TOWN OF TIMNATH, COLORADO

RESOLUTION NO. 12, SERIES 2013

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING TIMNATH RANCH SUBDIVISION, FIRST FILING 2ND AMENDED
FINAL PLAT BLOCK DIVERSITY PLAN, GENERALLY LOCATED NORTH OF AND
ADJACENT TO RIVER PASS ROAD (CR36), EAST OF AND ADJACENT TO THREE
BELL PARKWAY (CR3), AND SOUTH OF AND ADJACENT TO THE GREAT
WESTERN RAILROAD ROW

WHEREAS, THE PLANNING COMMISSION OF THE TOWN OF TIMNATH ON
MAY 22, 2013, HAS REVIEWED THE BLOCK DIVERSITY PLAN MATRIX PER THE
TOWN'S MUNICIPAL CODE SECTION 16.2.18 RESIDENTIAL ARCHITECTURE;

WHEREAS, THE PLANNING COMMISSION OF THE TOWN OF TIMNATH
RECOMMENDED APPROVAL OF THE BLOCK DIVERSITY PLAN MATRIX IN LIEU
OF A BLOCK DIVERSITY PLAN TO THE TOWN COUNCIL OF THE TOWN OF
TIMNATH;

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH,
COLORADO:

Section 1. The Town Council of the Town of Timnath, Colorado hereby:

1. Approves the Timnath Ranch Subdivision, First Filing 2nd Amended Final Plat
Block Diversity Plan Matrix, attached hereto;
2. Authorizes staff to approve amendments administratively to the Block Diversity
Plan Matrix that reflect minor changes to the architectural styles or residence
locations.

Section 2. Effective Date:

This Resolution shall be effective upon adoption.

PASSED, APPROVED AND ADOPTED THIS 9TH DAY OF JULY, 2013.

TOWN OF TIMNATH, COLORADO

[Signature]
Jill Grossman-Belisle, Mayor

ATTEST:

[Signature]
Milissa Peters, Town Clerk

[Stamp]
<table>
<thead>
<tr>
<th>Timnath Ranch 1st Filing, 2nd Amended Plat - Village Homes Block Diversity Matrix</th>
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<tbody>
<tr>
<td>Block A</td>
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<td>3301B</td>
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<td>3302L</td>
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**Notes:**
1. The Congress 3000 Series also includes the Outland 3000 Series.
2. Models on the matrix indicated by an "X" cannot be located adjacent to each other or directly across the street from one another. Directly across the street shall be defined as lots sharing 50% or more frontage.
3. Each residential block face shall contain at least 3-residential models that have significant variation. Models shall be considered by Plan Name and Numbers, and does not include Cudos or Trim Options (i.e., Washington/3006).
4. Any street for home sale must provide setback at least 15 feet from the edge of the sidewalk or property fence, whichever is more restrictive.
5. Bay windows are not allowed to extend into the side yard setbacks.