3542741 03/20/2008 11:18A Weld County, CO
1 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

741

PRAIRIE GREENS 2 P.U.D. AMENDMENT A

AN AMENDMENT OF LOT 1 PRAIRIE GREENS 2 P.U.D.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT A
COVER SHEET

REVISIONS
03/02/07 PLANNING COMMENTS
10/11/06 PLANNING COMMISION
09/25/06 SITE REDESIGN
06/06/06 SITE REDESIGN
03/13/06 SITE REDESIGN

LEGAL DESCRIPTION OF PUD AMENDMENT A

ALL OF LOT 1, PRAIRIE GREENS 2, A SUBDIVISION OF PART OF THE E1/2 OF SECTION 31, T2N, R67W OF THE 6TH P.M., ACCORDING TO THE PLAT RECORDED OCTOBER 7, 2002, AS RECEPTION NO. 2993779, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31, FROM WHICH THE E1/4 CORNER OF SAID SECTION 31 BEARS N00°00'34"W, 2647.48 FEET (BASIS OF BEARING), THENCE N00°00'34"W, 2289.37 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF SAID PRAIRIE GREENS 2; THENCE S88°30'07"W, 30.01 FEET ALONG THE SOUTHERLY LINE OF SAID PRAIRIE GREENS 2 TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE TRUE POINT OF BEGINNING;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID LOT 1:

1) THENCE S88°30'07"W, 1736.12 FEET;
2) THENCE N02°23'13"W, 384.99 FEET;
3) THENCE N02°25'47"W, 32.02 FEET;
4) THENCE N88°30'07"E, 870.27 FEET;
5) THENCE N71°54'30"E, 29.68 FEET;
6) THENCE N89°59'26"E, 854.67 FEET;
7) THENCE S00°00'00"W, 44.47 FEET;
8) THENCE S00°00'34"E, 358.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE TRUE POINT OF BEGINNING.

AREA = 16.652 ACRES, MORE OR LESS.

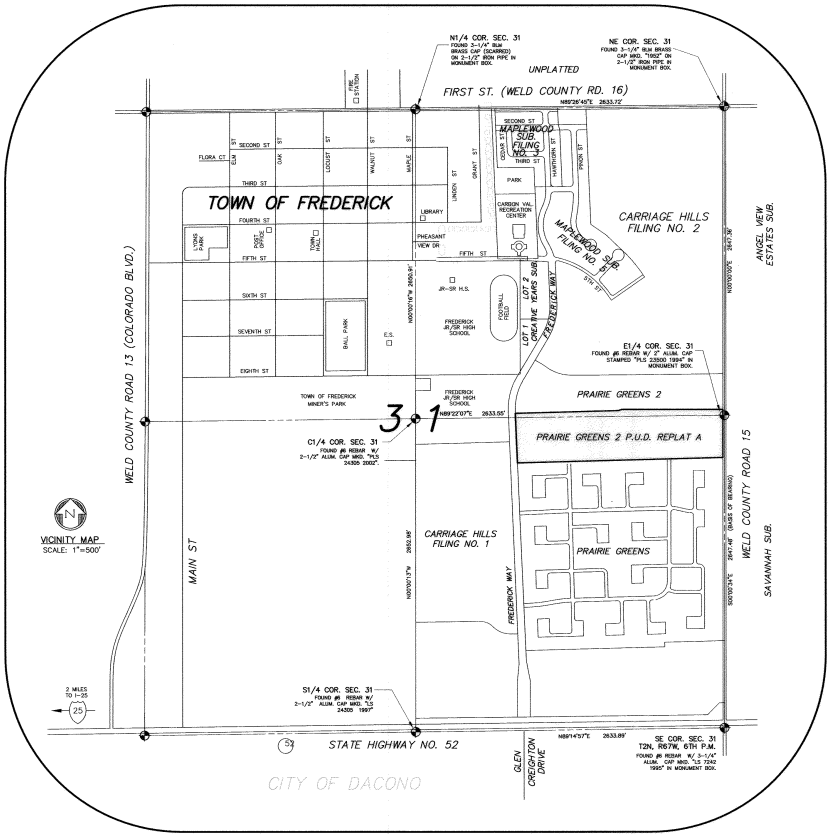
LAND USE INFORMATION

Land use	Areas in acres	%
1. Structures & hard surface improvements, 84 spaces (1)	4.9	29.3
2. Private open space (2)	5.6	33.5
3. Common Areas (3)	3.3	19.8
4. Streets (4)	2.7	16.2
5. WCR 15 ROW Deliniation	0.2	1.2
Total	16.7	100.0

(1) 2533 SF of structure and landscape improvements per space x 84 spaces.
(2) Landscape improvments per space x 84 spaces.
(3) Cul-de-parks and permeter trails.
(4) Streets are quantified flowline to flowline without sidewalk.

PRAIRIE GREENS 2
APPROXIMATE SPACE SIZES

Space #	Size in Sq Ft	Space #	Size in Sq Ft
1	4933	45	4888
2	4888	46	4888
3	7301	47	4888
4	5160	48	4888
5	4420	49	4888
6	4380	50	4888
7	6200	51	4888
8	5640	52	4888
9	4933	53	4888
10	4933	54	4888
11	5640	55	4888
12	5928	56	4888
13	4524	57	6016
14	4524	58	5640
15	4524	59	4888
16	5640	60	4888
17	4933	61	4888
18	4933	62	4888
19	4888	63	4888
20	5242	64	6068
21	6988	65	5170
22	4004	66	5171
23	4004	67	6309
24	6953	68	8178
25	5466	69	6677
26	4888	70	4886
27	4933	71	4679
28	4933	72	4888
29	4888	73	7618
30	4914	74	4518
31	8031	75	4888
32	4628	76	4888
33	4629	77	4888
34	7858	78	6781
35	4509	79	4324
36	5375	80	4888
37	5326	81	4888
38	6656	82	4888
39	5716	83	4888
40	5667	84	5168
41	5516		
42	4943		
43	4888		
44	4888		



SHEET INDEX

1 COVER SHEET AND LEGAL DISCRIPTION
2 LAND USE RESRICTIONS
3 SITE LAYOUT
4 CUL-DE-PARK TYPICAL
5 CUL-DE-PARK TYPICAL
6 HOMESTYLE TYPICALS

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 5th DAY OF October 2006

CHAIRMAN

Kathy Larson
PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS PUD AMENDMENT OF "PRAIRIE GREENS 2 P.U.D. AMMENDMENT A" IS APPROVED AND ACCEPTED BY RESOLUTION NO. Stale, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON October 26 2006

MAYOR

ATTEST:
Nanette Stoneff
TOWN CLERK

CivilArts - drexel group
Engineering • Planning • Surveying
1860 Lefthand Circle, Suite A • Longmont, Colorado 80501 • (303) 682-1131

PLOTTED: WED 12/26/07 13:06:59
MODIFIED: FRI 03/02/07 4:52:28P DRAWING Q:\E-182 PG 2\ENG_LOD-E182-PUD\PUD-F PLAT\PG PUD 1-3.DWG

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TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT A
LAND USE RESTRICTIONS

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06/29/06 SITE REDESIGN
05/12/06 SITE REDESIGN

LAND USE RESTRICTIONS

1. PRAIRIE GREENS 2 PRINCIPAL LAND USE. MANUFACTURED HOUSING UNIT (MHU) DEFINED AS FOLLOWS: A DETACHED PRINCIPAL BUILDING DESIGNED FOR AND USED AS A SINGLE FAMILY DWELLING UNIT BY ONE (1) FAMILY, AND

   1.1 IS PARTIALLY OR ENTIRELY MANUFACTURED IN A FACTORY;

   1.2 IS NOT LESS THAT TWENTY-FOUR (24) FEET IN WIDTH AND THIRTY-SIX (36) FEET IN LENGTH;

   1.3 THE MANUFACTURED HOME MUST BE SET ON A PERMENT FOUNDATION CONSTRUCTED OF POURED CONCRETE;

   1.4 HAS BRICK, WOOD OR COSMETICALLY EQUIVALENT EXTERIOR SIDING ON ALL EXTERIOR WALLS WHICH PROVIDES A CONSISTENT, CONTINUOUS FAÇADE FROM THE BOTTOM OF THE SOFFIT (TOP OF THE WALL SECTION) DOWNWARD TO THE TOP OF THE EXPOSED PERIMETER FOUNDATION. THE EXTERIOR SIDING OF THE MANUFACTURED HOME MUST HAVE THE SAME APPEARANCE AS MATERIALS COMMONLY USED ON RESIDENTIAL DWELLINGS. STRUCTURES SHALL HAVE AT LEAST THREE (3) DIFFERENT BUILDING MATERIALS;

   1.5 THE MANUFACTURED HOME MUST HAVE A PITCHED ROOF WITH A PITCH OF AT LEAST A NOMINAL 3/12. THE ROOF MUST BE COVERED WITH SHINGLES, SHAKES OR TILE. EAVES OF THE ROOF MUST EXTEND AT LEAST 1-FOOT FROM THE INTERSECTION OF THE ROOF AND THE EXTERIOR WALLS;

   1.6 HAS WINDOWS THAT ARE WOOD, VINYL COATED OR ANODIZED ALUMINUM;

   1.7 HAS COLOR COORDINATED ALL BODY AND TRIM COLORS OF BOTH THE FACTORY COMPONENTS AND THE SITE BUILT COMPONENTS TO BE THE SAME;

   1.8 THE MAIN ENTRANCE TO THE MANUFACTURED HOME SHALL ACCESS THE STREET. ADDRESSING SHALL BE FROM THE STREET WHICH THE GARAGE FACES;

   1.9 GARAGES SHALL BE ON THE SIDE OF THE HOME SITE OPPOSITE OF ADJACENT STREET WHERE APPLICABLE.

2. BUILDING HEIGHT. THE MAXIMUM BUILDING HEIGHT IN PRAIRIE GREENS 2 SHALL BE THIRTY-FIVE (35) FEET.

3. PRAIRIE GREENS 2 ACCESSORY USES – BY RIGHT AS FOLLOWS:

   3.1 HOME OCCUPATION AS PERMITTED BY THE TOWN OF FREDERICK MUNICIPAL CODE;

   3.2 MANAGEMENT QUARTERS WITH OR WITHOUT PERMANENT OCCUPANCY;

   3.3 OUTDOOR RECREATION FACILITIES;

   3.4 PRIVATE PARKS AND OPEN SPACE;

   3.5 SECURITY GUARD HOUSES;

   3.6 MANUFACTURED HOME DISPLAY (ON LOTS ONLY);

   3.7 MANUFACTURED HOME SALES OFFICE;

   3.8 MAINTENANCE BUILDINGS AND EQUIPMENT STORAGE.

4. NO MHU SHALL BE OCCUPIED FOR DWELLING PURPOSES UNLESS IT IS PROPERLY PLACED IN A MHU SPACE AND CONNECTED TO WATER, SEWERAGE, AND ELECTRIC AND GAS UTILITIES, AS APPROPRIATE.

5. MHU SPACE STANDARDS. MHU SPACES SHALL BE A MINIMUM OF 4,000 SQUARE FEET. A TYPICAL MHU SPACE WILL BE FIFTY-TWO (52) FEET BY NINETY (90) FEET.

6. SPACING AND SETBACKS.

   6.1 THE DISTANCE BETWEEN ANY BUILDING OR MHU FROM A PROPERTY LINE OF LOT 1 SHALL BE NO LESS THAN TWENTY (20) FEET. EXCEPT THIS PROVISION SHALL NOT APPLY TO SPACES 67, 68, 72 AND 73; WHICH SHALL MAINTAIN A SETBACK OF NO LESS THAN FIVE FEET FROM THIS PROPERTY LINE.

   6.2 THE FRONT SETBACK OF A MHU SHALL BE A MINIMUM OF FIFTEEN (15) FEET FROM THE BACK OF THE CURB.

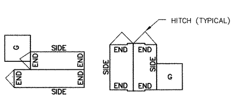
   6.3 SIDE SPACING SHALL PROVIDE FOR A DISTANCE OF TWENTY (20) FEET BETWEEN MHUS.

   6.4 REAR SPACING SHALL PROVIDE FOR A DISTANCE OF TEN (10) FEET BETWEEN UNITS WHEN UNITS ARE SIDE TO END, AND A DISTANCE OF TEN (10) FEET BETWEEN UNITS WHEN UNITS ARE END TO END.

   6.5 THERE SHALL BE A MINIMUM SPACING OF TWENTY (20) FEET BETWEEN ANY SERVICE FACILITY OR MHU PARK PERMANENT BUILDING AND ANY MHU.

   6.6 ACCESSORY BUILDINGS AND STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED INTERNATIONAL RESIDENTIAL CODE. ACCESSORY BUILDINGS AND STRUCTURES SHALL INCLUDE STEPS, ATTACHED OR DETACHED PATIOS THAT ARE OPEN ON THREE SIDES, ATTACHED OR DETACHED DECKS THAT ARE OPEN ON THREE SIDES, ATTACHED OR DETACHED STORAGE UNITS, ATTACHED OR DETACHED GARAGES, AND ATTACHED OR DETACHED CARPORTS. ACCESSORY BUILDINGS OR STRUCTURES MAY BE LOCATED ADJACENT TO A MHU SPACE LINE PROVIDED, HOWEVER, THAT A MINIMUM OF SIX (6) FEET OF SEPARATION IS PROVIDED BETWEEN A GARAGE AND ANY STRUCTURE ON AN ADJOINING SPACE. ANY OTHER ACCESSORY BUILDING OR STRUCTURE SHALL PROVIDE A MINIMUM OF TEN (10) FEET BETWEEN IT AND ANY STRUCTURE ON AN ADJOINING SPACE.

7. SPACE MARKERS. THE LIMITS OF EACH MANUFACTURE HOME SPACE SHALL BE CLEARLY MARKED ON THE GROUND BY PERMANENT MONUMENTS SET PURSUANT TO C.R.S. 38-51-101.



LAND USE RESTRICTIONS (CON'T)

8. STREET DESIGN STANDARDS.

   8.1 ALL INTERIOR STREETS IN PRAIRIE GREENS 2 SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION AND SHALL BE A MINIMUM WIDTH OF TWENTY-TWO (22) FEET BACK OF CURB TO BACK OF CURB, INCLUDING THE WIDTH OF GUTTER PANS AS SHOWN ON THE PLANS.

   8.2 9TH STREET SHALL BE THIRTY-TWO (32) FEET BACK OF CURB TO BACK OF CURB WITH A FOUR (4) FOOT ATTACHED SIDEWALK ON BOTH SIDES. INDIAN PAINTBRUSH STREET SHALL BE THIRTY-TWO (32) FEET BACK OF CURB TO BACK OF CURB WITH A FOUR (4) FOOT DETACHED SIDEWALK ON ONE SIDE. THE FOUR (4) FOOT DETACHED SIDEWALK SHALL BE LOCATED SIX (6) FEET FROM THE BACK OF CURB.

8.3 THE ENTRANCE STREET INTO THE CUL-DE-PARK SHALL BE THIRTY-TWO (32) FEET BACK OF CURB TO BACK OF CURB WITH A FOUR (4) FOOT ATTACHED SIDEWALK ON BOTH SIDES. THE ONE-WAY STREET WITHIN THE CUL-DE-PARK SHALL BE TWENTY-TWO (22) FEET BACK OF CURB TO BACK OF CURB WITH A FOUR (4) FOOT ATTACHED SIDEWALK ON ONE SIDE.

9. EVERY MHU SPACE SHALL HAVE TWO (2) OFF-STREET PARKING SPACES ADJACENT TO THE MHU.

10. PEDESTRIAN CIRCULATION. PRAIRIE GREENS 2 SHALL PROVIDE FOR A SYSTEM OF PEDESTRIAN CIRCULATION WITHIN THE DEVELOPMENT. THE SYSTEM SHALL CONNECT WITH EXISTING SIDEWALKS, IF ANY ARE ADJACENT TO THE PROPERTY. THE SYSTEM SHALL BE DESIGNED TO LINK RESIDENTIAL UNITS WITH RECREATION FACILITIES, SCHOOL BUS STOPS AND EXISTING SIDEWALKS IN THE NEIGHBORHOOD. DETACHED SIDEWALKS WITHIN PRAIRIE GREENS 2 SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH. ATTACHED WALKS SHALL BE FOUR FOOT FIVE INCHES IN WIDTH INCLUDING TOP OF CURB.

11. STREET AND SIDEWALK LIGHTING. ALL STREETS AND SIDEWALKS SHALL BE LIGHTED IN ACCORDANCE WITH DESIGN PROVIDED BY THE THE TOWN OF FREDERICK THROUGH UNITED POWER.

12. ACCESS AND CIRCULATION. PRAIRIE GREENS 2 SHALL HAVE TWO MEANS OF ACCESS TO PUBLIC STREETS AT THE PERIMETER OF THE SITE. INTERNAL CIRCULATION SHALL BE PROVIDED BY PRIVATE STREETS. EACH MHU SPACE SHALL BE PROVIDED ACCESS TO THE INTERNAL CIRCULATION SYSTEM. NO MHU SPACE SHALL HAVE DIRECT ACCESS TO A PUBLIC STREET ON THE PERIMETER OF THE SITE.

14. TRAFFIC CONTROL.

    14.1 PURSUANT TO C.R.S. 42-4-1102, THE TOWN ELECTS TO IMPOSE AND ENFORCE STOP SIGN REGULATIONS, SPEED LIMITS AND PARKING RESTRICTIONS POSTED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES UPON ALL STREETS WHICH ARE PRIVATELY MAINTAINED IN PRAIRIE GREENS 2. THE PRAIRIE GREENS 2 CONDOMINIUM ASSOCIATION SHALL PROVIDE SUCH SIGNS AS MAY BE REQUIRED BY THE TRAFFIC ENGINEER AND AGREES TO ERECT AND MAINTAIN SUCH SIGNS IN CONFORMITY WITH THE MODEL TRAFFIC CODE.

    14.2 THE STOP SIGN PLACEMENT, SPEED LIMITS AND PARKING RESTRICTIONS SHALL BE DETERMINED BY THE TRAFFIC ENGINEER, BUT SHALL BE CONSISTENT WITH THE PROVISIONS OF C.R.S. 42-4-1101 TO 42-4-1104, C.R.S. 42-4-1204 AND C.R.S. 42-4-1208.

    14.3 THERE SHALL BE POSTED AT EACH ENTRANCE TO PRAIRIE GREENS 2 A SIGN GIVING NOTICE OF SUCH ENFORCEMENT IN THE FOLLOWING TEXT:

    NOTICE: STOP SIGN, SPEED LIMITS AND PARKING RESTRICTIONS ENFORCED BY THE CONDOMINUM ASSOCIATION.

    14.4 WHEN ALL SIGNS ARE IN PLACE, STOP SIGN, SPEED LIMITS AND PARKING REGULATIONS SHALL BE ENFORCED AND VIOLATIONS THEREOF PUNISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MODEL TRAFFIC CODE THEN IN EFFECT.

15. UTILITY DESIGN REQUIREMENT.

    15.1 ALL PUBLIC UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE TOWN OR DISTRICT STANDARDS.

    15.2 PRAIRIE GREENS 2 MAY HAVE MULTIPLE MASTER METERS FOR WATER SERVICE.

    15.3 EACH MHU SPACE SHALL HAVE ITS OWN METER FOR WATER AND ELECTRICAL SERVICES.

16. SIDEWALK BETWEEN STREET AND HOME. CONCRETE SIDEWALKS SHALL BE PROVIDED BETWEEN THE MHU AND THE ADJACENT STREET SIDEWALK; EXCEPT, THE PAVED PARKING AREA MAY SATISFY THIS REQUIREMENT PROVIDED A SIDEWALK IS PROVIDED FROM THE PARKING AREA TO THE MHU.

17. MHU SPACE LANDSCAPING. THE DEVELOPER SHALL PROVIDE FRONT AND REAR MHU SPACE LANDSCAPING FOR EACH MHU SPACE, INCLUDING BUT NOT LIMITED TO, SOD AND IRRIGATION SYSTEM AND TREES AND SHRUBS FROM THE TOWN'S LIST OF APPROVED PLANT MATERIALS CONTAINED IN THE TOWN OF FREDERICK COMPREHENSIVE PLAN. THE DEVELOPER SHALL PROVIDE GRAPHICAL REPRESENTATION OF "TYPICAL" MHU SPACE LANDSCAPING FOR EACH OF MHU DESIGNS TO BE LOCATED IN PRAIRIE GREENS 2 FOR REVIEW AND APPROVAL BY THE FREDERICK PLANNING COMMISSION AND BOARD OF TRUSTEES.

18. PRAIRIE GREENS 2 PERIMETER AND COMMON SPACE LANDSCAPING. THE DEVELOPER SHALL LANDSCAPE THE PERIMETER AND COMMON OPEN SPACE OF PRAIRIE GREENS 2 IN ACCORDANCE WITH LANDSCAPING PLANS SUBMITTED TO THE FREDERICK PLANNING COMMISSION AND BOARD OF TRUSTEES FOR REVIEW AND APPROVAL.

19. OUTDOOR LIVING AREA.

    19.1 NO LESS THAN EIGHT (8) PERCENT OF THE GROSS SITE AREA SHALL BE RESERVED FOR AND DEVOTED TO IMPROVED RECREATIONAL AREAS AND FACILITIES PROVIDED IN A LOCATION OR LOCATIONS CONVENIENT TO ALL MHU SPACES.

    19.2 AN OUTDOOR LIVING AREA SHALL BE PROVIDED ON EACH SPACE EQUAL TO AT LEAST TEN (10) PERCENT OF ITS AREA, PROVIDED THAT IN NO CASE SHALL SUCH AREA BE LESS THAN THREE HUNDRED (300) SQ. FT. OR REQUIRED TO BE MORE THAN FIVE HUNDRED (500) SQ. FT. THE MINIMUM HORIZONTAL DIMENSION OF SUCH AREA SHALL BE NOT LESS THAN FIFTEEN (15) FEET.

    19.3 SUCH OUTDOOR LIVING AREA SHALL BE PROPERLY DRAINED, LOCATED FOR CONVENIENCE AND OPTIMUM USE AND WALLED, FENCED OR LANDSCAPED TO PROVIDE REASONABLE PRIVACY.

LAND USE RESTRICTIONS (CON'T)

20. BUILDING REQUIREMENTS.

    20.1 ALL MHUS SHALL BE CERTIFIED PURSUANT TO THE "NATIONAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT OF 1974," 42 U.S.C. 5401 ET SEQ, AS AMENDED OR SHALL BE CERTIFIED BY THE COLORADO DIVISION OF HOUSING PURSUANT TO C.R.S. 24-32-701, ET SEQ.

    20.2 ALL MHUS SHALL HAVE AN ENCLOSED CRAWL SPACE UNDERNEATH THE MHU AND SHALL NOT PROVIDE A HARBORAGE FOR RODENTS OR CREATE FIRE HAZARD. NO ENCLOSED CRAWL SPACE SHALL BE USED FOR STORAGE UNLESS THE STORAGE AREA IS SURFACED WITH CONCRETE. ADEQUATE ACCESS AND VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH THE GUIDELINES FOR MANUFACTURED HOUSING INSTALLATION.

    20.3 ADDITIONS TO INCREASE THE FLOOR AREA OF MHUS SHALL NOT BE PERMITTED EXCEPT FOR PATIOS, PORCHES, GARAGES OR CARPORTS. GARAGES MAY BE DETACHED OR ATTACHED.

    20.4 PRIOR TO OCCUPANCY, THE BUILDING INSPECTOR SHALL INSPECT EACH MHU TO DETERMINE COMPLIANCE WITH THE TOWN CODE. NO OCCUPANCY SHALL BE PERMITTED OR CERTIFICATE OF OCCUPANCY ISSUED UNTIL SAID INSPECTION AND ALL CONNECTIONS TO PUBLIC UTILITIES HAVE BEEN MADE. THE OWNER OR HOME BUILDER SHALL PAY TO THE TOWN A BUILDING PERMIT FEE FOR EACH RESIDENTIAL STRUCTURE AS MAY BE REQUIRED BY THE TOWN CODE. INSTALLATION PROCEDURES AND THE BUILDING PERMIT FEE SHALL BE IN ACCORDANCE WITH THE THEN CURRENT GUIDELINES FOR MANUFACTURED HOUSING INSTALLATION, INCLUDING APPENDICES, PUBLISHED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS FOR MANUFACTURED HOMES AS ADOPTED BY THE TOWN OF FREDERICK.

    20.5 ALL ADDITIONS SHALL COMPLY WITH MINIMUM YARD REQUIREMENTS, AND A BUILDING PERMIT SHALL BE REQUIRED IN ADVANCE FOR ANY SUCH ADDITION.

21. ALL STREETS SHALL BE NAMED ON THE PUD AND SUBMITTED BY THE DEVELOPER FOR APPROVAL. EACH SPACE SHALL BE NUMERICALLY DESIGNATED FOR ADDRESS AND MAIL PURPOSES AND SIGNS FURNISHED AND INSTALLED BY THE MHU DEVELOPER. CLUSTER POSTAL BOXES WILL BE PROVIDED AT A CENTRAL LOCATION(S) CONVENIENT TO THE RESIDENTS. NO INDIVIDUAL STREET SIDE OR HOUSE MOUNT MAIL BOXES ARE PERMITTED UNLESS OTHERWISE APPROVED BY THE TOWN AND POST OFFICE.

22. SOLID WASTE DISPOSAL.

    22.1 THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROMULGATION AND ENFORCEMENT OF RULES AND REGULATIONS GOVERNING SOLID WASTE STORAGE AND HANDLING THAT MEET OR EXCEED STATE OR FEDERAL REGULATIONS.

    22.2 THE HOME OWNER SHALL PROVIDE CONTAINERS FOR THE STORAGE OF SOLID WASTES AWAITING COLLECTION FOR EACH MHU SPACE. CONTAINERS ARE TO BE FLY TIGHT, WATER TIGHT, AND RODENT PROOF AND ARE TO BE KEPT OFF THE STREET, CURB, SIDEWALK AND ALL OTHER PUBLIC WAYS, AND CONCEALED FROM PUBLIC VIEW, EXCEPT ON COLLECTION DAY.

23. CONDOMINIUM ASSOCIATION. PRAIRIE GREENS 2 SHALL ESTABLISH A CONDOMINIUM ASSOCIATION. THIS ASSOCIATION SHALL BE ESTABLISHED BY PRAIRIE GREENS 2 FROM RESIDENTS LIVING WITHIN THE COMMUNITY. THE ASSOCIATION SHALL MEET ON A REGULAR BASIS ESTABLISHED BY THE ASSOCIATION. THE MEETING SHALL BE NOTICED AND BE OPEN TO ALL RESIDENTS OF PRAIRIE GREENS 2. THE MANAGING BOARD OF THE ASSOCIATION SHALL BE DETERMINED BY POPULAR ELECTION.

24. PRAIRIE GREENS 2 SHALL BE OWNED IN COMMON BY THE PRAIRIE GREENS 2 CONDOMINIUM ASSOCIATION. PRAIRIE GREENS 2 MAY NOT BE CONVERTED TO ANY USE OTHER THEN SUCH USES PROVIDED IN THIS PLANNED UNIT DEVELOPMENT WITHOUT THE APPROVAL OF THE TOWN AND MEETING THE APPROPRIATE LOT SIZE, LOT WIDTH AND SETBACK AND OTHER REQUIREMENTS OF THE NEW USE.

    (a) THE LAND WITHIN LOT 1 OF PRAIRIE GREENS 2 SHALL REMAIN OWNED BY MEMBERS OF THE PRAIRIE GREENS 2 CONDOMINIUM ASSOCIATION.

    (b) NO DWELLING UNIT OTHER THAN A FACTORY-BUILT HOME SHALL BE LOCATED WITHIN PRAIRIE GREENS 2. A FACTORY BUILT HOME SHALL BE DEFINED AS A "MODULAR" HOME OR A "MANUFACTURED" HOME.

    (c) THE REPEAL OF THE FOREGOING RESTRICTIONS TO THE PRAIRIE GREENS 2 PLAT AND PUD SHALL BE AT THE SOLE DISCRETION OF THE FREDERICK BOARD OF TRUSTEES AND SHALL BE BY ORDINANCE DULY ADOPTED AND RECORDED IN THE SAME MANNER AS THE SUBDIVISION PLAT.

    THIS PRAIRIE GREENS 2 PUD SHALL BE RECORDED AT THE COUNTY CLERK AND RECORDER.

25. CONFORMANCE WITH STATE LAW. PRAIRIE GREENS 2 AND ITS OPERATION SHALL CONFORM IN ALL REPSECTS TO THE PROVISIONS OF THE STATE OF COLORADO CONDOMINIUM ACT(S).

26. PRAIRIE GREENS 2 IS CURRENTLY PLANNED FOR ONE PHASE COMPRISING 84 SPACES. IT IS ANTICIPATED THAT PHASE 1 WILL BEGIN IN 2006, HOWEVER THIS SCHEDULE IS BASED UPON CURRENT MARKET CONDITIONS AND MAY CHANGE SUBJECT TO MARKET DEMANDS.

27. PROTECTION OF RESIDENTS AND OTHER PEOPLE FROM EXISTING OIL AND GAS FACILTIES SHALL BE PROVIDED BY PRAIRIE GREENS 2 IN ACCORDANCE WITH FREDERICK POLICIES.

28. RELOCATION OF OIL AND GAS LINES AND FACILITIES WAS COMPLETED WITH PRAIRIE GREENS 1 AND A SURFACE USE AGREEMNT WAS COMPLETED WITH THE MINERAL OWNERS AND THEIR LESSEES.

29. PARKING ENFORCEMENT. THE PRAIRIE GREENS 2 CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR POLICING NO PARKING PROVISIONS WITHIN THE COMMUNITY. SIGNAGE SHALL BE INSTALLED AND MAINTAINED. DESIGNATED REPRESENTATIVES OF THE ASSOCIATION MAY ENLIST THE AID OF THE TOWN'S POLICE AND/OR FIRE DEPARTMENT FOR CITATIONS AND/OR TOWING. THE ASSOCIATION SHALL BE RESPONSIBLE FOR FEES INCURRED BY THE TOWN'S POLICE AND/OR FIRE DEPARTMENT SHOULD SUCH FEES BE IMPOSED.

30. SETBACK ENFORCEMENT. HOMES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN'S BUILDING PERMIT AND INSPECTION PROCEDURES. PLOT PLANS SHOWING PROPOSED SETBACKS SHALL BE SUBMITTED WITH EACH BUILDING PERMIT APPLICATION. PRIOR TO POURING FOUNDATIONS, SETBACK PROVISIONS SHALL BE CHECKED IN THE FIELD BY BOTH THE TOWN'S INSPECTOR AND BY THE CONTRACTOR. IF THE TOWN REQUIRES, THE CONTRACTOR SHALL SUBMIT A FORM VERIFYING COMPLIANCE TO THE SETBACK PROVISIONS PRIOR TO POURING A FOUNDATION.

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06/06/06 SITE REDESIGN
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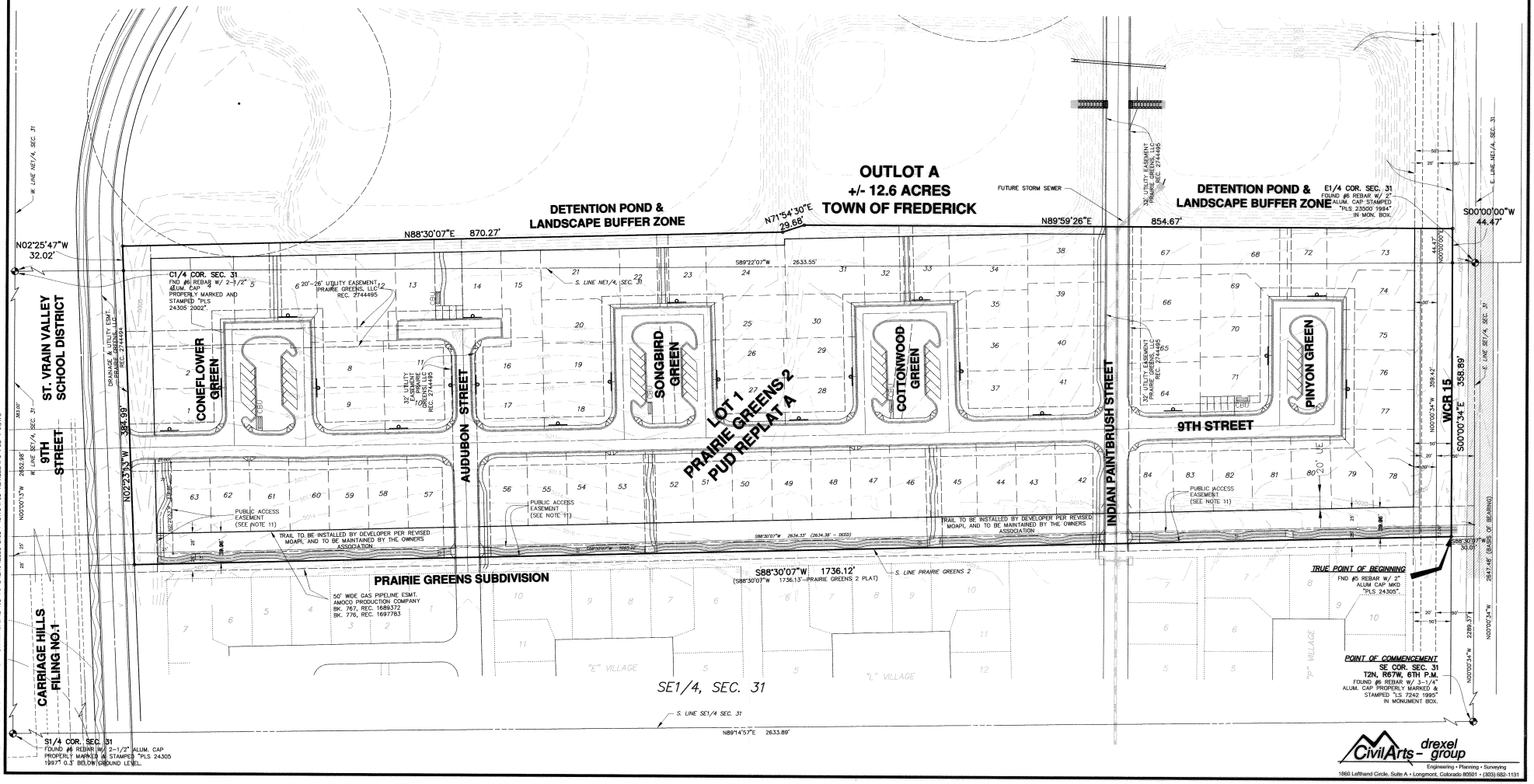
N

60 0 60 120
ORIGINAL SCALE: 1"=60'

LEGEND
INTEREST AREA
"NO PARKING FIRE LANE" SIGNS



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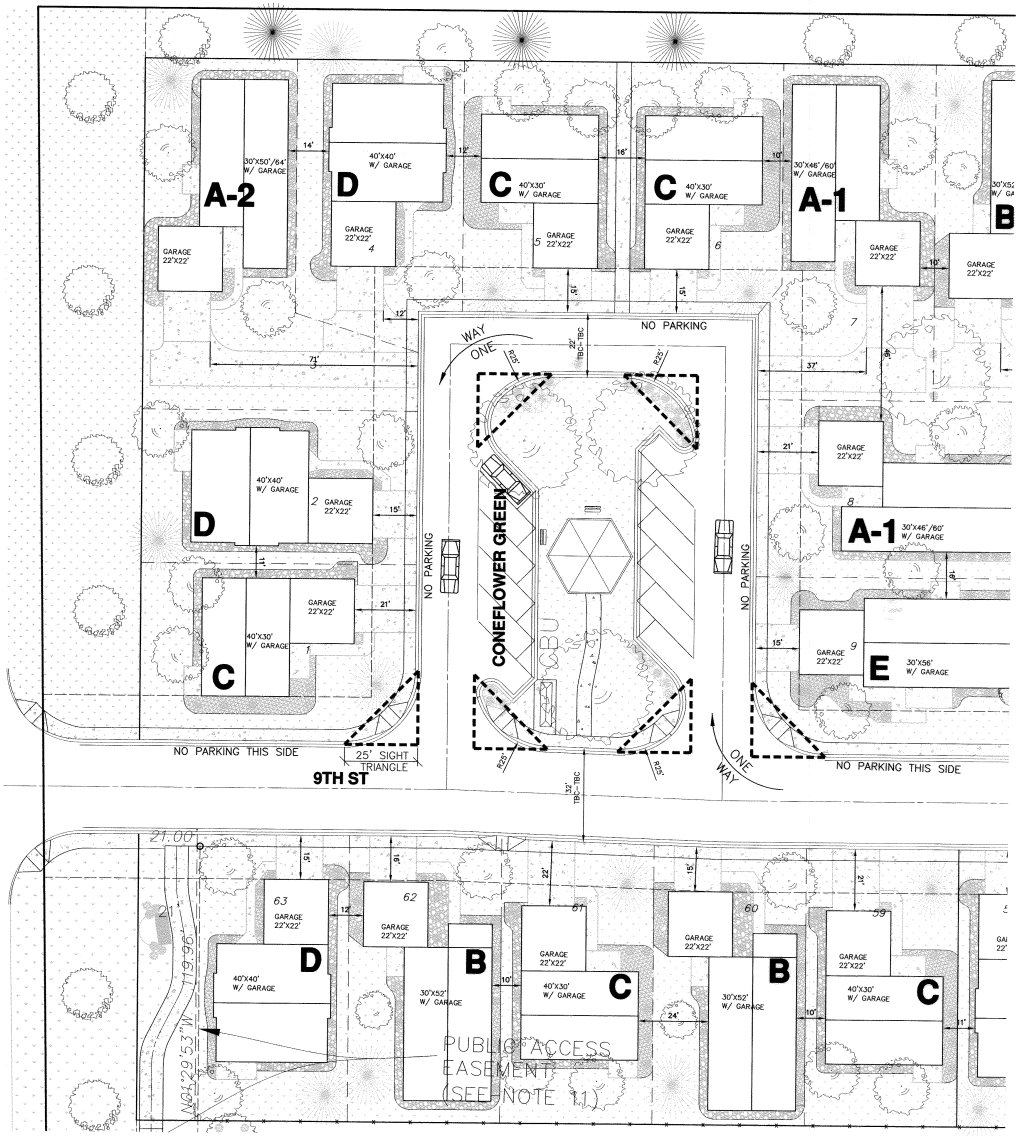
3542741 03/20/2008 11:18A Weld County, CO
4 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

PRAIRIE GREENS 2 P.U.D. AMENDMENT A

AN AMENDMENT OF LOT 1 PRAIRIE GREENS 2 P.U.D.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT A

CUL-DE-PARK TYPICAL

REVISIONS
03/20/07 PLANNING COMMENTS
10/11/06 PLANNING COMMISSION
08/22/06 SITE REDESIGN
06/26/06 SITE REDESIGN
05/12/06 SITE REDESIGN



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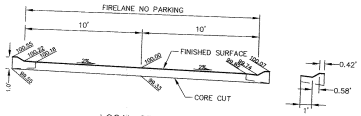
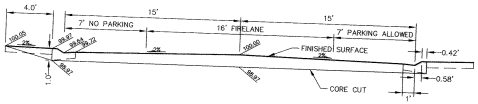
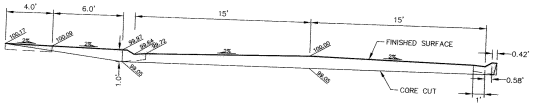


LOCAL STREET
ROLL OVER CURB



LOCAL STREET WITH ATTACHED WALK
ROLL OVER CURB



INDIAN PAINTBRUSH
ROLL OVER CURB

LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- CBU (MAILBOX CLUSTER)
- PARK BENCH
- GAZEBO
- SIDEWALK
- LOTLINE
- LIVE GROUND COVER/SOD (IRRIGATED)
- NATIVE GRASSES

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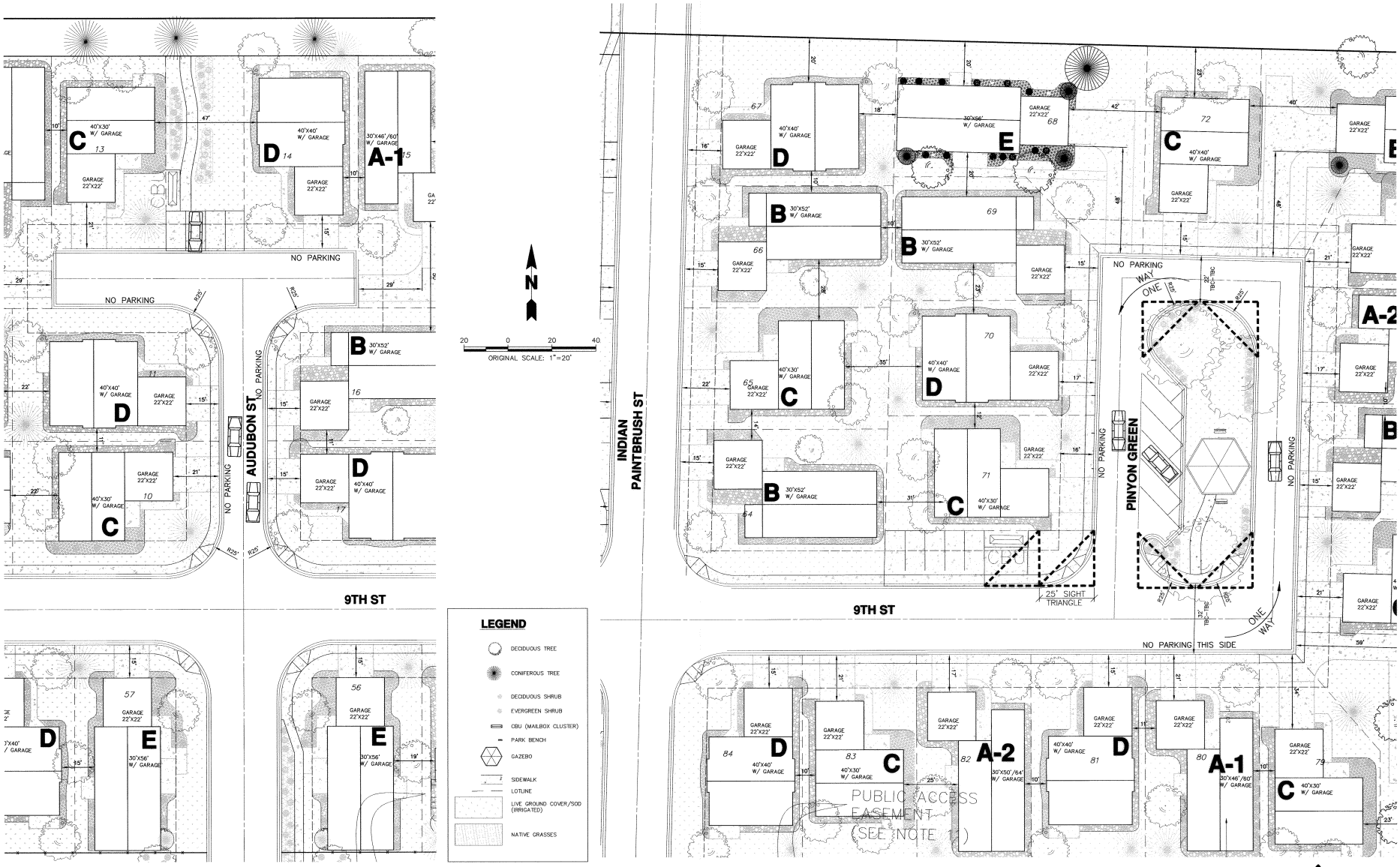
3542741 03/20/2008 11:18A Weld County, CO
5 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

PRAIRIE GREENS 2 P.U.D. AMENDMENT A

AN AMENDMENT OF LOT 1 PRAIRIE GREENS 2 P.U.D.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT A

CUL-DE-PARK TYPICAL

REVISIONS
03/20/07 PLANNING COMMENTS
10/11/06 PLANNING COMMISION
08/22/06 SITE REDESIGN
06/20/06 SITE REDESIGN
05/12/06 SITE REDESIGN



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3542741 03/20/2008 11:18A Weld County, CO
6 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

PRAIRIE GREENS 2 P.U.D. AMENDMENT A

AN AMENDMENT OF LOT 1 PRAIRIE GREENS 2 P.U.D.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT A

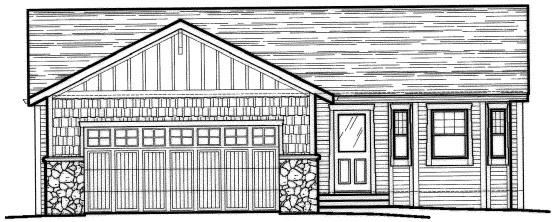
HOMESTYLE TYPICAL

REVISIONS
03/02/07 PLANNING COMMENTS
10/11/06 PLANNING COMMISION
08/22/06 SITE REDESIGN
06/06/06 SITE REDESIGN
05/12/06 SITE REDESIGN

HOUSE A
NOT TO SCALE

HOUSE C
NOT TO SCALE

HOUSE B
NOT TO SCALE



HOUSE D
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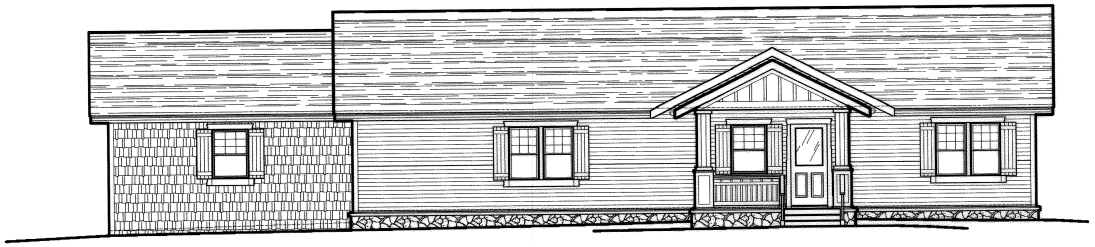

HOUSE E
NOT TO SCALE

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3542741 03/20/2008 11:18A Weld County, CO
2 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

PRAIRIE GREENS 2 P.U.D. AMENDMENT A

AN AMENDMENT OF LOT 1 PRAIRIE GREENS 2 P.U.D.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT A
LAND USE RESTRICTIONS

REVISIONS
03/02/07 PLANNING COMMENTS
10/11/06 PLANNING COMMISION
08/22/06 SITE REDESIGN
06/29/06 SITE REDESIGN
05/12/06 SITE REDESIGN

LAND USE RESTRICTIONS

1. PRAIRIE GREENS 2 PRINCIPAL LAND USE. MANUFACTURED HOUSING UNIT (MHU) DEFINED AS FOLLOWS: A DETACHED PRINCIPAL BUILDING DESIGNED FOR AND USED AS A SINGLE FAMILY DWELLING UNIT BY ONE (1) FAMILY, AND

   1.1 IS PARTIALLY OR ENTIRELY MANUFACTURED IN A FACTORY;

   1.2 IS NOT LESS THAT TWENTY-FOUR (24) FEET IN WIDTH AND THIRTY-SIX (36) FEET IN LENGTH;

   1.3 THE MANUFACTURED HOME MUST BE SET ON A PERMENT FOUNDATION CONSTRUCTED OF POURED CONCRETE;

   1.4 HAS BRICK, WOOD OR COSMETICALLY EQUIVALENT EXTERIOR SIDING ON ALL EXTERIOR WALLS WHICH PROVIDES A CONSISTENT, CONTINUOUS FAÇADE FROM THE BOTTOM OF THE SOFFIT (TOP OF THE WALL SECTION) DOWNWARD TO THE TOP OF THE EXPOSED PERIMETER FOUNDATION. THE EXTERIOR SIDING OF THE MANUFACTURED HOME MUST HAVE THE SAME APPEARANCE AS MATERIALS COMMONLY USED ON RESIDENTIAL DWELLINGS. STRUCTURES SHALL HAVE AT LEAST THREE (3) DIFFERENT BUILDING MATERIALS;

   1.5 THE MANUFACTURED HOME MUST HAVE A PITCHED ROOF WITH A PITCH OF AT LEAST A NOMINAL 3/12. THE ROOF MUST BE COVERED WITH SHINGLES, SHAKES OR TILE. EAVES OF THE ROOF MUST EXTEND AT LEAST 1-FOOT FROM THE INTERSECTION OF THE ROOF AND THE EXTERIOR WALLS;

   1.6 HAS WINDOWS THAT ARE WOOD, VINYL COATED OR ANODIZED ALUMINUM;

   1.7 HAS COLOR COORDINATED ALL BODY AND TRIM COLORS OF BOTH THE FACTORY COMPONENTS AND THE SITE BUILT COMPONENTS TO BE THE SAME;

   1.8 THE MAIN ENTRANCE TO THE MANUFACTURED HOME SHALL ACCESS THE STREET. ADDRESSING SHALL BE FROM THE STREET WHICH THE GARAGE FACES;

   1.9 GARAGES SHALL BE ON THE SIDE OF THE HOME SITE OPPOSITE OF ADJACENT STREET WHERE APPLICABLE.

2. BUILDING HEIGHT. THE MAXIMUM BUILDING HEIGHT IN PRAIRIE GREENS 2 SHALL BE THIRTY-FIVE (35) FEET.

3. PRAIRIE GREENS 2 ACCESSORY USES – BY RIGHT AS FOLLOWS:

   3.1 HOME OCCUPATION AS PERMITTED BY THE TOWN OF FREDERICK MUNICIPAL CODE;

   3.2 MANAGEMENT QUARTERS WITH OR WITHOUT PERMANENT OCCUPANCY;

   3.3 OUTDOOR RECREATION FACILITIES;

   3.4 PRIVATE PARKS AND OPEN SPACE;

   3.5 SECURITY GUARD HOUSES;

   3.6 MANUFACTURED HOME DISPLAY (ON LOTS ONLY);

   3.7 MANUFACTURED HOME SALES OFFICE;

   3.8 MAINTENANCE BUILDINGS AND EQUIPMENT STORAGE.

4. NO MHU SHALL BE OCCUPIED FOR DWELLING PURPOSES UNLESS IT IS PROPERLY PLACED IN A MHU SPACE AND CONNECTED TO WATER, SEWERAGE, AND ELECTRIC AND GAS UTILITIES, AS APPROPRIATE.

5. MHU SPACE STANDARDS. MHU SPACES SHALL BE A MINIMUM OF 4,000 SQUARE FEET. A TYPICAL MHU SPACE WILL BE FIFTY-TWO (52) FEET BY NINETY (90) FEET.

6. SPACING AND SETBACKS.

   6.1 THE DISTANCE BETWEEN ANY BUILDING OR MHU FROM A PROPERTY LINE OF LOT 1 SHALL BE NO LESS THAN TWENTY (20) FEET. EXCEPT THIS PROVISION SHALL NOT APPLY TO SPACES 67, 68, 72 AND 73; WHICH SHALL MAINTAIN A SETBACK OF NO LESS THAN FIVE FEET FROM THIS PROPERTY LINE.

   6.2 THE FRONT SETBACK OF A MHU SHALL BE A MINIMUM OF FIFTEEN (15) FEET FROM THE BACK OF THE CURB.

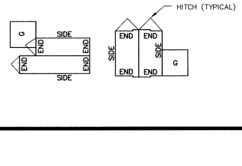
   6.3 SIDE SPACING SHALL PROVIDE FOR A DISTANCE OF TWENTY (20) FEET BETWEEN MHUS.

   6.4 REAR SPACING SHALL PROVIDE FOR A DISTANCE OF TEN (10) FEET BETWEEN UNITS WHEN UNITS ARE SIDE TO END, AND A DISTANCE OF TEN (10) FEET BETWEEN UNITS WHEN UNITS ARE END TO END.

   6.5 THERE SHALL BE A MINIMUM SPACING OF TWENTY (20) FEET BETWEEN ANY SERVICE FACILITY OR MHU PARK PERMANENT BUILDING AND ANY MHU.

   6.6 ACCESSORY BUILDINGS AND STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED INTERNATIONAL RESIDENTIAL CODE. ACCESSORY BUILDINGS AND STRUCTURES SHALL INCLUDE STEPS, ATTACHED OR DETACHED PATIOS THAT ARE OPEN ON THREE SIDES, ATTACHED OR DETACHED DECKS THAT ARE OPEN ON THREE SIDES, ATTACHED OR DETACHED STORAGE UNITS, ATTACHED OR DETACHED GARAGES, AND ATTACHED OR DETACHED CARPORTS. ACCESSORY BUILDINGS OR STRUCTURES MAY BE LOCATED ADJACENT TO A MHU SPACE LINE PROVIDED, HOWEVER, THAT A MINIMUM OF SIX (6) FEET OF SEPARATION IS PROVIDED BETWEEN A GARAGE AND ANY STRUCTURE ON AN ADJOINING SPACE. ANY OTHER ACCESSORY BUILDING OR STRUCTURE SHALL PROVIDE A MINIMUM OF TEN (10) FEET BETWEEN IT AND ANY STRUCTURE ON AN ADJOINING SPACE.

7. SPACE MARKERS. THE LIMITS OF EACH MANUFACTURE HOME SPACE SHALL BE CLEARLY MARKED ON THE GROUND BY PERMANENT MONUMENTS SET PURSUANT TO C.R.S. 38-51-101.



LAND USE RESTRICTIONS (CON'T)

8. STREET DESIGN STANDARDS.

   8.1 ALL INTERIOR STREETS IN PRAIRIE GREENS 2 SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION AND SHALL BE A MINIMUM WIDTH OF TWENTY-TWO (22) FEET BACK OF CURB TO BACK OF CURB, INCLUDING THE WIDTH OF GUTTER PANS AS SHOWN ON THE PLANS.

   8.2 9TH STREET SHALL BE THIRTY-TWO (32) FEET BACK OF CURB TO BACK OF CURB WITH A FOUR (4) FOOT ATTACHED SIDEWALK ON BOTH SIDES. INDIAN PAINTBRUSH STREET SHALL BE THIRTY-TWO (32) FEET BACK OF CURB TO BACK OF CURB WITH A FOUR (4) FOOT DETACHED SIDEWALK ON ONE SIDE. THE FOUR (4) FOOT DETACHED SIDEWALK SHALL BE LOCATED SIX (6) FEET FROM THE BACK OF CURB.

8.3 THE ENTRANCE STREET INTO THE CUL-DE-PARK SHALL BE THIRTY-TWO (32) FEET BACK OF CURB TO BACK OF CURB WITH A FOUR (4) FOOT ATTACHED SIDEWALK ON BOTH SIDES. THE ONE-WAY STREET WITHIN THE CUL-DE-PARK SHALL BE TWENTY-TWO (22) FEET BACK OF CURB TO BACK OF CURB WITH A FOUR (4) FOOT ATTACHED SIDEWALK ON ONE SIDE.

9. EVERY MHU SPACE SHALL HAVE TWO (2) OFF-STREET PARKING SPACES ADJACENT TO THE MHU.

10. PEDESTRIAN CIRCULATION. PRAIRIE GREENS 2 SHALL PROVIDE FOR A SYSTEM OF PEDESTRIAN CIRCULATION WITHIN THE DEVELOPMENT. THE SYSTEM SHALL CONNECT WITH EXISTING SIDEWALKS, IF ANY ARE ADJACENT TO THE PROPERTY. THE SYSTEM SHALL BE DESIGNED TO LINK RESIDENTIAL UNITS WITH RECREATION FACILITIES, SCHOOL BUS STOPS AND EXISTING SIDEWALKS IN THE NEIGHBORHOOD. DETACHED SIDEWALKS WITHIN PRAIRIE GREENS 2 SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH. ATTACHED WALKS SHALL BE FOUR FOOT FIVE INCHES IN WIDTH INCLUDING TOP OF CURB.

11. STREET AND SIDEWALK LIGHTING. ALL STREETS AND SIDEWALKS SHALL BE LIGHTED IN ACCORDANCE WITH DESIGN PROVIDED BY THE THE TOWN OF FREDERICK THROUGH UNITED POWER.

12. ACCESS AND CIRCULATION. PRAIRIE GREENS 2 SHALL HAVE TWO MEANS OF ACCESS TO PUBLIC STREETS AT THE PERIMETER OF THE SITE. INTERNAL CIRCULATION SHALL BE PROVIDED BY PRIVATE STREETS. EACH MHU SPACE SHALL BE PROVIDED ACCESS TO THE INTERNAL CIRCULATION SYSTEM. NO MHU SPACE SHALL HAVE DIRECT ACCESS TO A PUBLIC STREET ON THE PERIMETER OF THE SITE.

14. TRAFFIC CONTROL.

   14.1 PURSUANT TO C.R.S. 42-4-1102, THE TOWN ELECTS TO IMPOSE AND ENFORCE STOP SIGN REGULATIONS, SPEED LIMITS AND PARKING RESTRICTIONS POSTED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES UPON ALL STREETS WHICH ARE PRIVATELY MAINTAINED IN PRAIRIE GREENS 2. THE PRAIRIE GREENS 2 CONDOMINIUM ASSOCIATION SHALL PROVIDE SUCH SIGNS AS MAY BE REQUIRED BY THE TRAFFIC ENGINEER AND AGREES TO ERECT AND MAINTAIN SUCH SIGNS IN CONFORMITY WITH THE MODEL TRAFFIC CODE.

   14.2 THE STOP SIGN PLACEMENT, SPEED LIMITS AND PARKING RESTRICTIONS SHALL BE DETERMINED BY THE TRAFFIC ENGINEER, BUT SHALL BE CONSISTENT WITH THE PROVISIONS OF C.R.S. 42-4-1101 TO 42-4-1104, C.R.S. 42-4-1204 AND C.R.S. 42-4-1208.

   14.3 THERE SHALL BE POSTED AT EACH ENTRANCE TO PRAIRIE GREENS 2 A SIGN GIVING NOTICE OF SUCH ENFORCEMENT IN THE FOLLOWING TEXT:

   NOTICE: STOP SIGN, SPEED LIMITS AND PARKING RESTRICTIONS ENFORCED BY THE CONDOMINUM ASSOCIATION.

   14.4 WHEN ALL SIGNS ARE IN PLACE, STOP SIGN, SPEED LIMITS AND PARKING REGULATIONS SHALL BE ENFORCED AND VIOLATIONS THEREOF PUNISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MODEL TRAFFIC CODE THEN IN EFFECT.

15. UTILITY DESIGN REQUIREMENT.

   15.1 ALL PUBLIC UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE TOWN OR DISTRICT STANDARDS.

   15.2 PRAIRIE GREENS 2 MAY HAVE MULTIPLE MASTER METERS FOR WATER SERVICE.

   15.3 EACH MHU SPACE SHALL HAVE ITS OWN METER FOR WATER AND ELECTRICAL SERVICES.

16. SIDEWALK BETWEEN STREET AND HOME. CONCRETE SIDEWALKS SHALL BE PROVIDED BETWEEN THE MHU AND THE ADJACENT STREET SIDEWALK; EXCEPT, THE PAVED PARKING AREA MAY SATISFY THIS REQUIREMENT PROVIDED A SIDEWALK IS PROVIDED FROM THE PARKING AREA TO THE MHU.

17. MHU SPACE LANDSCAPING. THE DEVELOPER SHALL PROVIDE FRONT AND REAR MHU SPACE LANDSCAPING FOR EACH MHU SPACE, INCLUDING BUT NOT LIMITED TO, SOD AND IRRIGATION SYSTEM AND TREES AND SHRUBS FROM THE TOWN'S LIST OF APPROVED PLANT MATERIALS CONTAINED IN THE TOWN OF FREDERICK COMPREHENSIVE PLAN. THE DEVELOPER SHALL PROVIDE GRAPHICAL REPRESENTATION OF "TYPICAL" MHU SPACE LANDSCAPING FOR EACH OF MHU DESIGNS TO BE LOCATED IN PRAIRIE GREENS 2 FOR REVIEW AND APPROVAL BY THE FREDERICK PLANNING COMMISSION AND BOARD OF TRUSTEES.

18. PRAIRIE GREENS 2 PERIMETER AND COMMON SPACE LANDSCAPING. THE DEVELOPER SHALL LANDSCAPE THE PERIMETER AND COMMON OPEN SPACE OF PRAIRIE GREENS 2 IN ACCORDANCE WITH LANDSCAPING PLANS SUBMITTED TO THE FREDERICK PLANNING COMMISSION AND BOARD OF TRUSTEES FOR REVIEW AND APPROVAL.

19. OUTDOOR LIVING AREA.

   19.1 NO LESS THAN EIGHT (8) PERCENT OF THE GROSS SITE AREA SHALL BE RESERVED FOR AND DEVOTED TO IMPROVED RECREATIONAL AREAS AND FACILITIES PROVIDED IN A LOCATION OR LOCATIONS CONVENIENT TO ALL MHU SPACES.

   19.2 AN OUTDOOR LIVING AREA SHALL BE PROVIDED ON EACH SPACE EQUAL TO AT LEAST TEN (10) PERCENT OF ITS AREA, PROVIDED THAT IN NO CASE SHALL SUCH AREA BE LESS THAN THREE HUNDRED (300) SQ. FT. OR REQUIRED TO BE MORE THAN FIVE HUNDRED (500) SQ. FT. THE MINIMUM HORIZONTAL DIMENSION OF SUCH AREA SHALL BE NOT LESS THAN FIFTEEN (15) FEET.

   19.3 SUCH OUTDOOR LIVING AREA SHALL BE PROPERLY DRAINED, LOCATED FOR CONVENIENCE AND OPTIMUM USE AND WALLED, FENCED OR LANDSCAPED TO PROVIDE REASONABLE PRIVACY.

LAND USE RESTRICTIONS (CON'T)

20. BUILDING REQUIREMENTS.

   20.1 ALL MHUS SHALL BE CERTIFIED PURSUANT TO THE "NATIONAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT OF 1974," 42 U.S.C. 5401 ET SEQ, AS AMENDED OR SHALL BE CERTIFIED BY THE COLORADO DIVISION OF HOUSING PURSUANT TO C.R.S. 24-32-701, ET SEQ.

   20.2 ALL MHUS SHALL HAVE AN ENCLOSED CRAWL SPACE UNDERNEATH THE MHU AND SHALL NOT PROVIDE A HARBORAGE FOR RODENTS OR CREATE FIRE HAZARD. NO ENCLOSED CRAWL SPACE SHALL BE USED FOR STORAGE UNLESS THE STORAGE AREA IS SURFACED WITH CONCRETE. ADEQUATE ACCESS AND VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH THE <u>GUIDELINES FOR MANUFACTURED HOUSING INSTALLATION</u>.

   20.3 ADDITIONS TO INCREASE THE FLOOR AREA OF MHUS SHALL NOT BE PERMITTED EXCEPT FOR PATIOS, PORCHES, GARAGES OR CARPORTS. GARAGES MAY BE DETACHED OR ATTACHED.

   20.4 PRIOR TO OCCUPANCY, THE BUILDING INSPECTOR SHALL INSPECT EACH MHU TO DETERMINE COMPLIANCE WITH THE TOWN CODE. NO OCCUPANCY SHALL BE PERMITTED OR CERTIFICATE OF OCCUPANCY ISSUED UNTIL SAID INSPECTION AND ALL CONNECTIONS TO PUBLIC UTILITIES HAVE BEEN MADE. THE OWNER OR HOME BUILDER SHALL PAY TO THE TOWN A BUILDING PERMIT FEE FOR EACH RESIDENTIAL STRUCTURE AS MAY BE REQUIRED BY THE TOWN CODE. INSTALLATION PROCEDURES AND THE BUILDING PERMIT FEE SHALL BE IN ACCORDANCE WITH THE THEN CURRENT <u>GUIDELINES FOR MANUFACTURED HOUSING INSTALLATION</u>, INCLUDING APPENDICES, PUBLISHED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS FOR MANUFACTURED HOMES AS ADOPTED BY THE TOWN OF FREDERICK.

   20.5 ALL ADDITIONS SHALL COMPLY WITH MINIMUM YARD REQUIREMENTS, AND A BUILDING PERMIT SHALL BE REQUIRED IN ADVANCE FOR ANY SUCH ADDITION.

21. ALL STREETS SHALL BE NAMED ON THE PUD AND SUBMITTED BY THE DEVELOPER FOR APPROVAL. EACH SPACE SHALL BE NUMERICALLY DESIGNATED FOR ADDRESS AND MAIL PURPOSES AND SIGNS FURNISHED AND INSTALLED BY THE MHU DEVELOPER. CLUSTER POSTAL BOXES WILL BE PROVIDED AT A CENTRAL LOCATION(S) CONVENIENT TO THE RESIDENTS. NO INDIVIDUAL STREET SIDE OR HOUSE MOUNT MAIL BOXES ARE PERMITTED UNLESS OTHERWISE APPROVED BY THE TOWN AND POST OFFICE.

22. SOLID WASTE DISPOSAL.

   22.1 THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROMULGATION AND ENFORCEMENT OF RULES AND REGULATIONS GOVERNING SOLID WASTE STORAGE AND HANDLING THAT MEET OR EXCEED STATE OR FEDERAL REGULATIONS.

   22.2 THE HOME OWNER SHALL PROVIDE CONTAINERS FOR THE STORAGE OF SOLID WASTES AWAITING COLLECTION FOR EACH MHU SPACE. CONTAINERS ARE TO BE FLY TIGHT, WATER TIGHT, AND RODENT PROOF AND ARE TO BE KEPT OFF THE STREET, CURB, SIDEWALK AND ALL OTHER PUBLIC WAYS, AND CONCEALED FROM PUBLIC VIEW, EXCEPT ON COLLECTION DAY.

23. CONDOMINIUM ASSOCIATION. PRAIRIE GREENS 2 SHALL ESTABLISH A CONDOMINIUM ASSOCIATION. THIS ASSOCIATION SHALL BE ESTABLISHED BY PRAIRIE GREENS 2 FROM RESIDENTS LIVING WITHIN THE COMMUNITY. THE ASSOCIATION SHALL MEET ON A REGULAR BASIS ESTABLISHED BY THE ASSOCIATION. THE MEETING SHALL BE NOTICED AND BE OPEN TO ALL RESIDENTS OF PRAIRIE GREENS 2. THE MANAGING BOARD OF THE ASSOCIATION SHALL BE DETERMINED BY POPULAR ELECTION.

24. PRAIRIE GREENS 2 SHALL BE OWNED IN COMMON BY THE PRAIRIE GREENS 2 CONDOMINIUM ASSOCIATION. PRAIRIE GREENS 2 MAY NOT BE CONVERTED TO ANY USE OTHER THEN SUCH USES PROVIDED IN THIS PLANNED UNIT DEVELOPMENT WITHOUT THE APPROVAL OF THE TOWN AND MEETING THE APPROPRIATE LOT SIZE, LOT WIDTH AND SETBACK AND OTHER REQUIREMENTS OF THE NEW USE.

   (a) THE LAND WITHIN LOT 1 OF PRAIRIE GREENS 2 SHALL REMAIN OWNED BY MEMBERS OF THE PRAIRIE GREENS 2 CONDOMINIUM ASSOCIATION.

   (b) NO DWELLING UNIT OTHER THAN A FACTORY-BUILT HOME SHALL BE LOCATED WITHIN PRAIRIE GREENS 2. A FACTORY BUILT HOME SHALL BE DEFINED AS A "MODULAR" HOME OR A "MANUFACTURED" HOME.

   (c) THE REPEAL OF THE FOREGOING RESTRICTIONS TO THE PRAIRIE GREENS 2 PLAT AND PUD SHALL BE AT THE SOLE DISCRETION OF THE FREDERICK BOARD OF TRUSTEES AND SHALL BE BY ORDINANCE DULY ADOPTED AND RECORDED IN THE SAME MANNER AS THE SUBDIVISION PLAT.

   THIS PRAIRIE GREENS 2 PUD SHALL BE RECORDED AT THE COUNTY CLERK AND RECORDER.

25. CONFORMANCE WITH STATE LAW. PRAIRIE GREENS 2 AND ITS OPERATION SHALL CONFORM IN ALL REPSECTS TO THE PROVISIONS OF THE STATE OF COLORADO CONDOMINIUM ACT(S).

26. PRAIRIE GREENS 2 IS CURRENTLY PLANNED FOR ONE PHASE COMPRISING 84 SPACES. IT IS ANTICIPATED THAT PHASE 1 WILL BEGIN IN 2006, HOWEVER THIS SCHEDULE IS BASED UPON CURRENT MARKET CONDITIONS AND MAY CHANGE SUBJECT TO MARKET DEMANDS.

27. PROTECTION OF RESIDENTS AND OTHER PEOPLE FROM EXISTING OIL AND GAS FACILTIES SHALL BE PROVIDED BY PRAIRIE GREENS 2 IN ACCORDANCE WITH FREDERICK POLICIES.

28. RELOCATION OF OIL AND GAS LINES AND FACILITIES WAS COMPLETED WITH PRAIRIE GREENS 1 AND A SURFACE USE AGREEMNT WAS COMPLETED WITH THE MINERAL OWNERS AND THEIR LESSEES.

29. PARKING ENFORCEMENT. THE PRAIRIE GREENS 2 CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR POLICING NO PARKING PROVISIONS WITHIN THE COMMUNITY. SIGNAGE SHALL BE INSTALLED AND MAINTAINED. DESIGNATED REPRESENTATIVES OF THE ASSOCIATION MAY ENLIST THE AID OF THE TOWN'S POLICE AND/OR FIRE DEPARTMENT FOR CITATIONS AND/OR TOWING. THE ASSOCIATION SHALL BE RESPONSIBLE FOR FEES INCURRED BY THE TOWN'S POLICE AND/OR FIRE DEPARTMENT SHOULD SUCH FEES BE IMPOSED.

30. SETBACK ENFORCEMENT. HOMES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN'S BUILDING PERMIT AND INSPECTION PROCEDURES. PLOT PLANS SHOWING PROPOSED SETBACKS SHALL BE SUBMITTED WITH EACH BUILDING PERMIT APPLICATION. PRIOR TO POURING FOUNDATIONS, SETBACK PROVISIONS SHALL BE CHECKED IN THE FIELD BY BOTH THE TOWN'S INSPECTOR AND BY THE CONTRACTOR. IF THE TOWN REQUIRES, THE CONTRACTOR SHALL SUBMIT A FORM VERIFYING COMPLIANCE TO THE SETBACK PROVISIONS PRIOR TO POURING A FOUNDATION.

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3542741 03/20/2008 11:18A Weld County, CO
3 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

PRAIRIE GREENS 2 P.U.D. AMENDMENT A

AN AMENDMENT OF LOT 1 PRAIRIE GREENS 2 P.U.D.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT A

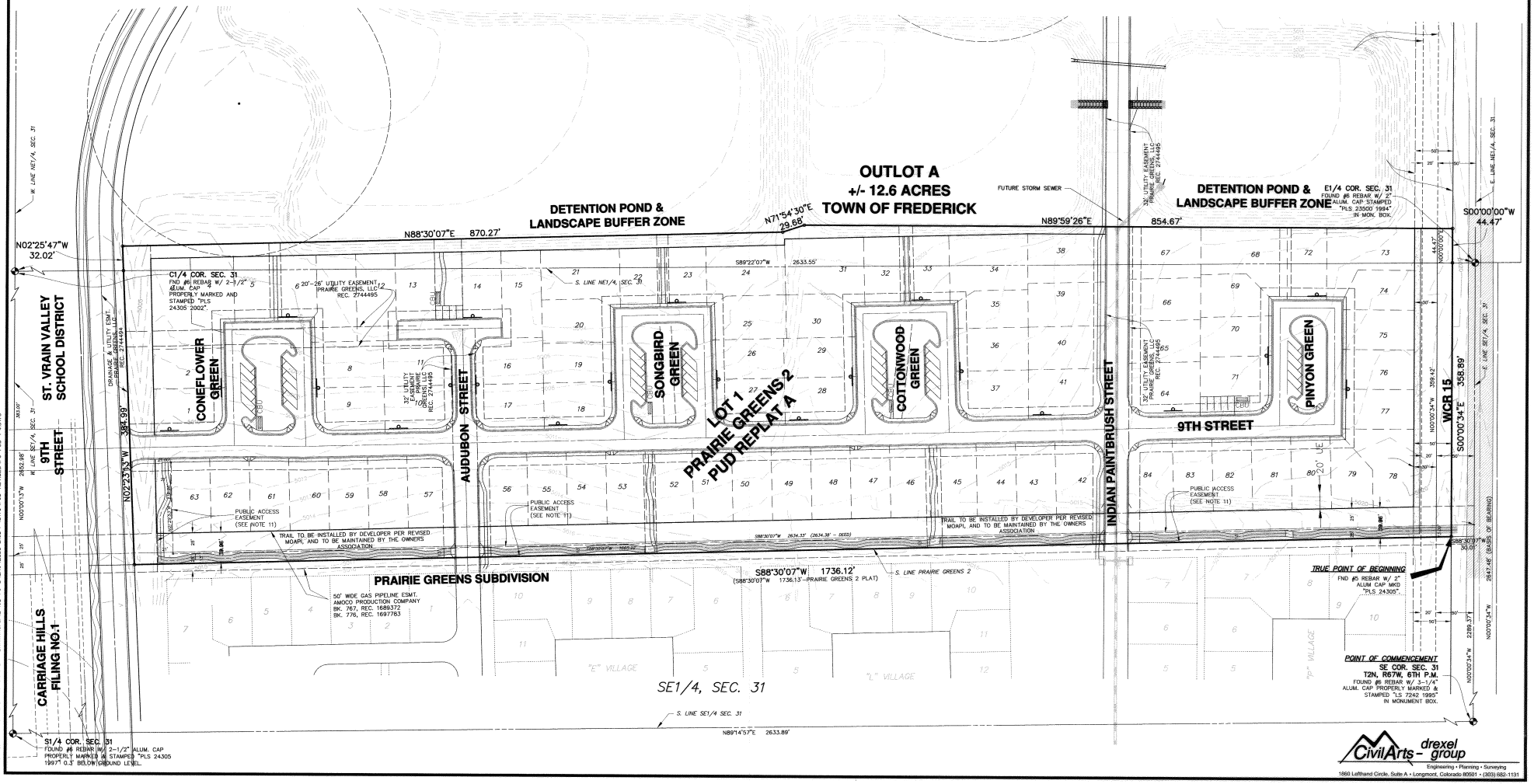
SITE LAYOUT

REVISIONS
03/20/07 PLANNING COMMENTS
10/11/06 PLANNING COMMISSION
06/22/06 SITE REDESIGN
06/06/06 SITE REDESIGN
05/12/06 SITE REDESIGN

N

60 0 60 120
ORIGINAL SCALE: 1"=60'

LEGEND
INTEREST AREA
"NO PARKING FIRE LANE" SIGNS



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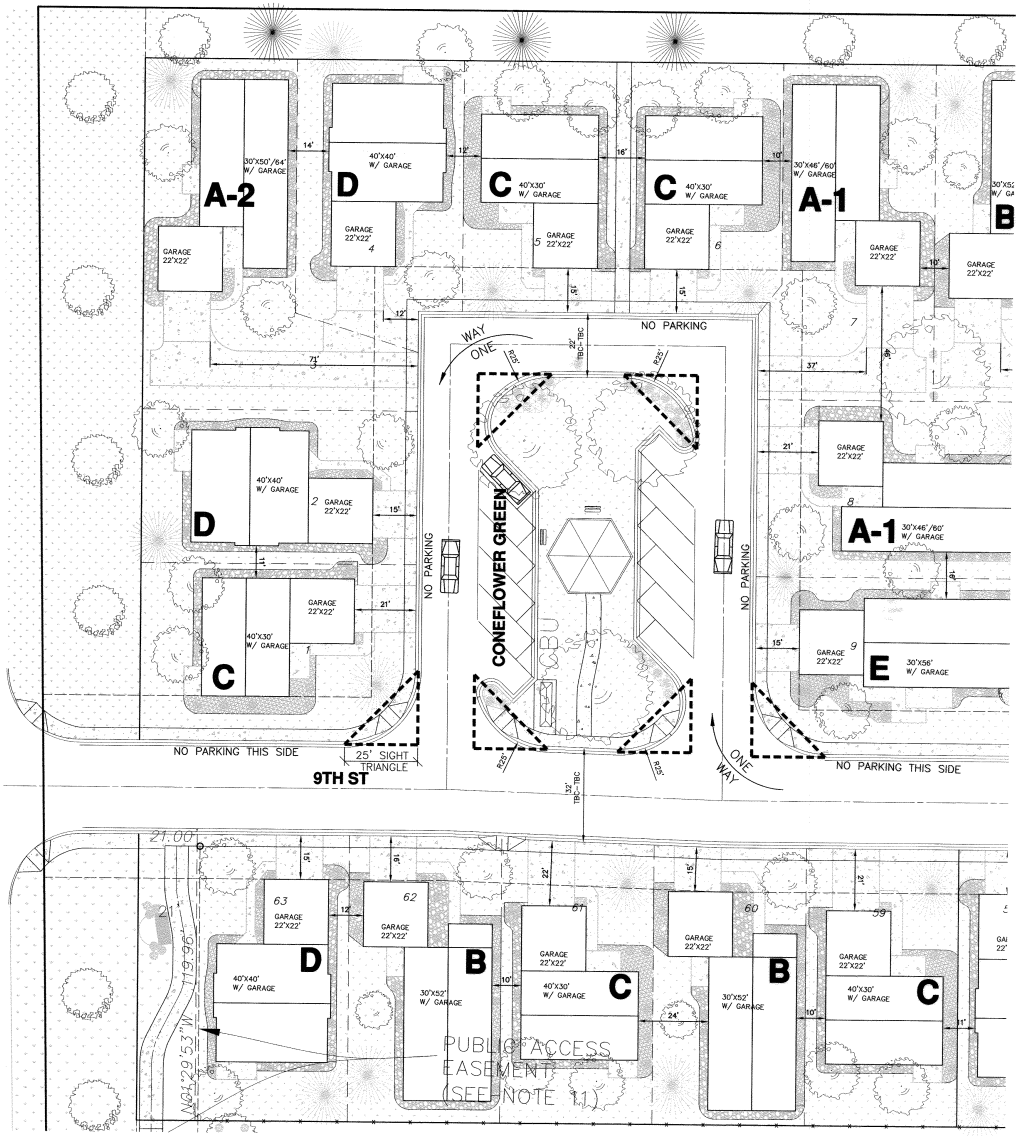
4 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

PRAIRIE GREENS 2 P.U.D. AMENDMENT A

AN AMENDMENT OF LOT 1 PRAIRIE GREENS 2 P.U.D.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT A

CUL-DE-PARK TYPICAL

REVISIONS
03/20/07 PLANNING COMMENTS
10/11/06 PLANNING COMMISSION
08/22/06 SITE REDESIGN
06/26/06 SITE REDESIGN
05/12/06 SITE REDESIGN



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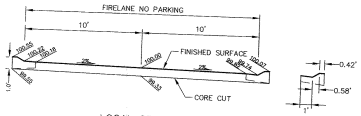
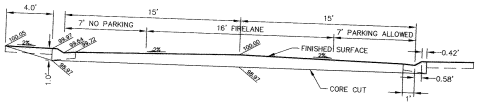
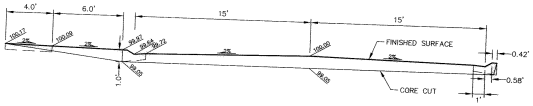


LOCAL STREET
ROLL OVER CURB



LOCAL STREET WITH ATTACHED WALK
ROLL OVER CURB



INDIAN PAINTBRUSH
ROLL OVER CURB

LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- CBU (MAILBOX CLUSTER)
- PARK BENCH
- GAZEBO
- SIDEWALK
- LOTLINE
- LIVE GROUND COVER/SOD (IRRIGATED)
- NATIVE GRASSES

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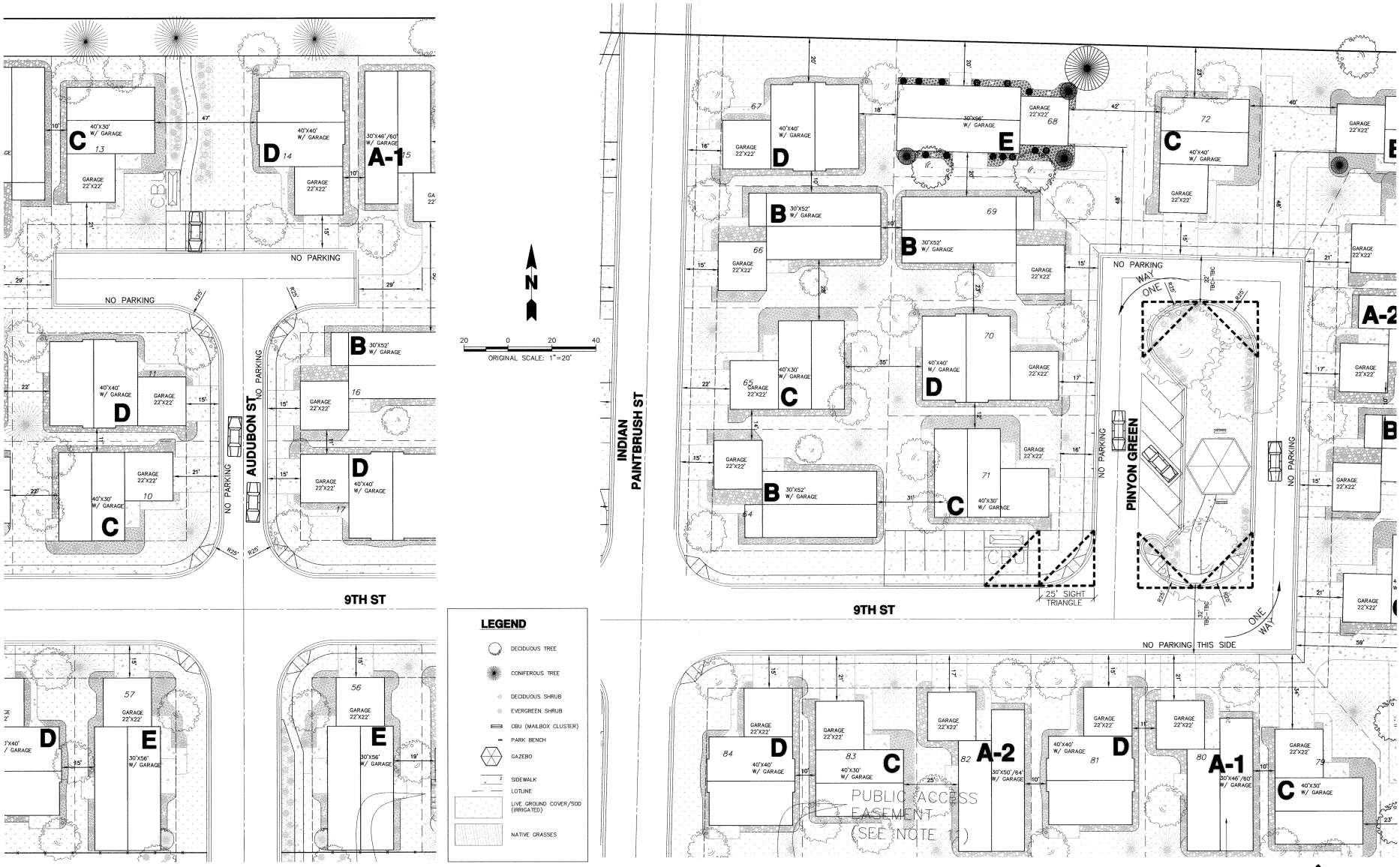
3542741 03/20/2008 11:18A Weld County, CO
5 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

PRAIRIE GREENS 2 P.U.D. AMENDMENT A

AN AMENDMENT OF LOT 1 PRAIRIE GREENS 2 P.U.D.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT A

CUL-DE-PARK TYPICAL

REVISIONS
03/20/07 PLANNING COMMENTS
10/11/06 PLANNING COMMISION
08/22/06 SITE REDESIGN
06/20/06 SITE REDESIGN
05/12/06 SITE REDESIGN



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PLOTTED: WED 12/26/07 11:45:02A
MODIFIED: Wed 09/27/06 3:36:07P DRAWING:Q:\E-182 PG 2\ENG_LDD-E182-F\DWG\PUD REVISED\PG PUD 4-6.DWG

3542741 03/20/2008 11:18A Weld County, CO
6 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

PRAIRIE GREENS 2 P.U.D. AMENDMENT A

AN AMENDMENT OF LOT 1 PRAIRIE GREENS 2 P.U.D.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT A

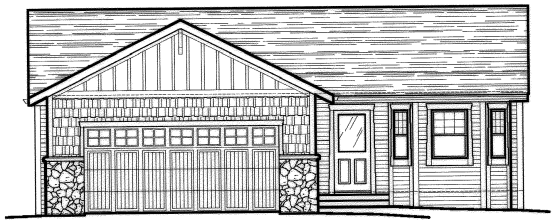
HOMESTYLE TYPICAL

REVISIONS
03/02/07 PLANNING COMMENTS
10/11/06 PLANNING COMMISION
08/22/06 SITE REDESIGN
06/06/06 SITE REDESIGN
05/12/06 SITE REDESIGN

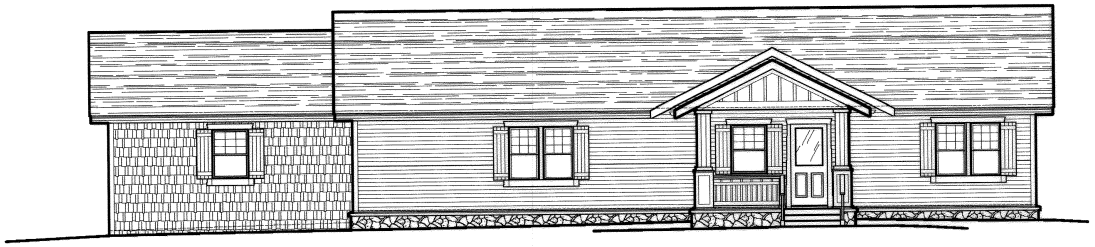
HOUSE A
NOT TO SCALE

HOUSE C
NOT TO SCALE

HOUSE B
NOT TO SCALE



HOUSE D
NOT TO SCALE



HOUSE E
NOT TO SCALE

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MODIFIED: Wed 09/27/06 3:38:07P DRAWING Q:\JE-M2 PG 2\ENG_LDD-E182-F\DWG\PUD REVISED\RG PUD 1-6.DWG