



TO: Current Wolf Ranch Owners
FROM: Brandon J. Helm, CMCA, AMS, Community Association Manager
Nicole Binkley, CMCA, Design Review Administrator
RE: Amendments to the Wolf Ranch Design Guidelines
DATE: March 1, 2007

Please find the enclosed amendments made to the Wolf Ranch Homeowner Design Guidelines. This document is a supplement document to the Design Guidelines you either have on CD or in your Wolf Ranch binder, one of which you should have received at closing. Please retain this document for your files.

Please take some time to read through these amendments of the Design Guidelines. Should you have any questions, please don't hesitate to give one of us a call (719) 534-0266.

Wolf Ranch Owners Association, Inc.

Professionally managed by The Warren Management Group, Inc.

AMENDMENT TO DESIGN GUIDELINES

Norwood Limited, Inc., a Colorado corporation, as Founder of Wolf Ranch, a master planned community in Colorado Springs, El Paso County, Colorado ("Founder"), and Westcreek at Wolf Ranch, LLC, a Colorado limited liability company ("Westcreek") hereby amend the Westcreek at Wolf Ranch Homeowner Design Guidelines, a Supplement to the Wolf Ranch Community Master Design Guidelines dated March 1, 2005, ("Design Guidelines"), to incorporate changes in circumstances in the Community known as Wolf Ranch, Colorado Springs, El Paso County, Colorado, and to incorporate the policies and provisions of recent changes to the Colorado Common Interest Ownership Act, C.R.S. Sec. 38-33.3-101 et seq., including Sen. Bill 05-100, under authority granted in the Community Charter for Wolf Ranch Residential Property, recorded in the public records of El Paso County, Colorado on October 29, 2003 under Reception No. 203254733. Therefore, the Design Guidelines are amended as follows:

1. The following Section shall be added to the Section under "Architecture" titled "Landscape Architecture" at page 6, prior to the Section titled "Decks":

Privacy Screening: Privacy screening must be located directly adjacent to the patio, must not exceed 5' to 6' in height, must match the body color of the home and landscaping buffers must be incorporated to help minimize the appearance of the screen.

2. The Section under "Appurtenances" titled "Decks" on page 6 is to be amended by adding the following:

Pergolas: Pergolas must be located in the rear yard, must not exceed 8' in height, and must match the body color of the home or be stained with a natural wood sealant not to exceed 10% pigmentation.

3. The following is added to the end of the Section under "Landscape Architecture" titled "Irrigation" on page 9:

Landscape Guidelines:

Owners may opt to utilize xeriscape landscape methods as an alternative to traditional, formal methods of landscape and all xeriscaped areas shall meet the standards of planting beds described on Page 7 of these Design Guidelines.

Xeriscape is defined as the application of the principles of landscape, planning and design, soils analysis and improvement, appropriate plant selection, limitation of turf area, use of mulches, irrigation efficiency and appropriate maintenance that results in water use efficiency and water saving practices. Xeriscape is not accomplished by applying rock mulch to an expansive area without plantings; furthermore, xeriscape does not eliminate the use of turf areas.

For the purpose of this standard, turf grass is defined as continuous plant coverage consisting of hybridized grasses that, when regularly mowed, forms a dense growth of leaf blades and roots.

For more information regarding xeriscape, visit www.csu.org or www.xeriscape.org or call (719) 448-4800.

4. The Section under "Landscape Architecture" titled "Landscape Installation Timing" on page 10 is to be deleted and replaced with the following:

Landscape Installation Timing

A landscape plan for all lots shall be submitted to the Reviewer for approval prior to installation. All landscaping shall be completed no later than three months after the purchase of the property as evidenced by a warranty deed transferring title of the property to the first purchaser, excluding the months of October through March each year. Upon request, the Reviewer will consider and may grant an extension of this three-month period should extenuating circumstances exist.

5. We add the following to the end of the Section under "Landscape Architecture" titled "Landscape Maintenance on page 10:

Should circumstances occur which impose water use restrictions upon owners of property within Wolf Ranch, the Association will suspend enforcement actions against Owners that experience damage to turf grass as a result of complying with imposed water restrictions. However, owners must follow water restrictions and take advantage of watering opportunities in an effort to sustain their landscape. Once water use restrictions are lifted, an owner shall be given a period of 30 days to revive turf grass areas, taking into consideration that the grace period given is within the growing season of April 15 through October 31. If the turf grass does not show signs of being revived, in the opinion of the Association, the Owner may be required to replace the turf grass so to not be an eyesore to the community.

6. The following subsection is added to the Section under "Architecture" titled "Landscape Architecture" on page 11, at the end, just prior to the subsection titled "Liability":

Vegetable Gardens: Vegetable gardens must be located in the rear or side areas of the home site so that both the garden and its accessory operating areas are substantially screened from view of adjacent homes and public areas. Gardens shall not be placed in easements designated for drainage flow; in addition, no garden shall be placed within 5' of the foundation of the home. Corn stalks, sunflowers, and tall vegetation of the like will be prohibited.

7. We add the following to the end of the Section under "Appurtenances" on page 12 titled "Vehicle Storage":

Parking of Emergency Vehicles

An Owner may be allowed to park a motor vehicle on a street, driveway or parking area in the community if the Owner is required by his/her employer to have a motor vehicle at his/her residence during designated times and if all of the following conditions are met:

- The vehicle weighs 10, 000 lbs. or less, and
- The unit owner must be a member of a volunteer fire department or an emergency service provider (defined as a primary provider of emergency fire fighting, law enforcement, ambulance, emergency medical or other emergency services), and
- The vehicle has some visible emblem or marking designating the vehicle as an emergency vehicle, and
- The parking of the vehicle does NOT obstruct emergency access or interfere with the reason of the other residents to use the community's streets and driveways.

8. We add the following Section under "Appurtenances" at page 14:

Dog Runs: Dog runs are restricted to side and rear yard placement; a maximum of 200 square feet is permitted. The run area must be at least 5 feet from the side property line and be attached to the home. Dog run fencing must be constructed with the 3-rail split rail concrete fence material as approved by the Reviewer. Owners may install the 2" X 4" vinyl coated or powder coated wire mesh attached to the inside of the fence system. The wire mesh must be attached with the 250# U.V. resistant "zip ties" at 2' on center and shall be black in color. The run area must be adequately screened in the opinion of the Reviewer from adjoining residences and streets. The Reviewer may require the use of landscape material to buffer the visibility of the run. Owners may install an "invisible electric pet fence." Electric fencing is limited to rear and side yard placement.

9. We delete the first sentence of the Section under "Appurtenances" titled "Event Signs" at page 16 and add the following at the beginning of the subsection:

Event Signs:

In an effort to be sensitive to neighborhood aesthetics while granting an individual's opportunity to express and support their political candidate or issue, the association shall permit political signage to be displayed based on the following standards.

Political signage is defined as a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.

Time frame: Installed up to 45 days prior to the election

Removed within seven (7) days after the election.

Maximum size: 18" X 24"

Number of signs: Maximum of (2) sign per lot

Where displayed: On their property

10. We add the following to the end of the Section under "Appurtenances" titled "Flagpoles" at page 17:

Patriotic Expression

Owners have the right to display the American flag within their property, subject to the following standards:

How displayed: by a pole attached to the home (not attached to the roof) or a free-standing flagpole.

Flag size: Maximum 3' X 5'. Flagpole standards: maximum 8' in height (placement must be approved by Reviewer) Owners may also display a Military Service Flag denoting the service of the unit owner or a member of the owner's immediate family in the active or reserve military service during times of war or armed conflict. Owners should observe the Federal Flag Code USC 4-10 when displaying their flag(s).

Approved by the Founder and Westcreek on this 1st day of March, 2007.