

RANCHES OF CLEAR CREEK DEED RESTRICTIONS AND BUILDER GUIDELINES

A great deal of work went in to the drafting of the Covenants, Conditions and Restrictions for the Ranches of Clear Creek. Our purpose, as the project developer, was to blend the natural beauty of these 879 acres with the desire by our future residents to enjoy, construct and live the lifestyle they seek and to protect it. The complete document describing in detail the Covenants, Conditions and Restrictions are available from Midway Ranch Properties. This condensed summary has been provided simply to point out some of the items you will find of interest and, we hope, helpful, but should not be relied upon as a full and complete version.

GENERAL ITEMS:

Common Areas: Some 85 acres have been set aside for the use and enjoyment of all residents of the Ranches of Clear Creek. These include the roads, lakes, park, riding trails and the 26-acre activity/equestrian center.

Building Envelope: To protect the beauty of the development and to select the ideal site lines of each site, a 3-acre portion of each tract has been designated for all vertical improvements.

Home Owner's Association: The Ranches of Clear Creek Community Association has been established to own and operate all common areas and to maintain the integrity of this ranch community. Following the sale of all lots the developer will turn over fully the operation of this association to a select number of residents.

Association Fees: The initial cost to own, operate and maintain the common areas of the Ranches of Clear Creek are \$2400 per lot per year. This amount shall be set for the year 2006. Any future adjustments will be approved only if needed and as provided for in the Covenants, Conditions and Restrictions.

ARCHITECTURAL STANDARDS AND RESTRICTIONS:

The purpose of establishing Architectural Standards and Restrictions is to further preserve the natural beauty of this community and to preserve a harmonious and aesthetically pleasing design for the Ranches of Clear Creek and to protect and promote the value of the properties.

Architectural Review Committee (ARC): Has been established to have exclusive jurisdiction over all original construction on the lots, and over future modifications, additions or alterations. This committee prior to any construction or other improvements, including clearing of the lots, must approve all plans for improvements.

- Single family residences and approved outbuildings only

- The total living area of the residence shall not be less than 2,000 sq. ft. not including porches, overhangs, decks or garages
- Each residence must have an attached or detached garage for at least 2 full-sized automobiles
- The number of livestock allowed on each lot shall not exceed 1 for every 2 acres owned. Livestock include horses, cattle, mules, donkeys and goats

No hunting or the discharge of weapons or fireworks

Fences: All fences along common area roads, lakes, parks or creeks shall be set back at least twenty-five (25) feet from the property line.

- All fences along such common areas shall be 4-board wood fences painted black
- Side and rear property fences not facing a common area may be wire but must use wood fence posts only

Grass, Shrubbery and Trees: Owner's must maintain the areas of their lot that are visible from any street, lake or other such common area

No trees of size greater than a 3-inch caliper shall be removed, cut down, etc. within 100 lineal feet of all side lots and rear lot lines that are shared by another owner.

Temporary Buildings: Not permitted, except by builder during actual construction

BUILDER GUIDELINES

The Ranches of Clear Creek have established **Builder Guidelines** for all property owners and their selected builder and may also be obtained through Midway Ranch Properties. As per the Covenants, Conditions and Restrictions, all plans must be approved by the Architectural Control Committee prior to the start of any constructions

In addition to posting a number of construction rules for the selected builder and his contractors, the Ranches of Clear Creek has established certain design guidelines to help protect the harmony of this ranch community. It is not the goal of the Architectural Review Committee to restrict individual creativity or personal preferences, but rather to assure continuity in design, which will help preserve the appearance of the community.

DESIGN STANDARDS:

Architectural Philosophy:

Architecture at the Ranches of Clear Creek will span the spectrum from traditional to contemporary interpretations incorporating a mix of brick, wood, stucco and stone sided facades. Gable and hip roof styles, with or without the incorporation of dormers, are encouraged.

Chimneys: Constructed of material consistent with primary exterior finish

Driveways: Of similar material as those used for the common roads

Exterior Lighting: Exterior lighting is allowed but must be limited in such a manner as to not effect common area safety and does not indiscriminately illuminate neighboring property.

Exterior Materials and Finishes: All homes and garages must contain a minimum of 75% brick, wood, stucco or stone coverage. Metal, if factory finished, is acceptable as a complementing element. Metal roofs are allowed, but wood shingles are not.

Decorative Entry Gates: Are allowed, but must be approved in advance.

Mechanical Equipment: Must be screened from view of all common areas and adjoining properties.

Setback Criteria: The front of any building must be at least 75 feet from the front property line.

Size of Residence: Minimum acceptable square footage of interior conditioned space will be 2,000 sq. ft. for one story plans and 2,500 sq. ft. for two story plans.

Storage Buildings/Barns, Etc.: Such buildings are allowed but they must match or compliment the architectural elements, materials and color of the home. All such structures must be located in the rear yard area and within the building envelope. Heights of such structures must not exceed 20 feet.