THE TOWNS AT OAK CREST

Design Guidelines & Homeowner Handbook

March 2023

THE DESIGN REVIEW COMMITTEE RESERVES THE RIGHT TO MODIFY THESE GUIDELINES AND THE POLICIES THEREIN AT ANY TIME IN ITS SOLE DISCRETION. PLEASE CONTACT THE MANAGEMENT COMPANY TO BE CERTAIN OF THE LATEST VERSION OF THIS DOCUMENT.

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Welcome to The Towns at Oak Crest

Welcome to The Towns at Oak Crest (the "Community"), a single-family attached residential community near E. 38th Avenue and Himalaya Road in the City & County of Denver.

All residents should be aware that the Town Center Metropolitan District (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado tasked to own, operate, manage, and maintain various Common Areas, to provide services for the benefit of the real property owners in the Community (each an "Owner" or "Homeowner"), and to administer and enforce the Declaration of Covenants, Conditions, and Restrictions for The Towns at Oak Crest (the "Declaration") and other Governing Documents (described therein and summarized below). The District is administered by a Board of Directors and assisted by a third-party property management company (the "Management Company").

Management Company:

Timberline District Consulting, LLC

https://www.thetownsatoakcrest.com/

A spirit of cooperation between the District, its committees, its contractors and vendors, and all Owners will go far in creating an optimum environment for the Community to thrive. Compliance with the Guidelines and the provisions of the Declaration will help preserve the Community's inherent architectural and aesthetic quality.

An Overview of the Community

The Community and District are governed by various documents, including but not limited to the following:

- The Declaration of Covenants, Conditions, and Restrictions for The Towns at Oak Crest recorded in the Office of the Clerk and Recorder of the City & County of Denver on September 28, 2018, at Reception No. 2018123741, as amended;
- The Service Plan for Town Center Metropolitan District, originally approved in May 1983 and subsequently amended;
- The Party Wall Declarations for The Towns at Oak Crest (each is address specific); and
- This document, the Design Guidelines & Homeowner Handbook, as amended.

Owners should review the documents described above and any other policies, amendments, and other materials available through the District's Management Company. In the event that any of

the documents conflict with the Declaration, the terms and conditions of the Declaration shall control.

The District is responsible for the following:

- **Design review and covenant enforcement services.**
- **Maintenance of certain Common Areas, including front yards, tree lawns, and greenbelt.**
- **Maintenance and snow removal on sidewalks, parking stalls, and internal streets.**
- **Maintenance of water and sewer utility services within the Community (i.e., from public street to the home's foundation).**
- **Maintenance of trickle channels and retaining walls (as applicable).**
- **Maintenance of storm drain in the northwest corner of the Community.**

The District is *NOT* responsible for the following:

- **Snow removal on public streets.** E. 38th Avenue and Himalaya Road are public streets. The City & County of Denver is responsible for snow removal.
- **Any exterior maintenance of the homes.** Each Homeowner is responsible for maintenance of the home, including but not limited to exterior painting, roof repairs, and so forth.
- **Party Walls and Shared Building Components.** Upon becoming the owner of property within the Community, each Homeowner will own equal, undivided interests in the Party Walls and Shared Building Components with one or more adjacent homeowners. Because of this common ownership, the homeowner will be obligated to cooperate in the ongoing maintenance, management, repair, and replacement of the Party Walls and Shared Building Components, as further described in the Party Walls Declarations.
- **Domestic water use.** Each Homeowner is responsible for domestic water use through individual accounts with Denver Water (303-893-2444). The District is responsible for the irrigation of Common Areas.
- **Trash/recycling services.** The City & County of Denver provides trash/recycling services to its residents.
- **Intervening in matters of civil law, such as boundary or drainage disputes.** Items of this nature might include roaming animals, abandoned or unauthorized vehicles on public streets, and/or persistent noise problems. In some cases, the Denver Police Department or Denver Building Department may handle matters more effectively than the District.

Design Review

Article 5, Section 5.1 of the Declaration requires that no improvements be altered, constructed, erected, improved, installed, or replaced on a Parcel unless complete plans and specifications are submitted and approved in writing by the Design Review Committee ("DRC").

Article 6, Section 6.2 of the Declaration authorizes the DRC to adopt, establish, promulgate, and modify design standards, guidelines, and rules and regulations, to interpret and implement the provisions of this Declaration.

This document, the Design Guidelines & Homeowner Handbook ("Guidelines"), shall constitute such design standards and guidelines and is intended to assist residents with basic information about the Community and its design standards, rules, and procedures. The District intends for these Guidelines to help Homeowners: (a) identify best practices for improving their properties, (b) prepare design submittals and receive timely reviews, and (c) assist with enforcement matters.

THE DRC RESERVES THE RIGHT TO MODIFY THESE GUIDELINES AND THE POLICIES THEREIN AT ANY TIME IN ITS SOLE DISCRETION. HOMEOWNERS MUST CONTACT THE MANAGEMENT COMPANY TO ENSURE THEY HAVE THE LATEST VERSION.

Subject to limited exceptions described in the Declaration, all Improvements require DRC approval PRIOR to construction. Some Improvements outlined in these Guidelines may be deemed pre-approved. Any improvement installed without DRC approval is subject to removal at the owner's sole expense. The owner may also be subject to fines or other legal action.

> **Please note:** All approvals must be in writing. On-site personnel, including a salesperson or construction supervisor, do not have the authority to approve DRC submissions.

The DRC shall decide on each request for approval within forty-five (45) days after the complete submission of the application or request and submission to the DRC of all plans, specifications, and other materials and information the DRC may require in conjunction with such application or request. If the DRC fails to decide any application or request within forty-five (45) days after the complete submission of the plans, specifications, materials, and other information with respect thereto, then such application or request for approval shall be deemed to have been denied by the DRC. The DRC may grant variances or adjustments from any conditions and restrictions subject to the limits of Section 5.4(c) of the Declaration.

In reviewing any matter, neither the DRC, nor the Declarant, shall be responsible for the safety, whether structural or otherwise, of any item(s) submitted for review, nor conformance with

applicable building codes or other governmental laws or regulations, and any approval or conditional approval of an Improvement by the DRC, or the Declarant, shall not be deemed a representation that the same comply any such codes or matters.

Submittal Procedures

1. Use the Submittal Form attached to these Guidelines as Exhibit C. All requests must be submitted in writing by email or hard copy. When a complete request is received, the Management Company will forward the request to the DRC, track the request, and return a written decision to the applicant.

2. Provide complete details and specifications, including:
   - Plot plan showing the location of the Improvement(s).
   - Size, species, and quantities for any landscaping requests.
   - Dimensions (i.e., height, width, and length), description of materials, and color samples for any structures or equipment. All samples will be provided at the Applicant's sole expense. Paint samples should be at least 8" x 10". In some cases, the DRC may require a sample of the material for its review.
   - Applicant information, including name, street address, and phone number (and mailing address if different than that of the Property).
   - The DRC may require additional information depending on the nature of the request.

3. Plan ahead. The DRC strives to respond to requests quickly. However, the DRC normally meets once per month at irregular intervals and may require up to forty-five (45) days after your *complete* submittal is received for a decision to be made.

4. A written decision will be mailed to you. A written decision could be:
   - Approved
   - Approved with conditions
   - Pending further information
   - Denied

   Please note: If you do not receive a written decision within forty-five (45) days, your request is deemed denied.

   You may contact the Management Company for more information if a request is denied. There is no appeal process per Section 5.5(b) of the Declaration.

ANY IMPROVEMENT INSTALLED WITHOUT APPROVAL IS SUBJECT TO REMOVAL AT THE HOMEOWNER'S SOLE EXPENSE. THE HOMEOWNER MAY ALSO BE SUBJECT TO FINES OR OTHER LEGAL ACTION.

Please note: The following guidelines are not all-inclusive. Questions should be directed to the Management Company. Any requests not specifically addressed below will be reviewed by the DRC on a case-by-case basis.

a.	Accessory Structures	An Owner shall not construct, install, maintain, or place any temporary or other Improvement on a Parcel other than a Townhome. Notwithstanding the foregoing, (i) Declarant shall have the right to maintain a temporary structure and store building and construction materials in connection with the construction, development, improvement, marketing, and sale of Townhomes and Parcels in the Community Area and (ii) the District may Approve temporary structures in the Community Area subject to such conditions or restrictions as the District deems appropriate. See also Play Equipment.
b.	Additions and Remodeling	Approval is required for all additions, expansions, or remodeling which will alter the exterior of the residence. All plans for such improvements must match the overall theme of the residence. Submittals must include detailed plans, specifications, dimensions, and location. The DRC may also require certification of any plans or drawings by a licensed engineer and copies of building permit(s) upon issuance.
c.	Address Numbers	Address numbers must be maintained on the Townhome's front and rear. Address numbers may not exceed 6" in height. Any changes to address numbers should specify location, size, and materials.
d.	Advertising	See Signage.
e.	Air Conditioners	See HVAC.

f.	Animals	See Pets and Pet enclosures.
g.	Antennas and Satellite Dishes	Any satellite dish, radio or television antenna, or other audio or video reception device shall be deemed pre-approved by DRC if not more than 36" x 22" in size and placed on the rear of the home or a side of the home behind the front 1/3rd of the home. All other locations, including ground installation, shall be considered case-by-case. Homeowners who desire to place a satellite dish, radio or television antenna, or other audio or video reception device on the exterior of a neighboring home must provide the District with a signed consent from said neighbor.
h.	Awnings and Overhangs	Approval is required prior to installation. Awnings or overhangs should be integral to the house or patio architecture. The color must be the same or generally recognized as complementary to the residence's exterior. The submittal must include a sample of the fabric/material to be used and state whether the awning or overhang is retractable or permanent.
i.	Basketball Hoops	Garage-mounted and permanent free-standing basketball hoops are not allowed. Portable basketball hoops are allowed and shall not require DRC approval. However, all portable basketball hoops shall be stored out of view when not in use. Use of portable basketball hoops shall not interfere with vehicle movement or parking within the Community.

j.	Boats	See Vehicles.
k.	Business Activities	Parcels are intended for residential use only. Business activities must be secondary to the residential use of the home and conducted entirely within the home. Business activities shall not involve regular visitors, clients, employees, or deliveries. Business activities shall not be apparent or detectable by sight, sound, or smell outside the home.
l.	Campers	See Vehicles.
m.	Clotheslines and Drying Racks	No permanent clotheslines, clothes poles, drying racks, or drying yards shall be constructed, installed, erected, or maintained. Notwithstanding the foregoing and pursuant to C.R.S. 38-33.3-106.7, a retractable clothesline may be installed. It shall be retracted when not in regular use. It shall not require DRC approval so long as it is contained entirely within a Homeowner's parcel.
n.	Decks	Decks must be redwood or a wood-look/textured material (e.g., Trex Deck). Wood-look materials must be compatible with the home's color scheme. Wood decks shall be left their natural color, stained with a clear sealer, or stained to match fences. Painted decks are not permitted. Decks must appear to be an integral part of the residence, and, in general, no part of the stairs or landings will be allowed to extend into the side property area beyond the back corners of the home. Deck railing must also match that of the deck, existing house railing, or the community's general scheme. Deck skirting is not allowed on decks over 2' above the finished grade. No freestanding decks will be approved.

		All decks must comply with setback restrictions. All decks must be installed and maintained with quality workmanship. See also Fences.
o.	Deck Covers	See Awnings and overhangs.
p.	Decorations; Holiday and Seasonal	No approval is required provided materials are in good taste, not installed earlier than thirty (30) days prior to the holiday, and removed within fifteen (15) days following the holiday. For the purposes of this section, a decoration shall be deemed "in good taste" if satisfying generally accepted social or aesthetic standards as determined by the DRC in its sole discretion. See also Flags.
q.	Decorations; Permanent	Any permanent decorations, such as yard statuary, benches, arbors, birdbaths, fountains, and so forth, must be contained entirely within the front porch of the Townhome. Such permanent decorations shall be deemed pre-approved by the DRC, provided such decorations are in good taste and not in excessive numbers. Wall-mounted art shall be reviewed on a case-by-case basis.

r.	Dog Runs	See Pet enclosures and houses.
s.	Doors	Screen, storm, and security doors that are a neutral color (i.e., black, white, gray, bronze, or consistent with the color scheme of the residence) and which do not contain excessive scrollwork or filigree shall be deemed pre-approved. For the purpose of this section, the DRC shall determine in its sole discretion what is deemed "excessive." No DRC approval is required for entry doors that are stained or painted a color compatible with the home's trim and siding. All other door styles and colors must be submitted for DRC approval. See also Painting; Garages.
t.	Drainage	Owner shall maintain and preserve the established drainage in the Community and shall not materially modify the point of discharge or rate of drainage of water from one Parcel or Lot to (A) adjacent Common Area, Lots, or Parcels, (B) adjacent properties outside the Community Area, or (C) public property. See also Storm drains.
u.	Driveways and Lead Walks	Owners shall be responsible for maintenance and snow removal on driveways and lead walks (i.e., private walks extending from community sidewalks to an individual front porch).
v.	Fences	Pursuant to Section 3.1(c) of the Declaration, the District shall maintain, repair, and replace Community Fences.

At this time, however, there are no such Community Fences.

The privacy fence along the community's west boundary is owned and maintained by adjacent property owners.

w. Flags and Flagpoles

An American flag may be displayed on a bracket holder attached to the home, in a window, or on a balcony and shall not require DRC approval. Nonetheless, the flag must be displayed in accordance with the Federal Flag Code.

One (1) American flag and/or one (1) Colorado flag is permitted to be displayed per home, provided the flag(s) do not exceed five (5) square feet each.

Flags for sports teams and holidays will be allowed during the duration of the event.

DRC approval is required for all other flags and banners.

The DRC must approve permanent free-standing flagpoles before installation.

All flags must be kept/flown in neat and attractive condition.

x. Garage Sales

No approval is required for garage sales provided the items for sale are personal household goods and have not been purchased for resale in bulk, at auction, or estate sale, and provided the sale is held so as not to disturb other residents of the area. All garage sales

		must comply with applicable municipal requirements. The District reserves the right to limit the number of times an individual property can be used for garage sales per year.
		After the conclusion of the garage sale, no items can be left out on the driveway, sidewalk, or street unless the Homeowner is having the items picked up. In no circumstances shall items remain visible for more than forty-eight (48) hours.
		All garage sale signage must be removed promptly at the conclusion of the garage sale.
y.	Garages	Each residence shall have a garage with the capacity for a minimum of two (2) cars. No garages may be converted to or used for living space.
		Garage doors shall be wood, hardboard, fiberglass, or metal. All garage doors must be painted the same or generally recognized as complementary to the residence's exterior. Garage doors should not remain open for an unreasonable amount of time.
		See also Painting, exterior.
z.	Gardens; Flower and Vegetable	Residents may construct or place flower and vegetable beds and pots on front porches. Such beds and pots must be contained entirely within the front porch. All beds and pots shall be kept in a neat, weed-free condition. The mature height of garden plants shall not exceed 6'.

		See Landscaping.
aa.	Gazebos	See Accessory structures.
bb.	Grade Change	See Drainage.
cc.	Greenhouses and Sunrooms	See Accessory structures.
dd.	Hot tubs, Spas and Saunas	Hot tubs, spas, and saunas may not be installed outside of the home. See also Nuisances, lights, sounds, and odors.
ee.	HVAC	All heating, ventilation, and air conditioning equipment shall be installed at ground level or completely contained within the structure. Ground-mounted equipment shall be located at the rear of the Home or on the side behind the front 1/3rd of the home. Roof-mounted or window-mounted HVAC equipment is not permitted.
ff.	Landscaping	<u>Timing of Installation:</u> The District is responsible for all landscape maintenance within the Community except for any flower and vegetable beds and pots on front porches. <u>Damage Caused By Owners:</u> If an Occupant or an Owner (including Owner's pets, tenants, and guests) damages any landscaping, the Owner or Occupant damaging such landscaping shall bear the cost and expense of such repair or replacement.

		See also Fences.
gg.	Lattice Work	Requires DRC approval and will generally be limited to use under decks.
hh.	Lights; Exterior	All Homeowner-installed exterior lighting (excluding holiday decorations but including any security-type fixture) must be directed downwards, and the light "cone" created must be contained within the property boundaries to avoid glare to neighboring properties. Walkway lighting must be directed to the ground and shall not exceed 24" in height. See also Nuisances, lights, sounds, and odors.
ii.	Motor homes and Recreational Vehicles (RVs)	See Vehicles.
jj.	Nuisances; lights, Sounds, and Odors	No nuisance shall be permitted which is visible within or otherwise affects the Community or any portion thereof, nor any use, activity, or practice which unreasonably interferes with the peaceful enjoyment or possession and proper use of other lots or Common Areas. No light shall be emitted from any lot which is unreasonably bright or causes excessive glare; no sound shall be emitted from any Lot which is unreasonably loud or annoying; and no odor shall be permitted from any lot which is noxious or offensive to others. See also Lights, exterior; Unsightly conditions.
kk.	Painting; Exterior	DRC approval is not required when repainting a home using identical paint (manufacturer, colors, and color

scheme) as originally applied by the builder. However, any changes to the exterior paint will require DRC approval.

In general, the exterior colors of a home shall be primarily muted earth tones (e.g., gray, green, brown, beige, ivory, slate, etc.) with one or two accent colors applied to trim areas and architectural features/details.

Color samples must be at least 8”x10” and marked clearly in the areas where they will be used. The submittal package must also include a current color picture of the home depicting the existing color scheme.

Homeowners should be aware that any repainting may require cooperation with neighbors.

See also Garages.

ll. Patios — See Driveways, sidewalks, and patios.

mm. Patio Covers — See Awnings and overhangs.

nn. Pets — <u>A Reasonable Number of Household Pets:</u>

No animals, horses, livestock, birds, poultry, reptiles, or insects of any kind shall be raised, bred, kept, or boarded in the Community; provided, however, that the Owners of each lot may keep a reasonable number of bona fide household pets (including dogs, cats and other domestic animals approved by the Board), so long as such pets are not kept for any commercial purpose and are not kept in such number or in such manner as to create a nuisance to any resident of the Community.

For the purposes of this section, a "reasonable number" shall mean no more than three (3) total pets.

Homeowner Responsible for Cleanup and Damages:

A homeowner's right to keep household pets is coupled with the responsibility to clean up after the pet and to pay for any damage caused by such pets.

Pets Must be Leashed and Attended to When Outdoors:

Pets must be leashed, tethered, or otherwise contained at all times when outside of the home. Pets may not be left unattended when outdoors. This restriction specifically includes pets located on the front porch of a home.

See also Nuisances, lights, sounds, and odors.

oo. Play Equipment

Temporary play equipment shall not require DRC approval. Notwithstanding the foregoing, all temporary play equipment shall be stored out of view when not in use.

Permanent play equipment shall require DRC approval prior to installation. This includes items such as a porch swing. The submittal package must specify the location and dimensions of play equipment and include a product brochure or color photo.

See also Basketball hoops.

pp.	Pools	See Swimming pools.
qq.	Rain Barrels	Pursuant to C.R.S. 38-33.3-106.5, rain barrels may be used to collect precipitation from a residential rooftop. Notwithstanding the foregoing, and pursuant to C.R.S. 38-33.3-106.5(j)(III), such rain barrels shall require DRC approval regarding location, color, and appearance. Rain barrels should be designed to be as inconspicuous as possible.
rr.	Recreational Vehicles and Motor Homes	See Vehicles.
ss.	Roofing	Approval is required. Roofs must be neutral (e.g., brown, black, or gray). In general, roofs shall be constructed with either asphalt shingle or concrete tile materials and utilize a product that is a minimum of 30-year quality. Partial replacement or patching of damaged roof sections must be completed with the same brand and color (or suitable replacement) such that the repaired section shall not be distinguishable. In general, rooftop equipment is not permitted. See also HVAC, Skylights, Solar panels, and solar energy devices.
tt.	Satellite Dishes	See Antennas and satellite dishes.
uu.	Sheds	See Accessory structures.
vv.	Short Term Lodging	Pursuant to Section 3.1(g)(ii) of the Declaration, an Owner shall not rent or permit the occupancy or

subletting of a Townhome unless the term of the occupancy or tenancy is six months or more. This provision prohibits the use of Townhomes for short-term lodging, home share arrangements, home exchange arrangements, vacation rental, or any similar temporary lodging or living quarter arrangement.

This restriction specifically prohibits Homes from being used for short-term rentals through Airbnb, VRBO, HomeAway, and other similar services.

ww. Sidewalks, Parking Stalls, and Internal Streets

Maintenance, Repair, or Replacement:

The District is responsible for maintaining, repairing, and replacing the Community's sidewalks, parking stalls, and internal streets. Homeowners should report problems to the Management Company.

Damage Caused By Owners:

Notwithstanding the foregoing, if an Occupant or an Owner damages a sidewalk, parking stall, or internal street, the Owner damaging such Community Property (or the Owner of the Townhome of the Occupant damaging such property) shall bear the cost and expense.

No Widening of Driveways:

Extending, expanding, or widening of a driveway is not permitted. Additionally, parking in the lot's rear or side yard areas is not permitted.

See also Vehicles.

		See also Snow removal and maintenance.
xx.	Siding and Exterior Materials	Approval is required for any changes to the siding or exterior materials of the home. Siding material should be vinyl, wood, or fiber cement (e.g., Hardie Plank). In general, all siding and exterior materials should utilize earth-tone colors. See also Painting, exterior.
yy.	Signs	No advertising or signs of any character shall be erected, placed, permitted, or maintained, except political signs permitted by the Colorado Common Interest Ownership Act, and other than a nameplate of the occupant and a street number, and except for a "For Sale," "Open House," "For Rent" or security sign(s) of not more than a total of five (5) square feet, posted only to sell, rent or evidencing the existence of a security system on such Lot, and such other signs, for such length(s) of time, which have the prior written approval of the DRC or are otherwise expressly permitted by law. Notwithstanding the foregoing, political signs: ● May be displayed no earlier than forty-five (45) days before the election and seven (7) days after the election. ● Shall be limited to one (1) sign per political office or ballot issue that is contested in a pending election. ● Each sign shall not exceed 36" x 48" in size. ● Each sign shall remain within the homeowner's property lines.

		● No political signs may be placed on any Common Areas owned and/or maintained by the District.
zz.	Skylights	Skylights must be installed at the same pitch and angle as the existing roof. Bubble-style skylights are not permitted.
aaa.	Snow Removal and Maintenance	Snow removal and maintenance of sidewalks, driveway aprons, parking stalls, and internal streets are the responsibilities of the District. Residents may contact the Management Company for questions or clarification on snow removal policies, including locations, snow depth, and timing. See also Driveways, sidewalks, and patios.
bbb.	Solar Panels and Solar Energy Devices	Solar panels will be reviewed on a case-by-case basis. In general, solar panels should follow the same pitch and angle as the existing roof to minimize visual impact to adjacent property owners.
ccc.	Storage Structures	See Accessory structures.
ddd.	Swamp Coolers	See HVAC.
eee.	Swimming Pools	Inflatable or lightweight wading pools and splash pools may be located in a Common Area temporarily without DRC approval between the months of May and September, <u>provided that</u> such pool has adult supervision at all times, is immediately removed after use, is not left out overnight, and does not damage grass or landscaping.
fff.	Swing Sets	See Play equipment.
ggg.	Trampolines	See Play equipment.
hhh.	Trailers	See Vehicles.

iii.	Trash containers	Trash containers may be placed at curbside for pickup after 6:00 p.m. on the evening before pick-up and shall be returned to a proper storage location by 9:00 p.m. the day of pick-up. Trash containers shall be stored out of sight at all times except pickup and shall be kept in a clean and sanitary condition. See also Trash and recycling services; Wildlife precautions; Nuisances, lights, sounds, and colors.
jjj.	Trash and Recycling Services	The City & County of Denver provides trash and recycling services to its residents. Homeowners may contact the Management Company for information about starting their service and obtaining trash/recycling containers. See also Trash containers.
kkk.	Unsightly Conditions	No unsightly conditions, structures, facilities, equipment, or objects shall be so located on any Lot as visible from a street or any other Parcel. For the purposes of this section, a condition shall be deemed "unsightly" if unkempt, distasteful, or generally unpleasant to look at, as determined by the DRC in its sole discretion. See also Nuisances, lights, sounds, and odors.
lll.	Vehicles	<u>Certain Types of Vehicles are Restricted:</u>

No house trailer, camping trailer, boat trailer, hauling trailer, snowmobile, jet ski, boat, or accessories thereto, truck (excluding pickup trucks that are 1-ton capacity or less), self-contained motorized recreational vehicle, or other types of recreational or commercial vehicle or equipment, may be parked or stored on a Parcel unless such parking or storage is entirely within the garage of any Parcel.

A “commercial vehicle” means a vehicle that meets any of the following: is used to transport cargo or passengers for profit or hire; or may (but is not required to) contain signage, advertising, or written information on the vehicle or extending from the vehicle; or is any vehicle registered with the State Motor Vehicles Department as a “commercial vehicle”; or meets the definition of local ordinances for being a commercial vehicle; or is any vehicle that is larger than 1-ton capacity.

“Recreational vehicle” includes motor homes, pick-up trucks with camper shells, trailers, self-contained recreational vehicles, motorcycles, motorbikes, snowmobiles, jet skis, boats, all-terrain vehicles, and other apparatus intended for use on land, water, or in the air, and the trailers used for their transportation.

However, any such vehicle may be otherwise parked temporarily for loading and/or delivery for a period not to exceed seventy-two (72) hours.

<u>No Abandoned or Inoperable Vehicles:</u>

No abandoned or inoperable automobiles or vehicles of any kind shall be stored or parked in the Community

except in the garage of a Dwelling Unit. An "abandoned or inoperable vehicle" shall be defined as any automobile, truck, motorcycle, or other similar vehicle, which has not been driven under its own propulsion for a period of seventy-two (72) hours or longer, or which does not have an operable propulsion system installed therein, or which is not then currently registered and licensed, or which exhibits other characteristics of being abandoned or inoperable, such as, but not limited to, flattened tires or broken windows.

Maintenance or Repair Must Be Screened From View:

No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting, or servicing of any kind of vehicles, trailers, or boats, may be performed or conducted in the Community unless it is done within a completely enclosed structure which screens the sight and sound of the activity from the street and adjoining property.

Parking Restrictions:

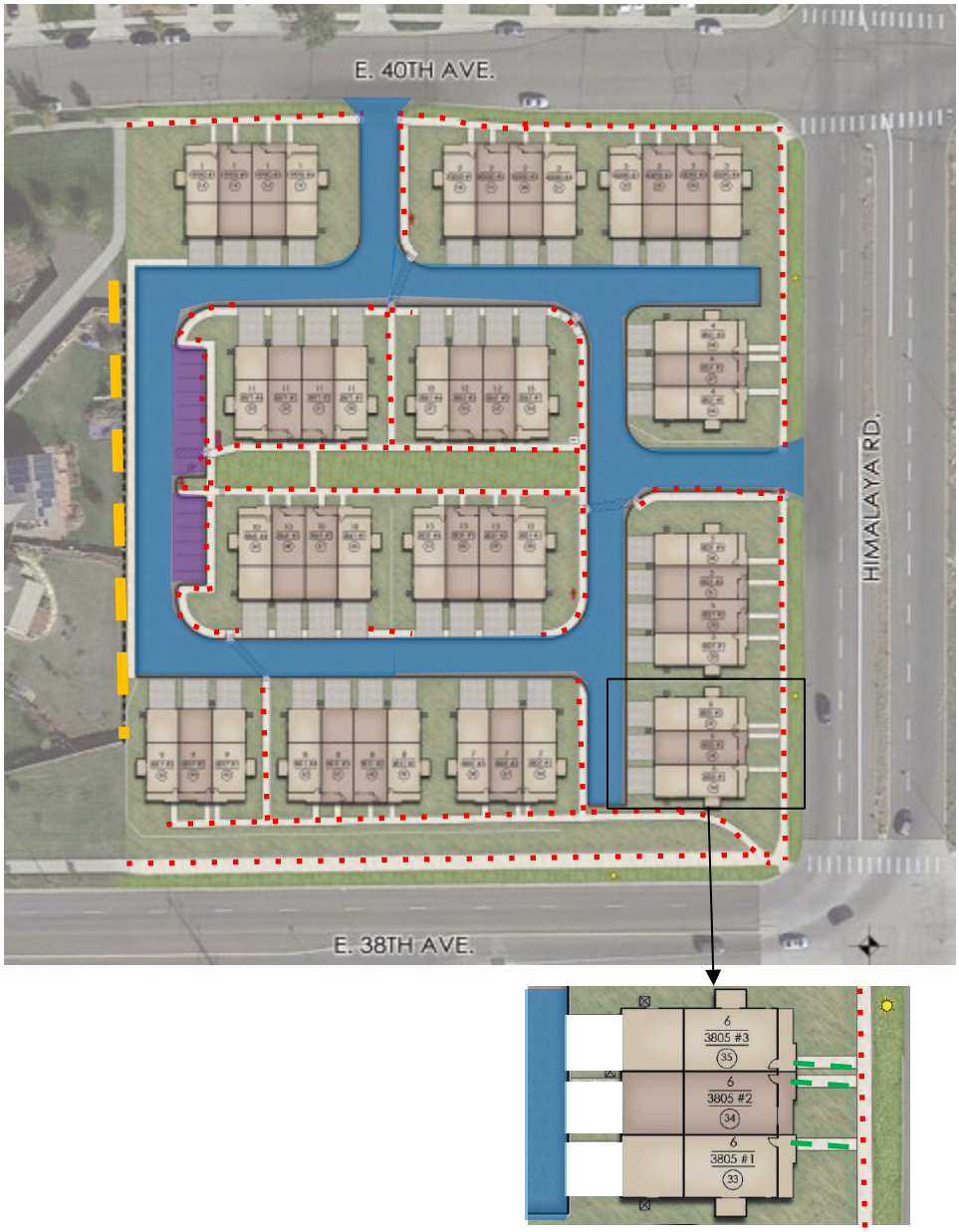
Parking shall only occur in garages, driveways (so long as no portion of the vehicle extends beyond the driveway), parking stalls, and public streets (where permitted by law). Parking in any of the internal streets is prohibited and will be subject to towing at the Owner's expense.

mmm. Water Features — Water features require prior DRC approval and will be evaluated on their individual merit, use, location, and appearance.

nnn. Weather Vanes — Weather vanes require prior DRC approval and will be evaluated on their individual merit and appearance.

ooo.	Wind Energy Devices	Wind energy devices require prior DRC approval and will be evaluated on their individual merit, use, location, and appearance. See also Nuisances, lights, sounds, and odors.
ppp.	Windows	All windows shall be painted or stained wood, vinyl, composite, or non-reflective metal framers and dividers. Reflective glass and reflective window tinting are not permitted.
qqq.	Wildlife Precautions	Wildlife may be present in the Community, including but not limited to coyotes, foxes, rabbits, raccoons, skunks, and so forth. In order to minimize harmful interactions, homeowners shall: ● Keep all pet food and pet food bowls inside; ● Keep trash sealed and/or enclosed within the home; and ● Never leave pets or children unsupervised outdoors. See also Pets.
rrr.	Wood Storage	No wood piles or storage areas shall be so located as to be visible from a street, from the ground level of any Parcel, or any Common Area. Firewood shall be neatly stacked and shall be located within a screened enclosure or other appropriate feature. Wood piles and enclosures may not exceed four (4) feet in height and sixteen (16) square feet in total area.
sss.	Yard Sales	See Garage sales.

Exhibit A: Maintenance Map



= Sidewalk maintenance and snow removal by the District.

= Internal street maintenance and snow removal by the District.

= Parking stall maintenance and snow removal by the District.

= Landscape maintenance by the District.

= Fence Maintenance by adjacent property owners.

= Driveway maintenance and snow removal by Homeowners.

= Lead walk maintenance and snow removal by Homeowners.

Exhibit B: Table of Maintenance Obligations

(attached on the next page)

The Towns at Oak Crest
Maintenance Matrix

	Homeowner	Town Center Metro District	City & County of Denver	Utility Provider
Architectura l Review and Rule Making		X		
Covenant Enforcement		X		
Roof	X			
Exterior of the Home	X			
Air Conditioner	X			
Foundation Drain and Sump Pump	X			
Foundation Drain Outfall		X		
Front Yards, Tree Lawns and Green Belt		X		
Sidewalks		X		
Interior Streets		X		
Driveway Aprons		X		
Perimeter Streets			X	
Trash/Recycling			X	
Water		X		
Sewer		X		
Gas				X
Electricity				X
Mail Kiosk		X		
Street Lights Along 38th Ave and Himalaya Rd				X
Sprinklers/Irrigation		X		
Domestic Water Use	X			
Snow Removal on Perimeter Streets			X	
Snow Remover on Interior Streets and Sidewalks		X		
Snow Removal on Driveways and Lead Walks	X			
Retaining Walls		X		
Trickle Channels		X		
Storm Drain in Northwest Corner		X		
Parking Stalls		X		

Note: Privacy fence along west boundary owned and maintained byadjacent propertyowners .

The Towns at Oak Crest
Design Review Application

Please submit this form to Timberline District Consulting, LLC before making any improvements to the property (contact information is at the bottom of this form).

General Information
Owner(s): _____
Property Address: _____
Email Address: _____ Phone Number: _____

My request involves the following type of improvement:

- □ Play Equipment
- □ Deck/Patio/Slab
- □ Storm Doors
- □ Other_____
- □ Patio Cover/Awning/Pergola
- □ Painting
- □ Roofing

Description of work (include materials, colors, dimensions, location of improvements on plot plan)

_____
_____

I understand that I must receive the written approval of the Design Review Committee (DRC) in order to proceed. DRC approval does not constitute approval of the local building or zoning department, drainage design, structural or engineering safety and/or soundness. I understand that I may be required to obtain building or other permits prior to the commencement of any work. I have read the Covenants, Conditions and Restrictions, Design Guidelines and Party Wall Declarations for The Towns at Oak Crest and agree to comply with these documents.

Date: _____ Homeowner's Signature: _____
Planned Start Date: _____ Planned Completion Date: _____

Design Review Committee Decision:

- □ Approved as submitted
- □ Approved subject to the following conditions:

  _____
  _____
  _____
- □ Denied for the following reasons:

  _____
  _____
  _____

DRC – Authorized Signature: _____ Date: _____

Please email complete application form & plans to:
myers@timberlinedc.com
Subject Line:
TOC DRA