

EXHIBIT A

(Certain Association Maintenance)

Except as otherwise provided in Section 5 below, Owners are responsible for the care, maintenance, repair and replacement of **ALL** items on their Lot, including driveways and sidewalks within the Lot. Such maintenance includes, but is not limited to, the timely remove all snow and ice from a Lot's driveways and sidewalks so as to minimize potential safety issues; in any event such removal shall be in accordance with all City rules and regulations. Except as otherwise provided in Section 5 below, an Owner is also responsible for all care maintenance, repair and replacement of **ALL** items to their Home (defined in section 1.27 of the Declaration). All exterior alterations or changes to a Lot or Home must have prior approval of the Committee in accordance with Article Thirteen of the Declaration. Certain maintenance of the Association shall be undertaken as follows:

- 1) Except as to those portions of Tract A located adjacent to the rear of Lots 9,10, 11 and 12 (if annexed into the Project) as described in Section 10.1 of the Declaration, landscape maintenance and service contracts to be performed on Common Areas are the responsibility of the Association and shall be performed by or contracted for at the discretion of the Board. Landscape maintenance includes mowing, trimming, fertilization, weeding, general irrigation system repair including sprinkler head adjustment and replacement shall be included in landscape maintenance. Determination of types and levels of services, how services are performed, when services are performed and if services are required is at the sole discretion of the Board.

It is imperative that the Association (and the Owners of Lots 9, 10, 11 and 12, as applicable, as to those portions of Tract A located adjacent to the rear of said Lots) properly irrigate the Common Areas so as to avoid overwatering. Proper maintenance includes, but is not limited to, proper setting of irrigation clocks. Overwatering Common Areas can result in drainage issues and damage to trees, landscaping and building improvements.

- 2) The Project has been landscaped to include native grass areas with the intent to blend the native habitat with elements of refined landscaping. Native designed landscaping is a trend pioneered by development in Colorado due mainly to the need to effectively utilize scarce water resources and preserve natural habitat. This sustainable development concept includes the replacement of water and maintenance intensive plant material like Kentucky Bluegrass turf with native type plant material, and to migrate developed urban areas back to their native, historic habitat. Native areas are a fragile environment. After initial installation, it takes up to 3 years of maintenance and weed control by the Association to establish the native areas and several more years for the native habitat to fully mature. Ultimately it will take time, effort and attention by the Association for the native areas to be sustainable and healthy and to provide all the benefits this type of habitat has to offer.
- 3) Repair and replacement of all landscaping including plant material, trees, retaining walls, irrigation system, boarder materials and all other items within the Common Areas are the responsibility of the Association. Section 10.3 of the Declaration permits the Association to

undertake the repair and replacement in the event an Owner fails properly maintain the Owner's Lot at Owner's cost.

- 4) Snow removal on Common Area sidewalks and private roads only, per the attached map. The Association must timely remove all snow and ice from such areas so as to minimize potential safety issues; in any event such removal shall be in accordance with all City rules and regulations.
- 5) Maintenance and repair of the retaining walls and the irrigation main line that are located within the utility and drainage easement along the northern portions of Lots 1-8 (if annexed into the Project) are the responsibility of the Association.

Exhibit B Ulysses Snow Removal Plan



- Private street snow removal at 12 inches
- Common sidewalk snow removal at 4 inches

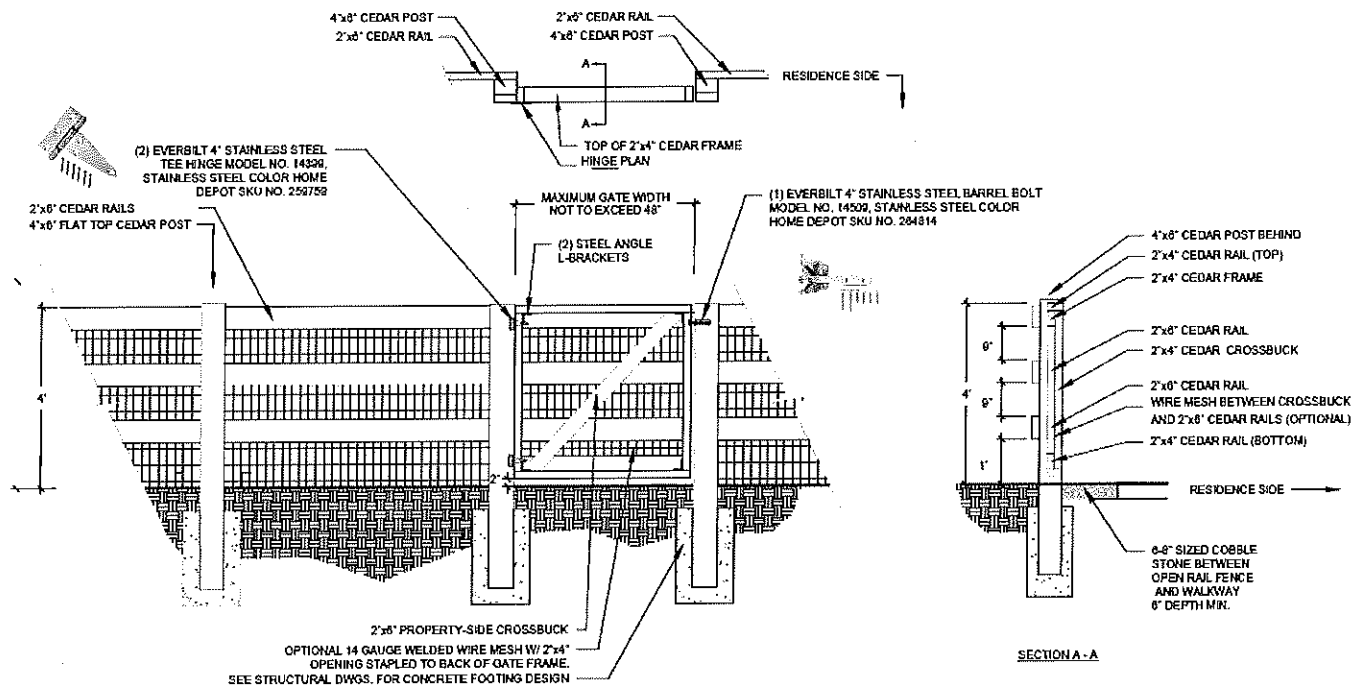
EXHIBIT

HOA FENCE AND GATE REQUIREMENTS

All community fencing shall be 3-rail as specified below, owners may install a gate in the either or both returns to access the rear yard. Fences and gates require prior HOA approval via the Architectural Review Request process. Fence shall follow the specification below with no variance.

1. Fence post are to be installed with the center of each post on the Lot line.
2. Returns to home shall be at a 90-degree angle to the Lot line. Returns shall not be more than 5 feet from where the patio connects to the home.
3. Fence shall be stained at time of installation. Approved fence stain: Behr Transparent waterproofing wood finish, part #401 Cedar Natural Tone. Part #501 water-based equivalent is not acceptable.
4. All lumber shall be select western red cedar. "Eastern" or "White" cedar is not acceptable.

Figure 2. HOA Fence and Gate Detail



NOTE: 1. GATE TO SWING INWARD TOWARD RESIDENCE.
 2. GATE TO BE INSTALLED ONLY ON 3 RAIL FENCE
 3. THE CLASP CAN BE EITHER ON THE INSIDE OR OUTSIDE