

Policy Statement  
Design Review Guidelines  
Cherry Creek Crossing  
July 25, 2006

This replaces the Policy Statement of October 4, 2005 and shall be incorporated by reference into the Design Review Guidelines of Cherry Creek Crossing subdivision, El Paso County, Colorado.

Policy regarding storage facilities: sheds and buildings.

1. Sheds.

Sheds that are not affixed to the land are considered personal property. Examples are prefabricated sheds, such as a storage shed, potting shed, and greenhouse kit, which do not require a building permit from the County. Approval by the DRC shall not be required for such sheds.

Pursuant to the requirements listed in the Design Review Guidelines for privacy screens (1.8 Privacy Screens.) sheds may, at the discretion of the Design Review Committee, be required to be screened from view from neighboring properties by either privacy fencing or landscaping screens of appropriate non-deciduous vegetation. If screening is deemed necessary, the type of screening must have prior approval of the DRC.

2. Accessory Buildings.

An accessory building is an additional building to the residence that is built on a slab or foundation, and requires a permit from the County to construct. Accessory buildings (which include, but are not limited to garages, workshops, storage, greenhouses, etc.) have lower design importance and are architecturally less important than the main residence. An accessory building does not have the same standard of 4-sided architectural detail as does a residence. Nevertheless, the design, including the roof and exterior colors, shall complement the residence and must have prior approval of the DRC before construction.

The DRC shall take into consideration the purpose and function of the building, and consider landscaping screens and orientation to balance the accessory building with the main residence. The distance of the accessory building from neighboring homes and the visibility of the structure from the street are factors of consideration in establishing reasonable criteria by the DRC

The following paragraph replaces Article 1.8 Fences and Walls, paragraph labeled “perimeter walls”:

**Perimeter Walls.** In order to preserve wildlife corridors, no fence or wall shall be closer than ten feet from any perimeter lot line, with the exception of lots that abut the northern or western subdivision boundary and number between 29-43, inclusive. These lots may fence or wall to the lot line except where it would violate the Location section above.

Adopted and Approved:

Colorado Springs 382 Limited Partnership, Declarant

---

Nathan K. Miller, Mgr.  
IBEX Advisor's LLC, Gen. Partner