Canyon Creek PD Amendment No. 9

A Portions of the Southeast Quarter of Section 13, and A Portion of the Southeast Quarter of the Northwest Quarter of Sections 13, 14, and Portion of the Southwest One-Half of Section 24, Township 1 North, Range 90 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES

PDA - 000204-2015

Statement of Commitments

1. Dedication

<table>
<thead>
<tr>
<th>Filing No.</th>
<th>File</th>
<th>Tract</th>
<th>Area (AC)</th>
<th>Usage</th>
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2. On-site or Off-site Improvements

Filing dedicated to construction of off expansion of off-site improvements shall be identified and enforced through the Development Agreement.

3. Wildlife Preservation Plan

Studies have documented that the area is developed on 120 acres, and that wildlife is preserved in 15 acres of the area.

4. Wetlands / Riparian Preservation Plan

No wetland conditions exist in the Canyon Creek PD as stated by Western Ecological Resource, Inc.

5. Fire Protection

This site is located within the boundaries of the Mountain View Fire Protection District.

6. Payment of Taxes on Land to be Dedicated for Public Use

The provisions to be determined at a later date.

7. Other Commitments Imposed by the Board of Trustees

To be determined at a later date and documented in the Development Agreement.

8. PD Amendment No. 2

The amended text includes the following changes:

a. Removal of the 1/2 acre, low-coverage requirements for the filing 6 and filing 7.

b. All single-family home building permits for Canyon Creek filing 8, applied for after approval of Resolution 92-17, will meet UDC Section 6.2.1.

9. PD Amendment No. 3

Filing No. 6 adds a notice to Table 9.3.10 waves and fireplace construction 2nd expansion of off-site improvements off-site improvements shall be identified and enforced through the Development Agreement.

10. PD Amendment No. 4

Filing No. 6 adds a notice to Table 9.3.10 waves and fireplace construction 2nd expansion of off-site improvements off-site improvements shall be identified and enforced through the Development Agreement.

11. Amendment 5

Filing No. 5 changes Land Use Designation: Farm Township to Low Density Residential with the following permitted housing types:

- Single Family Detached
- Single Family Attached
- Multi-family
- Multi-family

12. Amendment 6

Filing No. 5.1.16 changes Land Use Designation: Farm Township to Low Density Residential with the following permitted housing types:

- Single Family Detached
- Single Family Attached
- Multi-family
- Multi-family

13. Amendment 7

Filing No. 5.1.16 changes Land Use Designation: Farm Township to Low Density Residential with the following permitted housing types:

- Single Family Detached
- Single Family Attached
- Multi-family
- Multi-family

15. Amendment 9

Filing No. 6.1.16 changes Land Use Designation: Farm Township to Low Density Residential with the following permitted housing types:

- Single Family Detached
- Single Family Attached
- Multi-family
- Multi-family

Martin H. Wright, Administrator
CANYON CREEK FILING 9
ARCHITECTURAL STANDARDS FOR SINGLE FAMILY DETACHED - PATIO DWELLING UNITS
(Standards to modify portions of MC 06.5.E.1)

1. Architectural Variety and Character
A. Architectural Variety
   a. Design Standards
      i. No single facial model plan and elevation shall be repeated directly across any streetfront from the same model plan and elevation.
      ii. No identical model plan and elevation shall be repeated more than once within every four lots on the same side of any street.
   b. A minimum of three (3) alternate elevations for each model plan shall be submitted to the Town for review.

B. Architectural Character
   Each single family detached model plan and elevation shall demonstrate the following design attributes:
   a. Design Standards
      i. Each elevation shall include a minimum of two (2) windows (or one (1) window and one (1) door) per floor.
      ii. Each front elevation shall include a minimum of one (1) wall plane.
      iii. A variety of roof forms should be used. Single turreted roof rooms should be avoided except where a single roof form is an integral element of the architectural style (p.160 Membrey).
      iv. The roof line shall extend beyond the primary facade by a minimum of one (1) foot.
      v. A second story or additional story shall be defined by: an "Enlarged Elevation". An "Enlarged Elevation" shall provide three (3) or more of the following design enhancements listed in order of importance below. Application of these design enhancements shall be selected in a manner that is consistent with the style of the home. Side and rear elevation design enhancements shall be consistent with the design elements of the front elevation:
         1. The addition of one (1) wall plane.
         2. A change in wall plane by providing one (1) or more of the following options:
            • An additional wall plane change of a minimum of 0.5" wide with a maximum of one (1) foot of projection.
            • A projection or centerline living space.
            • A bay or bowed window.
         3. A covered porch or deck.
         4. Architectural detail such as windows, shutters, covered entries, roofed entries, eaves, railings, and other decorative accoutrements.
   c. Materials
      a. All exterior materials shall be of high quality, used in applications and treated in a manner to provide an attractive and lasting appearance.
      b. When masonry cladding is used, it should be used in locations where its mass is logical and appropriate. In locations where masonry cladding is used, it should continue in a natural transition point such as an inside corner of a projecting wall, a cornice, column or window or other logical point. In cases where such feature exists, the masonry will extend at least six (6) feet from the outside corner.

2. Orientation of Dwellings to the Street
   Each residence shall have at least one (1) primary pedestrian connection for access to the dwelling unit generally facing and side by side from the front yard line of the property, and within 15 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian connection may face any adjacent street.

3. Garages
   These standards for garages shall apply to nonliving spaces, and storage areas within garages whether used for storage of automobiles or other items.
   a. Diversity of Garage Orientation
      i. Each single family, home shall provide parking space that meets one (1) of the requirements below, and, a variety in garage orientation by providing at least the following options on any single block:
         1. Reversed garages: Where the primary garage door generally faces the front lot line and the garage is reversed a minimum of 30' (2) feet behind the front forklift plane or main floor living space of one front porch.
         2. Projecting garages: Where the primary garage door generally faces the front lot line and the garage projects no more than 15' (2) feet from the front door.
         3. Side-loaded garages.
   b. Width/Floor Plan Ratio
      The minimum width of the garage shall not exceed 30% of the width of the front elevation.
   c. Thru (2) or More Garage Orientation
      The thru or more garages of any type (3 or more car garage shall either:
      1. Have a different orientation from the first two (2) or
      2. Shall be separated by at least two floors (2) in at least two (2) feet, when having the same orientation;
      3. Shall be separated by the first two (2).

4. Front Stoop
   For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally 3 feet in width and extend to the front door. Covered platforms that exceed three (3) feet in width from the side of the front door shall be considered a front porch.

5. Front Porches
   Home model plans with a front porch shall have a main entrance that is a minimum 50 square feet, excluding the stoop, with a minimum depth of five (5) feet.

STANDARDS FOR PEDESTRIAN FACILITIES IN SFO-P SINGLE FAMILY
(Standards to modify portions of MC 10.6.9.F)

1. Sidewalks
   MC 10.6.9.F.1.a.
   Attached sidewalks shall be installed where SFO-P dwelling units front the street. Detached sidewalks shall be installed on all other street fronts with SFO-F.

STANDARDS FOR LOT LAYOUT & DESIGN IN SFO-P SINGLE FAMILY DETACHED
   - PATIO
   (Standards to modify portions of MC 10.5.5.E.12.)
   Double-frontage residential lots are permitted with a landscape buffer zone of the driveway and lot in a separate tract of at least 25 feet between the rear of a lot and the Audubon Avenue street right-of-way.

DEVELOPMENT PLAN
SHEET 3 OF 8
CANYON CREEK PD AMENDMENT NO. 9
A Portion of the Southeast Quarter of Section 13, and A Portion of the Southeast Quarter of the West Half of Section 13, and A Portion of Section 24, Township 3 North, Range 6 East of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado
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CANYON CREEK FILING 10

ARCHITECTURAL STANDARDS FOR SINGLE FAMILY DETACHED - PATIO DWELLING UNITS
(Standards as modified portions of MC10.6.7.2)

1. Architectural Variety and Character

A. Architectural Variety

Design Standards:
- A 1-ft-3-in. standard model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- A 1-ft-3-in. standard model plan elevation shall be repeated in one story line with every four (4) lots on the
  same side of any street.
- A minimum of three (3) alternate elevations for each model plan shall be submitted to the Town for
  review.

B. Architectural Character

Each single family detached model plan and elevation shall demonstrate the following design attributes:

Design Standards:
- Each elevation shall include at least one (1) window or one (1) window and one (1) door per floor.
- Each front elevation and rear elevation shall include one (1) wall plane.
- Each elevation shall add shadow and visual interest.
- The main roof should extend beyond the primary facade by a minimum of one (1) foot.
- An elevation of the home that faces a street, park, trail corridor or open space area shall provide an
  "Enhanced Elevation." An "Enhanced Elevation" shall provide three (3) or more of the following design
  enhancements listed in (1) through (7) below. Applications of the design elevation shall be as follows:

  (1) The addition of one (1) window wall.
  (2) A change in wall plane location and佣umrium of 6'2" 6'2" with a minimum
    of one (1) foot projection.
  (3) A projecting or columned living space.
  (4) A cornice or columned entry.
  (5) A cornice or columned entry.
  (6) A decorative cornice or columned entry.
  (7) A decorative cornice or columned entry.

C. Materials

- All exterior materials shall be of high quality, used in applications and textures appropriately to provide
  an attractive and lasting appearance.
- Where masonry cladding is used, it should be in locations where its mass is logical and
  appropriate. In instances where masonry wraps the exterior corner of the home, the masonry should
  continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or
  window, or other logical point. In cases where no such transition exists near the corner, the masonry
  shall extend at least six (6) feet from the outside corner.
Canyon Creek PD Amendment No.9

A Portion of the Southwest One-Quarter of Section 13, and A Portion of the South Half of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 9 North, Range 36 West of the S.E. Quarter of Section 24, Township 9 North, Range 36 West of the 5th Principal Meridian, County of Boulder, State of Colorado

553.43 ACRES

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