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Section 1.1 The Purpose

Early in the planning process for this community, the Developers of Bison Ridge at Kettle Creek recognized the unique, natural character of this prairie site and commissioned a development plan that conserves many of its distinctive features. In order to ensure that a quality environment is created, these Design Guidelines have been adopted. These Guidelines are a tool to be used by the designated Architectural Committee (referred to as the “AC” hereafter) to guide development in a sensible, managed process while still allowing for individual freedom of expression.

This is a community where diverse interests intermingle, creating a need for a forum in which various site developments can be evaluated for their impact on others. Therefore, these Design Guidelines, pertaining to all site and building development, have been adopted to provide a basis for consistency of the development. As such, these guidelines are just that - guidelines; clear and concise enough to give a strong direction, yet flexible enough to be adapted to different sites and different development programs. It will be the express purpose of the AC to consistently and reasonably interpret these guidelines.

The primary areas of concern addressed by the guidelines are site development and architectural appearance, especially as these relate to harmonious relationships with the existing terrain and among neighboring developments. In general, the goals are to minimize harsh contrasts in the landscape, to conserve pleasing and significant natural systems, and to encourage unassuming architecture appropriate to this unique environment.

Section 1.2 Legal Authority

Authority for design review is grounded in the governing documents for this community, specifically the "Declaration of Covenants, Conditions and Restrictions for Kettle Creek" (the "Declaration"). Property owners should refer to the recorded Declaration for the complete text, the recorded plat and development plans, the Articles of Incorporation, Bylaws, Design Guidelines, Rules and Regulations (if any) and Resolutions adopted by the Board of Directors. Under the terms of this document, the Board of Directors of the Kettle Creek Homeowners Association hereby adopts these Design Guidelines as the basis for all design review. Should these guidelines be revised, such revisions shall then take precedence over previous guidelines. The Declaration shall govern should any discrepancies occur between these Guidelines and the Declaration.

Section 1.3 Supplemental Guidelines to City, County & State Regulations

These Design Guidelines are supplemental to regulations normally in effect for this property, including the City of Colorado Springs Zoning and Subdivision Regulations and applicable federal and state regulations as well as pertinent building codes. All construction shall comply with these Design Guidelines and all other applicable regulations.

Section 1.4 Recommendation for Professional Guidance

It is strongly recommended that all persons proposing any construction subject to review under these Design Guidelines seek the assistance of a qualified design professional with skills appropriate to the task at hand, such as an architect, landscape architect, civil engineer, surveyor, etc.
Section 1.5 Non-liability
AC approval pursuant to these Design Guidelines does not approve or guarantee engineering design or compliance with law and applicable governmental ordinances or regulations (such as zoning or building ordinances), and does not reflect any representation by the AC, its members, the Board, the Association or the Declarant to assume any liability or responsibility for an applicant’s engineering design compliance with any applicable laws, governmental ordinances or regulations, or any other matter relating thereto, other than these Design Guidelines. Neither the AC, its members, the Board, the Association, the Declarant, nor any of their successors, assigns, agents, employees or officers, shall be liable to any Homeowner or other person for any damage, loss, or prejudice suffered or claimed on account of:

1. approval or disapproval of any plans,
2. performance of any work, whether or not pursuant to approved plans, drawings and specifications; or
3. development of any property within the subdivision.

Section 1.6 Aesthetic Considerations
Aesthetic considerations relating to any improvement or other matter that is addressed in these Design Guidelines are within the scope of the design review process, and the AC may deny or condition any application or request before it on the basis of aesthetic considerations, including the design theme for the development and specific areas within the development as well as the aesthetic consistency of a proposed improvement or other matter with the surrounding landscape.

Section 1.7 Administration of the Design Guidelines
In order to maximize aesthetic benefits to the neighborhood and to bolster property values, all proposed exterior home improvements and site improvements will be evaluated by the AC using these Design Guidelines. It is the responsibility of the AC to insure that all proposed improvements meet or exceed the requirements of these Design Guidelines and to promote the highest quality design for this neighborhood. The AC will aid the Builder and Homeowner in meeting these standards.

Design Review Procedures

Section 2.1 Submission of Drawings and Plans
All Builders, Homeowners, contractors, subcontractors and/or their designated representatives shall comply with the following Design Review Procedures in order to gain approval for any improvement to property within Bison Ridge at Kettle Creek. All construction that is to be undertaken in these neighborhoods, whether new residential construction, subsequent exterior renovations, remodels, or home site improvements, including but not limited to, walks, driveways, drainage, fencing, lighting, landscape planting or other exterior improvements, is subject to review under these Design Guidelines. Unless otherwise specifically stated herein, drawings or plans for a proposed improvement must be submitted to the AC and the written approval of the AC must be obtained before the improvements are made.
Section 2.2 Architectural Plan Review
For new building construction or major improvements, such as room additions, remodels or structural changes, the Builder or Homeowner shall submit to the AC one (1) set of construction documents to include the following:

1. One set of Architectural Plans at a scale of $\frac{\frac{1}{4}}{\frac{1}{10}}$, including:
   a. Architectural elevations (front, sides and rear), indicating typical proposed grade lines, finish floor elevations, top of slab elevations and building height calculations.
   b. Floor plans, including square footage for each floor.
   c. Roof plans indicating pitches, ridges, valleys and location of mounted equipment.
   d. Indication of all proposed exterior materials.
   e. Exterior details, including items such as chimneys, exterior stairs and decks, railings, and deck supports.
   f. Any other proposed improvements (i.e., decks, awnings, hot tubs, etc.)

2. Site Plan of the lot, at a scale of $\frac{1}{10}$ or $\frac{1}{20}$, including:
   a. Lot lines and dimensions, building setbacks, street right-of-way, curb lines and easements.
   b. Existing and proposed contour lines at 2' intervals extending to all property lines, existing or proposed street elevations, finish grade at building corners, and drainage swales may be required. Finish floor, and garage slab elevations also may be required.
   c. Building footprint.
   d. Walks, driveways, decks, accessory structures, dog runs or privacy fencing, retaining walls with top and bottom of wall elevations.

3. Exterior colors, materials and finishes, including:
   a. All finished exterior materials and colors, including siding/downspouts, trim/gutters, roofing, garage doors, front door, and window trims.
   b. Catalog sheets for exterior lighting.
   c. Samples of materials and/or a 4'x4' lay-up of masonry or stone material at the home site may be required at the discretion of the AC.

Section 2.3 Landscape Plan and Other Site Improvements Review
Approval shall be obtained prior to installation of any landscaping or any other site improvements including, but not limited to, pet enclosures, play & sports equipment, fencing, deck or patio additions, site lighting, etc. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, landscape architect, or draftsmen, but at a minimum shall be drawn to scale and shall have sufficient detail to permit a comprehensive review by the AC. The following guidelines should be utilized in preparing drawings or plans:

The drawing or plan should be done at a scale of $\frac{1}{10}$ or $\frac{1}{20}$ and should depict the property lines of the lot and the "footprint" of the home as located on the lot. Existing improvements, in addition to the home, should be shown on the drawing and identified. Such existing improvements include driveways, walkways, decks, trees, shrubs, etc.
1. All proposed plant locations, types, quantities and sizes; location of turf and other ground cover materials should be shown on the plan and labeled. The plan should exhibit grading and layout of all additional landscape improvements such as berms, walks and structures not covered under the approved Architectural Plan Review.

2. Plans for any other site improvements, such as play/sports equipment dog runs, hot tubs, trellises, retaining walls, lighting, gazebos, etc. should be shown on the plan with a description of the proposed improvement, including the materials and colors to be used. In the case of structural improvements (trellises, gazebos, etc.), an elevation drawn to scale of the proposed improvement is required.

Section 2.4 Revisions and Additions to Approved Plans
Any revisions and/or additions to the approved Architectural or Landscape Plans made by either the Builder, Homeowner, or as required by the City of Colorado Springs, must be resubmitted for approval by the AC. The revised plans must follow the requirements outlined above. The AC will then review the plans and provide a written response no later than 30 days after the submittal.

Section 2.5 Action by the AC
The AC will meet as needed to timely review all plans submitted for approval. The AC may require submission of additional materials and may postpone action until all required materials have been submitted. The AC will contact the applicant, in writing or by phone, if additional materials are necessary or if the Committee needs additional information or has any suggestions for change. The AC will approve or disapprove the plans in writing within thirty (30) days after receipt of all materials required by the AC (unless the time is extended by mutual agreement). If a written response by the AC is not received within the 30-day period, the application will be deemed disapproved.

Section 2.6 Certification of Accuracy
The AC, in its sole discretion, may require the Builder to provide a Certificate of Accuracy from a registered licensed Surveyor (hired by the Builder) attesting to the accuracy of the following:

1. The building foundation is located as approved (+/- 6" tolerance) by the AC in the final approved plans.
2. The building foundation elevation is as approved (+/- 6" tolerance) by the AC in the final approved plans.
3. The certificate must be in the form of an improvement survey showing dimensions of foundation to property lines and elevations (related to USGS datum or equivalent benchmark) of top of foundation walls. Points at which elevations are taken must be clearly identified and correlate with location of top of foundation as shown on the final approved plans.

Section 2.7 Review of Work in Progress
The AC shall have primary authority to enforce the provisions of these Design Guidelines. The AC may review all work in progress to the extent required to ensure that the construction or work complies with any and all approved plans and construction procedures.
Absence of such reviews or notification during the construction period does not constitute either approval by the AC of work in progress or compliance with these Design Guidelines or the Declaration. The AC may withdraw approval of any project and require all activity at such project to be stopped, if deviations from the approved plan or approved construction practices are not corrected or reconciled within ten (10) days after written notification to the Builder or Homeowner specifying such deviations or such longer period as the AC may specify. Any AC visits are in addition to standard inspections required by other jurisdictions throughout the construction process.

Section 2.8 Rights of Appeal
Any Builder or Homeowner aggrieved by a decision of the AC may appeal the decision to the Board of Directors of Kettle Creek Homeowners Association in accordance with procedures to be established by the Board of Directors. Such appeal shall be in writing and shall be filed within 30 days after the decision of the AC. If the decision of the AC is overruled by the Board on any issue or question, the prior decision of the AC shall be deemed modified to the extent specified by the Board and such decision, as so modified, shall thereafter be deemed the decision of the AC. If not appealed, or as so modified or affirmed, the decision of the AC shall be conclusive and binding on all interested parties.

Section 2.9 Effect of Governmental and Other Regulations
Approval of plans by the AC shall not be deemed to constitute compliance with the requirements of any local, zoning, safety, health or fire codes, and shall be the responsibility of the Builder or Homeowner or duly authorized representative submitting plans to assure such compliance. Nor shall approval waive any requirements on the part of the Builder or Homeowner or their representative to comply with setbacks, height restrictions, or other requirements unless such waiver or variance is specifically requested at the time of submittal and provided that the waiver or variance may properly be granted by the AC and the City of Colorado Springs, where applicable.

Section 2.10 Period of Plan Validation
Final approval of plans is valid for twelve (12) months unless otherwise agreed to by the AC and the Builder or Homeowner in writing. Construction must begin within this period. If not, plans must be resubmitted for review by the AC. A submittal proposing a different dwelling for the same home site requires resubmittal of plans following the requirements as outlined above.

Improvement Standards

Section 3.1 Zoning
Bison Ridge at Kettle Creek, a single-family residential area, is zoned P.U.D. within the City of Colorado Springs.

Section 3.2 Building Setbacks
Building setbacks shall comply with the site-specific setbacks shown on the Development Plan for each specific filing as approved by the City of Colorado Springs City Council. The setbacks required by Bison Ridge at Kettle Creek may be more restrictive than the City setbacks.
Where lot terrain dictates, the AC may consider the City setback requirement as the minimum standard, issuing a variance. A variance to the City setbacks can only be granted by the City of Colorado Springs. A City-approved variance to the setback requirement will also require the approval of the AC.

Section 3.3 Maximum Building Coverage
In conformance with the applicable Development Plan for Bison Ridge at Kettle Creek, the maximum coverage of the Lot by structure(s) is generally 35% for a two level or greater residence and 40% for a single level residence (see specific guidelines on the specific Development Plan for a given filing.)

Section 3.4 Home Size
The following minimum standards must be met for house size (i.e., square footage) within each individual filing:

<table>
<thead>
<tr>
<th>Type</th>
<th>Minimum Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two story</td>
<td>2,000</td>
</tr>
<tr>
<td>One story</td>
<td>1,400</td>
</tr>
</tbody>
</table>

Additionally, some filings may include minimum width requirements for the front elevation.

Section 3.5 Streetscape Variety
Within the development, repetition of models is permitted, subject to the requirements set forth in this section. In order to maintain architectural variety within the neighborhoods, the same house plan may not be constructed on two adjacent lots, nor may the same house plan be constructed directly across the street. Homes with the same elevation and plan must have a minimum of two lots between one another when on the same side of the street, and cannot be placed cannot be placed directly or diagonally across the street from another.

Section 3.6 Grading and Drainage
All buildings must be designed to fit the finish contours of the lot without excessive grading. Where grading is necessary, cut and fill slopes should generally be kept to 3:1 with a maximum of 2:1. Retaining walls require AC approval and should be utilized where slopes would exceed 2:1. No grading shall extend beyond existing property lines of the home site without expressed written permission of the AC and the adjacent property owner.

Section 3.7 Erosion Control
During all site construction, techniques for controlling erosion within the home site and onto other sites shall be mandatory and strictly enforced by the AC. Techniques include the use of sedimentation basins, filtration materials such as straw bales or permeable geotextiles, and slope stabilization fabrics or tackifiers.

Section 3.8 Driveways and Parking
Driveways shall be paved. Materials and colors other than grey concrete will require AC approval before installation. The recorded plat for some filings may restrict access from some lots onto certain specified streets. These are called "Restricted Lots".
All persons or entities having any interest in any of the Restricted Lots are required to and shall arrange and maintain any drives, dwelling or other structures so that ingress and egress to and from their Lot(s) is in compliance with the restrictions shown on the recorded plat and the approved Development Plan. Extension or expansion of driveways requires AC approval. Any approved driveway expansion shall not be intended to promote the parking or storage of any vehicle off the driveway on a side yard. The AC will review requests for circular driveways on a case-by-case basis with consideration given to, but not necessarily limited to, the setback of the home from the street, and the size of the lot and distance of street frontage. On corner lots, the driveways should be set back from the corner a minimum of 30 feet from the intersection of the corner street. The width of the driveway shall not exceed 24 feet at the curb.

Ancillary Improvement Standards
All of the following ancillary improvements require AC approval unless specifically noted otherwise:

Section 3.9 Accessory Structures
Accessory structures such as gazebos, greenhouses, etc. shall be located in the rear yard or in a location not prominently visible to the street and shall adhere to the standards of Site Development and Architectural Standards. Storage sheds and carports are prohibited. Requests for approval for accessory structures will be reviewed on a case-by-case basis, taking into consideration the lot size, square footage of the home and proposed location of the accessory structure. Gazebos must be an integral part of the landscape plan.

Section 3.10 Air Conditioning Equipment
Ground level and window air conditioning units, including swamp coolers, must be installed on the main level of the home only, located only in a side or rear yard, and must be substantially screened from adjacent properties.

Section 3.11 Awnings/Patio Covers/Shutters
Awnings, patio covers and shutter colors must be complementary to the exterior color of the home. Patio covers must be constructed of wood or material generally complementary to the home and be similar or complimentary in color. Where utilized, support posts for patio covers must be a minimum of 4"x 4" in size. Unacceptable awning treatments include thin wood lattice, metal, plastic, and untreated or striped fabric. Awnings must be maintained in like-new condition.

Section 3.12 Exterior Lighting
AC approval is required to change or add any exterior lighting. In reviewing lighting requests, the AC will consider the visibility, style, location and quantity of the light fixtures. Exterior lighting for security and/or other uses must be directed towards the ground and house whereby the light cone stays within the property boundaries and the light source does not cast glare onto adjacent properties.
Section 3.13 Fencing
Interior Rear Yard Fencing

1. All solid wood fencing shall be constructed of 4" cedar pickets placed vertically without spacing. The wood pickets shall face outward with the framework exposed to the interior of the yard along any street or common area.

2. The maximum height of a lot fence is 6'. Where a lot fence meets a village wall, the lot fence must be at or below the village wall height for a minimum of 8'. Wood fences should slope rather than step to accommodate grade changes.

3. All wood fences shall be stained brown (BEHR Plus 10 Solid Color Stain). This is a custom color available at the Home Depot paint department on Academy Boulevard and Woodmen Road.

4. Prohibited fence materials include plastic (PVC), chain link, wire meshed (not used in conjunction with an open-rail fence for enclosing pets) and unfinished masonry.

5. Wing fencing must be set back a minimum of 5' from the corner of the home. Wing fencing should match the setback of existing wing fencing on the adjacent property where feasible.

6. Lot fencing must be set back a minimum of 15' from the back of curb of all streets or 4' from the back of sidewalk, whichever is greater.

7. Wood fencing must be maintained in a like-new condition. Individual lot owners are responsible for the maintenance of the inside of Community walls on their Lot.

Dog Run Fencing: The ARC encourages the use of underground ("invisible" dog run fences to promote the open character of the neighborhood. The ARC may allow above ground dog run fencing on a case-by-case basis. The location and size of the dog run will be determined with consideration given its impact on adjacent properties and streets.

Section 3.14 Hot Tub/Jacuzzi
Installation of hot tubs and Jacuzzis require prior AC approval. They should be designed as an integral part of the deck or patio area and must be located in the side or rear yard area. It must be installed in such a way that it is at least partially screened from adjacent properties.

Section 3.15 Painting/Repainting
AC approval is required for all exterior painting or repainting of the home and accessory improvements, including repainting in the same colors. The submittal must contain the manufacturer's paint chips with name and code number. Approval will take into consideration, but not be limited to, the color tone and brightness, the home's architecture, stone or brick accents, roofing color, compatibility with other body/trim colors, and the colors of neighboring properties. All exterior finishes should be subdued earth tones such as gray, green, brown, muted blues or other similar colors. White, primary colors, and other bright colors shall be permitted as accent colors only. Downspouts must be painted to match the body color of the home.
Section 3.16 Play and Sports Equipment

All play structures and equipment, both permanent and portable, are required to be approved by the AC for design, size, and placement prior to installation. All play/sports equipment (i.e., trampolines, swing sets, etc.) is to be placed so as to minimize its visual impact from adjacent properties.

Play equipment shall typically be located in rear yard areas and must be set back a minimum of ten (10) feet from property lines.

Consideration shall be given to the location of play equipment so as not to create an undue disturbance on neighboring properties. Play equipment shall be of predominantly muted, earth tone colors (brown, black, dark green) and should not exceed ten (10) feet in height unless otherwise approved by the AC.

Play equipment or items used for front or unenclosed rear or side yard play should be stored out of view when not in use. Out of view shall be defined as within the confines of the home or garage or within the confines of a fenced back yard.

Any type of play set, swing set or trampoline must be properly screened as a condition of approval in order to ensure that no unauthorized access is permitted. Properly screened shall be defined as within a completely fenced yard where the fencing is in compliance with the Association's design guidelines.

Trampolines may be installed at grade level to minimize visual and auditory impact on neighboring Lots but are also permitted to be installed above grade. No color, other than black or dark green shall be permitted on any play set, swing set or trampoline unless the color is screened from neighboring lots by a privacy fence around the back yard.

Requests for free standing, pole mounted backboards will be considered by the AC in the front yard along the side of the driveway only or in side and rear yards areas subject to the following considerations: Proximity to the property lines, proximity to adjoining homes, landscaping and vehicles. Portable freestanding basketball backboards are prohibited.

Basketball backboards located in front yards must be permanently mounted on a pole on either side of the driveway approximately halfway between the sidewalk and the front of the residence with a minimum setback of five (5) feet from property lines.

Backboards may not be located along any sidewalk or street. Backboards attached to a residence and portable backboards are not permitted. Backboards are not permitted in side yards.

Backboards located in rear yards must be set back a minimum of 10' from property lines.

Pole supports shall be black in color (or as approved by the AC on a case-by-case basis.) No radical or neon colors on backboards shall be permitted. Acceptable backboard colors are considered as white or clear for the backboard, white for the net and orange or black for the rim.
Section 3.17 Satellite Dishes/Antennae
In compliance with the Telecommunications Act of 1996, one satellite dish/antennae may be installed on a residential lot subject to the following conditions:

1. Intent of installation shall be registered with the AC prior to installation (see Registration form in the Appendix).
2. The satellite dish/antennae measures one meter or less in diameter.
3. To the extent feasible, the satellite dish/antennae shall be placed in the rear or side yard in such a manner that it is screened from adjacent street(s) and neighboring properties.
4. The satellite dish/antennae shall be installed at the lowest possible placement, utilizing ground level siting (unless a signal is attainable).
5. The dish/antennae may be required to be painted to match the surrounding environment or screened with a reasonable amount of plantings to minimize its visual impact to surrounding areas.

Section 3.18 Screen/Security Doors and Windows
AC approval is not required for the addition of screen doors or storm windows added to a home if the material and color matches or is similar to existing doors and windows on the home. The AC must approve security treatments (but not security systems) for doors and windows.

Section 3.19 Signs/Address Numbers
One (1) temporary sign advertising the real property for sale which is no more than six square feet in size, the style of which is compatible with the appearance of Bison Ridge, may be installed on the Lot without AC approval. At no time may such signage be installed upon any common area or fencing.

All trade signs, which include, but are not limited to, landscaping, painting, remodeling, etc., may only be displayed while work is in progress and must be removed upon completion of the job. The AC, on a case-by-case basis, shall consider a request for placement of one additional temporary sign due to unique circumstances. The AC must approve all other signs, including address numbers and nameplate signs. The AC, on a case-by-case basis, will consider lighted signs.

Section 3.20 Solar Equipment/Skylights
AC approval is required for installation of all solar equipment and skylights. Solar equipment and skylights shall be incorporated into the structure and building’s mass and be architecturally compatible with the residence.

Section 3.21 Swimming Pools
Requests for swimming pools will be reviewed on a case-by-case basis by the AC with consideration given to, but not necessarily limited to, the size of the yard area, setback from impact on neighboring properties and size of pool enclosure. Recognizing the specific requirements of the City of Colorado Springs, the placement of pools on a home site shall be given careful scrutiny by the AC.
Section 3.22 Yard Ornaments
Yard ornaments, including but not limited to, birdbaths, birdhouses, fountains, sculptures, statues, flags and banners, etc. require AC approval. Location of yard ornaments in the front yard is discouraged. Flagpoles on private lots shall not be allowed except for installation in model home areas or other areas subject to specific approval by the AC.

Architectural Standards

Section 3.23 Architectural Style
No mandatory architectural style is required for Bison Ridge at Kettle Creek. However, it is the intent of these standards that residential design solutions develop proportions and details appropriate to the home site and neighboring properties. To this end, careful scrutiny will be given to the massing, proportions, overall scale and the homes' materials, color and textures. To accomplish this goal, the following minimum architectural standards shall apply to both new home construction and home remodels or renovations.

Section 3.24 Massing
In reviewing the forms of a proposed building, careful scrutiny will be given to the massing, proportions, and overall scale of the building in relation to the building site. The AC will encourage designs that reduce building scale and increase individuality and diversity.

The walls of a building are an important part of its overall visual impact and should be carefully detailed. Exterior materials should be consistently used throughout the building. The connection from the walls to the foundation should be treated such that the foundation becomes a very minor element. Location, type and size of window openings should be carefully considered for effect on proportions, continuity, and illumination. Entries should be well articulated. Covered entries and recessed openings at doors and windows are strongly encouraged.

Homes situated on highly exposed sites (i.e. corner lot, double fronted lot) shall require additional architectural features on the elevations that are highly visible.

Section 3.25 Architectural Detailing
In order to add definition and break up flat planes of walls, the use of architectural elements to create shadow lines is encouraged to be incorporated in the design of the home. Architectural elements to accomplish this definition include recessed windows, deep eaves and offset wall planes window shutters, well proportioned porches with brackets, trellises and arbors, decks, detailed fascias, belly bands, etc.

Section 3.26 Maximum Building Height
Building height and profile should be in scale with the surrounding structures and topography. All lots have been restricted to a maximum building height of 30 feet.

Section 3.27 Exterior Materials
To anchor the residence to the site and provide a continuity of materials, it is encouraged that the exterior front elevation wall surface incorporate a second material, such as stone, cultured stone or masonry.
An exception to this shall be made for homes clad entirely with stucco or a home that is well detailed. Wrapping building masses, expressing chimneys and detached columns in stonework adds visual interest. Use of bright, unfinished, colored, and reflective or mirrored surfaces or glass is not permitted. Concrete foundation walls shall not be exposed and shall be faced or finished to blend with the general architectural design of the building. On stepped foundations, maximum exposed vertical height to be 18". The maximum width of masonry or wood lap siding is six inches (12").

Section 3.28 Roof Form & Material
The roof form is the most prominent visual element of a home and central to define its architectural character. Therefore, the form and materials used to create a building's roof will be carefully reviewed by the AC. Styles such as gable, hip and shed roofs will generally be acceptable for residential construction, while mansard, gambrel, flat and A-frame roofs are strongly discouraged. Care must be given when combining roof forms to maintain the integrity of the architectural forms. Well-detailed fascia and eaves treatment serve to frame the roof as a strong design element. Roofing materials must be considered with respect to harmony of color and texture with other materials on the home and adjacent properties.

Concrete tile or slates are acceptable materials for roofs. Composition shingles are acceptable as long as the product meets the following criteria:

- Must be a minimum 2-ply laminated material
- Must weigh at least 240 lbs. per square
- Must be Class A fire rated

All extensions from the roof, such a chimneys, flues, roof vents, gutters, skylights, etc. must be carefully located and finished to complement other elements of the design. Unfinished and exposed metal detailing will not be allowed. If possible, flues and vents should be located out of view of the front of the home.

Section 3.29 Decks
Decks must maintain the overall form and be a natural extension of the architecture. Deck supports must have a substantial scale that visually anchors them to the ground and should be a minimum of 6"x 6" in size.

Section 3.30
Patios, Decks and Paving Materials: Outdoor living areas are encouraged. Patios, decks and other paving materials should be compatible and harmonious in color and texture with the structure and surrounding neighborhood and must be an integral part of the landscape architectural design.

Section 3.31 Retaining Walls
Retaining walls may be used to accommodate or create changes in grade. Walls must be properly anchored to withstand overturning forces and should incorporate weep holes into the wall design to permit water to be released behind them. Walls should not exceed four feet in height unless specifically approved and should be located so as to not alter existing drainage patterns.
The use of rock boulders, stone, and masonry is preferred. Timbers may be used subject to specific approval. All timbers must be new; no recycled railroad ties will be allowed.

Section 3.32 Vegetable Gardens
Vegetable gardens must be located in the rear or side areas of the home site so that both the garden and its accessory operating areas are substantially screened from view of adjacent homes and public areas.

Section 3.33 Landscaping
All portions of a Lot not improved with the Home, driveway, walkways, patios or decks (referred to as the unimproved area of a Lot) shall be landscaped by the Owner; provided, however, that this obligation shall not apply to any Lots landscaped by Declarant, Builders, or their assignees. All landscaping shall be installed in accordance with landscaping plans submitted to and approved by the AC, which plans shall be drawn to scale and shall set forth the location of landscaping, type of landscape materials, and be in accord with the requirements of this section. The AC may impose a fee for review of landscaping plans and may require each Owner, at the closing of the Lot, to deposit funds which will be refunded when the landscaping and sprinkler system are installed in compliance with the AC’s approval.

The front and back yards of each Lot improved with a Home shall be fully landscaped by the Owner no later than four (4) months (weather permitting) after the date of conveyance from a Builder or its assignee to an Owner.

Front Yard. A minimum of fifty percent (50%) of the front yard of each Lot shall be landscaped utilizing "long lived" ground cover such as bluegrass or brome fescue, or AC-approved artificial turf. At least two (2) trees, which may be a 1 1/2- inch caliper deciduous tree or an evergreen tree of at least six (6) feet in height, must be planted in the front yard. A maximum of fifty percent (50%) of the front yard of each Lot may be landscaped with a combination of non-living durable landscape materials and short-lived landscape materials. The front yard of each Lot is defined as that area between the street and a line extended from the front corners of the Home to each side Lot line. The landscaping plan shall include an adequate underground sprinkler system, which shall be installed at the time of initial landscaping.

Back Yard. A minimum of fifty percent (50%) of the back yard of each Lot shall be landscaped utilizing "long lived" ground cover such as bluegrass or brome fescue, or AC-approved artificial turf.

The front and back yards combined must contain a minimum total of four 1-gallon size bushes and two 5-gallon size bushes.

Section 3.34 Landscape Maintenance
All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses and removed of trash.
**Miscellaneous Other Restrictions**

**Section 3.35**
Concrete equipment cleaning or dumping shall be prohibited.

**Section 3.36**
No lot may be subdivided into two or more lots.

**Section 3.37**
Encroachments of structures or any other item onto an Association Property will not be allowed.

**Section 3.38**
Encroachments onto Association Properties will not be allowed.