

**TOLLGATE CROSSING HOMEOWNERS ASSOCIATION, INC.
POLICY AND PROCEDURE FOR XERISCAPING AND
AMENDMENT TO OUR LANDSCAPING STANDARDS**

We consider the care and proper maintenance of landscape improvements in our common areas and residential lots to be imperative to stable and improving real estate values in our Community. Exceptional real estate values add to our quality of life. All lots and common areas are subject to the standards of landscape care required in our Declarations and any present or future Community Standards, Design Guidelines, or other Association requirements.

In addition to the care and maintenance of these landscape standards, any improvement to a lot or common area requires written approval from either our Executive Board or a Committee properly appointed for that purpose.

While the Colorado Common Interest Ownership Act ("CCIOA") does not require a policy pertaining to Xeriscaping and Amendment to our Landscaping Standards, we confirm that our aforementioned documents governing landscape care, maintenance and improvement will continue to remain as presently stated or amended in the future with the exception of the following requirements that supersede any of our aforementioned documents regarding landscape care, maintenance and improvement:

- We will consider the application of Xeriscaping within the lots or common areas of our Community. Xeriscaping is defined as the application of principles of landscape planning and design, soil analysis and improvement, appropriate plant selection, limitation of turf area, use of mulches, irrigation efficiency and appropriate maintenance that results in water use efficiency and water saving practices.
- Lot and common area landscape plans may include Xeriscaping that is consistent within the methods of Xeriscaping design and reasonably blend with the residential homes within our Association. For example, allowing the grass to die and covering the lawn with rocks is not acceptable to our Community. Only approved Xeriscaping plant material will be allowed to be planted in common areas or on lots.
- Landscape design plans that include Xeriscaping will not be subject to any additional approval requirements or burdens that are not required for the approval of existing landscape design plans.
- In the event that the governing municipal entity that regulates water for our Community announces a water use restriction, we will not consider our Community to be in violation of our landscape maintenance requirements if we follow the water use restriction. We will properly maintain our Common Areas within the required water use restriction, including mowing, edging and trimming. All lot owners are expected to do the same for their landscape. While turf and native grasses may turn brown or discolored, the landscape must remain properly groomed. Once the water use restriction has been lifted, the Association and lot owners shall work as quickly as possible to restore turf and

native grasses. Our goal will be to have all turf and native grasses revived within 60 (growing season) days after that season's water restriction is lifted.

- In the event that the governing municipal entity that regulates water use for our Community announces a water use restriction, we will not consider our owners or occupants to be in violation of our landscape maintenance requirements if they follow the water use restriction. Owners and occupants are to properly maintain their residential lot landscaping within the required water use restriction, including mowing, edging and trimming their landscape. While turf and native grasses may turn brown or discolored, landscape will remain properly groomed. Once the water use restriction has been lifted, our owners will have 60 (growing season) days in which to revive and reestablish their turf or native grass. After the 60-day growing season grace period, regular landscape standards will be enforced and sodding and/or over seeding may be demanded to assure compliance.
- Any of our Declarations and any present or future rules, regulations, design guidelines, or other Association requirements that contradict this Amendment to our Landscape Standards will be considered null and void and unenforceable.

**RESOLUTION OF EXECUTIVE BOARD OF DIRECTORS OF
TOLLGATE CROSSING HOMEOWNERS ASSOCIATION, INC.**

Pursuant to the recommended policies of CCIOA, the Executive Board for (the "Association), hereby adopts the foregoing policy. This policy supersedes any/all previous policies for Xeriscaping and amendment to landscaping standards dated prior to this policy and is subject to change after Board approval.

BE IT RESOLVED, that the Association approves the "Policy and Procedure for Xeriscaping and Amendment to our Landscaping Standards", effective July 1, 2008.

DATE APPROVED: 6/30/08

TOLLGATE CROSSING HOMEOWNERS
ASSOCIATION, INC. EXECUTIVE BOARD OF
DIRECTORS by it's President

Dale Olsen
Dale Olsen, President