

NOTE FROM PINERIDGE

ARCHITECTURAL REVIEW COMMITTEE

October 21, 2003

The quality of our neighborhood depends on the cooperation of every resident and association member. Neighborhood aesthetics provide an overall continuity and are an essential part of the "planned development" concept to maintain and enhance property values. We want everyone to be proud of our neighborhood and enjoy living here.

Genesee is at the end of their construction cycle and recently turned over the ARC (Architectural Review Committee) to the board and homeowners. A committee was formed in August and is in the process of outlining overall landscape concepts, priorities, budgets, and architectural standards for improvements to PineRidge. Until this plan is developed and adopted by the board and homeowners, the rules and regulations in the CCRs which every resident received at closing, apply to any changes and improvements to property. Improvements are broadly defined. An improvement would include but not be limited to, any change to landscape, the exterior of a building, the addition of any accessory ornament, fountain, statue, hot tub, patio, deck, etc. Changes and improvements are encouraged but need to be submitted to the ARC for review and consideration of how it relates to the overall architecture and aesthetics of the whole community. A spirit of cooperation between neighbors and the ARC will go far in creating an optimum environment that benefits all homeowners

The ARC has been bringing the Genesee records up to date and noted several changes/improvements made by residents that were not submitted for review and disposition. Technically, these changes/improvements are in violation of the CCRs and need to be addressed. Letters are being sent to these homeowners for disposition and compliance.

Future changes/improvements should be submitted on the ARC request form to Hallmark Management for processing. This form is available from Hallmark or can be download from the PineRidge webpage link on the [CPN Master HOA site @ cpnhoa.org](#) connecting to neighborhoods. The request will be logged in and sent to the ARC for review and disposition. The ARC meets once a month to review requests, typically the second Sunday of every month. Please send requests to Hallmark Management at least one week prior to the ARC meeting to ensure that there is enough time for it to be reviewed and addressed. Our goal is to process requests within 30 days.

PineRidge borders one of the top 50 public golf courses in the US and over 10,000 acres of dedicated open space. Our area is rich with Colorado history, wildlife and views unmatched anywhere in the front range. There are always opportunities for other homeowners to volunteer for committees. Help us build a neighborhood that makes the most of our natural surroundings and our financial investments....a neighborhood not only for those living here today, but also for those who will live here in the years to come.

Copies of this notice are available from Hallmark Management and on the PineRidge webpage link on the CPN Master HOA site @ www.cpnhoa.org click on neighborhood.