

Murata Farms

DESIGN GUIDELINES

ORIGINAL ISSUED: SEPTEMBER 25, 2025

ADOPTED: MARCH 26, 2026

ARTICLE I – INTRODUCTION

- A. DEFINITIONS – The following words, when used in these guidelines, shall have the meaning hereinafter specified:
1. “Architectural Guidelines” means these guidelines as they may be amended from time to time by the Board of Directors.
 2. “Declaration” Shall mean this Declaration of Covenants, Restrictions and Easements for Murata Farms.
 3. “Existing Improvements” means all existing exterior improvements, structures, and appurtenances thereto or components thereof of every type of kind constructed to completion as of the effective date of these Architectural Guidelines. This term includes but is not limited to landscaping, plants, sidewalks and drives, patios, fences, outbuildings, play areas, poles, exterior lights, irrigation systems and any other improvements visible from the exterior of a house from any vantage point.
 4. “Home” or “home” means a residence that has been built, or is to be built, on a lot that is in the Community Area.
 5. “Owner” means the Declarant, a Builder, or other person who owns a Lot, but does not include a person having a interest in a Lot solely as security for an obligation. The Declarant is the owner of each Lot Provided for in Declaration until that Lot is conveyed to another person who may or may not be a Declarant.
 6. “Proposed Improvement” means any Improvement which has not been constructed, installed, erected to completion or removed or demolished OR any Improvement which has not been approved by the Architectural Committee.

All other terms used herein shall be as defined in the Declaration of Covenants, Conditions and Restrictions for Murata Farms Filing Nos. 1, 2 and 3 as recorded on November 26, 2025 at reception #5069214 in the records of the Clerk and Recorder of Weld County, Colorado, as may be amended or supplemented from time to time.

- B. PRIOR APPROVAL - In accordance with the Declaration, prior approval by the Architectural Committee is required before any improvement is constructed, erected, placed, or altered. The Architectural Guidelines establish certain acceptable designs for different types of improvements. These Architectural Guidelines apply to all residential property in the Community Area.
- C. EFFECT OF GOVERNMENTAL AND OTHER REGULATIONS – Approval by the Architectural Committee will not constitute assurance that improvements comply with applicable governmental requirements and regulations, or that a permit or approvals are not also required from applicable governmental bodies.

- D. UTILITIES – In making improvements, Owners are responsible for location all water, sewer, gas, electric, telephone, cable television, irrigation lines, and other utility lines and easements. Owners should not make any improvements over such easements without the consent of the utility involved, and Owners will be responsible for any damages to utility lines. Underground utility lines and easements can usually be located by contracting the Utility Notification Center of Colorado at 1-800-922-1987.
- E. PURPOSE – Compliance with these Architectural Guidelines and the provisions of the Declaration will help preserve the architectural and aesthetic quality of the Community Area. It is important that the improvements be made in harmony with and not detrimental to, the rest of the Community Area. Architectural Guidelines are implemented to protect the financial investment of all Owners.
- F. ENFORCEMENT OF ARCHITECTURAL GUIDELINES – The Architectural Committee shall have primary responsibility for the enforcement of the architectural requirements of the Declaration and these Architectural Guidelines. However, the Board may supersede any decision of the Architectural Committee.
- G. NEIGHBORS – It is recommended that Owners seeking Architectural Committee approval of proposed Improvements, discuss the proposed Improvements with other nearby Owners. The Architectural Committee may request nearby Owners (and in some cases are required by these Architectural Guidelines to obtain nearby owners) input in the Architectural Committee's decision-making process.

ARTICLE II – SPECIFIC TYPES OF IMPROVEMENTS – ARCHITECTURAL GUIDELINES

A. GENERAL

1. The architectural style, color and materials of a proposed home or improvements shall be consistent with the style and character of the other residences built in the community Area. The Architectural committee in its sole discretion shall determine such consistency.
2. The following list covers a wide variety of specific types of Proposed Improvements which Owners typically consider installing. Information is given as to each. Unless otherwise specifically stated, an Application (defined below, ARTICLE V) with drawings or plans for the Proposed Improvements(s) shall be submitted to the Architectural Committee, and the written approval of the Architectural Committee shall be obtained before commencement of the Proposed Improvements(s) starts. Drawings or plans shall include dimensions, setbacks, roof slopes, types of materials and both elevations and plans views of all proposed expansions or additions. Applications for paint or stain color changes must be accompanied by samples or chips of the colors to be approved, along with a written description of color schemes

of adjacent homes. Drawings plan and other color samples will be retained in Architectural Committee files for future reference. The Architectural Committee may obtain input from the Board on any request for approvals. In some cases, where specifically stated, a type of Proposed Improvement is prohibited. Proposed Improvements, which are not listed, will require Architectural committee approval.

- B. ADDITIONS AND EXPANSIONS – Architectural Committee approval is required. Additions or expansions to the Home will require submission of detailed plans and specifications, including description of materials to be used, and plans and elevations drawings showing dimensions, setbacks, roof slopes, etc. Additions and expansions must be of the same architectural style and color as that of the Home. As a part of the approval decision, the Architectural Committee shall consider the overall size and footprint of the existing home, the proposed addition, and other improvements in relationship to the lot size. All work is subject to obtaining required permits from the Town of Fort Lupton.
- C. ADDRESS NUMBERS – Architectural Committee approval is required to relocate the address numbers to a position different from that originally installed by the Home Builder.
- D. AIR CONDITIONING EQUIPMENT – Architectural Committee approval is required. – Exterior mounted air conditioning equipment must be ground-mounted and installed in the rear or rear ½ of the house on side yard. Any unit must not be visible from the street right-of-way and must be screened from view and shall be installed in such a way that any noise affecting adjacent homes is minimized. Installation of air conditioning equipment of the roof of the home or in a window of the home will not be permitted. Evaporative/Swamp Cooler units are permitted in accordance with the above requirements and as allowed by Colorado Revised Statute Section 38-30-168, as amended from time to time.
- E. ANIMAL SHELTERS – Aside from animal shelters for those animals allowed by the Declaration, no animals or animal shelter shall be constructed or maintained on a Lot. Architectural Committee approval is required prior to placement or construction of any animal shelter. Also see “DOG RUNS,” below.
- F. ANTENNAS – Except as permitted by the FCC regulations, no exterior radio antennas, television antennas or other antennas may be erected unless approved in writing by the Architectural Committee. However, the Architectural Committee will consider for approval satellite dishes that are no large than one meter (39.37 inches) in diameter or length and flat array wireless cable TV antennas. Request to the

Architectural Committee for approval of the installation of such instruments must meet the following minimum requirements:

1. The Owner shall install the satellite dish in the back or side of the home behind the fence line or an inconspicuous location while still allowing for proper services and reception; and
2. The satellite dish shall not be more than one meter (39.37 inches) in diameter.

- G. BALCONIES AND DECKS - Architectural Committee approval is required. Colors and materials must match or compliment the home. Exterior stairs and landings shall not project perpendicularly from the side of the home.
- H. BASKETBALL BACKBOARDS – Architectural Committee is required. No garage mounted backboards are permitted. Pole mounted backboards are with approval. Temporary basketball backboards also are accepted but must be placed in such a manner that they do not block sidewalks and pedestrian walkways and are not placed in streets. Temporary basketball backboards may not be stored laying down unless it is in the backyard behind 6 ft. privacy fence.
- I. BUILDING HEIGHT – Requires Architectural Committee review and approval and must comply with applicable building codes and zoning regulations established in the Town of Fort Lupton.
- J. DRIVEWAYS – All driveways (including circular drives) leading from the street to a Home or Parcel are to be constructed of permanent, properly formed, and reinforced, hard-surfaced paving (i.e., concrete with a four inch (4”) minimum thickness).
Modification to the original driveway placed by the Home Builder requires Architectural committee approval.
- K. DECKS – Architectural Committee approval is required. Decks must be constructed of wood, artificial wood or other material matching the material of the Home and, if painted, must match the color scheme of the Home, unless otherwise approved by the Architectural Committee. Decks must be installed as an integral part of the Home and Patio area. Construction of decks over the easement area is not permitted. Dimensions and location must be submitted on drawings.
- L. DOG RUNS – Architectural Committee approval is required. Dog runs must be constructed with fencing approved by the Architectural Committee. Dog runs must be located in the rear of side yard, abutting the Home and substantially screened from street, sidewalk or adjoining lot view. Dog runs are limited in size to 400 square feet and cannot be higher than the Parcel boundary fence. Wood fence screening or

- mature landscape screening is required to hide the view of the dog run. Dog runs must have a double fence next to any Metropolitan District owned fence and may not use any Metropolitan District owned fence as part of the dog run fence. The Architectural Committee, in its discretion may require written consent from adjacent Owners. Lot boundary fences that are to be used for part of a dog run must match existing fence installed by builder or otherwise approved by the Architectural Committee.
- M. DOORS – Architectural Committee approval is required for the addition or replacement of storm or other type exterior doors to a Home. The material should match or compliment existing colors of the Home unless otherwise approved by the Architectural Committee. Security doors or security window bars require Architectural Committee approval. The approved existing colors will be white, black and the colors of the approved Home colors.
- N. EXTERIOR MATERIALS AND COLORS – Unless otherwise approved by the Architectural Committee, exterior walls of Dwelling Units shall be constructed of or covered by wood, Stone, stucco, and brick or manufactured siding approved by the Architectural Committee. Pressed wood, engineered wood, particle board, fiber board, plywood or other similar materials are not allowed for exposed exterior surfaces. The Architectural committee shall not approve exterior material for dwelling Units and other Improvements if such materials are not compatible with materials used on neighboring Dwelling Units. See also COLOR, below.
- O. FENCE see Declarations, Article 8 (8.5.3)
1. General – Fences, walls, brick columns and entrance monuments (all individually and collectively, “fences” or “fencing”) constructed by developer and/or builder along or abutting Parcel lines, arterial streets, collector streets or local streets may not be removed, replaced, stained or painted a different color or altered, including adding a gate. If any such fence is damaged or destroyed by an Owner or Owner’s agents, guests, or tenants, the Owner shall repair and recondition the same at the Owner’s expense.
 2. Design – **Any fencing, other than installed by builder or Declarant, must be approved by the Architectural Committee.**
 - a. Fencing will be constructed of open 3-rail fence.
 - b. Posts should be spaced at 8’ where possible with concrete footers
 - c. Stain will be a clear stain (examples Behr Waterproofing Wood Finish or equivalent.)
 - d. Fencing that parallels public sidewalk shall be no closer than 3’ to the sidewalk

3. Fences shall not be constructed within right-of-way areas or side parcel easements and therefore, must be set back from the sidewalk the distances established for the Town of Fort Lupton.
 4. Maintenance Responsibility – Deteriorated fence materials must be replaced by the Owner with materials identical to the original in quality and design.
 5. Fences shall be no taller than 6 feet. Fences shall be of uniform height, consistent with the surrounding homes. Fences shall extend to ground level with minimal ascertainable gap between the ground and the lowest portion of the fence.
- P. FLAGS AND FLAGPOLES – Architectural Committee approval is required. Flag poles shall be no more than 20' feet in height. The American flag may be displayed within the owner's Lot on an approved flagpole or on a diagonal pole attached to the Owner's home. Additionally, during time of war or armed conflict, Owners may also display a military service flag denoting the service or unit of the owners or immediate family member residing in the home in military service. All flags displayed shall not be larger than 3' feet by 5' feet.
- Q. GREENHOUSE STRUCTURES OR WINDOWS – Architectural Committee approval is required.
- R. HOT TUBS, SPAS OR POOLS – Architectural Committee approval is required. Hot tubs or spas must be an integral part of the deck or patio area and in the rear yard. Pools, including area related to them, shall not be of a size that exceeds 50% of the rear yard, as determined by the Architectural Committee.
- S. IRRIGATION SYSTEM – Underground manual or automatic irrigation will not require approval of the Architectural Committee. Such system shall not be installed within five feet of the home's foundation.
- T. LANDSCAPE AND MAINTENANCE – Architectural Committee approval required. In accordance with the Declaration, adequate landscaping must be installed within six (6) months after the date of original closing with home builder. Landscaping includes sod.
1. In addition, landscaping shall follow all requirements of Fort Lupton.
 2. Gravel, rock and/or soil piles left in front or on visible side yards of Parcels, in the street, or on the driveway shall be left in longer than a period of fifteen (15) days. Leaving gravel, rock and/or soils piles the streets are not allowed. Contract the Town of Fort Lupton for more specific information.
 3. Delivery and placement of landscape materials shall not damage greenbelt or entry/median areas. Delivery trucks are not allowed to cross these areas (to avoid

sprinkler and landscaping damage). If this regulation is violated and damage to the Metropolitan District's common areas or elements results, the Owner will be held financially responsible for repairing the damage caused by the Owner or the Owner's contractor(s) agent, guests or tenants.

4. Xeriscape – Architectural Committee approval is required. As used here, xeriscaping is not merely applying rock and mulch to area. It is rather, the design and use of soils analysis and plant and mulch selection and placement along with proper maintenance to minimize irrigation water usage. To the extent practical, the Architectural Committee and the Board encourages xeriscaping.

Within six (6) months following the original closing with homebuilder a Residence or building on the Lot, all landscaping, as shown on a landscape plan approved by the Architectural Committee, must be properly installed. The Board may grant extensions on this deadline if the landscaping cannot be reasonably completed due to winter weather conditional between November 1 and April 30.

Owners are advised that they are responsible for maintaining all silt fences, drainage ways and other erosion control devices (including landscaping) on their property and Owners may be liable for failure to maintain such devices or systems.

- U. LIGHTS AND LIGHTING – See Declaration, Article 9 7(g) Architectural Committee approval is not required for exterior lighting which is in accordance with the following regulations. Exterior lights must be of the same style and character as those installed by builders on other Homes or parcels and be as small in size as is reasonably practicable. Exterior lighting should be directed toward the Home and must be of low wattage (25 watts or under for each bulb) and directed or screened to minimize glare sources to neighbors and other Owners. Any variance from these Architectural Guidelines or use of high wattage spotlights or floodlights requires Architectural Committee approval.

Holiday lighting displays are permitted without Architectural Committee approval thirty (30) days prior to the holiday and fifteen (15) days after the holiday. However, any lighting (or associated sounds effects) that causes glare, discomfort or disrupts the living environment of adjacent or neighboring lots is prohibited. In such event (whether a neighbor complains or not) the Architectural Committee, in its sole discretion may determine that a display is not permitted and shall thereafter be promptly shut down and removed.

- V. OVERHANGS AND AWNING – CLOTH OR CANVAS – Architectural Committee approval is required. The color must be the same as the exterior of the Home, unless otherwise approved by the Architectural Committee. Metal or fiberglass awnings are not permitted.

- W. PATIO AND PATIO COVERS – Architectural Committee approval is required. Plans must show the exterior elevation, designate materials, and colors, and include dimensions.
- X. PAVING – Architectural Committee approval is required for front yard and exposed side yard changes, regardless of whether for walks, driveways, patio areas or other purposes.
- Y. PLAY AND SPORTS EQUIPMENT (INCLUDING PLAYHOUSES) - Architectural Committee approval is required. Equipment or playhouse shall be located in the rear or side yard. Size of equipment, playhouses and play yards will be determined on a case-by-case basis depending on Parcel size and proximity to neighbors. The maximum height of the equipment or playhouse will be determined on a case-by-case basis. In the Architectural Committee's discretion, written consent of adjacent lot owners may be required. Colors and exterior surfaces shall be compatible with the requirements of EXTERIOR MATERIALS AND COLORS, above and COLOR below.
- Z. RETAINING WALLS – Architectural committee approval is required. Retaining Walls shall be as low as possible but cannot exceed 3 foot in height. If additional height is required, retaining walls shall be terraced and the terraced retaining walls shall be roughly equal in height. Acceptable finished materials shall be stone, manufactured stone, masonry, textured and colored concrete or stucco. Gray or painted concrete blocks are NOT acceptable. Other materials may be considered on a case-by-case basis. Retaining walls must be properly anchored to prevent overturning, in accordance with normally accepted engineering standards applicable to the soils on the Lot and in effect for the region. Weep holes shall be incorporated in the walls. Retaining walls shall be properly waterproofed and the uphill side must be adequately drained. Retaining walls exceeding three (3') shall require ARC approval.
- aa. ROOFS & SOLAR EQUIPMENT – Architectural Committee approval is required. The Architectural Committee and the Board encourage alternative energy sources for homes use. To that end, solar panels may be placed on home's roof. Roof mounted solar panels are to be incorporated into the roof design and positioned flush with the roof's surface. Frames around the solar panel(s) must be complimentary in color. Solar panel related plumbing, wiring and mechanical equipment must be enclosed or screened from view. Solar panels shall not be placed other than on a home's roof. Retractable clotheslines are considered solar equipment and are permitted as allowed

by Colorado Revised Statute Section 38-30-168, as may be amended from time to time.

bb. ROOF TOP EQUIPMENT – Generally not permitted. Roof vents on the non-street side of the structure are permitted upon Architectural Committee approval.

cc. SHEDS – Architectural Committee approval is required. Sheds shall be allowed only in rear of yards and must be screened from view by a Fence. Sheds must be the same color as the exterior of the Home, unless otherwise approved by the Architectural Committee. Sheds shall not be more than eight feet, (8) high at the peak, nor larger than 90 square feet. Colors and materials shall match or compliment the home. The Architectural Committee, in reviewing the application for shed approval shall consider parcel grading, fence locations, landscape screening, etc., in granting any approvals for a shed. See COLOR, below.

dd. SHUTTERS – EXTERIOR – Architectural Committee approval is required. Exterior shutters must be the same materials and painted to match the color scheme of the exterior of the Home, unless otherwise approved by the Architectural Committee.

ee. SKYLIGHTS – Architectural Committee approval is required.

ff. STATUARIES, FOUNTAINS, AND YARD ORNAMENTS – Statuaries, fountains, other water features and yard ornaments of any kind will not be permitted in the front yard without prior approval of the Architectural Committee. The Architectural Committee will consider limited statuaries and fountains if the proposed improvement is consistent with the overall lot landscape theme, is consistent with those colors and is located on porch steps or within a five-foot boundary from the front of the house. Height of the statuary shall not exceed 36” in heights.

gg. UTILITY EQUIPMENT – Installation of utilities or utility equipment requires Architectural Committee approval unless located underground or within an enclosed structure. Pipes, wires, poles, utility meters and other utility facilities must be kept and maintained, to the extent reasonable possible, underground or within an enclosed structure.

hh. VANES, WEATHER – Architectural Committee approval is required.

ii. VEHICULAR PARKING, STORAGE AND REPAIRS – See Declaration Article 9 section 8 (a-d) & section 26 (a-b)

- jj. WINDOWS – Architectural Committee approval is required for all windows not of the same make, design as originally installed by the builder. Submission of plans and specifications to the Architectural Committee shall include a description of the window frame material and color. Replacement windows shall be substantially the same as those initially installed.
- kk. WIND TURBINES, WINDMILLS OR WIND GENERATORS – Permitted in accordance only with the requirements of Colorado Revised Statute Section 38-30-168(2)(c.) as may be amended from time to time.
- ll. ALL OTHER ITEMS – for any Proposed Improvement or other items not specified in either this ARTICLE II or the below ARTICLE III, specific Architectural Committee approval is required.

ARTICLE III – IMPROVEMENTS NOT ALLOWED IN THE COMMUNITY

The following list covers the specific types of proposed Improvements which are not allowed (with limited exceptions) in the Community Area.

- A. CARPORT – Not permitted.
- B. ARTIFICIAL TURF – installation of Artificial/Synthetic Turf or to convert existing natural turf areas to artificial must be submitted for approval.
- C. HORNS AND OTHER SOUND DEVICES – Not permitted.
- D. MINING AND DRILLING – Not permitted
- E. SEWAGE DISPOSAL SYSTEMS (CESSPOOLS AND SEPTIC TANKS) – Not Permitted.
- F. SIGNS – Unless permitted in the Declaration, no sign of any kind shall be displayed to the public view on any part of a Parcel or Home, except one professional sign per dwelling advertising a dwelling for sale or rent, and signs used by a home builder to advertise dwellings for sale or rent during the construction and sale period. Up to two (2) non-advertising security system signs, each not larger than one (1) square foot, will be allowed.
One political sign not larger than five (5) square feet in size (however, sign may be double sided) may be placed in the Owner's front lawn not more than 45 days prior to an election the sign pertains to and must be removed within five (5) days of that election. Any political sign shall not be placed within 5 feet of the curb or contain

vulgar language. As used here, a political sign is a sign intended to influence the outcome of an election by support or opposition to a candidate, cause or ballot issue.

G. TREE HOUSE – Not permitted.

H. UNDER DRAINS – Modification or impeding the flow of drainage is prohibited.

I. WELLS, WATER, OR OTHERWISE – Not permitted.

ARTICLE IV – ADDITIONAL MATTERS OR REQUIREMENTS

- A. COLOR – Architectural Committee approval is not required if color and color combinations are Identical to the original color painted by builder. Color and/or color combination Changes require Architectural Committee approval.
1. All exterior colors must be reviewed for approval by the Architectural Committee, including repainting of Existing Improvements. The Architectural Committee will assess the overall color composition formed by the individual materials.
 2. All roof vent caps, louvers, plumbing stacks, chimney, flashing, valley flashing, etc., are to be painted a color not in contrast with the color of the roofing.
 3. Whenever exterior painting is to be done, all changes must be approved by the Architectural Committee prior to commencement of such painting. Changes include any paint, color number and scheme, which is on file with the builder or the Architectural Committee.
 4. It is recommended that all Homes be painted on a regular schedule to avoid chipping and peeling.
 5. Garage doors are to be the same color as the siding or trim of the Home, unless otherwise requested and approved by the Architectural Committee. Outlining the garage door panels in a contrasting color or in a checkerboard design is not permitted.
 6. Most Homes have multiple tone paint schemes (e.g., siding color, trim color and accent color for shutters and doors). New colors submitted, should but are not required to preserve this multiple tone scheme. For example, if the trim was a different color than the doors and shutters originally it should also be different the submitted colors.
 7. Color selections should be submitted to the Architectural Committee in the form of four sets of manufacturer's paint chips and photos showing all elevations. Please indicate which color chips are for trim, siding and accent (doors and shutters) color.
PLEASE PLAN TO SUBMIT REQUESTS IN ADVANCE OF THE THIRTY (30) DAY REVIEW TIME FRAME ALLOWED BY THE DECLARATION AND THESE ARCHITECTURAL GUIDELINES.
 8. All selections are reviewed by the Architectural Committee and, in some cases, by a professional consultant.

9. In general, after approval, only those areas that are painted may be repainted, only those areas stained may be re-stained, unpainted surfaces and unstained areas (such as brick) shall remain unpainted and unstained.
- B. CONSTRUCTION ACTIVITIES – As a part of Architectural Committee approval, Owner shall agree to ensure that construction activity shall be conducted between the hours of 7:00 a.m. and 7:00 p.m., local time. Exceptions for emergencies shall be considered by the Architectural Committee. Owner shall also ensure that dust, noise and odors caused or emitted by the construction activities shall be controlled, using normal commercially reasonable methods. As a part of the Architectural Committee approval, Owner shall agree to ensure that all construction related trash and debris is cleaned up at the end of each day. No burning of trash or debris is allowed. Any damage to erosion control devices and systems (silt fence, drainage ways, etc.) caused by or resulting from owner's construction activities shall be repaired promptly by Owner at Owner's expense. All Architectural Committee approval letters shall contain a notation concerning the foregoing requirements.
- C. CONRRER VISIBLITY – Compliance applicable with Town of Fort Lupton intersection sight distance criteria is required.
- D. DRAINAGE – See Article 7 section 3 and Article 8 section 12 of the Declaration.
- E. HOLIDAY DECORATIONS – All seasonal decorations must be removed within fifteen (15) days following that particular holiday or celebration. Consideration of neighbors should be exercised when decorating and lighting for any occasion. The Architectural Committee may, in its sole discretion, require the immediate removal or modification of holiday decorations that it determines excessively or unnecessarily impede or affect any adjacent Owner's property. See also LIGHTS AND LIGHTING. (article II, See V, above).
- F. GARDENS – Vegetable gardens are allowed so long as they are in the rear area of the Lot in such a manner that the garden and any accessory areas are not visible from public area or adjacent homes. Gardens shall not be placed in drainage flow easements or within 5 feet of a house foundation.
- G. MAILBOX – Individual mailboxes are not allowed. Cluster mailboxes are provided and assigned within the community
- H. SLOPES – Slopes shall be limited to 4:1. Retaining walls, if necessary, shall be used to maintain Lot slopes at no more than 4:1.

- I. TRASH CONTAINERS – All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner. Trash containers shall be removed from the curbs the same day. Totters may be placed curbside after 5:00 pm the evening before the service day.

ARTICLE V – ARCHITECTURAL COMMITTEE APPROVAL

- A. GENERAL – In a few cases, as indicated in ARTICLE II, item LL, a specific type of Proposed Improvement is not specifically addressed in the Declarations or these Architectural Guidelines. In all cases, including any Proposed Improvements covered by ARTICLE II, item LL, advance or prior written approval by the Architectural Committee is required before a Proposed Improvements is commenced. This section of the Architectural Guidelines explains how such approval is to be obtained. These Architectural Guidelines are adopted pursuant to ARTICLE 4 of the Declaration to further define and clarify those Proposed Improvements and Improvements and to further define the approval process.
- B. DRAWINGS OR PLANS – Article 4 of the Declaration requires an Owner to submit to the Architectural Committee, prior to commencement of work on any Proposed Improvements, an application (the “Application”) with descriptions, plot plans, construction plans, specifications and samples of materials and colors, etc., as the Architectural Committee shall reasonably request, showing the nature, kind height, width, color, material, and location of the Proposed Improvement. Refer to the Declaration for further details of the Application plans and submission. To the extent possible, items identified in Article II, above. If the item is not specifically requested in the Application, it is NOT approved. Additionally:
1. The drawings or plans should be done to scale, and should depict the property lines of the Parcel and the outside boundary lines of the Home as located on the Parcel;
 2. Existing improvements, including the home, driveways, walks, decks, trees, bushes, etc., should be shown on the drawing or plan, and identified or labeled;
 3. The Proposed Improvements should be shown, on the plans and labeled. There should be a brief written description of the Proposed Improvement, including the materials and colors to be used; and
 4. The plan or drawing and other materials should show the name of the Owner, the address of the Home, and a telephone number where the Owner can be reached.
- C. ACTION BY THE ARCHITECTURAL COMMITTEE – See Article 4 of the Declarations. The Architectural Committee will meet as required to review plans properly submitted for approval. The Architectural Committee may require submission of

additional information or materials, and the requires will be deemed denied until all required information and materials have been submitted. The Architectural Committee will act upon all requests within thirty (30) days after receipt of an Application or thirty (30) days after receipt of all additional information and materials required by the Architectural Committee, whichever is later, unless the time is extended by mutual agreement. All decisions of the Architectural Committee will be in writing.

- D. PREFORMACE OF WORK – After approval by the Architectural Committee a proposed Improvement should be accomplished as promptly as possible, in accordance with the approved plans, drawings and descriptions. Generally, after Architectural Committee approval of an Application, the Owner has 1 year to commence construction. Thereafter, the Owner has no more than 1 year to complete construction, unless further limited by the approval.

- E. DECLARATION PREVAIL – The foregoing Architectural Guidelines and procedures are supplementary to all of the terms and provisions of the Declaration. In the event of a conflict in terms between these procedures and the Declaration, the Declarations shall prevail.

These Architectural Guidelines do not apply to Homebuilders who are purchasing lots from the Declarants and whom have had their plans approved by the Declarant.

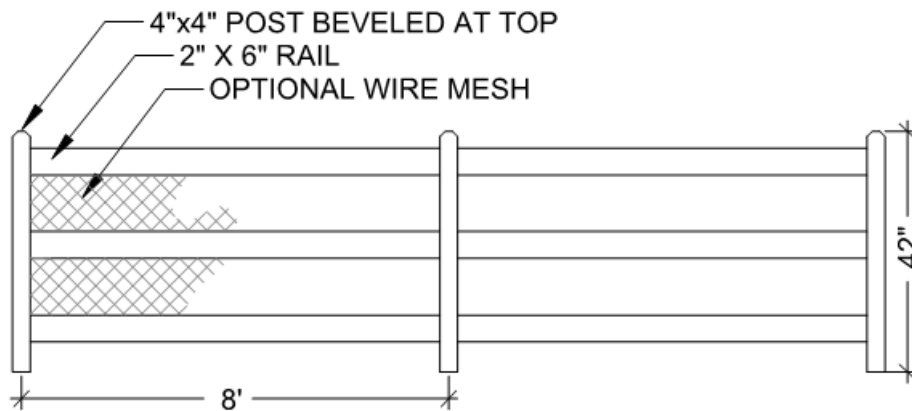
The Architectural Committee and any of its members shall not be liable in equity or damages to any Owner or other person submitting requests for approval or to any Owner or other person by reason of any action, failure to act, approval, disapproval, or failure to approved or disapprove in regard to any matter within the Architectural Committee's jurisdiction hereunder. In reviewing and approving any Proposed Improvement, the Architectural Committee shall not be responsible for the durability, effect on value or safety, whether structural or otherwise, of the Proposed Improvement submitted for review. The Architectural Committee approval shall not be deemed to be an approval of the regulations, or any other matters. No Owner or any other person shall be a third-party beneficiary of any obligation imposed upon, rights accorded to, action taken by, or approval granted by the Architectural Committee.

ARTICLE VI – MISCELLANEOUS

These Architectural Guidelines may at any time, from time to time, be added to, deleted from, repealed, amended, modified, reenacted, or otherwise changed by the Home Metropolitan District board of Directors in its discretion, with the advice of the Board.

THESE ARCHITECTURAL GUIDELINES WERE INITIALLY ADOPTED BY THE BOARD, at its regular meeting held on the _____ and are effective form and after that date. As provide in the Declaration and as provided in this document, these Architectural Guidelines are subject to amendment by the Board.

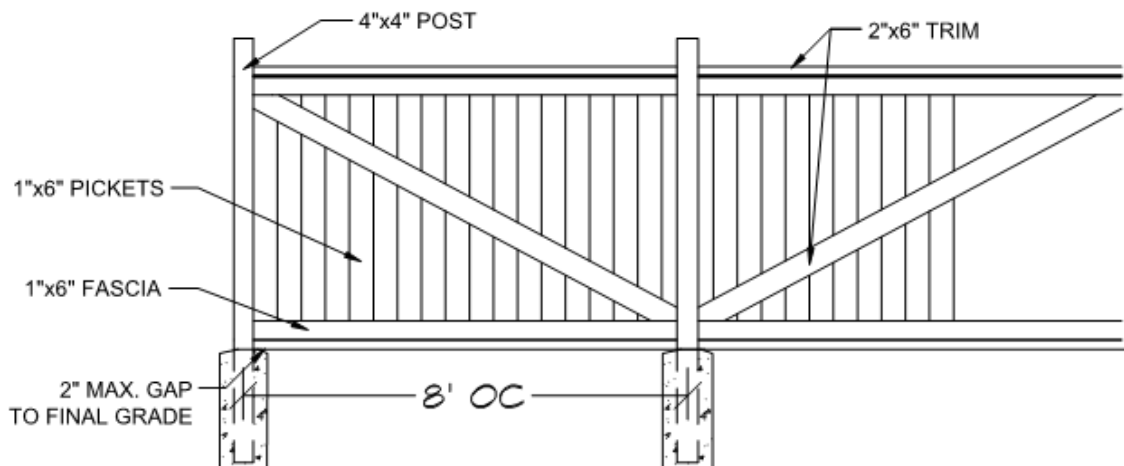
MURATA FARMS
OPEN RAIL FENCE DETAIL



○ **OPEN 3-RAIL FENCE**

Not to Scale

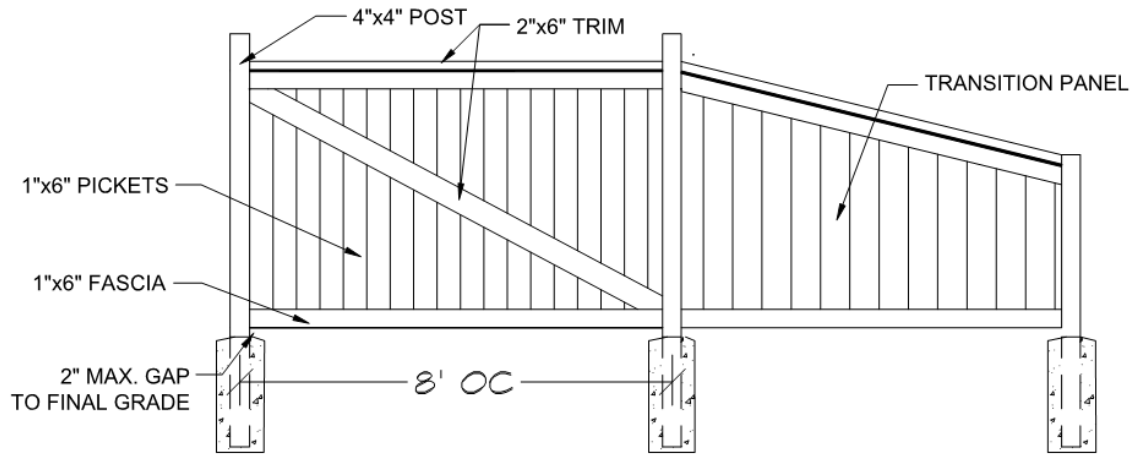
MURATA FARMS
5' CEDAR PRIVACY FENCE DETAIL



○ **PRIVACY FENCE**

Not to Scale

ARCHITECTURAL DESIGN GUIDELINES – MURATA FARMS



TRANSITION FROM PRIVACY FENCE TO OPEN RAIL

Not to Scale

EXHIBIT A COMMUNITY FENCE PLAN

