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Edgemont Highlands Community Association, Inc.

FIRST MODIFICATION TO THE COMPREHENSIVE AMENDED AND RESTATED ARCHITECTURAL GUIDELINES FOR EDGEMONT HIGHLANDS

THIS FIRST MODIFICATION TO THE COMPREHENSIVE AMENDED AND RESTATED ARCHITECTURAL AND LANDSCAPING GUIDELINES FOR EDGEMONT HIGHLANDS (the "First Modification") is made and entered into this 13th day of November, 2014, by EDGEMONT COMMUNITY PARTNERS, LLC a Delaware limited liability Company (hereinafter referred to as the "Declarant").

RECITALS

- A. The Comprehensive Amended and Restated Architectural and Landscaping Guidelines for Edgemont Highlands recorded in the records of the La Plata County, Colorado Clerk and Recorder's office at Reception No. 1060592 February 13, 2013 ("Comprehensive Guidelines") replaced entirely all previous Architectural and Landscaping Guidelines for Edgemont Highlands; and
B. Edgemont Community Partners, as Assignee of the Assignment of Declarant Rights dated May 22, 2014, has the right to amend or modify the Comprehensive Guidelines; and
C. Edgemont Community Partners, LLC desires to amend the Comprehensive Guidelines as set forth below.

NOW, THEREFORE, Declarant hereby amends the Comprehensive Guidelines as follows:

The COMPREHENSIVE GUIDELINES have and will continue to create a beautiful, well executed neighborhood, enhancing and protecting property values, creating a very pleasant and desirable place to live.

The physical location of PHASE 3A - THE TIMBERS AT EDGEMONT HIGHLANDS NEIGHBORHOOD ("The Timbers") and the physical separation from the existing Edgemont Highlands neighborhoods (Phases 1, 2A, 2B, 2C, 4 and 5A) creates an opportunity to both embrace the Comprehensive Guidelines and also allow for diversity and potential improvement from experience of the execution and intent of the Comprehensive Guidelines. Broader architectural styles will be considered, as they are in the Monarch Crest Trail neighborhood.

1. Styles

Section 2A of the Comprehensive Guidelines indicates that certain "styles" will not be approved. Within The Timbers at Edgemont Highlands Neighborhood Santa Fe/Adobe style shall not be allowed, and tasteful Southwestern Contemporary Architecture, along with Colorado Mining, Ranching and Craftsman Styles are encouraged.

Russell Planning
934 Main Ave
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2. Design

Within The Timbers at Edgemont Highlands Neighborhood the design shall take into consideration the use of the entire lot, including saving mature established trees when possible, considering solar access, and most important promoting design that utilizes the outdoor space – patios, covered porches, motor courts – to work in concert with the interior of the home design, creating an indoor/outdoor synergy of usable, pleasant lifestyle opportunities for social gatherings and simply family enjoyment.

3. Size

Within The Timbers at Edgemont Highlands Neighborhood homes shall have a minimum of 1,600 square feet and a maximum of 3,200 square feet of heated livable space. A variance on any lot to increase the maximum square footage by up to 20% may be applied for.

4. Roofs

Within The Timbers at Edgemont Highlands Neighborhood roofs may vary from a flat roof to a 12/12 pitch as in the existing Monarch Crest Trail neighborhood. By lowering the pitch from an 8/12 minimum, the need for excellent architectural consideration in eave and soffit detailing is important to avoid any look similar to a modular, prefabricated or trailer style roof appearance. Strong simple roof forms are allowed, along with consideration of all other existing roof guidelines in the Comprehensive Guidelines.

5. Exterior Materials


Within The Timbers at Edgemont Highlands Neighborhood all exterior materials currently allowed in the Comprehensive Guidelines are approvable. Greater consideration will be given to allowing a larger percentages of one exterior material on elevations within The Timbers, however careful architectural design and specifications, such as window and other architectural details, soffit and eave detailing, etc. shall be required in these cases. Each building form may be one material, for example all stucco. The previous requirement to have two or three of the four approved materials types, while still valid for design consideration, will be waived if strong architectural validity can be demonstrated in the overall design.

IN WITNESS WHEREOF, the undersigned, being the Declarant, has set its hand and seal on the dates set forth opposite its signature.

EDGEMONT COMMUNITY PARTNERS, LLC

a Delaware limited liability company

By _____


Eric Flora, *Manager*