

CASTLE HIGHLANDS

HOMEOWNERS ASSOCIATION

DESIGN GUIDELINES

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PLANNING AND DESIGN PHILOSOPHY

The planning and design philosophy of Castle Highlands is to encourage consistent quality and design expression throughout its boundaries, while allowing for individuality of architectural expression by its Owners.

The guidelines, procedures and information herein define the means by which homes built at Castle Highlands can be compatible with each other and with their unique setting. These Design Guidelines are the criteria for judgment and form the basis of control by the Architectural Review Committee.

These Architectural Guidelines may change from time to time to reflect new experiences and changing conditions without modifying their overall intent.

A. INTRODUCTION/GENERAL

1. Authority

Per the Declaration of the Covenants, Conditions and Restrictions for Castle Highland (the "Declaration"), the Castle Highlands Architectural Review Committee (the "Committee") hereby exercises its rights and establishes these Architectural Guidelines (the "Guidelines"). The Declaration will control if there are any discrepancies between the Guidelines and the Declaration.

2. General Purposes

The Committee has adopted the Guidelines to maintain consistency in the use and development of Castle Highlands (the "Property"). The Guidelines are subject to the Committee's supervision and approval, and to the zoning and planning regulations of the City of Castle Rock, and applicable federal and state statutes, rules and ordinances.

3. Definitions

- a. "Declarant" is Pulte Home Corporation, and its specifically designated successors or assigns.
- b. "Improvement" or "Development" shall mean all structures and improvements located upon or made to a Lot and any appurtenances thereto of every type or kind, including, but not limited to, buildings, outbuildings, swimming pools, patio covers, awnings, the painting of any exterior surfaces of any visible structure, roofing, trash containers, mail boxes, satellite dishes, additions, walkways, outdoor sculptures or artwork, sprinkler pipes, garages, carports, roads, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, fixtures, landscaping, hedges, windbreaks, plantings, planted trees and shrubs, poles, signs, exterior tanks, solar equipment, exterior air conditioning and water softener fixtures.
- c. "Owner" means the record owner, whether one or more persons or entities, of the fee simple title to any site.
- d. "Lot" or "Site" means any numbered lot shown on the recorded subdivision map, but shall not include the Common Areas.

4. Architectural Review Committee

The Committee shall consist of three members, initially designated by Declarant, to review, study, and approve or reject proposed Improvements upon the Property. The term of the members shall be designated by the Board of Directors.

Unless otherwise expressly provided herein to the contrary, all approvals required shall be in writing and may be granted or withheld at the sole discretion of the Committee. Any approval pursuant to these guidelines does not constitute a warranty, assurance, or representation by the approving party; and the approving party should have no responsibility by virtue of such approval.

The Committee shall meet at the convenience of its members or may utilize the mail or phone as necessary to transact its business. An Owner or his representative need not be present for the Committee to act upon an application. The initial address of the principal office of the Committee shall be: 7475 S. Joliet St, Englewood, CO 80112.

a. Right of Waiver

The Committee reserves the right to waive or vary any of the procedures or Design Guidelines at its discretion, for good cause shown. Any waiver or variance granted shall be considered unique and will not set any precedent for future decisions.

b. Enforcement and Non-Liability of Committee, Declarant, Management Company and Castle Highlands Homeowners Association, Inc.

These guidelines may be enforced by the Committee as provided in the Declaration. Neither the Committee, the Association, the Board of Directors of the Association, the Declarant, nor the management company nor any of their respective individual members, employees, agents, successors or assigns shall be liable for any loss, damage or injury arising out of or in any way connected with the performance and duties of the Committee. Every Owner or other person who submits plans to the Committee for approval agrees, by submission of such plans and specifications, that they will not bring an action, lawsuit or claim against the Committee, the Association, the Board of Directors of the Association, the Declarant, nor the management company nor any of their respective individual members, employees, agents, successors or assigns based on mistake in judgment, negligence, or nonfeasance arising out of, or in connection with, the

approval or disapproval or failure to approve any plans or specifications. Approval by the Committee shall not be deemed to constitute compliance with the requirements of any local building codes, development regulations or other applicable laws, and it shall be the responsibility of the Owner to comply therewith.

c. Information Submitted by An Owner

Any Owner submitting plans for Committee approval shall be responsible for the verification and accuracy of all dimensions, grade, elevations and the location of key natural terrain features for the Site.

d. Re-submittal of Plans and Appeal

Should the Committee deny any submission, any re-submission shall follow the same procedures as the rejected submittal. The Owner shall reply in writing to Committee concerns during, or after the submission, if requested.

e. Owner Representation

The Owner shall advise all his representatives, including but not limited to, his architect, engineer, contractor, subcontractors, and their employees of the standards and procedures outlined in the Declaration and these Design Guidelines, including the Appendixes, and all such representatives shall abide by said documents.

B. ARCHITECTURAL GUIDELINES

All requirements noted within this section which are pertinent to the development of an Owner's Site shall be incorporated into the plan submittal in the form of general notes, details or drawings.

1. Professional Design Assistance

The Committee reserves the right to require Owners to utilize a registered and accredited architect.

2. Design and Configuration

Additions or improvements will have details that are coordinated and consistent in their architectural treatment and with any and all statues currently existing on the lot.

3. Exterior Materials and Finishes

Exterior materials and finishes shall be reviewed on an individual basis by the Committee and should be consistent with any materials of finishes currently existng on the lot.

4. Finishes

Solid body stains which relate to the surrounding improvements are acceptable. Color samples must be submitted for Committee review.

5. Roofs

A building's roof is integral to a home's architectural character. Roofing material color and texture should reflect other materials on the homes and adjacent properties. Roofing materials to be used for replacement of an existing roof are to be submitted to the Committee for approval prior to replacement.

6. Doors

Solid core wood, plank, or fiberglass doors are acceptable for exterior doors. Any painted materials must be of an approved color. Door designs complementary to the overall residence design are preferred. Overly ornate, gaudy or period designs are not allowed. One or more standard storm, security or screen doors are allowed on a case by case basis.

7. Color

Exterior improvement colors shall generally be complementary to the applicant's home color. The use of decorative accent colors and color-blocking will be reviewed for location and application. The Committee will consider all coloration schemes based on their architectural merit and compatibility to the community as a whole. Any submittal not utilizing the existing home colors must be accompanied by color samples of all proposed materials.

8. Changes

No material changes in plans or materials previously approved may be undertaken without WRITTEN approval of the Committee. No work shall be undertaken (other than routine maintenance and repair) which will result in material changes in the exterior appearance of an approved residence, including painting or re-staining, without prior, written approval of the Committee.

C. SITE STANDARDS

These Site Standards, together with the Architectural Guidelines, form the basic direction for the community.

Plans should minimize disturbance of existing terrain and should not disturb drainage patterns. Respect for adjacent residences is stressed.

1. Setbacks and Side Yards

Building envelopes and minimum setbacks are defined for each Site.

2. Trash/Garbage Receptacles

Trash receptacles storage will be screened, enclosed from view, planned as a part of the total design, and subject to Committee approval. Trash receptacles shall only be placed out for collection on the night before collection and must be returned to storage on the night after collection.

3. Landscaping

When preparing to landscape or amending existing landscaping, an Owner must submit a complete landscape plan and schedule per the Architectural Review Process as described herein.

4. Retaining Walls

Retaining walls should be as low as possible and integrated into the entire landscape plan.

5. Erosion Control

Techniques to control Site erosion and protect adjacent properties are mandatory and must conform to the requirements of the City of Castle Rock.

6. Drainage

No Owner shall interfere with or redirect the natural course or intended flow of any drainage and runoff, nor construct any improvement, place any landscaping, or allow the existence of any condition which will alter the drainage pattern as intended.

7. Fencing

Community fencing surrounding Castle Highlands has been designed and constructed to provide a consistent and unified image. This fencing is designed to satisfy the functional and privacy needs of residents.

Three distinct types of fencing or yard enclosures may be constructed depending on location and functional requirements. These include Community Fencing, constructed along the perimeter of a neighborhood, Lot Fencing (open), built along interior side and rear lot lines; and Privacy Fencing and Walls, used to screen or enclose a private patio, spa, or outdoor living area.

a. Lot and Privacy Fences

Lot Fences are designed to define interior lot lines, (side and rear yards). Lot fences shall be limited to open space fencing located adjacent to open space and solid wood designs. Open style lot fences, located along property lines adjacent to open space shall be 4' 5" three rail fences that comply with Exhibit 1.

Privacy Fences to be used for patios, spas, etc. (within the boundaries of the homeowner lot) are to be 4' privacy fences of solid wood without exposed posts.

Double fencing is not permitted on any lot. Any change in existing fence, including removal, must be approved by the Committee.

Any access through open space or fencing installed by the Developer must be approved by the Committee.

8. Outdoor Lighting

All outdoor lighting is subject to Committee approval. Lights must be functional and enhance the overall appearance of a residence, without disturbing neighbors or motorists.

All exterior lighting fixtures, used for illumination of driveways, walks, address signage, and general landscape purposes, shall be compatible with the design of the structure(s).

9. Mailboxes

No individual mailboxes may be installed on an individual lot. Mailboxes are provided in gang boxes for use by each residential address.

10. House Address Numbers

There shall be no more than two (2) sets of house address numbers on each Lot, only one of which shall be placed on the residence. Numbers shall not exceed seven inches in height.

11. Accessory Buildings

Accessory buildings or facilities such as gazebos, greenhouses, pools, cabanas, hot tubs, etc., shall adhere to the standards for buildings and Site planning as well as the existing building codes for the town of Castle Rock. Massing and scale, as well as forms, materials, and other detailing should be coordinated with the main structure(s) on the Site. Homeowners are required to submit the design of any such structure to the Committee for approval prior to construction of such structure or building. The structure shall not exceed 6' in height.

12. Utility Equipment

Exterior utility equipment storage, where possible, must be incorporated into the main building or, along with other detached structures, be architecturally compatible with the residence. Any storage shed should be built from the same materials as the residence and located behind the residence, out of full view from the front of the residence. All utility equipment shall be painted to match the color of the wall to which it is mounted. The utility equipment storage shall not exceed 6' in height.

Air conditioning units and swamp coolers are not allowed on rooftops or in front of residences.

13. Decks

All decks are subject to Architectural Committee approval. A drawing of the proposed deck must be submitted with the architectural request for committee review. Written approval must be obtained prior to construction.

Decks shall be architecturally harmonious with the house and shall be painted or stained to match the other significant features of the house. Unpainted, or un-stained exposed features of the deck shall not be allowed.

14. Play and Sports Equipment

All play and sports equipment are subject to Architectural Committee approval. Such play equipment shall be of an appropriate scale and constructed of approved material and of an approved color. Such equipment shall not exceed 12' in height.

a. Basketball Backboards

Basketball hoops shall only be allowed in front Lot areas if: (i) the backboard is installed on a separate free-standing post or pole and is set perpendicular to the street; (ii) is portable and can be removed from the driveway; or (iii) as otherwise approved by the Architectural Review Committee. No basketball backboards shall attached to the garage or set facing the street. Portable basketball backboards shall not be placed in the public right of ways, streets, or sidewalks and must be removed from view from the street when not in use.

15. Miscellaneous

Awnings, shutters, visual screens, and other such exterior elements require written Architectural Committee approval.

a. Dog Houses/Runs

Dog houses, shelters and runs shall be allowed on residential Lots and shall be completely screened from view of adjacent public and private property and streets and shall be built from materials compatible with the residential Improvements installed on the Lot.

16. *as not to be offensive to neighbors. - Must be maintained so*
Contiguous Property Owner Approval

Any structure, accessory building, storage shed or plate structure which exceeds 6' in height shall require the approval of all contiguous property owners, including individuals under contract for contiguous property that has not yet closed. Such approval shall accompany the architectural request submittal in order to be considered by the committee.

D. RULES FOR INSTALLATION OF ANTENNAE AND SATELLITE DISHES

No more than two (2) small satellite antennae may be installed and maintained on any Lot, but only upon compliance with the following conditions:

a. The satellite antennae must be forty (40) inches or less in diameter and should be disguised to resemble and be visually indistinguishable from other structures, devices or improvements otherwise allowed in the community and/or by the Declaration and/or these Guidelines.

b. The installation of the satellite antennae must comply with any zoning requirements and building codes.

NOTE: Architectural Committee approval of a satellite dish antennae is in no way to be construed as a representation, guaranty, warranty, etc. by the Architectural Committee and/or the Castle Highlands Homeowners Association that reception and/or transmission signals will be adequate or will remain undisturbed by vegetation or improvements located on surrounding properties.

1. TV Antennae, Radio Antennae and Other Antennae

Although approved satellite antennae may be installed on a Lot or Site, all other exterior radio, TV or other antennae shall remain restricted from residential Lots or Sites.

E. CONSTRUCTION PERIOD REGULATIONS

Owners must abide by these regulations, and must ensure that their contractor is familiar with the applicable sections of the Castle Highlands Declaration as well as the Design Guidelines with respect to any construction.

1. Construction Limits

The architect shall provide a detailed plan of construction limits on the Site plan prior to construction. The plan shall include size and location for a construction material storage area, limits of work, dumpster, utility trenching, and construction design. This plan may be included in the Site plan.

2. Construction Trailers, Sheds, Temporary Structures, Debris and Trash Removal

Temporary construction trailer, trash containers, or sheds are only permitted in the event there is substantial improvements/repairs, and is subject to prior Committee approval. A trash container shall be located on the Site at all times for construction debris. Burning of trash or construction debris is prohibited.

3. Daily Operation

Daily construction working hours shall be 8:00 a.m. to 8:00 p.m

4. **Excavation**

Excavation material shall not be placed in common areas, roads, or other Sites. Any excess excavation material should be disposed by the Owner on a timely basis in an authorized location.

5. **Storage of Construction Material, Trash and Equipment**

The Owner and/or contractor shall maintain and store construction materials, trash and equipment in a neatly stacked, properly covered and secure manner.

6. **Dust, Noise and Odor**

Every effort shall be made to control dust, noise and odor emitted from a construction area. Radios, tape players, or other such devices must be played at a volume which does not disturb adjacent Owners. The homeowner will be responsible for watering dust problem areas and controlling noise and offensive odors from the Site.

F. **LANDSCAPE DESIGN GUIDELINES AND PROCEDURES**

1. **Landscape Review Process**

a. Landscape Considerations

When preparing the landscape plan for a residence, the Owner and/or designated designer will want to consider existing site conditions. All landscaping requests must include a detailed sketch of the proposed landscape design.

2. **Landscape Design**

a. Grading and drainage

i. Your lot was prepared to achieve positive drainage away from your home either to the front or rear of your property generally utilizing existing topography or the side yard swales. Special care must be taken not to change, alter or interfere with the drainage system designed for your lot.

Planning Tip

One of the most effective ways to reduce infiltration of water next to a house foundation is to construct a runoff slope and cover it with organic or inorganic mulch landscape material. When used for this purpose the mulch landscape should extend at least 5 feet out from the house. For additional information regarding slope landscaping, please consult Chapter 4 of the Special *Publication 43A Guide to Swelling Soils for Colorado Homebuyers and Homeowners*.

b. Interior Side and Rear Yard Landscape

i. Use of plants from the list of Recommended Plant Materials (see Exhibit 5) is encouraged. The design solution and plant selection should be consistent with and compliment the overall landscape concept for the lot, provide a cohesive and flowing relationship with adjacent homes and lots, and blend with surrounding common areas.

c. Landscape Installation

i. All plant materials should be in good health when planted and should conform to industry standards.

ii. All landscaping must be installed within one year. Exceptions for certain plant materials are subject to Committee review.

iii. After installation, all materials must be cleaned up from the Site and surrounding area.

iv. Landscaping must conform to the approved plan and meet the requirements of these guidelines. All stipulations and changes made during the approval process must be followed.

v. The Committee reserves the right to inspect the Site during and/or after installation in ensure conformance to the approved plan. If the installed landscape does not meet the required design standards and does not follow the approved plan, the Committee reserves the right to require the owner to correct any discrepancies at the Owner's expense. The Owner shall immediately correct any installation which is not in conformance with the approved plans.

d. Landscape Design Suggestions

- i. Use plant materials that produce unusual effects at different times of the year so that the landscape will have interest during each season.
- ii. Design in elevation as well as plan view. Use the architectural elevations or pictures on the house to determine what plant massing, height, and density would work best to enhance and compliment the architecture.
- iii. Group plants with similar water requirements so that the irrigation system can be adjusted by specific zone.
- iv. The soils in the Castle Highlands community are expansive in nature. It is highly recommended that landscaping that requires a great deal of irrigation not be located next to building foundations. A good rule of thumb is that the first ten foot strip around the house be graded with a minimum of one foot of fall in ten foot of horizontal distance and that no vegetation be located adjacent to or within 5' of the building foundation.
- v. Select plants from the Recommended Plant Materials for Castle Highlands.

G. REVIEW PROCESS

These Architectural Guidelines provide a framework for the Committee to review, process and approve residential additions or improvements in Castle Highlands. An Owner (inclusive of the Owner and his architect, contractor, and/or other representatives) must follow these procedures ("Design Review Process") to secure the necessary approvals.

Please address all written submittals to the Castle Highlands Architectural Review Committee, c/o the Managing Agent. Any decision of the Architectural Review Committee shall be made within thirty (30) days after receipt by the Architectural Review Committee of all materials/documents required by the Architectural Review Committee, unless such time period is extended by mutual agreement. Construction must not begin prior to receiving a written approval from the Architectural Review Committee.

1. Plan Review

- a. The Owner completes a Design Review Request form (Exhibit 4), fully completed and signed. The Owner gathers sufficient drawings, brochures, or other material to make a determination. The Owner utilizes the Design Guidelines in preparation.
- b. The Owner sends or delivers their request and supporting materials to Design Review Committee c/o the Managing Agent.
- c. The request is logged and given preliminary review by the Managing Agent to determine that there is adequate information for the Committee to make a decision.
- d. The request package is forwarded to the Committee. They meet, review the submission, and reach a decision as to acceptability.
- e. The request package is returned to the Managing Agent where it is again logged.
- f. The Managing Agent returns the request to the Owner.

Note: It is extremely important to receive approval before commencing work. Failure to do so may result in removal or modification of improvements by the Owner.

What To Submit:

A general rule of thumb is this - imagine you are on the Committee and you are reviewing the submission. Do you have everything necessary in order to visualize the completed product so you can make a judgment? If there are no unanswered questions in your mind based on the submission, then it is likely your submission will be acceptable.

IT IS EXTREMELY IMPORTANT TO RECOGNIZE THAT YOU MAY NOT ALTER THE DRAINAGE ON YOUR LOT BY YOUR LANDSCAPE IMPROVEMENTS.

Approval of plans by the Committee shall not be deemed to constitute compliance with the requirements of any local building, zoning, subdivision, sign, safety, health, public works or fire codes and regulations, nor shall approval waive any requirements on the part of the Owner to comply with setbacks, height restrictions, or requirements unless such waiver or variance is specifically requested at the time of submittal and granted by the Committee and City of Castle Rock), where applicable. The covenants, conditions and restrictions as established by the Declarant shall remain in force as the legal restrictions governing all construction.

Neither the management company nor its successors or assigns shall be liable in damages to anyone submitting plans for approval, or to any Owner by reason of mistake in judgement, negligence, or nonfeasance arising out of, or in connection with, the approval or disapproval or failure to approve any plans or specifications. Every Owner or other person who submits plans to the Committee for approval agrees, by submission of such plans and specifications, that they will not bring an action or suit against the Committee or its individual members to recover damages.

The Committee reserves the right to waive or vary any of the procedures of Architectural Guidelines at its discretion, for good cause shown. Any waiver or variance granted shall be considered unique and will not set any precedent for future decisions.

Exhibit I

Recommended Plant Materials

Deciduous Trees

Autumn Blaze Maple
Ginnala or Amur Maple
Rocky Mountain Maple
Norway Maple
Red Sunset Maple
Asian White Birch
Pyramidal European Hornbeam
Western Catalpa
Western Hackberry
Thornless Cockspur Hawthorn
Downy Hawthorn
Russian Hawthorn

Washington Hawthorn
"Autumn Purple" Autumn Purple Ash
"Marshall", "Parmore", and "Summit"
Marshall, Parmore, and Summit Ash
Imperial and Skyline Honeylocust
Kentucky Coffeetree
Goldenrain Tree
David, Dolgo, Hopa, Radiant, and Spring Snow Crab
Lanceleaf Cottonwood
Narrowleaf Cottonwood
Waking Aspen
Montmorency Cherry
Canada Red or Shubert Chokecherry
Swamp White Oak
Gambel Oak
Pin Oak
English Oak
Red Oak
Burr Oak
Peachleaf Willow
Japanese Pagoda Tree
European Mountain Ash
Redmond and American Linden
Greenspire and Littleleaf Linden

Exhibit II

Evergreen Trees

Rocky Mountain Juniper
Dwarf Alberta Spruce
Colorado Blue/Green Spruce
Bristlecone Pine
Pinon Pine
Austrian Pine
Ponderosa Pine
Southwestern White Pine
Scotch Pine

Exhibit III

Deciduous Shrubs

Saskatoon Serviceberry
Shadowblow Serviceberry
Fragrant False Indigo
Clover Sage
Four Wing Saltbush
Tall Western Sagebrush
Greenleaf Barberry
Redleaf Barberry (dwarf variety okay)
Mentor Barberry
Russet Buffaloberry
Boulder Raspberry
Native River Birch
Purple, Lavender, and White Butterfly Bush
Boxwood
Pygmy Peashrub

Blue Mist Spirea
Mountain Mahogany
Red Flowering Quince
Bud's Yellow Dogwood
Bailey, Isanti, and Kelsey Dwarf Redwig Dogwood
Cranberry Cotoneaster
Burning Bush (dwarf variety okay)
Sarcocoe Euonymus
Manhattan Euonymus
New Mexico Privet
Northern Sun Forsythia
Annabelle Hydrangea
Compact Holly
Blue Girl Holly
Cheyenne and Lodense Privet
Tiny Trumpet Honeysuckle
Arnold's Red Honeysuckle
Grape Holly (dwarf variety okay)
Golden Ninebark (dwarf variety okay)
Mountain Ninebark
Creeping Mahonia
Golden Currant
Great Plains Leadplant
Gold Drop and Jackman Potentialla
American Plum
Purple Leaf Plum
European Dwarf Cherry
Pink Flowering Almond
Canada Red and Native Chokecherry
Cutleaf Smooth Sumac
Alpine Currant
Shrub Rose
Daisy, Blue Stem, and Dwarf Arctic Willow
Anthony Water, Froebel, and Neon Flash Spirea
Snowball Spiera
Vanhoutte Spirea
RockSpirea White Snowberry
Burkwood Viburnum
Snowball Viburnum
American Compact Cranberry
Pink Princess and Red Prince Weigela
Lavender Wisteria
Russian Sage
Tall Blue Rabbitbrush

Evergreen Shrubs

Blue Chip Juniper
Bar Harbor Juniper
Broadmoor Juniper
Buffalo Juniper
Hughes Juniper
Holberf Juniper
Mugho Pine
Tam Juniper
Dwarf Norway Spruce
Mugo Pine
Tuantoni Yew

Ornamental Grasses

AMENDMENT TO DESIGN GUIDELINES
FOR CASTLE HIGHLANDS

The following change to the Design Guidelines written for Castle Highlands has been reviewed and approved by the Board of Directors at the meeting held on March 24, 2004 and will become effective May 1, 2004.

The changes are as follows:

C. Site Standards

7. Fencing

a. Lot and Privacy Fences

1st paragraph OMIT: "and solid wood designs." From the first sentence.

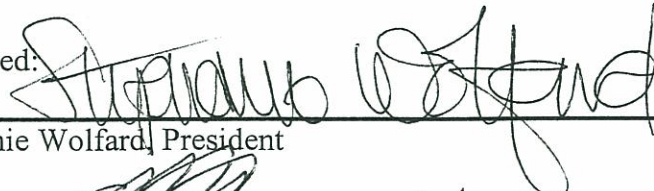
2nd paragraph to read: ***Interior perimeter fencing not adjacent to open space or common space shall be limited to 6' solid wood picket fencing. Fences shall comply with Exhibit 2.***

(Exhibit 2 needs to illustrate standard 6' cedar or redwood planks. Also, distance between fence posts should be addressed)

8. Outdoor lighting

Add to 2nd paragraph: ***Motion detectors shall be installed in such a manner as to minimize light emittance.***

Approved:



Stephanie Wolfard, President



Eric Plummer, Vice President