

**Appendix B - Covenant Standards
for
Summer Circle Subdivision and Kissing Camels Subdivision Nos. 1, 2, 4, 5, 6, 10, 11, 14, 16 and 17**

Lot Line Setbacks ^{1, 2}				Minimum Square Footage ³			Maximum Foundation Elevation ⁴	Maximum Height ⁵
Front	Rear	Side (Adjoining Street)	Side (Other)	One Story	One Story Walk-Out	Two Story		
40 ⁶	20 ⁷	20	15 ⁸	3,000	N/A	3,000	See Note ⁹ , Below	20 ¹⁰

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.

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 to the highest point of the ridge of the highest finished roof line.
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. Not less than the lesser of 20' or 15% of the average depth of Lot; provided, however, where the rear lot line of any Lot is also the side lot line of an adjoining Lot, the minimum set back for side lot lines shall apply to both sides of said lot line.
8. Not less than the lesser of 15' or 10% of the average width of Lot.
9. The Maximum Foundation Elevation for the main floor of the dwelling on each Lot shall be two and one-half (2 ½) feet above the average elevation of the paved street at the two front corners of the Lot, as measured at the points on such street where the two side Lot Lines of the Lot intersect (or would, if extended, intersect) with the paved street adjoining the front of the 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.
10. Provided, however, the height of an existing dwelling or other structure or improvement may not be increased to such height through remodel, replacement or other means if to do so would materially interfere with the views from adjacent Lots or would otherwise interfere with the general intent and purpose of these Design Guidelines, the Covenants and/or any other applicable covenants governing the property (in either event, as determined by the Architectural Control Committee in its sole and absolute discretion). 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.

**Appendix B - Covenant Standards
for
Fairways Filing No. 1**

Block	Lot	Lot Line Setbacks ^{1,2}			Minimum Square Footage ³			Maximum Foundation Elevation ⁴	Maximum Height ⁵	Driveway Access
		Front	Rear	Side	One Story	Two Story Down	Two Story Up			
1	1	40 ⁶	40	12.5	2,500	2,000	N/A	6557	See Note ⁸ , Below	Hill Circle
1	2	40 ⁶	40	12.5	2,500	2,000	N/A	6553	See Note ⁸ , Below	Hill Circle
1	3	40 ⁶	40	12.5	2,500	2,000	2,000	6542	See Note ⁸ , Below	Hill Circle
1	4	40 ⁶	40	12.5	2,500	2,000	N/A	6544	See Note ⁸ , Below	Hill Circle
1	5	40 ⁶	40	12.5	2,500	2,000	N/A	6543	See Note ⁸ , Below	Hill Circle
1	6	See Note ^{6,7} , Below	See Note ⁷ , Below	See Note ⁷ , Below	2,500	N/A	N/A	6547	See Note ⁸ , Below	Hill Circle or Coyote Pointe Drive
1	7	40 ⁶	40	12.5	2,500	N/A	N/A	6541	See Note ⁸ , Below	Coyote Pointe Drive

Block	Lot	Front	Rear	Side	One Story	Two Story Down	Two Story Up	Maximum Foundation Elevation ⁴	Maximum Height ⁵	Driveway Access
1	8	40 ⁶	40	12.5	2,500	2,000	N/A	6535	See Note ⁸ , Below	Coyote Pointe Drive
1	9	40 ⁶	40	12.5	2,500	2,000	N/A	6529	See Note ⁸ , Below	Coyote Pointe Drive
1	10	40 ⁶	40	12.5	2,500	2,000	N/A	6522	See Note ⁸ , Below	Coyote Pointe Drive
1	11	40 ⁶	40	12.5	2,500	2,000	N/A	6529	See Note ⁸ , Below	Coyote Pointe Drive
1	12	40 ⁶	40	12.5	2,500	2,000	N/A	6533	See Note ⁸ , Below	Coyote Pointe Drive
1	13	40 ⁶	40	12.5	2,500	N/A	N/A	6535	See Note ⁸ , Below	Coyote Pointe Drive
1	14	40 ⁶	40	12.5	2,500	N/A	N/A	6537	See Note ⁸ , Below	Coyote Pointe Drive
1	15	40 ⁶	40	12.5	2,500	N/A	N/A	6536	See Note ⁸ , Below	Coyote Pointe Drive
1	16	40 ⁶	40	12.5	2,500	N/A	N/A	6535	See Note ⁸ , Below	Coyote Pointe Drive

Block	Lot	Front	Rear	Side	One Story	Two Story Down	Two Story Up	Maximum Foundation Elevation ⁴	Maximum Height ⁵	Driveway Access
1	17	See Note ^{6,7} , Below	See Note ⁷ , Below	See Note ⁷ , Below	2,500	N/A	N/A	6534	See Note ⁸ , Below	Coyote Pointe Drive or Elisa Court
1	18	40 ⁶	50	12.5	2,500	N/A	N/A	6533	See Note ⁸ , Below	Elisa Court
1	19	40 ⁶	50	12.5	2,500	N/A	N/A	6533	See Note ⁸ , Below	Elisa Court
1	20	40 ⁶	50	12.5	2,500	N/A	N/A	6531	See Note ⁸ , Below	Elisa Court
1	21	40 ⁶	40	12.5	2,500	2,000	2,000	6525	See Note ⁸ , Below	Elisa Court
1	22	40 ⁶	40	12.5	2,500	2,000	N/A	6527	See Note ⁸ , Below	Elisa Court
1	23	40 ⁶	40	12.5	2,500	2,000	N/A	6529	See Note ⁸ , Below	Elisa Court
1	24	See Note ^{6,7} , Below	See Note ⁷ , Below	See Note ⁷ , Below	2,500	2,000	2,000	6531	See Note ⁸ , Below	Coyote Pointe Drive or Elisa Court
2	1	See Note ^{6,7} , Below	See Note ⁷ , Below	See Note ⁷ , Below	2,500	2,000	2,000	6545	See Note ⁸ , Below	Hill Circle or Coyote Pointe Drive

Block	Lot	Front	Rear	Side	One Story	Two Story Down	Two Story Up	Maximum Foundation Elevation ⁴	Maximum Height ⁵	Driveway Access
2	2	40 ⁶	40	12.5	2,500	2,000	2,000	6543	See Note ⁸ , Below	Hill Circle
2	3	40 ⁶	40	12.5	2,500	2,000	2,000	6541	See Note ⁸ , Below	Hill Circle
2	4	40 ⁶	40	12.5	2,500	2,000	2,000	6539	See Note ⁸ , Below	Hill Circle
2	5	40 ⁶	40	12.5	2,500	2,000	2,000	6537	See Note ⁸ , Below	Hill Circle
2	6	See Note ^{6,7} , Below	See Note ⁷ , Below	See Note ⁷ , Below	2,500	2,000	2,000	6535	See Note ⁸ , Below	Coyote Pointe Drive
2	7	40 ⁶	40	12.5	2,500	2,000	2,000	6535	See Note ⁸ , Below	Coyote Pointe Drive
2	8	40 ⁶	40	12.5	2,500	2,000	2,000	6537	See Note ⁸ , Below	Coyote Pointe Drive
2	9	40 ⁶	40	12.5	2,500	2,000	2,000	6538	See Note ⁸ , Below	Coyote Pointe Drive
2	10	40 ⁶	40	12.5	2,500	2,000	2,000	6538	See Note ⁸ , Below	Coyote Pointe Drive
2	11	40 ⁶	40	12.5	2,500	2,000	2,000	6538	See Note ⁸ , Below	Coyote Pointe Drive

Block	Lot	Front	Rear	Side	One Story	Two Story Down	Two Story Up	Maximum Foundation Elevation ⁴	Maximum Height ⁵	Driveway Access
2	12	See Note ^{6,7} , Below	See Note ⁷ , Below	See Note ⁷ , Below	2,500	2,000	2,000	6534	See Note ⁸ , Below	

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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

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7. See special setback provisions originally set forth in Declaration of Covenants, Conditions and Restrictions for The Fairways at Kissing Camels Estates Filing No. 1, recorded in the real property records of the El Paso County Clerk and Recorder on June 18, 1985, at Book 5023, Page 0758, and also attached hereto as Exhibit A.
8. The Maximum Height of one-story and two-story down dwellings shall be limited to twenty (20) feet, and two-story up dwellings shall be limited to thirty (30) feet. In addition, with regard to two-story dwellings, the vertical wall on any two-story elevation shall not exceed nineteen (19) feet in height.