

Pursuant to Article VII, Section 1.(a) of the Bylaws of the Pier Point 7 Council, Inc., the following rules and regulations and penalties were adopted by the Board of Directors on May 19, 1992 and effective on May 19, 1992.

**RULES & REGULATIONS
PIER POINT 7 COUNCIL, INC.**

1. Pets
Only one customary household pet is allowed per unit. Any resident desiring more than one must obtain the prior written approval of the Board. All animals must be on a leash at all times when outside the owner's unit or yard. Residents are required to clean up all excrement immediately.
2. Vehicles
Motor homes, mobile homes, recreational vehicles, boats, trailers, commercial trucks, buses, and campers not on a truck are prohibited from parking on any village street or driveway. No inoperative vehicle, including those without current registration and plates, shall remain on any property for more than 48 hours, and may be towed at vehicle owner's expense.
3. Upkeep
Each unit and lot must be kept in a clean, safe, attractive and tight condition. Storage room items such as automobile parts and supplies, storage or moving boxes, etc. are unightly and therefore not permitted on patios, porches or deck.
Toys, bicycles, tricycles, wagons, etc. may not be stored or left in the common areas including stairwells, sidewalks and parking lots.
4. Signs
Any commercial signs within the Villages must be attractive, as small as reasonably possible and must be approved by the Architectural Control Committee.
5. Common Courtesy
Any activity which constitutes a nuisance and/or may cause embarrassment, disturbance or annoyance to others is prohibited.

In the event that the need for maintenance or repair is caused through the willful or negligent act of the Owner, his family, or guests or invitees, the cost of such maintenance and repair shall be added to and become a part of the assessment to which such Lot is subject.

Each owner is responsible with the conformance hereto by his dependents, tenants, owner's and tenants' guests and invitees to comply with the Council's Declaration of Covenants, Conditions, and Restriction, Bylaws, and these Rules & Regulations.

(over)

ENFORCEMENT

1. First Notice

Upon receipt of a written complaint concerning a rules violation, a notice will be sent to the owner concerning the subject with a date specifying compliance.

2. Second Notice

Upon receipt of a second written complaint of the same nature and within 90 days of the occurrence stated in the original notice, a second notice will be mailed to the owner.

This notice will request the owner to appear before the Board of Directors on a given date, time and place of meeting to hear evidence of the violation. The owner may respond to the evidence with appropriate defense including any witnesses deemed necessary.

The Board will review the case and vote to determine the innocence or guilt of the violation.

If found innocent, the notices will be withdrawn from the owner's file and destroyed.

If found guilty, the owner will be fined.

3. Fines

First Offense \$75.00

Second and repeat offense \$150.00

All fines will be charged to the property, and will be due within 30 days of notice. Non-payment within 30 days will result in a property lien and possible legal action.

PIER POINT 7

ARCHITECTURAL CONTROL BOARD STANDARDS

RESIDENTIAL DESIGN STANDARDS

FOR

PIER POINT

NOVEMBER 1983

(Amended Fencing III, J - March 1994)

(Amended Roofs III, D - January 1995)

(Amended Antennas III, F - March 1999)

(Amended Approval/Disapproval III, P - March 1999)

PIER POINT 7

ARCHITECTURAL CONTROL BOARD STANDARDS
RESIDENTIAL DESIGN STANDARDS
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PIER POINT 7
ARCHITECTURAL CONTROL BOARD STANDARDS
RESIDENTIAL DESIGN STANDARDS

FOR
PIER POINT

I. INTRODUCTION

In an effort to assure all owners and residents of Pier Point 7 as defined in the Master Declaration of Covenants, Conditions and Restrictions of Pier Point 7 (the Master Declaration) recorded on June 1, 1977 in Book 2595 at Page 363 of the Arapahoe County, Colorado real property records, that consistent standards of development and construction will be maintained for the benefit of all, the Architectural and Planning Control Board (the "Board") established certain design review and approval procedures (the Procedures) which are set forth in a separate document. The Residential Design Standards set forth herein have been adopted by the Committee for the benefit of owners and residents in Pier Point 7. Unless the context otherwise specifies or requires, the words and phrases used in these Residential Design Standards shall have the meanings specified in the Master Declaration. These Design Standards are supplementary to all of the terms and provisions of the Covenants and shall remain in full force and effect. In the event, of any actual or apparent conflict, the terms and provisions of Article II of the Declaration shall prevail over these Design Standards.

Additional standards and requirements are set forth in the Arapahoe County Official Development Plan for Pier Point 7, the applicable recorded plat, the Master Declaration, and the Procedures. Each owner must read and become familiar with all such documents so as to avoid violating the standards and requirements set forth therein. The Board reserves the right to vary at any time from the procedures, standards, or guidelines as established herein. The Board further reserves the right to amend, supplement, and repeal these Architectural Committee Standards-Residential Design Standards at any time.

Please be aware that the Board reviews plans for aesthetic purposes and to ensure the conformity and harmony with the neighborhood. The Board does not make any representations regarding compliance with local ordinances or codes or regarding structural soundness.

These Residential Design Standards include: (1) Design Philosophy, and (2) Construction Standards.

II. DESIGN PHILOSOPHY

Pier Point is an area of unique beauty and opportunity. It is the common desire, intent, and purpose to create a community in which natural beauty and privacy are preserved to enhance the desirability of living in Pier Point, and to enhance the attractiveness, quality and value of continued ownership.

This philosophy is intended to create a pleasant environment and provide an enduring way of life in which all Pier Point owners and residents can take pride.

III. CONSTRUCTION STANDARDS

All requirements noted within this Section II which pertain to an applicant's drawings, shall be incorporated into the final, working drawing submitted to the Architectural Control Board in the form of general notes, details, or drawings. Even if plans comply with these standards, the resident must submit them to the Board for approval.

A. Foundation: No more than two (2) feet of exposed concrete may be visible at any given elevation.

B. Exterior Elevations:

1. Sidings

a. Exterior sidings may be of wood siding, wood shingle, stone, rock, brick, or masonry (except for stucco, cinder block, and concrete block). Stucco may be used only in Village 4 and 6. Colors of paint or stain must be in accordance with Section on repainting or restaining.

b. Exterior material treatment shall be continuous and consistent on elevations of a residence in order to achieve a uniform and complete architectural statement.

c. If masonry is used, finish color may be integral or applied and be of neutral tone.

2. Repainting or Restaining

a. Paint or stain on exterior structures must be kept in a good state of repair, including repainting or restaining at appropriate intervals as needed to maintain the attractiveness, quality, value and

of living in the community.

b. Exterior colors, including trim, selected for repainting or restaining structures must be submitted to the Pier Point Architectural Committee for approval before repainting or re-staining is

initiated.

Recommended "earth tones" colors for structures in the numbered villages of Pier Point 7 are on file in the Master Association

Office.

Adjacent structures should not have the identical exterior color scheme.

- c. All exposed metal, gutters, and downspouts shall be painted the

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same color as the adjacent trim or siding.

C. Landscaping:

1. Property surrounding structures must be improved to eliminate unsightly sand, dirt or weeds within 3 months of assuming ownership of the property. An extension may be granted if a lawn or other material is to be installed and the 3 months period extends beyond the normal growing season but no longer than the next growing season.
2. Plans for landscaping exterior property, whether it is the initial landscaping or a change in the landscaping, must be submitted to Pier Point 7 Architectural Committee for approval. Landscaping may include grass, shrubbery, trees, and rocks of sufficient size to remain in place, and other similar items which maintain the attractiveness of the neighborhood. Artificial turfs or plants are prohibited.
3. Landscape grading shall be kept to a minimum. Areas requiring grade changes shall be sculptured in such a manner as to minimize erosion and aesthetic problems. Any plan to change grading shall be designed by a professional landscape architect or an engineer and shall include a verification that the change will not adversely affect surrounding properties. Landscaping must be developed in such a way as to respect the rights of adjacent property owners.

D. Roofs: In Villages I and III roofing material must be of wood shingles or wood shakes and of a neutral color consistent with the roofing material of the other structures in the village. In all other villages, roofing material will remain identical to that used throughout the village. (see Q. Amendments)

E. Driveways: Driveways will be neutral color tone concrete surface.

F. Antennas: All TV, radio, or special communication antennas or aerials shall be concealed. (see Q. Amendments)

G. Exterior Lighting:

1. Any external lighting must be approved by the Architectural Committee prior to installation.
2. Christmas lighting may be installed during the Christmas season, December 1-January 10, without approval but such lighting must be

removed at the end of the season.

H. Attachments: All exterior attachments to current structures, such as solar collectors, greenhouses, enclosed porches, etc., must be compatible with existing structures and approved by the Architectural Committee before constructed.

I. Patios, Decks, Balconies: All new or replacement construction of patios, decks, balconies, and similar structures must be approved by the Architectural Committee.

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Patios will be constructed of neutral tone concrete slab, redwood, or comparable decay resistant wood.

J. Fencing: (see Q. Amendments)

1. Backyard perimeter fencing which does not face onto a public or private street shall consist of 4' high vertical pickets, 3" wide, 50% spacing, constructed from weather resistant wood or a split rail fence no more than 4' high, maximum of 3 rails.
2. Privacy fences, no more than 6' high, closed picket, weather resistant wood, are only permitted to enclose patios.
3. Front yards which face into public access roads may be fenced using split rail type fences as described in item III J 1.

K. Garages:

1. All garage spaces shall be fully enclosed.
2. Garage doors must be kept closed at all times when they are not in use.

L. Roof Vents: All roof vents shall be colored to match the roofing material.

M. Sheet Metal: All exposed sheet metal shall be colored to match the color of the related material or surface being flashed.

N. Glazing: Glass or tinting of glass window shades, or other interior or exterior material which is visible from outside the residence, shall not be of reflective material.

O. Miscellaneous:

1. Trash Containers

- a. All trash containers and trash bags that may be deemed unsightly must be completely screened from roads and adjacent properties.

2. Patio Structures, Sunshades, Arbors, Trellises and Gazebos

- a. The vertical support elements of these structures shall be of wood, brick, rock or stone. If partial screen walls are used in these structures, they shall be of wood, brick, rock, stone or glass.
- b. The following materials shall be used for the roof (top cover

surface) of patios and sunshades:

- (i) Material matching the roof of the existing dwelling.
 - (ii) Glass (flat panels).
 - (iii) Wood, solid or spaced.
 - (iv) Canvas, if approved by the Committee.
- c. Maximum roof heights for structures in this Section 2 measured from the top of the floor paving within the structure of the highest point of the roof structure shall be eight feet for flat roofs. Special consideration will be given to a pitcher roof tying back into the main structure and each such proposal will be considered by the

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subject
obstruct

- Committee on its individual merits.
- d. Height and placement of structures in this Section 2 shall be to the approval of the Committee, and they shall not neighbor's views.
- e. All exposed surfaces shall match or harmonize with the colors of the existing dwellings.
- f. Unacceptable construction materials for structures in this Section 2 includes, but is not limited to:
- (i) Metal structures and supports, including metal awnings.
 - (ii) Corrugated plastic and fiberglass.
 - (iii) Plastic webbing, reeded, or strawlike materials.
3. Awnings
- a. Frames shall be constructed of wood or metal.
 - b. The following shall be used as cover materials.
 - (i) Canvas
 - (ii) Wood - solid or spaced.
 - c. Awnings shall be located only over door or window openings and shall not exceed the width of the related door or window by more than one (1) foot on either side.
4. Exposed Equipment and Vehicles
- a. Water softeners, gas storage tanks and other such equipment shall not be exposed to public view.
 - b. Air conditioning equipment shall not be exposed to public view without prior written approval from the Architectural Committee and shall in no case be placed on the roof.
 - c. Basketball backboards subject to the public view, along with all accessories used in installing the backboard, shall be stained or painted to match the surface behind the backboard. The back shall not be visible from the public rights-of way.
 - d. All vehicles and recreation equipment situated in one place for more than 24 hours in any seven day period, must be out of sight

from roadway and neighbor's views.

P. Approval/Disapproval of Requests: (see Q. Amendments)

1. All approved letters from the Architectural Committee will be in writing and as a minimum will include the following mandatory items:
 - a. It is the owner's responsibility to obtain appropriate building permits from the city.
 - b. Approvals are only good for a 90 day period, and if extended beyond this time period must be resubmitted to the Committee for approval; and
 - c. Any construction/painting, etc, once commenced must be completed within a 30 day period, unless otherwise specified.

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Q. AMENDMENTS:

1. **Fencing:** This document amends guideline III, J (Fencing) with the following addition (adopted March 1994):
"4. Pier Point Villages I & 3 only.
 - a. Backyard perimeter fencing which does not face onto a public or private street or common area can consist of no more than 6ft high vertical pickets, 6in wide, constructed from weather resistant wood; or a split rail fence no more than 4ft high, maximum of 3 rails.
 - b. Yards facing public or private streets or common area may be fenced using split rail type fences as described above, or with no more than 4ft high vertical pickets, 4in wide, 50% spacing with a 3ft set back from the curb, constructed of weather resistant wood. Picket fences bordering common areas do not require a 3ft set back."
2. **Roofs:** This document amends guideline III, D (Roofs) with the following replacement (adopted January 1995):
"D. Roofs: In Villages I and III roofing material must be of wood shingles or wood look-alike products, or a "dimensional" composite roof of asphalt/fiberglass shingles of 25 year warranty better; and they must be of neutral color consistent with the roofing material of the other structures in the Village."
3. **Antennas:** This document amends guideline III, F (Antennas) with the following replacement (adopted March 1999):
"F. Antennas:
 1. Based on the passage of the Telecommunications Act of 1996, and the FCC's release of its Second Report and Order on November 20, 1998, no resident in Villages 2, 4, 5, 6 and 8 can

- install an antenna on common areas (exterior walls, interior hallways, common grounds or rooftops) without the prior approval of the Architectural Control Committee. Antennas are limited to "exclusive" use or control areas of a resident (limited control areas - such as decks, patios or balconies) as it applies to Villages 2, 4, 5, 6 and 8. Villages 1 and 3 cannot use common ground areas.
2. All transmit/receive antennas must be FCC approved and properly installed as to not cause interference with neighbors telecommunications/electrical equipment.
 3. As long as technology supports "internal" transmit/receive antennas, all TV VHF/UHF, radio, and other future "internal" antennas will be mounted internally in each homeowner's resident (in the living quarters, in attics, or in the garage). In the case of Villages 4 and 6, a rooftop mounted communal antenna can be

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- allowed given the prior approval of the Architectural Control Committee.
4. External satellite dishes of one meter (39.37 inches) or less are allowed given the prior approval of the Architectural Control Committee. Except for Villages 1 and 3 all Pier Point 7 Villages will follow the "exclusive" use or control areas of a resident as noted above (see III., F., 1.)
 - a. Villages 1 and 3 residents can mount external satellite dishes anywhere as long as they receive prior approval from the Architectural Control Committee for safety factors and location of the satellite dish. Satellite dishes should be mounted in such a manner as not to intrude into a neighbor's property and not directly mounted on the "front" of a residence (use the side walls, backside of the roof, or resident grounds next to the dwelling).
 - b. External satellite dishes require "line-of-sight" location, which may dictate a "high" mount as to avoid bushes, trees, fencing, dwellings and other obstructions."
4. Approval/Disapproval of Requests: This document amends guideline III, P (Approval/Disapproval of Requests) with the following addition (adopted March 1999):
- "d. Due to weather related problems and delays in the Fall and Winter months (November through May) projects started during this period will not be granted a weather related extension (see III., P., 1., c. above). This would include requests for painting, exterior dwelling repair, concrete work, roofing, and landscaping. Emergency external dwelling repairs will be granted anytime, but the resident still must file a Request for Architectural Control Approval to cover the "temporary" repair. All "permanent"

repairs require prior approval of the Architectural Control Committee."

**PIER POINT 7 MASTER COUNCIL, INC.
RESOLUTION**

Conduct and Decisions The Pier Point 7 Master Council, Inc. is a duly elected Council by the homeowners of Pier Point 7 to manage the affairs of Pier Point 7. The homeowners expect Council to perform their duties in a professional, business-like manner. The Pier Point 7 Master Council, Inc. Council consists of officers (President, Vice President, Treasurer, and Secretary) and directors. In case of emergency, the officers can act in behalf of the Council. In non-emergency situations the "entire" Council makes decisions based on "majority" rule. In non-emergency situations no individual Council member can act in behalf of the Council, unless the member is given specific direction from the Council to do so. This direction could come in the form of an appointed committee or direct appointment for a "specific" task. Once the Council dissolves the committee or the "specific" task, the appointed member(s) must cease acting on behalf of the Council for the duties appointed. This resolution is meant to keep the Council functioning as a "unit" and creates a "single" voice to manage Pier Point 7 affairs. As deemed by the Council failure to follow this resolution can lead to punitive action. This resolution will remain in effect until the Council rescinds the resolution by "majority" vote.

"Majority" signatures below pass this resolution.

Maggie Baird _____

Gail Davis _____

Bill Goldsberry _____

Judy Reilly _____

David Ruesch _____

Jerry Wallis _____

John Whitfield _____

Dated: _____