



Kissing Camels Property Owners Association, Inc.

Dear Kissing Camels Estates Resident:

The Architectural Control Committee and the Board of Directors have written the Design Guidelines to assist in the planning of new construction, renovation and landscaping projects.

The Design Guidelines preserve the value of each homeowner's investment by setting certain standards for the exterior design of homes and landscape in the Estates to help make our community more beautiful, as well as to enhance the value of our real estate.

The Design Guidelines apply to new construction, remodeling, and modifications. Whether you are planning to build a new home, remodel your current home, or wish to modify your landscaping, your plans will need to be reviewed by the Architectural Control Committee. The Committee will be utilizing the professional services of an architect and/or landscape architect for plan review.

Fee Schedule:

New Home construction:

Application Fee- \$1,500 Impact Fee- \$2,500

Other projects costing over \$50,000:

Application Fee- \$1,000 Impact Fee- \$2,500

Other projects costing between \$10,000 and \$50,000:

Application Fee- \$500 Impact Fee- \$500

Other projects costing between \$5,000 and \$10,000:

Application Fee- \$500 Impact Fee- None

Small projects costing less than \$5,000:

Application Fee- \$150 Impact Fee- None

You may deliver your plans to our on-site manager in the Garden of the Gods Club South Patio Offices #4 or to Hammersmith Management at 1155 Kelly Johnson Blvd, Suite 495, along with your check made payable to the Kissing Camels Property Owners Association. All fees are subject to change.

Finally, we would like to thank the Architectural Control Committee for their extensive work and dedication to the preservation and enhancement of the beauty and property values of our community. The Board and the Architectural Control Committee hope you will find these guidelines useful in your project planning.

Sincerely,

The Executive Board, KCPOA

V.2009.03.05

C/O Hammersmith Management, Inc.

1155 Kelly Johnson Boulevard, Suite 495, Colorado Springs, CO 80920

Phone: 719-389-0700; Fax: 719-328-0576

ClientServices@e-Hammersmith.com; www.e-Hammersmith.com; www.KissingCamelsPOA.com

Landscape Plan Checklist Submit in duplicate with house plans.

APPLICANT

REVIEWER

- | | |
|---|-------|
| _____ 1. Plan scaled at 1"= 10'-0" with North Arrow | _____ |
| _____ 2. Property lines and streets with street names. Notes regarding Adjacent property materials (for example- lawn, native, mulch Gravel, existing tree) | _____ |
| _____ 3. Show 2' contours existing & proposed including swales for Storm water management. | _____ |
| _____ 4. Locations and plan for protection of vegetation to be retained | _____ |
| _____ 5. Retaining walls, screening walls and fences by type & height | _____ |
| _____ 6. All structures and light standards | _____ |
| _____ 7. Height and percent of grade of all berms, walls & slopes | _____ |
| _____ 8. Type, material and dimensions of all paths, walks and patios | _____ |
| _____ 9. Description of proposed soil preparation and amendments | _____ |
| _____ 10. Plant schedule with botanic and/or common name, plant size and spacing | _____ |
| _____ 11. Show all plants and materials at 3-5 year maturity width | _____ |
| _____ 12. Ground cover treatment by species of plant and/or type and depth of mulch/gravel | _____ |
| _____ 13. Location and plan to screen all utility areas | _____ |
| _____ 14. Proposed percent of landscape in irrigated grass or unplanted gravel or mulch | _____ |
| _____ 15. Name and types of irrigation equipment (spray, drip, etc.) and denote zoning | _____ |

Name of Landscape Designer/Architect and Company:
