

FOURTH AMENDMENT TO ARCHITECTURAL AND LANDSCAPING GUIDELINES
For Edgemont Meadows

~ Saddle Camp Court Neighborhood Guidelines ~

THIS FOURTH AMENDMENT TO ARCHITECTURAL AND LANDSCAPING GUIDELINES for Edgemont Meadows ("Fourth Amendment to Architectural Guidelines") is made effective the 8 day of June, 2023.

Recitals

A. Pursuant to Section 4.4.1 of the Declaration of Covenants Conditions and Restrictions for Edgemont Meadows (recorded on April 5, 2017 as Reception No. 1126386 of the records of the La Plata County, Colorado Clerk and Recorder's office) (the "Declaration"), the Declarant, Highlands Holding Corporation, prepared the initial Architectural and Landscaping Guidelines for Edgemont Meadows (the "Architectural Guidelines"), which were recorded April 5, 2017 as Reception No. 1126387.

B. Also pursuant to Section 4.4.1 of the Declaration, Declarant has the authority to amend the Architectural Guidelines for Edgemont Meadows, so long as it owns any portion of or has the right to expand Edgemont Meadows. Pursuant to such authority, Declarant adopted the First Amendment to Architectural Guidelines on August 28, 2017, which were recorded August 29, 2017 as Reception No. 1132816, the Second Amendment to Architectural Guidelines on February 10, 2021, which were recorded February 10, 2021 as Reception No. 1186762, and the Third Amendment to Architectural Guidelines on May 25, 2021, which were recorded June 2, 2021 as Reception No. 1193411.

C. Declarant currently owns Lots in Edgemont Meadows and therefore has the authority to further amend the Architectural Guidelines.

D. By this Fourth Amendment to Architectural and Landscaping Guidelines, Declarant intends to adopt architectural and landscaping guidelines that are applicable only to the Saddle Camp Court neighborhood, which consists of Lots 142 to 159, according to the plat of Edgemont Meadows, Phase 3 recorded on June 1, 2023 as Reception No. 1222388 ("Saddle Camp Court Neighborhood"). The specific guidelines for the Saddle Camp Court Neighborhood are adopted in recognition of the special features of the Saddle Camp Court Neighborhood, which include its more private location, generally much larger lots, striking views, and proximity to the picnic grounds. **The guidelines contained in this Fourth Amendment apply only to the Saddle Camp Court Neighborhood.**

ARCHITECTURAL AND LANDSCAPING GUIDELINES
FOR SADDLE CAMP COURT NEIGHBORHOOD

The Architectural and Landscaping Guidelines for lots in the Saddle Camp Court Neighborhood shall consist of all of the Architectural Guidelines described in Recitals A and B above, except as such guidelines may be amended, supplemented, or replaced by the following provisions:

1. Garage and Garage Orientation.

It is preferred that garage doors shall not be oriented to face the street; however, Lots 143 and 152-159 may have a three-car garage that faces the street provided that one of the three doors is set back at least 4' from the others and that the overall width does not exceed 35' and that special attention is given to incorporate architectural features so doors do not dominate elevation.

2. Size Requirements and Building Type.

All single family homes on Lots 152 to 159 shall have a minimum of 2,000 square feet of heated livable space and a maximum of 4,000 square feet of heated livable space except as provided below. Lots 142 to 151 shall have a minimum of 1,800 square feet of heated livable space and a maximum of 3,600 square feet of heated livable space. All footage calculations are based on measurements from exterior of walls.

An applicant may apply for a variance on any lot to increase the maximum square footage by up to 20%. It is important for the plans to demonstrate that the additional space is created without adding bulk to the exterior. An example of this would be including an upstairs bedroom within the roof structure by use of dormers. Approval is at

3. No Reuse of Plans.

All plans for Saddle Camp Court Neighborhood lots must be individually designed for each Lot. No plans within the neighborhood will be allowed to be reused including reuse of floor plan, footprint or simply modified exterior elevation or material modifications.

4. Fences and Enclosed Yard Area.

Lot 159 may construct a privacy fence of up to 8' along the entire north (only) property line that may be constructed on the property line.

Lots 142 and 143 will be given substantially more latitude in construction of privacy screens to help create a buffer from the Picnic Grounds. This includes number of panels and additional height of up to 7' as demonstrated to be necessary on panels that face north.

Lots 142 and 143 may have up to half of their allowed privacy fenced yard area to face north (regardless if front of home) for additional privacy.

The allowable size of the Enclosed Yard Area will be determined according to size and configuration of lots. For Lots 152 to 159 the size should be no larger than approximately 2,000 s.f. Enclosed yard areas on Lots 142 to 151 should be no larger than approximately 1,200 s.f.

In the event of a conflict between the Architectural Guidelines defined in Recitals A and B above and the specific provisions of Sections 1 through 4 above, the specific provisions of Sections 1 through 4 shall prevail.

IN WITNESS WHEREOF, Declarant executes this Fourth Amendment to Architectural and Landscape Guidelines for Edgemont Meadows effective the day and year first written above.
DECLARANT

Highlands Holding Corporation, a Colorado Corporation

By: Tom D. Gorton

Tom D. Gorton, President

STATE OF COLORADO)

COUNTY OF LA PLATA)

The foregoing instrument was acknowledged before me this 8th day of June, 2023 by Tom D. Gorton, as President of Highlands Holding Corporation, a Colorado Corporation.

Witness my hand and official seal. My commission expires:

25 February 2025



NOTARY PUBLIC

