

**Appendix B - Covenant Standards  
for  
Fairways Filing No. 2**

Block	Lot	Lot Line Setbacks <sup>1,2</sup>				Minimum Square Footage <sup>3</sup>		Maximum Foundation Elevation <sup>4</sup>	Maximum Height <sup>5</sup>
		Front	Rear	Side (Adjoining Street)	Side	One Story	One Story Walk-Out		
1	1	40 <sup>6</sup>	See Note <sup>7</sup> , Below	30	12.5	3,000	2,500	6558	See Note <sup>8</sup> , Below
2	1	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6549	See Note <sup>8</sup> , Below
2	2	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6546	See Note <sup>8</sup> , Below
2	3	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6545	See Note <sup>8</sup> , Below
2	4	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6542	See Note <sup>8</sup> , Below
2	5	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6533	See Note <sup>8</sup> , Below
2	6	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6530	See Note <sup>8</sup> , Below
2	7	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6530	See Note <sup>8</sup> , Below
2	8	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6528	See Note <sup>8</sup> , Below
2	9	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6525	See Note <sup>8</sup> , Below

Block	Lot	Front	Rear	Side (Adjoining Street)	Side	One Story	One Story Walk-Out	Maximum Foundation Elevation <sup>4</sup>	Maximum Height <sup>5</sup>
2	10	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6523	See Note <sup>8</sup> , Below
2	11	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6521	See Note <sup>8</sup> , Below
2	12	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6518	See Note <sup>8</sup> , Below
2	13	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6516	See Note <sup>8</sup> , Below
2	14	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6516	See Note <sup>8</sup> , Below
2	15	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6515	See Note <sup>8</sup> , Below
2	16	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6516	See Note <sup>8</sup> , Below
2	17	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6518	See Note <sup>8</sup> , Below
2	18	40 <sup>6</sup>	50	30	12.5	3,000	2,500	6522	See Note <sup>8</sup> , Below
2	19	40 <sup>6</sup>	50	30	12.5	3,000	2,500	6525	See Note <sup>8</sup> , Below
2	20	40 <sup>6</sup>	50	30	12.5	3,000	2,500	6528	See Note <sup>8</sup> , Below
2	21	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6533	See Note <sup>8</sup> , Below
2	22	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6536	See Note <sup>8</sup> , Below
2	23	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6540	See Note <sup>8</sup> , Below
2	24	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6543	See Note <sup>8</sup> , Below
2	25	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6547	See Note <sup>8</sup> , Below

Block	Lot	Front	Rear	Side (Adjoining Street)	Side	One Story	One Story Walk-Out	Maximum Foundation Elevation <sup>4</sup>	Maximum Height <sup>5</sup>
2	26	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6551	See Note <sup>8</sup> , Below
2	27	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6553	See Note <sup>8</sup> , Below
3	1	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6541	See Note <sup>8</sup> , Below
3	2	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6539	See Note <sup>8</sup> , Below
3	3	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6533	See Note <sup>8</sup> , Below
3	4	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6530	See Note <sup>8</sup> , Below
3	5	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6527	See Note <sup>8</sup> , Below
3	6	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6522	See Note <sup>8</sup> , Below
3	7	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6525	See Note <sup>8</sup> , Below
3	8	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6532	See Note <sup>8</sup> , Below
3	9	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6538	See Note <sup>8</sup> , Below

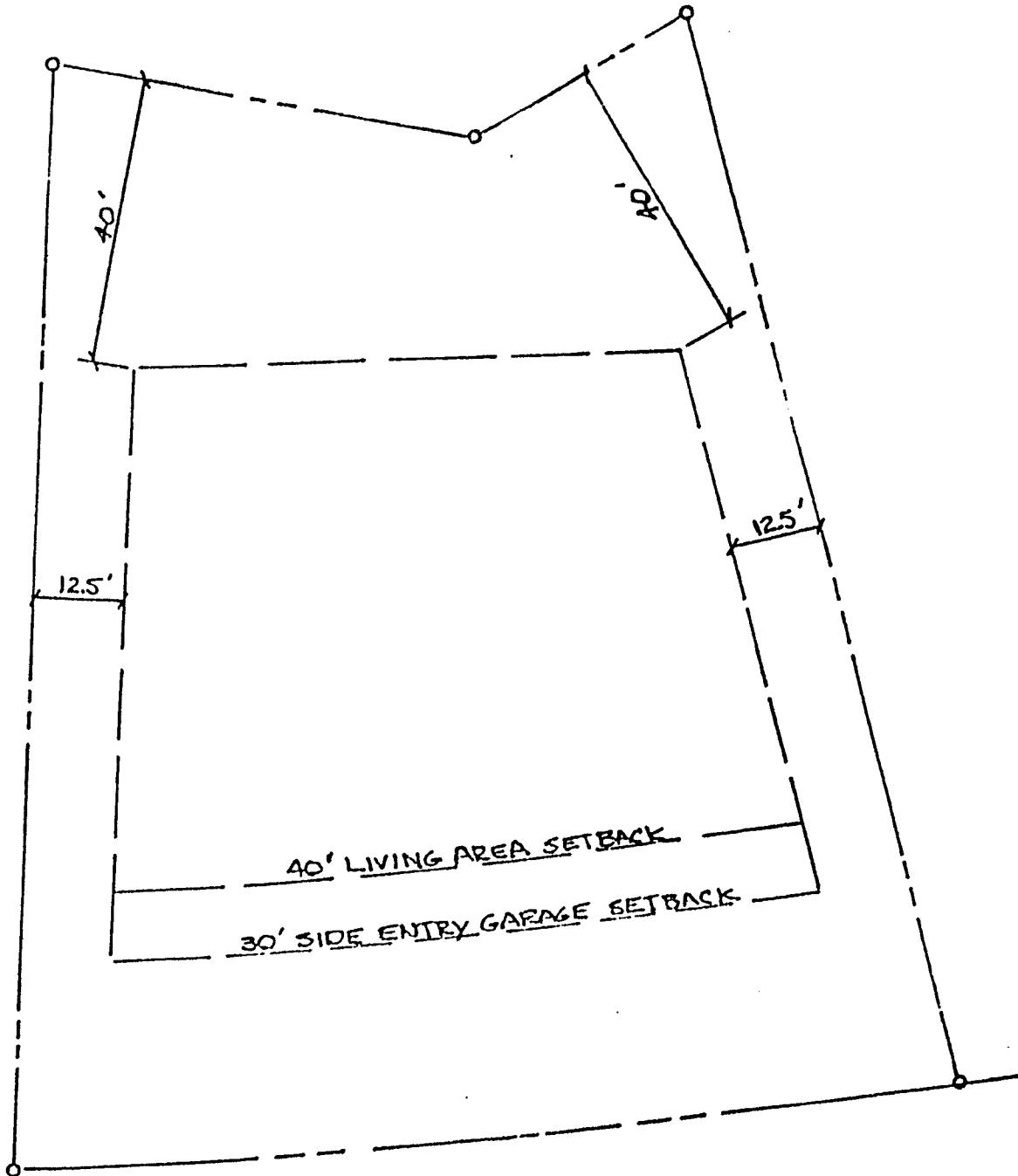
1. "Lot Line" shall mean the same as defined in the zoning regulations of the City of Colorado Springs in effect from time to time. In the absence of such a definition, a front lot line is each boundary line (whether one or more) between the Lot and any public or private street. A side lot line is any boundary line which meets and forms an angle with a front lot line, except that, for a corner Lot with two front lot lines, the side lot line is the boundary line which meets and forms an angle with the street that does not afford the principal access to the Lot. A rear lot line is each boundary line (whether one or more) which meets and forms an angle with the end of a side lot line opposite the front lot line or exists between boundary lines which meet and form angles with the end of side lot lines opposite the front lot line.

2. "Setback" shall mean the distance from each respective lot line to an improvement (other than landscaping), or any porch, eave, overhang, projection or other part of an improvement.
3. "Minimum Square Footage" shall mean with respect to a dwelling the square footage of heated floor area devoted to living purposes on the street level, i.e., exclusive of roofed or unroofed porches, patios, terraces, basements (finished or unfinished), lofts or garages.
4. "Maximum Foundation Elevation" shall mean the highest allowable elevation of the top of the foundation of any dwelling built, erected or placed upon any Lot. Any variance from these elevations may be granted by the Architectural Control Committee after the Owner has submitted complete Lot grading, building and landscape plans for review and approval.
5. "Maximum Height" shall mean the maximum height of a dwelling or other structure or improvement above the top of foundation. Height shall be measured by calculation of the vertical distance from the top of foundation to the highest point of the ridge of the highest finished roof line. The Maximum Height restriction shall not apply to trees as they grow in height during maturation. The height of landscaping walls and fences shall be separately restricted. Notwithstanding the foregoing provisions, in no event shall the maximum height of a dwelling or other structure or improvement within the property be allowed to exceed the maximum height allowed by applicable zoning laws.
6. At the discretion of the Architectural Control Committee, and based upon submitted and approved plans and specifications, the front lot line setback on any Lot may be reduced to thirty (30) feet to allow for an attached garage with a side entry (entry from the side at a ninety (90) degree angle to the street providing driveway access to the Lot), but areas of the dwelling devoted to living purposes must still comply with the forty (40) foot setback requirement.
7. At the discretion of the Architectural Control Committee, a special rear Lot Line setback variance may be permitted as originally provided in Declaration of Covenants, Conditions, Restrictions and Easements for The Fairways at Kissing Camels Estates Filing No. 2, recorded in the real property records of the El Paso County Clerk and Recorder on August 5, 1994, at Reception No. 094108941, and also attached hereto as Exhibit A.
8. The Maximum Height of dwellings shall be limited to twenty-three (23) feet. In addition, with regard to one-story walk-out dwellings, the vertical wall on any two-story elevation shall not exceed twenty (20) feet in height.

Exhibit A

Special Setback Provisions  
Block 1, Lot 1 of Fairways Filing No. 2

LOT 1, BLOCK 1 - REAR LOT LINE SETBACK



**Appendix B - Covenant Standards  
for  
Fairways Filing No. 3, 4 & 5**

Filing	Block	Lot	Lot Line Setbacks <sup>1,2</sup>				Minimum Square Footage <sup>3</sup>		Maximum Foundation Elevation <sup>4</sup>	Maximum Height <sup>5</sup>
			Front	Rear	Side (Adjoining Street)	Side (Other)	One Story	One Story Walk-Out		
3	N/A	1	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6553	See Note <sup>7</sup> , Below
3	N/A	2	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6548	See Note <sup>7</sup> , Below
3	N/A	3	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6544	See Note <sup>7</sup> , Below
3	N/A	4	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6538	See Note <sup>7</sup> , Below
3	N/A	5	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6534	See Note <sup>7</sup> , Below
3	N/A	6	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6533	See Note <sup>7</sup> , Below
3	N/A	7	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6537	See Note <sup>7</sup> , Below

Filing	Block	Lot	Front	Rear	Side (Adjoining Street)	Side (Other)	One Story	One Story Walk-Out	Maximum Foundation Elevation <sup>4</sup>	Maximum Height <sup>5</sup>
3	N/A	8	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6542	See Note <sup>7</sup> , Below
3	N/A	9	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6548	See Note <sup>7</sup> , Below
3	N/A	10	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6554	See Note <sup>7</sup> , Below
4	1	1	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6561	See Note <sup>7</sup> , Below
4	1	2	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6551	See Note <sup>7</sup> , Below
4	1	3	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6550	See Note <sup>7</sup> , Below
4	1	4	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6552	See Note <sup>7</sup> , Below
4	1	5	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6553	See Note <sup>7</sup> , Below
4	1	6	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6554	See Note <sup>7</sup> , Below
4	1	7	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6556	See Note <sup>7</sup> , Below

Filing	Block	Lot	Front	Rear	Side (Adjoining Street)	Side (Other)	One Story	One Story Walk-Out	Maximum Foundation Elevation <sup>4</sup>	Maximum Height <sup>5</sup>
4	1	8	40 <sup>6</sup>	50	30	12.5	3,000	2,500	6556	See Note <sup>7</sup> , Below
4	2	1	40 <sup>6</sup>	50	30	12.5	3,000	2,500	6559	See Note <sup>7</sup> , Below
4	2	2	40 <sup>6</sup>	50	30	12.5	3,000	2,500	6551	See Note <sup>7</sup> , Below
4	2	3	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6550	See Note <sup>7</sup> , Below
4	2	4	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6551	See Note <sup>7</sup> , Below
4	2	5	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6553	See Note <sup>7</sup> , Below
4	3	1	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6560	See Note <sup>7</sup> , Below
5	N/A	1	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6523	See Note <sup>7</sup> , Below
5	N/A	2	40 <sup>6</sup>	40	30	12.5	3,000	2,500	6522	See Note <sup>7</sup> , Below

1. "Lot Line" shall mean the same as defined in the zoning regulations of the City of Colorado Springs in effect from time to time. In the absence of such a definition, a front lot line is each boundary line (whether one or more) between the Lot and any public or private street. A side lot line is any boundary line which meets and forms an angle with a front lot line, except that,

for a corner Lot with two front lot lines, the side lot line is the boundary line which meets and forms an angle with the street that does not afford the principal access to the Lot. A rear lot line is each boundary line (whether one or more) which meets and forms an angle with the end of a side lot line opposite the front lot line or exists between boundary lines which meet and form angles with the end of side lot lines opposite the front lot line.

2. "Setback" shall mean the distance from each respective lot line to an improvement (other than landscaping), or any porch, eave, overhang, projection or other part of an improvement.
3. "Minimum Square Footage" shall mean with respect to a dwelling the square footage of heated floor area devoted to living purposes on the street level, i.e., exclusive of roofed or unroofed porches, patios, terraces, basements (finished or unfinished), lofts or garages.
4. "Maximum Foundation Elevation" shall mean the highest allowable elevation of the top of the foundation of any dwelling built, erected or placed upon any Lot. Any variance from these elevations may be granted by the Architectural Control Committee after the Owner has submitted complete Lot grading, building and landscape plans for review and approval.
5. "Maximum Height" shall mean the maximum height of a dwelling or other structure or improvement above the top of foundation. Height shall be measured by calculation of the vertical distance from the top of foundation to the highest point of the ridge of the highest finished roof line. The Maximum Height restriction shall not apply to trees as they grow in height during maturation. The height of landscaping walls and fences shall be separately restricted. Notwithstanding the foregoing provisions, in no event shall the maximum height of a dwelling or other structure or improvement within the property be allowed to exceed the maximum height allowed by applicable zoning laws.
6. At the discretion of the Architectural Control Committee, and based upon submitted and approved plans and specifications, the front lot line setback on any Lot may be reduced to thirty (30) feet to allow for an attached garage with a side entry (entry from the side at a ninety (90) degree angle to the street providing driveway access to the Lot), but areas of the dwelling devoted to living purposes must still comply with the forty (40) foot setback requirement.
7. The Maximum Height of dwellings shall be limited to twenty-four (24) feet. In addition, with regard to one-story walk-out dwellings, the vertical wall on any two-story elevation shall not exceed twenty (20) feet in height.

**Appendix B - Covenant Standards  
for  
Fairways Filing No. 6, 7 & 8**

Lot Line Setbacks <sup>1,2</sup>						Minimum Square Footage <sup>3</sup>				
Filing	Lot	Front	Rear	Side (Adjoining Street)	Side (Other)	One Story	One Story Walk- Out	Maximum Foundation Elevation <sup>4</sup>	Maximum Height <sup>5</sup>	Restricted Driveway Access
6	1	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	3,000	N/A	6559	See Note <sup>8</sup> , Below	N/A
6	2	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	3,000	N/A	6554	See Note <sup>8</sup> , Below	N/A
6	3	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	3,000	N/A	6551	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
6	4	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	3,000	N/A	6555	See Note <sup>8</sup> , Below	No driveway access from Hill Circle

Filing	Lot	Front	Rear	Side (Adjoining Street)	Side (Other)	One Story	One Story Walk- Out	Maximum Foundation Elevation <sup>4</sup>	Maximum Height <sup>5</sup>	Restricted Driveway Access
6	5	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	3,000	3,000	6554.5	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
6	6	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	3,000	N/A	6555	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
6	7	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	3,000	N/A	6552	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
6	8	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	3,000	3,000	6550	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
6	9	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	2,500	N/A	6551.5	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
6	10	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	3,000	3,000	6552	See Note <sup>8</sup> , Below	No driveway access from Hill Circle

Filing	Lot	Front	Rear	Side (Adjoining Street)	Side (Other)	One Story	One Story Walk- Out	Maximum Foundation Elevation <sup>4</sup>	Maximum Height <sup>5</sup>	Restricted Driveway Access
6	11	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	3,000	3,000	6552	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
6	12	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	2,500	N/A	6551.5	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
6	13	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	3,000	N/A	6549.5	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
6	14	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	3,000	N/A	6545	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
6	15	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	2,500	N/A	6546.5	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
6	16	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	3,000	3,000	6547	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
6	17	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	3,000	3,000	6556	See Note <sup>8</sup> , Below	No driveway access from Hill Circle

Filing	Lot	Front	Rear	Side (Adjoining Street)	Side (Other)	One Story	One Story Walk- Out	Maximum Foundation Elevation <sup>4</sup>	Maximum Height <sup>5</sup>	Restricted Driveway Access
6	18	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	See Note <sup>7</sup> , Below	3,000	N/A	6544	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	1	40 <sup>6</sup>	40	30	15	3,400	N/A	6595	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	2	40 <sup>6</sup>	40	N/A	15	3,400	3,400	6592.5	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	3	40 <sup>6</sup>	40	30	15	3,400	3,400	6590.5	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	4	40 <sup>6</sup>	40	N/A	15	3,400	3,400	6588.5	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	5	40 <sup>6</sup>	40	N/A	15	3,400	3,400	6586.5	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	6	40 <sup>6</sup>	40	N/A	15	3,000	N/A	6578	See Note <sup>8</sup> , Below	No driveway access from Hill Circle

Filing	Lot	Front	Rear	Side (Adjoining Street)	Side (Other)	One Story	One Story Walk- Out	Maximum Foundation Elevation <sup>4</sup>	Maximum Height <sup>5</sup>	Restricted Driveway Access
7	7	40 <sup>6</sup>	40	N/A	15	3,000	3,000	6577	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	8	40 <sup>6</sup>	40	N/A	15	3,000	3,000	6575.5	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	9	40 <sup>6</sup>	40	N/A	15	3,000	3,000	6574.5	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	10	40 <sup>6</sup>	40	N/A	15	3,000	3,000	6573	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	11	40 <sup>6</sup>	40	N/A	15	3,000	3,000	6573	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	12	See Notes <sup>6&amp;7</sup> , Below	See Notes <sup>6&amp;7</sup> , Below	See Notes <sup>6&amp;7</sup> , Below	See Notes <sup>6&amp;7</sup> , Below	3,000	3,000	6572	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	13	40 <sup>6</sup>	40	N/A	12.5	3,000	N/A	6574.5	See Note <sup>8</sup> , Below	No driveway access from Hill Circle

Filing	Lot	Front	Rear	Side (Adjoining Street)	Side (Other)	One Story	One Story Walk- Out	Maximum Foundation Elevation <sup>4</sup>	Maximum Height <sup>5</sup>	Restricted Driveway Access
7	14	40 <sup>6</sup>	40	N/A	12.5	3,000	N/A	6579	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	15	40 <sup>6</sup>	40	N/A	12.5	3,000	N/A	6583.5	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	16	40 <sup>6</sup>	40	30	12.5	3,000	N/A	6592	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	17	40 <sup>6</sup>	40	30	12.5	3,000	N/A	6594	See Note <sup>8</sup> , Below	Access to Hill Circle conditioned <sup>9</sup>
7	18	40 <sup>6</sup>	40	N/A	12.5	3,000	N/A	6588.5	See Note <sup>8</sup> , Below	N/A
7	19	40 <sup>6</sup>	40	N/A	12.5	3,000	2,800	6585	See Note <sup>8</sup> , Below	N/A
7	20	40 <sup>6</sup>	40	N/A	12.5	3,000	2,800	6581.5	See Note <sup>8</sup> , Below	N/A
7	21	40 <sup>6</sup>	40	N/A	12.5	3,000	2,800	6579	See Note <sup>8</sup> , Below	N/A

Filing	Lot	Front	Rear	Side (Adjoining Street)	Side (Other)	One Story	One Story Walk- Out	Maximum Foundation Elevation <sup>4</sup>	Maximum Height <sup>5</sup>	Restricted Driveway Access
7	22	40 <sup>6</sup>	40	N/A	12.5	3,000	2,800	6577	See Note <sup>8</sup> , Below	N/A
7	23	40 <sup>6</sup>	40	N/A	12.5	3,000	2,800	6573.5	See Note <sup>8</sup> , Below	N/A
7	24	40 <sup>6</sup>	40	N/A	12.5	3,000	2,800	6569.6	See Note <sup>8</sup> , Below	N/A
7	25	40 <sup>6</sup>	40	N/A	12.5	3,000	2,800	6565.5	See Note <sup>8</sup> , Below	N/A
7	26	40 <sup>6</sup>	40	30	15	3,200	N/A	6589	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	27	30 <sup>6</sup>	30	N/A	20	3,200	N/A	6587	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	28	30 <sup>6</sup>	30	50	20	3,200	N/A	6584	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
7	29	30 <sup>6</sup>	30	N/A	20	3,200	N/A	6576	See Note <sup>8</sup> , Below	No driveway access from Hill Circle

Filing	Lot	Front	Rear	Side (Adjoining Street)	Side (Other)	One Story	One Story Walk-Out	Maximum Foundation Elevation <sup>4</sup>	Maximum Height <sup>5</sup>	Restricted Driveway Access
7	30	40 <sup>6</sup>	50	30	20	3,200	N/A	6582	See Note <sup>8</sup> , Below	No driveway access from Hill Circle
8	1	40 <sup>6</sup>	40	N/A	15	3,400	3,400	6584.5	See Note <sup>8</sup> , Below	N/A
8	2	40 <sup>6</sup>	40	N/A	15	3,400	3,400	6582	See Note <sup>8</sup> , Below	N/A

1. "Lot Line" shall mean the same as defined in the zoning regulations of the City of Colorado Springs in effect from time to time. In the absence of such a definition, a front lot line is each boundary line (whether one or more) between the Lot and any public or private street. A side lot line is any boundary line which meets and forms an angle with a front lot line, except that, for a corner Lot with two front lot lines, the side lot line is the boundary line which meets and forms an angle with the street that does not afford the principal access to the Lot. A rear lot line is each boundary line (whether one or more) which meets and forms an angle with the end of a side lot line opposite the front lot line or exists between boundary lines which meet and form angles with the end of side lot lines opposite the front lot line.
2. "Setback" shall mean the distance from each respective lot line to an improvement (other than landscaping), or any porch, eave, overhang, projection or other part of an improvement.
3. "Minimum Square Footage" shall mean with respect to a dwelling the square footage of heated floor area devoted to living purposes on the street level, i.e., exclusive of roofed or unroofed porches, patios, terraces, basements (finished or unfinished), lofts or garages.
4. "Maximum Foundation Elevation" shall mean the highest allowable elevation of the top of the foundation of any dwelling built, erected or placed upon any Lot. Any variance from these elevations may be granted by the Architectural Control

Committee after the Owner has submitted complete Lot grading, building and landscape plans for review and approval.

5. "Maximum Height" shall mean the maximum height of a dwelling or other structure or improvement above the top of foundation. Height shall be measured by calculation of the vertical distance from the top of foundation to the highest point of the ridge of the highest finished roof line. The Maximum Height restriction shall not apply to trees as they grow in height during maturation. The height of landscaping walls and fences shall be separately restricted. Notwithstanding the foregoing provisions, in no event shall the maximum height of a dwelling or other structure or improvement within the property be allowed to exceed the maximum height allowed by applicable zoning laws.
6. At the discretion of the Architectural Control Committee, and based upon submitted and approved plans and specifications, the front lot line setback on any Lot may be reduced to thirty (30) feet to allow for an attached garage with a side entry (entry from the side at a ninety (90) degree angle to the street providing driveway access to the Lot), but areas of the dwelling devoted to living purposes must still comply with the forty (40) foot setback requirement.
7. See special setback provisions contained in original Declaration of Covenants, Conditions and Restrictions for The Fairways at Kissing Camels Estates Filing Nos. 6, 7 & 8, recorded in the real property records of the El Paso County Clerk and Recorder on September 14, 1998, at Reception No. 098132351, as amended, and also attached hereto as Exhibit A.
8. The Maximum Height of dwellings within Filing No. 6 shall be limited to twenty-four (24) feet, and within Filing Nos. 7 & 8 shall be limited to twenty-six (26) feet. In addition, with regard to one-story walk-out dwellings, the vertical wall on any two-story elevation shall not exceed twenty-two (22) feet in height.
9. Driveway access to Hill Circle permitted so long as the full width of the curb cut for driveway is located within 50' of the common boundary line between Lots 17 and 18.