

Transtech Center

Supplement to Covenants and Restrictions

Special Development Requirements by Area:

Transtech Center Subdivision:

Condominium Units 1, 2A, 4A, 5A, 6A, 7, 8, 9, 10, 11, 12, 13, 14A, 14B, 15A, 15B, 16, & 17, Block 1.

Building Requirements:

1. Building height restricted to three levels not to exceed a maximum height of 43 feet.
2. All buildings will be restricted to professional office use, with the exception of Unit No. 1 and Unit No. 4A which may seek a variance for residential use. Unit No. 13 will be used as a full service restaurant with liquor license. Units 8 & 9 may be consolidated with the lots to the south and may be used for purposes other than professional office. An allowable list of use types is included in the CC&R's.
3. Building roofs are required to have a minimum of 50% area pitched. An exception may be made for Units 8 & 9, provided they consolidate with the lots to the south and develop larger facilities.
4. Building setbacks:
 - a. Units connected to Transtech Way – 8 feet from the private road.
 - b. There are no other building setbacks for these units.

Site & Landscape Requirements:

1. Units 8, 9, 10, 11, & 12 are required to dedicate a portion of their unit as an easement for the private road Transtech Way. The cost to construct Transtech Way is built into the pricing of all units and lots in the Transtech Center.
2. Units 2A, 5A, & 4A are required to dedicate a portion of their unit as an easement for the private road North Transtech Way. The cost to construct North Transtech Way is built into the pricing of all units and lots in the Transtech Center.

3. Unit 7 is required to construct an access road through the common area extending from the private road Transtech Way to a southern access point of Unit 7.
4. Units 8 & 9 may be amended to include Lots 1A, 2, & possibly 3, Block 2 of the Gabel Subdivision 2nd Filing. The common area on the south side of Units 8 & 9 may be eliminated if the required development expands into the above noted lots.
5. Landscaping plans will require the unit developer to, in some cases; extend their landscaping into a common area in order to promote consistency. An example would be to landscape to the pond, water feature or streams edge even though some of the property between the unit boundary and the waters edge may include some common area. This would promote a consistent landscape plan to the waters edge.
6. There are no building setbacks for units in this subdivision except for an 8 feet utility easement along Transtech Way and North Transtech Way.

Gabel Subdivision 2nd Filing

Lots 3-6, Block 1:

Buildings Requirements:

1. Large acre lots designed for large buildings. Building heights restricted to three levels, not to exceed a maximum height of 43 feet.
2. Flat roofs will be allowed.
3. Building Setbacks (Minimums)
 - a. From Hesper Road – 50 feet
 - b. Side – 25 feet
 - c. Rear – 25 feet

Site & Landscape Requirements:

1. Ditch area between Hesper Road and the individual lots will need special attention. The three lateral ditches will need to be placed in pipe along the north side of Hesper Road running the entire length of lots 4-6. A plan for these improvements has been developed and these individual lots will need to participate in the cost of the improvements.
2. Lot 4, west side will need to develop the parking and access plan to connect to the north/south road on the west side of lots 13B & 14B. The west side of Lot 4 has some trees and landscaping improvements already installed. The landscaping plan for this lot will incorporate those improvements with its overall site plan. Lot 4 will also be required to maintain the existing improvements.

3. Lot 5 should design its parking, access, and site plan to accommodate a connection to the north/south roadway system on the east side of Lot 14B.
4. Lots 4 & 5 will need to address the Canyon Creek ditch that crosses diagonally across the lots. The improvement plan is to place the ditch in pipe, extend it in an easterly direction with the three lateral ditches noted above, and then extend it north to the northeast corner of lot of Lot 5.
5. Parking, Access Road Setbacks
 - a. From Hesper Road – 10 feet
 - b. Side – 8 feet
 - c. Rear – 8 feet
6. Landscape should be complete to the property lines.
7. On-site storm water retention is required on these lots

Lots 1, 2, 11, 12, 13B, 14B, Block 1

Building Requirements:

1. Building height limited to three levels with a maximum height of 43 feet
2. Minimum of 50% of Roof area should be sloping
3. Building Setbacks
 - a. From Gabel Road – 32 feet
 - b. From Hesper Road (Lot 2 only) – 32 feet from Hesper & 25 feet from Transtech Center Sign Easement
 - c. Side – 25 feet
 - d. Rear – 25 feet

Site & Landscape Requirements:

1. On lots 12, 13B, and 14B the buildings are encouraged to be close to Gabel Road. Therefore, parking is required to be at the rear or side of the building.
2. Landscaping is required to extend to the lot line.
3. Arterial access to Gabel Road for lots 1 & 11 is restricted to one central location.
4. Lots 12, 13B, and the west half of 14B is accessible to Gabel Road at a central location between Lots 12 and 13B. See attached Transtech Center Site Plan.
5. The east half of 14B is accessible to Gabel Road at the eastern edge of lot 14B.

Lots 15, 16, 17, 18, & 19, Block 1:

Building Requirements:

1. Building heights will be limited to a two story building or 32 feet. The second floor level will be limited in size to 50% of the first floor footprint.
2. Minimum of 50% of roof area shall be sloping

3. Building setbacks will be as follows:
 - a. From Gabel Road – 32 feet
 - b. Side – 25 feet
 - c. Rear – 25 feet
 - d. Lot 19 – 32 feet from South 32nd St. West and 25 feet from sign easement
4. Lots 18 & 19 will most likely be packaged and sold together because of the limited size available to develop lot 19 (Due to Transtech Center Sign Easement)
5. Buildings are required to be located close to Gabel Road with parking in the rear whenever possible.

Site & Landscape Requirements:

1. Lot 15 road access will be from the west side of the lot. There is no direct access from Gabel Road. Lot 15 will be required to participate in a private road access from Gabel with Lot 14B along the west side of the lot 15 and east side of Lot 14B to the point where it enters into Lot 15. Lot 15 will be required to dedicate land for this road easement and share in the road construction cost. See attached exhibit.
2. Lots 16 & 17 and Lots 18 & 19 have shared accesses from Gabel Road. These lots are required to dedicate land for this access and to share in their respective costs for developing the access.
3. Canyon Creek Ditch separates Lots 17 and 18. If the ditch remains open, then these lots will be required to landscape to the ditch bank and keep the ditch bank free of weeds.
4. All of these lots will be required to have parking in the rear whenever possible.

Lots 1A, 2, 3, 4, 5, 6, 7, & 8, Block 2

Building Requirements:

1. Building height restricted to a two stories with a maximum height of 32 feet.
2. Minimum of 50% of roof area to be sloping
3. Building setbacks for lots 3, 4, 5, 6, 7, & 8 will be as follows:
 - a. From Gabel Road – 90 Feet
 - b. Rear – 0 Feet
 - c. Side – 12.5 Feet
 - d. From Transtech Way (Lot 8) – 20 Feet
4. Building setbacks for lots 1A & 2
 - a. From Gabel Road – 32 Feet
 - b. From S. 32nd St. W (Lot 1A) – 20 Feet
 - c. Rear – 0 Feet
 - d. Side – 12.5 Feet

5. Lots 7 & 8 will be marketed and sold together because of the limited size of lot 8.
6. Lots 1A and/or 2 may be sold with Units 8 and/or 9 of the Transtech Center Subdivision. This may require the elimination of the common area between lots 1A & 2 and Units 8 & 9. Should that not happen we will expect those lots and units to complete the landscaping through that common area with costs apportioned equally to all connection lots or units.

Site & Landscape Requirements:

1. If Canyon Creek Ditch Area between lots 1A & 2 remains open, then these lots will be required to landscape to the ditch bank and keep the ditch bank free of weeds.
2. Parking for lots 3, 4, 5, 6, 7, & 8 will be required to be located in front of the buildings. Also these parking lots should provide for connecting access extending from lot 3 to and through lot 8 eventually connecting to Transtech Way.
3. Landscaping to the rear of lots 3 through 8 will be required to extend to the storm drainage area. The Transtech Center lot unit owners association will be responsible for the landscape enhancement in and around the drainage area.
4. The sign easement for lot 8 is larger than the required size to place a stone sign identifying the road Transtech Way. Therefore, the landscaping and parking configuration around this easement will be allowed to extend into this easement area.