owner should obtain and become familiar with the terms and provisions of that Water Service Agreement. Before seeking a building permit for construction of any improvements, each owner must first obtain the appropriate approval for such improvements from the Town of Breckenridge. Farmer=s Grove is located in unincorporated Summit County. Homes in Farmer=s Grove are also required to go through the normal Summit County review process. Prior to initiating construction, the owners are responsible for obtaining a building permit from Summit County.

MODIFICATIONS TO EXISTING HOMES

DRC approval is also required for any exterior modifications to an existing home or lot. This includes improvements such as, but not limited to, changes to color, modifications to landscaping, exterior building modification, or the addition of new windows or an outdoor porch or patio. The review of modifications to existing homes will generally follow the procedures outlined in Step Two (Preliminary Review). Submittal requirements will generally be limited to plans, written information, material samples and color samples necessary to demonstrate the proposed modification. Prior to beginning the design of any modifications to an existing home, owners are encouraged to contact the DRC to outline a review process and submittal requirements for the modification.

STEP ONE: CONCEPTUAL REVIEW

After an Owner and his or her design team have carefully reviewed the Standards, the next step is to obtain a topographic survey of the site and begin schematic design of the home. For Conceptual Review, a series of informal sketches of all elevations (one of which should be a perspective of the proposed residence), and a conceptual site plan are to be submitted to the DRC. The design professional should also have a general idea of the materials that are being considered for the residence.

The DRC will meet and consider the appropriateness of the conceptual design submittal and within three (3) weeks of submittal, the DRC may provide the owner's design team with a list of outstanding issues that should be addressed during the next level of design.

Required Submittal Material:

Four copies of the following are to be submitted.

1. Perspective and other informal sketches depicting the elevations of the proposed residence.
2. Conceptual site plan of the lot, at a scale of 1" = 10'-0", indicating the location of all proposed structures and major site improvements, access to the residence, and preliminary grading plans.
3. Any other drawings, materials or information requested by the DRC.
4. One Hundred Dollar (\$100.00) Conceptual Review Fee.

STEP TWO: PRELIMINARY REVIEW

This step in the review process is the only required meeting between the DRC and the design team before the preparation of final construction drawings. As such, a comprehensive submittal including final design drawings is required for the Preliminary Review. All submittal material must be submitted two (2) weeks prior to the DRC's scheduled meeting.

Preliminary Review submittals will be reviewed for compliance with all applicable Architectural and Development Standards and with the Conceptual Review submittal. If the proposed design has not significantly changed from the approved Conceptual Design and the project team has successfully responded to all DRC concerns raised during Conceptual Review, project approval can be anticipated. Proposed designs that have not responded to DRC concerns or are otherwise inconsistent with the Standards will either be denied or tabled to a subsequent meeting. In either case, within two (2) weeks of this meeting the DRC will provide the owner's design team with a written explanation of why the project was not approved.

Required Submittal Material:

Four copies of the following are to be submitted.

1. Site Plan at a scale of 1" = 10'-0", indicating the location of all proposed structures and improvements, site access, and utility service lines.
2. Grading Plan at a scale of 1" = 10'-0", indicating all modifications to existing contours and drainage patterns.
3. Floor Plans with dimensions of all proposed buildings drawn at a scale of 1/4" = 1'-0" showing all heated and non-heated floor area and finished floor elevations.
4. Building elevations of all proposed buildings drawn at a scale of 1/4" = 1'-0" indicating all exterior wall and roof treatments, fenestration, decks and terraces, heights of all major roof ridges, eave lines and existing and proposed finished grades around the structure.
5. Landscape Plan at a scale of 1" = 10'-0" indicating locations of all existing trees to be removed and all existing trees to be retained, all new plantings to be added, ground covers, area of the site to be left undisturbed in natural condition, construction protection mitigation, areas to be irrigated, and all site improvements such as patios, terraces, driveways, parking areas, walkways, retaining walls, and fences.
6. List of all building and landscape materials and a color and material board.
7. Any other drawings, materials or information requested by the DRC.
8. Two Hundred Dollar (\$200.00) Preliminary Review Fee.

STEP THREE: FINAL REVIEW

After Preliminary Review approval, the following material shall be submitted to the DRC for final review of all construction plans. The purpose of this review is to ensure that final construction plans and documents are consistent with the plans approved at Preliminary Review. A formal meeting between the owner and the DRC is not required.

A written Notice to Proceed will be issued by the DRC for all plans that are consistent with approved Preliminary Review plans. The DRC shall issue the Notice to Proceed within two (2) weeks from the date complete Final Construction Plans are submitted. Prior to initiating construction, owners are responsible for obtaining all necessary approvals from the Town of Breckenridge and a building permit from Summit County.

If construction plans deviate from approved Preliminary Plans, the DRC may approve such deviations and issue a Notice to Proceed or may disapprove the construction plans. In the event that construction plans are not approved, the DRC shall provide a written explanation of why the plans were denied within two (2) weeks from the date complete Final Construction Plans are submitted.

Required Submittal Material:

Two sets of the following are to be submitted: Construction plans including, but not limited to, a grading plan, foundation plan, framing plan, floor plan, roof plan, building elevations, site plan, landscape plan, and all specifications and material schedules. All submittals shall be in the same scale as required for the Preliminary Review. A Two Hundred Dollar (\$200.00) Final Review Fee shall accompany the Final Review Submittal materials.

STEP FOUR: CONSTRUCTION AND INSPECTIONS

Inspections are conducted by the Farmer=s Grove DRC throughout the construction process. The purpose of DRC inspections is to ensure that the residence is being built according to approved plans. An improvement location certificate (ILC) indicating the location of the foundation is required during the construction process. The ILC must be completed by a licensed surveyor and two copies must be submitted to the DRC prior to the beginning of any framing. Owners are encouraged to complete the ILC and submit it to the DRC as soon possible after foundations have been poured.

The DRC has the authority to enter a construction site at any reasonable time during construction.

It is very common for the design of new homes to be refined during the construction process. Any changes to approved plans require review and approval by the DRC. Owners are required to contact the DRC prior to initiating such changes. Submittal requirements and the review process will vary depending upon the nature of proposed changes at the discretion of the DRC.

III. SITE PLANNING STANDARDS

Properly siting a home and other improvements on a lot is a critical first step to a successful design process. A number of specific steps have been taken to assist owners with the site planning process. The following sections outline these steps and other design and planning considerations to be addressed during the site planning process. These considerations include where the home and improvements are located, the orientation of the home on a lot, the manner in which access is accomplished, site grading, limits of construction, parking and utilities.

FARMER=S GROVE SITE PLAN

The various subdivision plat documents for Farmer=s Grove, show all Lots, streets, driveways, parking, snow storage areas, building envelopes, and Common Elements, that have been adopted by the DRC and approved by Summit County and the Town of Breckenridge. These plat documents, taken together, shall herein be collectively referred to as the Site Plan. The Site Plan establishes the general site plan for each Lot within Farmer=s Grove, particularly with respect to building envelopes and driveway location and orientation. All improvements to all Lots shall substantially comply with the Site Plan. It is necessary that all buildings, including overhangs, be located within the Building Envelopes, indicated on the Farmer=s Grove Subdivision Plat.

Access to a home site is a critical element in the site planning of each Lot. For this reason, the Site Plan includes a recommended access point for each Lot. Unless modifications are approved by the DRC, the Town of Breckenridge, and Summit County, driveway access to all houses shall be consistent with the access indicated on the Site Plan.

Culverts, if required, shall be installed by the owner in accordance with Summit County standards and in all cases culverts shall be faced with appropriate materials.

SITE CONTOURS, GRADING and DRAINAGE

The grading and modification of existing site contours should be no more than necessary to accommodate the development of a home or duplex, as appropriate. Existing natural drainage courses should not be altered. When grading is required, it shall be designed to blend with the natural contours and landscape of the site. This can be accomplished by feathering all cuts and fills into the existing terrain of the site.

PARKING

Each residence shall contain a parking space for at least one automobile within an enclosed garage and a parking space for a second automobile either outside or within an enclosed garage. Garages shall be attached and integrated into the design of each residence.

Overnight parking on Farmer=s Grove streets is not permitted. While large expanses of paved surfaces are to be avoided, the need for on-site parking in addition to these requirements should be considered during the design process. The Site Plan indicates acceptable parking areas. All driveways and parking areas are to be paved. Areas that are for parking only may be paved with a Agrass crete® type of product.

UTILITIES

All utility lines and related utility equipment shall be installed underground. All utility boxes shall be located to minimize their visual impact from the residence, adjacent lots and streets. When appropriate, utility boxes should be screened with landscaping.

IV. ARCHITECTURAL AND DEVELOPMENT STANDARDS

The essence of the Standards is that homes in Farmer=s Grove should be designed to create a cohesive rural mountain residential village. The character of structures in Farmer=s Grove should be simple and draw inspiration from the traditional, historic residential structures found throughout western slope Colorado communities. Rather than attempt to define this style, these Standards outline a number of specific architectural concepts that are to be followed during the design process. In addition to these Standards, the designer of structures for Farmer=s Grove is encouraged to consult the Town of Breckenridge Handbook of Design Standards for the Historic and Conservation Districts and the Town of Breckenridge Design Standards for the Historic District Character Areas 1 through 4. It is specifically intended that any residential structure that meets those Town Standards, insofar as they do not conflict with any standard set forth herein or any standard or requirement of Summit County, should meet these Standards.

The following sections outline the specific Architectural and Development Standards used to evaluate proposed development in Farmer=s Grove.

BUILDING HEIGHT, MASSING and SCALE

All homes in Farmer=s Grove shall be either one and one-half or two stories above grade. It is encouraged that the second story be partially integrated into the roof element. Basements and Asplit level@ homes are not allowed. Simple rectangular building forms are encouraged. Building heights shall not exceed 30 feet above existing grade, as determined by Section 3505.06 of the Summit County Development Code, except that appendages such as chimneys, vents, and minor architectural accents may, if approved by the Upper Blue Planning Commission, exceed the height allowance by 10%.

The Farmer=s Grove Subdivision Plat contains a description of the maximum allowable size of the structure allowed on each Lot. Garages and attached storage structures, taken together, shall not exceed a total of 350 square feet in size.

SHEDS

Attached storage structures shall meet the following standards:

Appearance:

1. The shed shall be designed so that it appears to be part of the primary structure.
2. The shed's exterior shall be the same siding material as the primary structure.
3. The roofing shall be of the same color and have the same style of shingles as the primary structure.
4. The shed and trim shall be painted the same color as the primary structure.
5. The entrance to the shed shall face the rear or side yard.

Location:

1. The shed shall be located behind the primary structure and within the garage side envelope, properly attached to the side of the primary structure.
2. The shed shall be located in the rear of the duplex homes.
3. The entire of the shed shall be within the boundaries of the building envelope.

Size:

1. The shed shall not exceed eight feet (8') in height.
2. The length of the shed shall not extend beyond the length of the primary structure.
3. The width of the shed shall not extend beyond the side envelope of the garage.

Footing & Attachment:

1. The footing shall be concrete or other approved footing material rated for the Summit County climate.
2. The shed shall be attached to the primary structure by an approved method.

Permitting:

An Owner must submit the proposal for a shed to the DRC for approval and obtain the appropriate approval from the Summit County Planning Department.

ROOFS

All major roofs of a structure shall have a minimum roof pitch of not less than 8:12. While the recommended roof pitch is 10:12, roof pitches of up to 12:12 shall be approved by the DRC.

Roof forms shall be limited to simple gable, except as noted. Shed and hip roofs may be permitted as secondary roof forms provided they are attached to the primary building form and have pitches no less than 6:12. Mansard, gambrel and A-frame roof forms are not permitted.

Roof overhangs and dormers are encouraged to add interest and variety to roof forms. Minimum primary horizontal overhangs (eaves) on all roof elements shall be 12". Smaller overhangs in limited areas may be allowed if approved by Town of Breckenridge Planning Staff. When used, dormers should be an integral part of the roof form and designed in proportion to the overall scale of the roof. Dormers may be gable or shed forms.

Roof materials shall be limited to heavy composition shingles. Roof colors shall be dark, such as charcoal, dark brown, dark green, etc. All finished roof surface material is required to be a minimum Class B rating. The Red, White and Blue Fire Protection District should be contacted for additional information on minimum ratings for roof materials.

Snow diverters and retainers may be necessary on certain roof forms. If used, they should be designed as a decorative element consistent with the overall design of the residence.

When skylights are used, they should be integrated with the roof form to be as unobtrusive as possible. Roof mounted solar panels are not allowed. Only flat-glass skylights shall be allowed.

EXTERIOR WALLS AND SURFACES, FENESTRATION & COLORS

While simple rectangular structures are encouraged in Farmer=s Grove, large expanses of continuous, unbroken vertical wall planes must be avoided. All vertical planes shall be designed to reflect interest and shall be visually attractive. Large, blank wall elements are not allowed. Window elements should be included in all walls, unless the wall is less than eight (8) feet wide. Vertical window elements reminiscent of late 19th century residential structures are strongly encouraged and shall be used whenever possible. Wall planes greater than 20 feet in length shall contain window elements of at least 18 square feet, including trim. Each home shall have at least one bay or box window element. All homes shall have a covered front porch at least 72 square feet in size.

Every residence in Farmer=s Grove is required to have an attached garage. The front of all garages that face a street shall be at least twenty feet back from the front property line and at least six feet back from the primary front wall, not counting a window element if a bay or box window is provided, of the residential structure, and not counting any porch or other similar element.

Horizontal siding shall be straight edge horizontal lap with no more than a 6" reveal. Board and batten siding shall not use boards greater than ten inches in width. Siding shall be #3 grade or better wood or Masonite. Stucco, stone, and brick finishes are not allowed, except that stone and brick may be used for chimney elements and to create a traditional base of no more than 18" between the finish grade and the siding.

All building corners, windows, and doors shall be trimmed with no less than 2"x4" (finished to 1 2"x3 2") #2 or better wood trim. Roof edges and rakes shall be trimmed with no less than 1"x4" (finished to 3/4"x3 1/2") #2 or better wood trim over 1" x 8" (finished to 3/4" x 7 1/4") #2 or better wood trim.

All siding shall be painted or stained with a solid color stain. Modest color schemes are required and should be reminiscent of subtle historical colors which tie the building elements together. Color should not be used to gain attention, and should be clearly subordinate to the architecture of the structure. Colors shall generally conform to Town of Breckenridge People=s Ordinance No. 9, Series 1990, except that the body or primary color of a structure may not exceed a chroma of 4, trim color may not exceed a chroma of 6, and accent color may not exceed a chroma of 8 under the Munsell system. All exterior colors are subject to approval by the DRC. All trim shall be painted or stained with a contrasting color. No more than three exterior colors shall be allowed, one for siding, one for trim, and one for accent.

CHIMNEYS, ROOF VENTS, FLUE and ARRESTER

Chimneys can be a prominent visual and structural elements of a home. They should be designed in proportion to the rest of the structure and be constructed of materials that lend a substantial and stable appearance. All exterior elements of a building that are metal or light colored PVC, such as flues, flashings, vents, etc., shall be painted a flat, dark color or one that is compatible with the building and not left or allowed to become bare metal.

Roof vents and flues should be grouped and concealed from view by enclosing such features in a manner compatible with the design of the residence. A false chimney is one example of how this can be accomplished.

No wood burning appliances are allowed in Farmer=s Grove. Because homes in Farmer=s Grove will be situated close to one another, furnaces shall not be exhaust vented to the side, but, rather, shall be roof exhaust vented. Gas fireplaces may be vented to the side.

TRIM and ACCENT COLORS

All trim work, mullions, soffits, fascia, flashing and other exterior finishes shall be consistent with the materials and color of the residence. Trim and accent colors should be used to provide visual interest to a

residence, but should not call undue attention to any single element of a building. Trim and accent colors should be selected to reflect the natural colors found in the area and should be complimentary to the residence. The use of bright colors shall be avoided.

ACCESSORY USES

TV or radio antennas are not permitted on exterior roofs or walls. Satellite dishes, 18" and smaller in diameter, may be allowed upon review on a case by case basis by the DRC. Satellite dishes, if provided, must be appropriately located and screened from view from adjacent lots and roadways.

V. LANDSCAPE ARCHITECTURE DESIGN STANDARDS

TREES

The Owner of each Lot in Farmer=s Grove shall plant no less than eight (8) trees upon his or her Lot within 10 months after completion of the residential structure. All trees shall be served by an underground irrigation system and shall be maintained in a healthy manner. Any tree which dies must be immediately replaced. At least four of the trees shall be nursery grown quality evergreen trees at least 8' in height; and the remaining four trees shall meet the following criteria: (1) any may be nursery grown quality evergreen trees at least 8' in height; (2) one may be a cottonwood tree at least 8' in height; (3) any may be aspen trees, however, three aspen trees at least 6' in height shall count as one tree; and (4) five nursery grown shrubs, five gallon size, may be substituted for one tree. If aspen trees are planted, they should be planted in groupings.

GRASS AREAS

All areas of each Lot that lie outside of the Building Envelope and those areas between the front, side, and/or rear boundary of each Lot and the paved street surface adjacent to each such Lot, except driveways and parking areas, shall be seeded or sodded with grass and maintained as described herein. Seeded or sodded yards shall consist of: (1) a lawn, to be mowed, made up of a Kentucky Bluegrass and Chewings Fescue mix; or (2) bunch type grasses, such as Sheep Fescue, Hard Fescue and Creeping Red Fescue, that may or may not be mowed. All grassed areas described herein shall be served by an underground irrigation system.

LANDSCAPE DESIGN CONSIDERATIONS

Landscape materials should be used to complement the architecture of the home, define outdoor spaces, frame both on-site and off-site views, establish background and foreground balance and knit the home to the site.

All landscape material used shall be selected from the Landscaping Guide which appears as Appendix 3-2 to the Summit County Land use and Development Code.

DECKS and PATIOS

Decks and patios shall be designed as an integral element of the design of the home. Materials used for decks, patios and other hard landscape surfaces shall be consistent with the materials and colors of the residence and other site improvements such as retaining walls. Decks and patios shall be located to the rear of the structure, and shall not exceed 250 square feet in size. All decks and patios shall be constructed so that the surface of the deck or patio is even with or below the level of the floor of the ground level of the home.

DRIVEWAYS

Driveways shall be paved with a hard surface material. Individual parking areas which are not part of a driveway may utilize a Agrass crete® type of paving. Materials other than asphalt or concrete shall be reviewed by the DRC on a case by case basis.

The maximum grade of driveways shall not exceed six percent (6%). The maximum width of paved driveway surfaces, excluding parking areas, should not exceed twelve feet (12'-0"), except that duplex driveways and driveways serving two or more single family residential structures may be twenty feet wide (20'-0"). Opening widths, including flares, at the intersection of the driveway and the street, shall comply with Summit County Road and Bridge Standards.

RETAINING WALLS

Retaining walls shall be subject to the same criteria relating to color and materials and the residence itself. The maximum total vertical exposure of a retaining wall should not exceed two feet (2').

Retaining walls that are visible from the street shall be constructed of or faced with rock or boulders. Plantings around the base of such retaining walls are encouraged.

FENCES

Child safety fences may be constructed at the rear of a residence. Such fences shall be white wood, shall be of a design selected by the DRC and shall not exceed 36" in height. The fenced in area of any Lot shall not exceed 250 square feet. Invisible fences are encouraged for dogs. The construction of fences, walls and barrier devices for the purpose of enclosing or delineating property lines is prohibited.

A fence not exceeding eight (8) feet in height, made of wood, may be built along the property line between the Property and the parcel of property to the north of the Property, which parcel is identified at Reception No. 531993 in the Summit County Clerk and Recorder's Office. Such fence shall be contiguous along a minimum of two (2) properties and will need to be approved by the DRC prior to construction.

LIGHTING

The design, location and type of any exterior lighting requires approval by the Design Review Committee. Lighting shall be placed to light only the site being developed and so as not to produce glare. Lighting elements must be full cut-off luminaries. No exterior lighting in which the direct source is visible from a neighboring property or which produces excessive glare to pedestrian or vehicular traffic shall be permitted. When exterior lighting is used, the use of white exterior lights are encouraged.

NOISE

The quiet mountain environment should be maintained by proper selection and insulation of appliances. Outdoor speakers are prohibited.

EASEMENTS

Easements are located at various points throughout Farmer=s Grove for the installation and maintenance of utilities and drainage facilities and for common driveways. No grading, structures, plantings or other materials that may damage or interfere with utilities or drainage shall be permitted within these easements. However, revegetation of all easements disturbed during the installation of utilities shall be required.

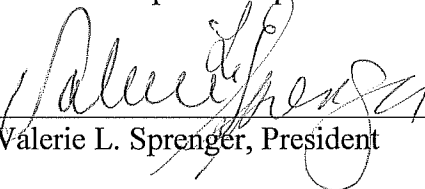
DRC INSPECTIONS

Members of the DRC will conduct inspections of the job site throughout the construction process. The purpose of these inspections is to ensure that all site work and construction are consistent with approved plans. The DRC has the authority to access a job site at any point during construction. In the event that the project is not in compliance with approved plans, the DRC will work with the Owner, their design team and contractors to resolve any discrepancies. In the case of severe deviations from approved plans, the DRC may issue a "Stop Work Order", at which time all construction activity on the site is to be suspended. Construction may resume only after all discrepancies have been resolved with the DRC.

In addition to periodic inspections by the DRC, Owners are responsible for obtaining all required development permits from the Town of Breckenridge and building permits from Summit County. The Summit County Building Department will also conduct inspections during construction. The Owner and their contractor are responsible for requesting all required inspections from Summit County.

These Farmer=s Grove Architectural and Development Standards are adopted this 22nd day of July, 2009.

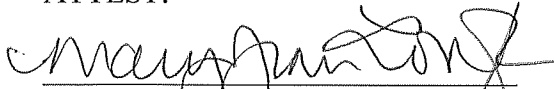
FARMER=S GROVE ASSOCIATION, INC.
a Colorado non-profit corporation

By: 
Valerie L. Sprenger, President

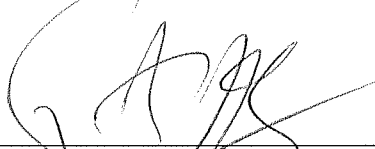
GOVERNMENTAL CONSENTS:

TOWN OF BRECKENRIDGE
a Colorado municipal corporation

ATTEST:

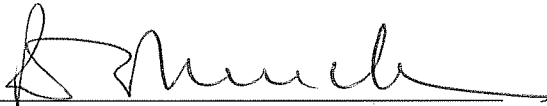


Mary Jean Loufek, C.M.C., Town Clerk

By: 

Timothy J. Gagen, Town Manager

SUMMIT COUNTY BOARD OF COUNTY
COMMISSIONERS

By: 

Robert H.S. French, Chairman

Approved as
to form



Legal