

**RESOLUTION OF THE BOARD OF DIRECTORS OF
ORCHARD FARMS METROPOLITAN DISTRICT**

**AMENDING THE
RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS FOR
BIG DRY CREEK METROPOLITAN DISTRICT**

WHEREAS, Orchard Farms Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, the District changed its name from Big Dry Creek Metropolitan District to Orchard Farms Metropolitan District pursuant to that certain Order: Unopposed Motion to Change Name of District to Orchard Farms Metropolitan District recorded in the real property records of the Clerk and Recorder of Adams County, Colorado at Reception #201900006217 on August 5, 2019; and

WHEREAS, Article 2, Section 2.4 of the Covenants and Restrictions of Morrison, recorded in the real property records of the Clerk and Recorder of Adams County, Colorado at Reception No. 201300009448, on November 1, 2013 (the “**Covenants**”) authorizes the ARC, with the prior, written approval of the Person who then has the authority to appoint the ARC to promulgate, adopt, enact, modify, amend, repeal, and re-enact, architectural standards, rules, regulations and/or guidelines regarding architectural matters and matters incidental thereto; and

WHEREAS, pursuant to the authority set forth in the Covenants, the ARC adopted the Residential Improvement Guidelines and Site Restrictions for Big Dry Creek Metropolitan District, dated June 2018 (the “**Guidelines**”); and

WHEREAS, the District hereby desires to amend and supplement the Guidelines as set forth herein.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT AS FOLLOWS:

1. Repeal and Restatement. Pursuant to the findings set forth above, Section 2.2, Section 3.19, Section 3.37.4, and Schedule 2 of the Guidelines are hereby repealed in their entirety and the following are substituted:

2.2 Drawings or Plans

Owners are required to submit to the ARC a Design Review Request Form and complete plans and specifications (said plans and specifications to show exterior design, height, materials, color, location of the structure or addition to the structure, plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required) prior to commencement of work on any Improvement to property. In most cases, the materials to be submitted will not have

to be professionally prepared by an architect, a landscape architect, or draftsman, and a simple drawing with dimensions and description will be sufficient. In the case of major improvements, such as room additions, structural changes or accessory building construction, detailed plans and specifications, prepared by a licensed architect, may be required. Whether done by the Owner, or professionally, the following guidelines should be followed in preparing drawings or plans:

A. The drawing or plan should be done to scale and shall depict the property lines of your Unit and the outside boundary lines of the home as located on the Unit. If you have a copy of an improvement survey of your Unit obtained when you purchased it, this survey would be an excellent base from which to start.

B. Existing Improvements, in addition to your home, should be shown on the drawing or plan and identified or labeled. Such existing Improvements include driveways, walks, decks, trees, shrubs, fences, etc. The proposed Improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed Improvement, including the materials to be used and the colors.

C. The plan or drawing and other materials should include the name of the Owner, the address of the home, the lot, block and filing number of the Unit, and the e-mail address and telephone number where the Owner can be reached.

D. The proposed Improvements must take into consideration the easements, building location restrictions and sight distance limitations at intersections.

E. Owners should be aware that many Improvements require a permit from the City of Thornton. The ARC reserves the right to require a copy of such permit as a condition of its approval.

3.19 Decks

Approval is required. The deck must be constructed of redwood or composite type decking products and approved by the ARC. The appropriate City permits are also required. The decking material must be either redwood in color or of a color that matches one of the exterior paint colors or the masonry on the home. The deck should be located so as not to create an unreasonable level of noise for adjacent property Owners.

All deck columns shall be integrated into the architectural style/character of the home. Covered decks shall be compatible with the architectural style of the home through roof form integration, column design, and railing details. Supporting posts and columns associated with all covered decks or those more than thirty (30) inches above grade shall be a minimum eight (8) inches by eight inches unless grouped (two or more 4"x4" posts) or enhanced with a masonry base. When possible, matching the column style present on the front of the home is preferred.

Decking that is less than thirty (30) inches above grade of the lot may utilize a lattice skirting provided the skirting is made of redwood minimum one-half (½) inch thick boards and stained or painted to match the remaining portions of the deck. Decks may not be more than twenty five (25) percent of the entire rear yard of the Unit unless otherwise approved by the ARC. Construction

shall not occur over easements or beyond the side plane of the home and must be set back a minimum of ten (10) feet from the rear property line. Construction of decks over a sloped area is discouraged.

Owners are reminded that as with redwood, some types of “maintenance free” decking products may also require periodic maintenance for proper care and to retain the product’s aesthetic conformity, including but not limited to, fading, warping, etc. Decks may be finished with a clear waterproof sealant, or finished using semi-transparent stain approved by the ARC. Please refer to Schedule 2 for approved color palettes. . The deck may also be painted to match the body or trim color of the home.

3.27.4 Maintenance/Staining

All fences constructed on a Unit shall be maintained, repaired and replaced by the Owner of such Unit. Regular physical and aesthetic maintenance of fencing is required. All fences must be sealed with a clear waterproof sealant, or finished using semi-transparent stain approved by the ARC. Please refer to Schedule 2 for approved color palettes. Owners will still be required to submit their staining request to the ARC and this will be reviewed in-house with no additional submittal fee.

SCHEDULE 2 - APPROVED FENCE STAIN COLOR

Ready Seal - Natural Cedar - No. 112
Behr SC 146 Cedar Solid
Clear Protectant

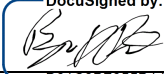
2. Prior Provisions Effective. Except as specially amended hereby, all the terms and provisions of the Guidelines shall remain in full force and effect.

3. Effective Date. This Resolution shall be effective on September 1, 2022 (the “Effective Date”).

[Signature page follows.]


APPROVED AND ADOPTED THIS 3RD DAY OF AUGUST, 2022.

**ORCHARD FARMS METROPOLITAN
DISTRICT**, a quasi-municipal corporation and
political subdivision of the State of Colorado

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Officer of the District

ATTEST:

DocuSigned by:

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