



Edgemont Highlands Community Association, Inc.

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

THIS SECOND MODIFICATION TO THE COMPREHENSIVE AMENDED AND RESTATED ARCHITECTURAL AND LANDSCAPING GUIDELINES FOR EDGEMONT HIGHLANDS (the “Second Modification”) is made and entered into this 11 day of OCTOBER, 2018, 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 on February 13, 2013 as Reception No. 1060592 in La Plata County, Colorado Clerk and Recorder’s office (“Comprehensive Guidelines”) replaced entirely all previous Architectural and Landscaping Guidelines for Edgemont Highlands; and
- B. The First Modification to the Comprehensive Amended and Restated Architectural Guidelines for Edgemont Highlands recorded on November 14, 2014 as Reception No. 1089236 in La Plata County, Colorado Clerk and Recorder’s modified the Comprehensive Guidelines; and
- C. Edgemont Community Partners, LLC, as Assignee of the Assignment of Declarant Rights dated May 22, 2014, has the right to amend or modify the Comprehensive Guidelines; and
- D. 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 5B – THE OVERLOOK AT EDGEMONT HIGHLANDS** neighborhood (“The Overlook”) and the physical separation from the existing Edgemont Highlands neighborhoods (Phase 1, 2A, 2B, 2C, 3A, 3B, 3C and 5A) creates an opportunity to both embrace the Comprehensive Guidelines while allowing 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 and The Timbers neighborhood.

1. Styles

Section 2A of the Comprehensive Guidelines indicates that certain “styles” will not be approved. Within The Overlook 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.

2. Design

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

3. Size

Within The Overlook at Edgemont Highlands neighborhood, on lots one half acre (21,780 s.f.) and less, homes shall have a minimum of 1,600 square feet and a maximum of 3,200 square feet of heated livable space. On lots over one half acre and not more than one acre (21,780 – 43,560 s.f.) homes shall have a minimum of 1,800 s.f. and a maximum of 4,400 s.f. of heated livable space. On lots over one acre (43,560 s.f. and up) homes shall have a minimum of 2,200 s.f. and a maximum of 5,200 s.f. 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 Overlook at Edgemont Highlands neighborhood, roofs may vary from a flat roof to a 12/12 pitch as in the existing Monarch Crest Trail neighborhood and The Timbers 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 or prefabricated 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 Overlook at Edgemont Highlands neighborhood, all exterior materials currently allowed in the Comprehensive Guidelines are approvable. Greater consideration will be given to allowing a larger percentage of one exterior material on elevations within The Overlook, however, careful architectural design and specifications, such as window and other architectural details, soffit and eave detailing, etc., shall be required in these cases. The requirement in the Comprehensive Guidelines to have two or three of the four approved material 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*

Date: 10-11-18