

**Panorama Ranches Homeowners Association
Design Criteria and Requirements
July 2020**

Table of Contents

Section	Page	
I.	The Architectural Control Authority	1
II.	Objectives of the Architectural Control Authority	2
III.	Early Considerations	3
IV.	Design Control Guidelines	3
	A. Site Design	3
	B. Building Design	5
	C. Miscellaneous Considerations	6
V.	Submittal Requirements	7
	A. Preliminary Review	7
	B. Final Review	8
VI.	Construction	10
	A. Preliminary	10
	B. During Construction	11
	C. Timely Completion	11
	D. After Completion	11

Exhibits

Exhibit A	Architectural Control Authority Certificate
Exhibit B	Architectural Control Application Checklist
Exhibit C	Additional Items Requested of Applicant
Exhibit D	Specifications for Water Service Line Installation
Exhibit E	Specifications for Backflow Preventers
Exhibit F	Water Meter Standards
Exhibit G	Pit Meter and Backflow Preventer Typical Installations

I. The Architectural Control Authority (ACA)

The Architectural Control Authority (subsequently referred to as the ACA) derives its legal existence and authority by virtue of the *Protective Covenants for Panorama Ranches*. Improvements or changes made on any Homestead must conform with the guidance in this document and the Protective Covenants.

The Architectural Control Authority meets as necessary to review plans submitted. Property owners and their architects are encouraged to attend the review meeting, but it is not required that they do so.

The ACA encourages Homestead owners and their architects to discuss proposed projects with the ACA prior to the actual design process. A positive reaction during these preliminary discussions does not constitute approval. Such approval can only be granted by the ACA during

a scheduled review meeting by vote of the majority of a quorum after a submittal has been made. A certificate of ACA Approval is then issued.

II. Objectives of the Architectural Control Authority

Panorama Ranches is located in a sensitive, open, natural environment. The advantages inherent in the natural slopes, the open spaces, the all-day sun, and the views are unsurpassed. The goal is therefore to disturb the natural setting as little as possible. Every structure or change in the existing state of property will be considered carefully to ensure it will contribute positively to the overall environment of Panorama Ranches.

The ACA intends to encourage creativity and sensitivity to the natural setting and to protect all persons purchasing homes or homesteads from construction that might tend to inhibit the visual enjoyment of the natural surroundings or which might tend to reduce the property values in Panorama Ranches. It is with this responsibility to all owners that the ACA administers the design controls.

The primary goals of the design criteria used by the ACA will be to fit a structure unobtrusively into the natural environment and to disturb the views and enjoyment of neighboring properties as little as possible. In its review of any proposed development activity the ACA shall consider, among other things, the following criteria:

- Compatibility and harmony with other structures as to design materials, siting, height, and all other design features.
- Protection of privacy and seclusion of each Homestead.
- Protection of primary viewshed(s) on each Homestead with deference to existing structures. Consideration will also be given to the viewshed of adjacent undeveloped Homesteads.
- Protection of native vegetation.
- Protection of wildlife and wildlife habitat.
- Preservation of irrigated lands and existing irrigation ditches.
- Blend of building height, construction materials and color treatments with surrounding terrain contours and coloration.
- Location of structures so that they are not highlighted on ridge lines.
- The use of materials which harmonize with the natural setting.

To meet these goals and to apply them to a given site within the constraints of function and budget can be a difficult task, requiring the cooperative efforts of everyone involved. The ACA looks forward to working with Homestead owners in this spirit of cooperation and to the realization of your project.

III. Early Considerations

To ensure getting the design and approval process started on the correct path and to speed approval by the ACA, consideration should be given to these important preliminary items.

1. Please carefully read the *Protective Covenants* and these *Design Criteria and Requirements*

and have your architect do the same.

2. The Board of Directors may appoint an independent, third-party liaison to facilitate Owner/ACA interaction and compliance with the Protective Covenants and the Design Criteria for new homes. The Directors may also appoint a liaison for other new buildings or other substantial projects as the Directors reasonably determine is necessary. The Owner will pay a \$3,500 fee to the management company, who will arrange the contract with the Liaison. Any unused fees will be returned to the Owner.

3. Your Architect may, after conceptualizing your needs and objectives, present a conceptual solution to the ACA for comments prior to submitting preliminary plans. He/she should visit the site prior to initial design work.

4. Before you begin site design, you should have an accurate survey prepared by a licensed surveyor. This survey should show all Homestead corners, the building envelope, significant natural or existing man-made features, and major trees on the site. The survey document should be prepared at minimum scale of 1" = 50'. This requirement may be waived at the discretion of the ACA.

IV. Design Control Guidelines

The following are the major items the ACA will consider regarding the criteria by which the ACA reviews your design.

A. Site Design

1. General. The building sites of Panorama Ranches are frequently sloping, ranging from moderate to quite steep. Structures must be designed to fit the site, rather than adjusting the site to conform to a given design.

2. Building location. The location of a building on the Homestead is critical. The location should be chosen considering the views of adjacent Homesteads as well as proximity to existing structures. No structures of any sort shall be constructed closer than fifty feet to any Homestead boundary line without a variance granted by the Board of Directors. Setback variances may also require Garfield County ("the County") approval and both the cost associated with a County variance and the obligation to comply with County regulations are solely the Owner's responsibility and liability.

3. Grading. All grading must be done in such a manner as to blend in with the existing contours. Grading not related to building access or drainage shall be minimized.

4. Driveways. Driveways grades should be kept to a maximum of 8% for satisfactory year-round use. Steeper grades are not prohibited, and may in some cases be necessary, but are generally discouraged.

5. Trees. Indicate on the site plan significant existing trees and all trees to be removed, including those to be removed for the septic tank and leach field or other sewage structure. Unwarranted tree removal will not be permitted. All trees to be removed must be flagged on the site and inspected by a member of the ACA prior to removal.

6. Fences. Fences, including invisible fences, may be constructed with the prior written approval of the ACA. No barbed wire fences shall be permitted except along the perimeters of the subdivision. Fences that are visible from other Homesteads must be of split rail or pole construction. The ACA may approve fences constructed of other materials if the fence will not be distinctly visible from beyond the boundaries of the Homestead on which it is constructed. In addition, small decorative fences of other materials may be approved by the ACA. Woven wire for containing pets may be installed on the interior side of a pole, or split rail fence. Smaller steel mesh enclosures for pets may be approved by the ACA. Such kennels shall not be constructed closer than 50 feet from any Homestead boundary, nor shall the size exceed 1,500 square feet.

7. Exterior Lighting. All exterior lighting must be shown on the drawings submitted for approval. Lighting added at a later date must be submitted for approval. Panorama Ranches values dark skies. Exterior lighting shall be kept to a minimum and focused downward. The ACA will be primarily concerned with the impact of exterior lighting on neighboring properties. High intensity premises-lighting primarily for security such as used on farms and ranches will not be permitted.

8. Landscaping. Landscaping should be planned to include species that minimize maintenance and water consumption, and which are indigenous to the area. Natural vegetation and landscaped areas should blend together and not contrast sharply. Landscaping plans that include removal of existing trees shall be subject to review and action by the ACA. Plans that include species of trees that can exceed 15 feet in height at maturity shall be reviewed by the ACA. The ACA shall consider the following factors in the decision-making process:

- a. Placement of tree(s) to avoid shading of structures on adjoining properties or adverse impacts to the primary viewshed(s) of adjoining properties when the tree(s) reaches full height at maturity.
- b. Compatibility with existing native vegetation.
- c. Suitability of the species for the climate.
- d. Water consumption of the species.
- e. Minimizing disturbance or removal of existing native vegetation.
- f. Minimizing changes in the existing topography or other natural features.

Landscaping incorporating grasses, shrubs, flowers, or trees that will not exceed 15 feet in height at maturity are exempt from review by the ACA, provided they will not shade structures on adjoining Homesteads or adversely impact the primary viewsheds of adjoining Homesteads. Landscaping that is installed without the approval of the ACA and which exceeds 15 feet in height or impacts the viewshed of adjoining Homesteads or shades adjoining structures shall be subject to enforcement measures of these covenants, including removal or trimming. Sprinkler systems shall not exceed 4500 square feet.

B. Building Design

1. General. Panorama Ranches is a unique environment in the Colorado Rockies with its own characteristics of landform, views and vegetation, and the architecture built there should reflect this environment. It is the intent of the ACA to encourage creativity and responsiveness to the natural environment, and to protect all the owners of Panorama Ranches from ill-suited design.

- Building sites are generally sloping, and building forms that follow the slope and maintain a low profile are encouraged. Architectural solutions that have floor levels stepping down to follow the slope or are built into the slope can be a good solution to this type of terrain.
- Solar design and energy conservative design are encouraged. Consideration should be given to minimizing north-facing glazing, and to other energy conserving techniques.
- Modular homes are not allowed; however, the ACA will consider plans based on prefabricated or precut package buildings. The committee will be concerned primarily with the quality and design features of such buildings and the overall aesthetic character of Panorama Ranches. Plans for such structures must be submitted with the same documentation as required for any other submittal. Submit along with drawings all standard details and drawings by the manufacturer of the prefabricated building.

2. Height Limits. The maximum building height as specified by Garfield County is 25 feet. The ACA may further limit building height dependent upon the structure's impact on the view planes of other Panorama Ranches properties. The ACA may require story poles to indicate roofline heights of proposed structures.

3. Primary Structures. The primary structures permitted on any single Homestead shall consist of no more than one single family dwelling house with an interior ground floor living area of at least one thousand (1,000) square feet, exclusive of accessory buildings and attached garage. No non-dwelling structure shall be erected or installed except concurrently with or after construction of a single-family dwelling house.

4. Floor plans. The basic interest of the ACA regarding the floor plan is its effect on the exterior expression of the building. Generally, the committee will be concerned that a well-designed plan usually results in an exterior appearance that relates well to the environment. The plan as well as the elevations should relate to the natural topography of the land, rather than trying to fit a preconceived floor plan to a given site. Additional dwelling units are not allowed.

5. Exterior Elevations. Good design usually requires that exterior materials be few in number and used well. Exterior claddings or veneers should be primarily wood and natural materials, colored to relate to the surrounding area. Stucco and masonry may be used. Wood or clad trim on windows or doors is permitted. Design character and detailing should be compatible with the natural surroundings and harmonious with the neighborhood and consistent with maintaining or enhancing property values.

6. Roofs. Roofs must be asphalt shingles, metal, or gravel, of approved color only. Roofs must be flat or sloped having a minimum slope of 4 inches per foot. Earth covered roofs are acceptable, but if used, should be planted with low maintenance native grasses and wildflowers. Roof design is considered important due to the sloping terrain of Panorama Ranches and the potential of view overlook of your building. Garages or detached structures must have continuity of design and finish with the main structure.

7. Color. Exterior finish and trim colors must be earth-tone hues and applied in a manner to blend the structure into the natural environment. Future repainting samples must be submitted for approval if not identical to the existing color.

8. Construction Detail and Method. Cross-section of the building is required so the ACA can ascertain the general level of quality of construction to be expected. Buildings are expected to be of

high quality construction, and built of materials that allow adequate maintenance and upkeep. Buildings should be well insulated and built with quality workmanship.

9. Building Codes and Other Regulations. Local Building Codes and other regulations such as energy codes, county regulations, etc., must be complied with. The ACA may advise and point out any obvious code violation that may be apparent, but assumes no responsibility to do so. Approval of your plans by the ACA does not constitute approval by the local building inspector or any other applicable authority. Before construction of any structure can begin, a building permit must be secured from the building inspector, and any other required permits obtained.

C. Miscellaneous Considerations

1. Drainage. Roof drains, perimeter drains, or surface drains cannot be connected to sanitary sewers. These drains should be allowed to percolate into the ground or conducted to a natural drainage course capable of the runoff.

2. Signs and Numbers. The ACA has jurisdiction over all signs located on any property. Signs in windows are prohibited. Signs, including house numbers, may not be backlighted. All free-standing signs cannot be over 6" by 18".

3. Road Damage. The owner is responsible for any damage to public or private roads by the construction of his project, or by repairs, or maintenance. Damage includes that caused by utility cuts in roads, washout, or runoff caused by failure to install culverts or to properly engineer site runoff. Lugged or tracked vehicles are not permitted on roads.

4. Detached Buildings. All detached buildings such as garages, workshops, and barns, shall be similar in appearance as the main structure.

5. Antennas. Antennas shall be placed as inconspicuously as possible. If it is necessary to place the antenna on the roof, it shall not protrude more than three feet beyond the highest point of the roof. Placement of satellite dishes requires the approval of the ACA and should be shielded from view of adjacent properties.

V. Submittal Requirements

The following are required documents to be submitted for architectural review. Failure to submit any of these items can result in substantial delay in review and approval.

Two sets of documents must be submitted for review. One set of the approval drawings will be in digital form for reference by the ACA, and the other will be returned to you. The returned set should be available at the building site during construction for use by the committee members.

For **remodeling or additions** that will change the exterior appearance of any structure, two sets of documents (at least one of which will be digital) must be submitted for review.

Two phases of reviews are required: Preliminary and Final. The ACA will process both phases and provide inspections during construction when necessary.

A. Preliminary Review

The Preliminary Review exists to minimize investment in plans and drawings that may not be acceptable, and to provide the committee the opportunity to make basic comments before the applicant's plans are finished. This Preliminary Review should take place toward the end of the schematic design phase.

1. Site Plan. The plat survey must show existing and revised contours (see III-4 above), roof plan, walks, drives, parking, and turnaround areas, fences, drainage, significant existing trees and shrubs (those to be removed shown dashed and noted as trees to be removed), any auxiliary structures, swimming pools, tennis courts, etc. The site plan must show the building envelope, as well as any easements of record. The location of existing and proposed drainage, utilities, and proposed septic tank and drain field, culverts and grades of driveway must be shown.

2. Floor Plan. The use of each area must be labeled (kitchen, bedroom, etc.) and the elevation of each floor level must be indicated.

3. Exterior Elevations. A minimum of four elevation views are required, each showing existing and finish grades. The height of the roof above average existing grade must be shown. All exterior materials must be noted on drawings, including siding material, roof finish, type of windows, etc.

4. Cross-section. At least one representative cross-section which most clearly defines the building is required.

5. Rendering or Model. An accurate rendering may be required, if, in the opinion of the ACA, the design under consideration is of such complexity that it is necessary for accurate review. A three-dimensional model may be provided in lieu of the rendering, and is encouraged, as it is a more realistic representation and is a better design tool.

6. Water Facilities. The proposed placement of the water meter pit, remote and water service line alignment must be shown and must be flagged on site. The water meter pit and meter with a remote readout shall be located adjacent to the curb stop located near the street. Any variation from this standard shall be approved in advance by the ACA and water operator.

B. Final Review

The final review should take place after the applicant's plans are sufficiently complete to provide the committee with final detail and material selection information.

Upon approval, an Architectural Control Authority Certificate will be issued, and the approved set of drawings will be filed for inspection reference. Any change from the approved documents must be submitted for review and the changes approved in writing.

Each drawing should have its scale clearly stated. Plan drawings must also have north direction

clearly identified. Also shown should be the homestead number, owners name, mailing address and phone number.

1. Site Plan. The site plan must show all the information required for the preliminary site plan as well as any exterior lighting not attached to the structure, and location of dog run, if provided. The site plan should be drawn showing the outline of the building as it meets the adjoining grade (not as a roof plan). Indicate finish paving and walk materials and show construction of retaining walls.

2. Floor plan (s). The use of each area must be labeled (kitchen, bedroom, etc.) Show the elevation of each floor level and any adjoining decks or patios. Scale 1/4" =1'-0".

3. Roof Plan (s). Show all roof penetrations, chimneys, skylights, etc. Indicate materials.

4. Exterior Elevations. A minimum of four elevations are required. In addition to the information provided for the preliminary review, (V.A.3. above) also show locations of utility meters, exterior lighting, trash enclosures, etc.

5. Rendering or model. If the design has changed significantly from the preliminary review, and if the ACA elected to require a rendering or model, the rendering or model presented at the preliminary review must be revised to reflect the final design.

6. Color Samples. Color samples must be submitted for the exact color(s) intended to be used, and on the actual material on which it is to be applied. Prefinished material color must be submitted via actual manufacturer's sample. Paper chips or catalogue photos are not acceptable.

7. Exterior Lighting. Submit information showing type of fixture at each location and specify bulb wattage including bulb type (incandescent, LED or other) to be used.

8. Landscape Plan. Submit landscape plan showing all areas to receive irrigated landscaping (if permitted). Identify plantings to be installed and ground surface material. Indicate outline of native materials to remain undisturbed.

9. Cross-section. At least one representative cross-section (or more as needed) to define the building configuration must be submitted, drawn to a scale sufficient to show construction details. Not less than 1/4" = 1'.

10. Final design and specifications for water meter pit, meter type/placement, remote read-out design/location, type of water service line, depth of trench, service-line bedding, fitting types, back-flow preventer, foundation penetration and all other related information for the installation must be provided. Exhibit H below shows the typical design and specification for water service installations and shall be followed.

VI. Construction

A. Preliminary

Before any construction or excavation begins and before any vegetation is disturbed, the following considerations must be satisfied, in addition to securing a building permit from Garfield County:

1. ACA Approval. Seven days after satisfactory review and approval of final plans, the ACA will issue a signed and completed Architectural Control Authority Certificate (see exhibit A), unless an appeal of the approval has been filed with the Board of Directors of the Association. If an appeal has been filed, the Board will act on the appeal as promptly as possible. The bottom portion of this form will not be immediately completed (see 5. below) If the Certificate contains any exceptions or conditions, the applicant must acknowledge these conditions or exceptions with his/her signature. When the plans have been approved and the certificate issued, a notice to this effect will be provided.

2. Construction Deposit. After the Certificate of Architectural Approval has been issued and before the applicable Garfield County building permit has been posted at the site, the general contractor or the owner must make a construction deposit with the Board. The new construction deposit is \$1,000 and the remodel/addition deposit is \$500. The construction deposit is for the purpose of assuring compliance with all construction approvals, water service-line installation requirements, and damage to public or common-owned land and adherence to site cleanup. The ACA or the Board, at its discretion, can cause the restoration or repair of public or common-owned property and/or cleanup of the construction site and/or affect dust control measures and deduct the costs for said work from the construction deposit.

3. Return of Construction Deposit. Upon issuance of a certificate of occupancy, completion of all ACA approved construction conditions, final inspection and compliance with water service requirements and approval of landscaping and site cleanup, the balance of the construction deposit will be returned within 30 days without interest to the party posting the deposit.

4. Staking and On-Site Inspection. After the Certificate of Architectural Approval has been issued, the corners of the excavation must be staked, trees and shrubs flagged for removal identified, including those required for the septic system/leach field, and the water service line and meter pit location flagged, as applicable.

5. Excavation Authorization. After all requirements of Paragraph 4, "Staking and On-Site Inspection" have been met, notify the ACA for review. Upon an inspection of the site, the ACA will execute the authorization to begin excavation at the bottom of the Certificate of Architectural Approval.

B. During Construction

Construction sites must be kept as clean and orderly as possible and materials stored in locations and ways to minimize destruction of the vegetation around the site. Construction debris must be removed weekly or more often as may be necessary to prevent unsightly appearance and trash blowing around. Dust control measures must be taken as necessary to minimize blowing dust.

Members of the ACA may make periodic inspections to review compliance with approved plans and construction procedures.

C. Timely Completion

For a structure, the completion criteria shall be considered satisfied when a certificate of occupancy is granted by Garfield County. In the event the certificate is revoked, a Homestead owner can be required to remove all improvements and restore the property to its original condition.

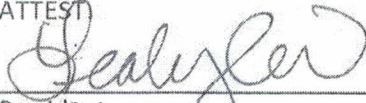
Therefore, if a Homestead owner encounters delays which will extend the completion time beyond eighteen months, the Homestead owner must request an extension of time from the ACA. The request must be made in writing, and a notice of extension, if granted, will be provided in writing.

D. After Completion


With the passage of time, most homeowners are desirous of further significant improvements to their property through the construction of additions, alterations of water services, fencing, landscaping, etc. Improvements or changes must conform with the guidance in this document and the Protective Covenants. If you have any question as to whether any contemplated improvements are "minor" please contact any member of the ACA.

KNOW ALL MEN BY THESE PRESENTS, that the undersigned President and Secretary of the Association known as the Panorama Ranches Homeowners Association do hereby certify that the above and foregoing Design Criteria and Requirements were fully adopted by the Directors of said Association, as the Design Criteria and Requirements of said Association on the 31 day of July, 2020.

ATTEST



President



Secretary

Exhibit A
Architectural Control Authority Certificate

The Panorama Ranches Architectural Control Authority, on _____ (date), reviewed the application presented on behalf of _____, on Homestead _____, and took the following action:

1. Approval of application without conditions
Votes Yes ___ # Votes No ___ # Abstentions ___
2. Denial of Application
Votes Yes ___ # Votes No ___ # Abstentions ___
3. Approval with following
Votes Yes ___ # Votes No ___ # Abstentions ___

Date of Approval by ACA: _____

By: _____

Date of Completion: _____

Architectural Control Authority Certificate

The Panorama Ranches Architectural Control Authority, on _____ (date), reviewed the application presented on behalf of _____, on Homestead _____, and took the following action:

1. Approval of application without conditions
Votes Yes ___ # Votes No ___ # Abstentions ___
2. Denial of Application
Votes Yes ___ # Votes No ___ # Abstentions ___
3. Approval with following
Votes Yes ___ # Votes No ___ # Abstentions ___

Date of Approval by ACA: _____

By: _____

Date of Completion: _____

Exhibit B
Architectural Control Application Checklist (page 1)

Applicant's Name: _____
 Mailing Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Homestead Number: _____

Submittal Item	Date Received	Comments	Other
----------------	---------------	----------	-------

- Application Letter
- Application Fee
- Construction Deposit
- Two Sets of Plans
- Property Survey
- Site Plan
- Driveway Plan
- Utility Plan
- Landscaping Plan
- Fencing Plan
- Lighting Plan
- Roof Color & Material
- Trim Color & Material
- House Color & Material
- Water Service Installation Plans

Date Application Considered Complete by Committee: _____

By: _____

Exhibit B
Architectural Control Application Checklist (page 2)
Review Items to be evaluated by Committee
These Items Are Minimum Criteria

Review Item	Comments	Other
-------------	----------	-------

- Vegetation Identified for Removal
- Building Site Staked
- Building Height Identified
- Viewshed Impacts
- Appropriate Design
- Solar Provisions
- Compatibility of Vegetation
- Other Structures Noted
- Structure Floor Area
- Fit with Topography
- Exterior Elevations Shown
- Roof Design
- Materials Compatibility
- Site Drainage
- Antennas/Satellite Dish
- Utility Connections
- Street Cuts
- Rendering or Model
- Exterior Lighting Compatibility
- Meter Pit, Meter, Remote Readout and Service-line Location & Design
- Other

Exhibit C
Additional Items Requested of Applicant

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Date Submitted	Comments	Other

Other Comments:

- Water meter and line installation standards provided to the applicant.

Exhibit D
Specifications for Water Service Line Installation

GENERAL. All water service line construction shall be completed in accordance with these specifications and Exhibit H below. The scope of these specifications shall include all new water service line installations, including irrigation systems, from the subdivision's mains to the associated plumbing of the building or any other facility requiring water use. All service shall be metered and billed according to the current rate set by the Board of Directors of the Panorama Ranches Homeowner 's Association herein called "The Association."

During construction, builders and contractors may partially construct the service line in accordance with these specifications, but the meter pit and meter shall be properly installed and inspected by the Association before any water is used. In any case, no temporary water service shall remain in service for a period of longer than 90 days.

It shall be the builder's/contractor's responsibility to protect the service line, meter, and appurtenances from freezing or other physical damage during the remainder of construction. After completion of construction and acceptance by the Owner it shall be the Owner's responsibility to protect the service line, meter, and appurtenances from freezing or other physical damage.

All service-lines, connections and fittings shall be properly disinfected in conformance with American Water Works Association (AWWA) and Colorado Department of Public Health and Environment (CDPHE) requirements before any water may be used.

LICENSES. All water service line installations shall be done by a builder/contractor who is qualified to do such work by the Building Department of Garfield County, Colorado.

NOTIFICATION. The builder/contractor shall notify The Association for inspection of the meter pit, meter, service line and all appurtenances a minimum of three days prior to construction of any water service installation. No backfilling or covering of any part of the water service shall occur without prior inspection and approval by the Association. Unapproved backfill or other covering of water service without inspection and approval shall require uncovering the installation for inspection prior to any water use.

STREET CUTS. Where a street cut is required for water service, the builder/contractor shall rebuild the road base with proper compaction and install a permanent asphalt street patch in accordance with the applicable Garfield County and/or Panorama HOA specifications.

INSPECTIONS. All service line installations shall be physically inspected by a qualified representative of The Association prior to any backfilling. The Association inspector shall have the authority to halt construction when specifications or proper construction practices are not being adhered to. Whenever any portion of these specifications is

violated, The Association's representative shall, in writing, order further construction to cease until all deficiencies are corrected. No pipe or portion of the installation shall be covered without The Association Inspector's approval. A minimum of 72 hours' notice shall be given prior to any inspection of a service line.

MATERIALS. The following materials shall meet current International Plumbing Code Requirements and Industry standards, as applicable.

1. CORP. STOPS

2. CURB STOPS: 3/4", 1", 2" and Y2"

3. CURB BOXES: 1" diameter upper shaft, with lid and plug

4. PRESSURE REGULATING VALUES: with bypass

5. SERVICE LINES: Main to house: Pure-Core HDPE pipe with manufacturer's recommended coupler connections, TESTED TO 110% of MAIN PRESSURE BEFORE COVERING. Bedded in sand, clean road-base or clean fill (absent of any rocks or other debris larger than 0.75" in diameter or size), compacted to a minimum depth 10" below the line and 10" above the line. A tracer wire shall be installed along the service line.

6. GENERAL NOTES:

- Location of meter pit and meter shall be close to the curb stop at a site approved by The Association.
- All settings must be inspected and approved by a representative of The Association prior to any backfilling.
- All joints shall utilize manufacturer's recommended connections utilizing approved brass couplings and fittings.
- Meter Yolks: Manufacturer's recommended meter yolks shall be used with meters and shall be all copper/bronze, with corporation stops and other recommended valving/connections.
- All Dresser (or approved equal) couplings shall have the pipe stop removed.
- All meters will be set in the horizontal position.
- Meters shall be set a minimum of 18 inches below natural grade in the meter pit to prevent freezing and shall be no deeper than 24 inches from the top of the meter pit to allow for repair and maintenance of the meter.
- All service lines shall be bedded in sand, clean road-base or clean fill (absent of any rocks or other debris larger than 0.75" in diameter or size), compacted to a minimum depth 10" below the line and 10" above the line. If the native material excavated from the trench for the water line is free of rocks and debris 0.75 inches and larger, then the native material may be used for bedding of the water line. Approval of the use of native materials for bedding of water service lines shall be made in writing by the authorized Inspector for the Association.

- There shall be no direct contact between any copper service line and foundation concrete.

At the time of physical inspection, prior to backfill, the entire service line from curb box to the meter yoke mounting point, will be pressure tested for leaks to 110% of Main Pressure and shall pass the test prior to any backfilling operations.

INSTALLATION.

1. LOCATION AND ALIGNMENT OF SERVICE. The water service line shall be located to take the shortest, most direct path from the curb stop to the house. Whenever possible, the water line shall not be located under any paved surface, driveway, or service road.

2. SERVICE STUB-INS. No meter pits shall be allowed in a driveway, parking area, or sidewalk.

3. CORP. STOP TO CURB STOP. One continuous length of Type K copper pipe with flared fittings shall be used between the corporation stop and the curb stop.

4. MAIN TO CURB STOP. Service lines from the main to the curb stop and from the curb stop to the meter horn assembly shall be one continuous length of pipe without joints or connections, unless in excess of 100 feet in length.

5. METER HORN TO HOUSE. The service line from the horn assembly to the house shall be one continuous length of pipe without joints or connections, unless in excess of 100 feet in length.

6. METERS and REMOTES. Meters and remotes shall be inspected after installation by an authorized agent of The Association. Operational testing of the meter and remote shall be demonstrated at that time.

7. MAINTENANCE OF TRAFFIC. Adequate barricades, signs, and warnings devices shall be used for all excavations and shall be maintained during the progress of the work.

8. EXCAVATIONS. Excavation of a trench shall be done in a workmanlike manner providing a trench that is straight and true with a flat bottom and containing no rock or other deleterious material that would damage the pipe, and providing for a minimum of six feet of cover over the pipe. All excavated material shall be stockpiled on the oncoming traffic side of the trench, as applicable, in a manner that will not endanger the work nor obstruct roadways or driveways. The work shall be carried out in such a manner as to cause the least possible interruption of traffic.

9. BACKFILL. Backfill material under all public roadways shall be specified as Colorado Department of Highways Class 5 or 6 base coarse and shall be compacted to a minimum of 95% density. Compaction tests shall be required as deemed necessary by Garfield County and/or the authorized agent of The Association. All backfill placed under public roadway shall be placed in conformance with the specifications of Garfield County. All backfill material shall be placed on top of the required sand bedding covering the service line installation. Native clean fill (absent of any rocks or other debris larger than 0.75" in diameter or size) from the excavation may be used to bed the service line if approved by the agent of The Association.

10. SURFACE RESTORATION. All paving, improved surfaces, or other street improvements removed, damaged, or destroyed during excavation and construction shall be replaced to the same elevation and alignment, with the same type and dimensions of the units removed, and shall be equal to and consistent with the undisturbed portions of the improvements existing prior to the trench excavation. Sub grade for all restored surfaces shall be thoroughly compacted by mechanical or hand tampers weighing not less than 20 pounds, by vibratory rollers, or by other proposed means of compaction acceptable to Garfield County and/or The Association. All street patching material shall be of a type and installation that conforms to the specifications of Garfield County.

11. WARRANTY OF WORK. The contractor/builder shall warrant all work to be free of defects in workmanship or materials for a period of one year from the date of completion of construction. The contractor/builder shall be responsible for any settlement or deterioration and shall maintain the surface over trenches in approved condition throughout the warranty period. The determination of the necessity during the warranty period for the contractor/builder to repair or replace the work in whole or in part shall rest with The Association whose decision in the matter shall be final and obligatory on the contractor/builder. If the contractor/builder fails to make the needed repairs or replacements to the installation within 30 days of notification by The Association, then, at its option, The Association may cause the needed repairs to be made and invoice the contractor/builder for the actual cost of labor, equipment and materials.

12. PRESSURE REDUCTION. Where the main pressure may exceed 90 PSI, a pressure reducing valve shall be installed at the entry point of the service line in the house before the backflow preventer and water meter. This requirement shall be optional for all service line installations installed prior to 06/26/2018.

Exhibit E

Specifications for Backflow Preventers

GENERAL. All water services in the Panorama Ranches Subdivision subject to contamination from cross connection pollution from unclean, polluted, contaminated or otherwise non-potable water shall be fitted with a backflow prevention device approved by the Homeowners Association as defined in these specifications. All Panorama Ranches water services shall have an approved backflow prevention device installed and inspected by the Association. Failure to install such a device shall result in immediate termination of water service to that Homestead.

- All residences shall have a testable double check valve backflow prevention device installed.
- Backflow prevention devices shall be installed in accessible locations that facilitate inspection, testing, maintenance and repair.
- All backflow prevention devices shall be installed immediately downstream of the water meter or before the first point of use where the water meter is installed in a pit at the curb.
- All waterlines shall be thoroughly flushed to remove foreign material before a backflow prevention device is installed.
- It is not permissible to have connections or tees between the meter and the service line backflow prevention device.
- In order to ensure the backflow prevention device continues to operate properly, it is necessary that they be tested at the time of installation, and on an annual schedule mandated by the Association in conformance with the requirements of the Colorado Department Of Public Health and Environment.
- Final installation inspections of backflow prevention devices shall be made by the authorized representative of the Panorama Ranches Homeowners Association. Test results shall be provided to the Association within fourteen days of each test. Final inspection of installations shall be scheduled with the Association by giving a minimum of 72 hours prior notice.
- All cost for installation, maintenance, repair and testing shall be borne by the Homestead owner.
- No grandfather provisions exist for backflow prevention installations. All laws and regulations apply regardless of the age of the facility.
- Residences with underground outside sprinkler systems shall have, in addition, a pressure vacuum breaker or an atmospheric vacuum breaker installed on each independent source/tap.
- There shall be no connection between any untreated and/or non-potable water source and the potable water system.

SPECIFICATIONS. All backflow prevention devices installed in the Panorama Ranches Subdivision shall be manufactured to conform to the standards established by the Colorado Department of Health Cross Connection Manual. Proof of conformance to these

standards shall be provided to the Homeowners Association by evidence of a certificate of approval from an approved testing laboratory.

INSTALLATION. Backflow devices shall be installed in accordance with the diagrams shown in Exhibit H of this document.

Backflow devices shall be installed in a horizontal position with adequate room to facilitate inspection, testing, maintenance and repair.

Double check valve backflow preventers shall be installed above ground and at least 12 inches above finished grade. A modified installation may be used if constructed with ample side clearances. Appropriate precautions to prevent freezing shall be made to protect these devices from freezing.

TESTING AND MAINTENANCE. It shall be the responsibility of each Homestead owner to have a certified test of each backflow prevention device annually. The test results shall be provided to the Association within 14 days of the test. All testing shall be at the expense of the Homestead owner. Failure to test the backflow prevention device annually shall result in the immediate termination of water service to the subject property. Water service shall not be reinstated until proof of a passing certified test is provided to the Association.

All backflow prevention devices that fail a test shall be repaired or replaced and retested within 14 days of the failure. Test results showing that the device passed a certified test shall be immediately provide to the Association. Failure to repair and retest the backflow prevention device within the aforementioned timeframe shall result in the immediate termination of water service to the subject property. Water service shall not be reinstated until proof of a passing certified test is provided to the Association.

The Panorama Ranches Homeowners Association retains the right to test or otherwise inspect the installation and operation of any backflow prevention device at the cost of the homeowner.

RIGHT OF ENTRY. Each Homestead owner shall provide right of entry to the Panorama Ranches Homeowners Association or their duly authorized representative for purposes of inspection of all backflow prevention devices. Failure to provide access to the Association upon 72 hours' notice for purposes of inspection shall result in immediate termination of water service to the subject Homestead.

Exhibit F Water Meter Standards

REQUIREMENT. All water taps on the Panorama Ranches Subdivision water system are required to have a water meter, as specified in the following installation standards.

SCOPE. These standards shall apply to all water meters used for water line attachments to the water system in the Panorama Ranches Subdivision. These standards shall also apply to attachments to the water system from areas outside the boundaries of the subdivision.

STANDARDS. All water meters in the subdivision shall conform to International Plumbing Code Requirements and Industry Standards, as applicable. They shall be magnetic with self-generating remote readout (1,000-gallon pulse rate) and frost protection base. Maximum remote readout distance shall not exceed 10 feet. All meters shall be installed in conformance with the water service line installation standards.

INSTALLATION. Water meter installation shall be done in accordance with Exhibit H. The scope of these specifications shall include all water meter installations from water service lines coming from a water main to the associated plumbing of the building or any other facility requiring water use. All service shall be metered and billed according to the current rates set by The Association.

During construction, builders and contractors may partially construct the service line with a temporary outlet, less the meter. The builder/contractor may use this outlet for a flat rate set by The Association up to the time that the rough plumbing within the building or facility is installed by the builder or contractor. In any case, no temporary outlet shall remain in service, without a meter, for a period of longer than 90 days.

It shall be the builder's/contractor's responsibility to protect meter and appurtenances from freezing or other physical damage during the remainder of construction. After completion of construction and acceptance of the owner it shall be the owner's responsibility to protect the meter and appurtenances from freezing or other physical damage.

NOTIFICATION. The builder/contractor shall notify The Association a minimum of three days prior to construction of any water meter installation.

INSPECTIONS. All water meter installations shall be physically inspected by a qualified representative of the association prior to any covering. The Association inspector shall have the authority to halt construction when specifications or proper construction practices are not being adhered to. Whenever any portion of these specifications is violated, The Association's representative shall, in writing, order further construction to

cease until all deficiencies are corrected. No pipe or portion of the installation shall be covered without The Association Inspector's approval. A minimum of 48 hours' notice shall be given prior to any inspection of a service line.

MATERIALS. The following are the materials approved for water meters in Panorama Ranches Subdivision, subject to the minimum standards hereinafter referred to and as modified in the special conditions.

- **METER SETTINGS:** ¾" or 1" meters: Copper pack joint assemblies (see illustration).
- **METERS:** ¾" or 1" magnetic with self-generating remote readout (1,000-gallon pulse rate) and frost protection base. Maximum remote readout distance - 10 feet.

GENERAL NOTES:

- Location of meter and remote to be established by The Association.
- All settings must be inspected by a representative of The Association prior to any backfilling.
- All joints shall conform to the manufacturer's recommended connections utilizing approved brass couplings and fittings.
- Gate Valves: Gate valves shall be used with meters and shall be all bronze, with non-rising stems and solid wedge disc, manufactured in accordance with ASTM. Spec. B 62- 60 and federal spec W.W.-V-54 Class A 125 W.S.P. 200 W.O.C.
- All Dresser (or approved equal) couplings shall have the pipe stop removed.
- All meters will be set in the horizontal position.
- All meters shall be installed in general conformance with Exhibit H below. Any variation from the illustration must be approved by the Association prior to installation.

METERS. Meters shall be inspected after installation by an authorized agent of The Association. Operational testing of the meter shall be demonstrated at that time.

WARRANTY OF WORK. The contractor/builder shall warrant all work to be free of defects in workmanship or materials for a period of one year from the date of completion of construction. If the contractor/builder fails to make the needed repairs or replacements to the installation within 30 days of notification, The Association, then, at its option, may cause the needed repairs to be made and invoice the contractor/builder for the actual cost of labor, equipment and materials.

PRESSURE REDUCTION. Where the main pressure exceeds 90 PSI, a pressure reducing valve shall be installed in the service line just ahead of the meter installation. This requirement shall be optional for all service line installations installed prior to 6/26/86.

Exhibit G

Pit Meter and Backflow Preventer Typical Installations

Cut to Point

9/17/02

