

**LANDSCAPING AND YARD GUIDELINES  
FOR  
GOVERNOR'S RANCH**

Pursuant to resolution duly adopted by the Architectural Control Committee ("ACC") for Governor's Ranch, the following landscaping and yard standards, are adopted, to be applied uniformly throughout Governor's Ranch. The ACC reserves the right to amend the landscaping and yard standards from time to time to reflect changing times, overall economic conditions, changing design standards, changing objectives of Governor's Ranch. Further, ACC reserves the right to grant variances to the landscaping and yard standards upon application of any party desiring such variance, when the application is made to the ACC setting forth all of the reasons for the variance and the variance is necessary to utilize the property on which the landscaping is to be done and does not detract from or interfere with the values of adjacent land owners and the overall development of Governor's Ranch. Any variance submitted to the ACC shall be acted upon within thirty (30) days or the variance shall be deemed rejected.

Landscaping in Governor's Ranch will follow these guidelines:

As soon as practical but not later than the Spring or Fall season following occupancy, the owner shall install an automatic sprinkler system, complete with filter, sod their lawn and plant all other plantings, including trees, perennials, annuals, and shrubs. Nonpermitted trees include Cottonwood, Cottonless Cottonwood, Poplar or Elm.

Square wood timbers, slip-form concrete edging, or 6" metal edging must be installed on property lines where sod is not used. The purpose is to keep rock and mulch out of neighboring yards or common areas.

Each owner shall prepare a landscape plan complete with a timetable for starting and completion. Plans must be submitted for written approval to the ACC.

All owners (including builders) of Lots within Governor's Ranch shall cut and control all weeds, and maintain vegetation growing on all lots whether vacant, occupied, or those with improvements under construction.

No hedge, shrub, mass planting or tree shall be allowed by the Owner to obstruct sight lines at any corner as stated by the Town of Eaton, Colorado. Trees, shrubs and other plants, which die, should be promptly removed from Lot.

Article XI and Article XII in The Declaration of Covenants, conditions and Restrictions for Governor's Ranch should be reviewed and followed.

The Declarant is exempt from these standards in its treatment of entrance features, street, walkway and bike trail separations, and open space separations.