

Exhibit B

SUNSET POINTE PLANNED UNIT DEVELOPMENT Planned Unit Development Control Guide

131.7 Acre PUD
122 Lots

8/4/2023

PURPOSE: The purpose of this Sunset Pointe PUD Control Guide is to serve as the governing regulations which will control the development of the Sunset Pointe PUD. The PUD Control Guide will serve as the "zone district regulations" for the PUD and is in conformance with Section 17.17.030 of the Fruita Municipal Code.

Development within Sunset Pointe PUD will be regulated and administered by the City of Fruita through the provisions of this PUD Control Guide. Building Construction within the PUD is governed by the applicable City of Fruita ordinances, rules, regulations and building codes.

The more restrictive/relaxed, specific provisions of this PUD Control Guide shall supersede those contained in Title 17 of the Fruita Municipal Code. However, where this PUD Control Guide does not address a particular issue or subject matter, the specific provisions of Title 17 of the Fruita Municipal Code, the City's Land Use Code, shall prevail. In case of a dispute or ambiguity, the City shall be responsible for interpreting the applicable regulations and resolving the dispute or ambiguity.

NOTES:

- * Rear Yard Setback: Most of the rear yards border onto open space and allowing building within 5' from open space will not have an adverse effect upon the open space. Any Lot which backs onto property other than open space will meet a minimum requirement of a 15' setback.
- ** Fences & Height: All fences and exterior walls will be no more than 42" in height and will be built out of metal, or a 3 rail wood variety. The fences will be allowed to be built to the property line. All fence styles will need to be approved by the Design Review Committee (DRC).
- *** Side Load Garage: In order to minimize the presence of garages from the street, side load garages, at the 25' setback location, shall be permitted. All homes must have a minimum of a two car garage and all driveways must be designed for the off-street parking of 2 additional vehicles.
- **** Accessory Structures (Casitas): The lots are large and will easily accommodate accessory structures. These structures must be built within the setbacks for each lot. The allowed uses for these "Casitas" is for separate living spaces for parents, siblings, for use as a studio or for use as storage, sauna/spa, pool cabana etc. Maximum height for Accessory Structures not to exceed 20 feet.
- ***** Exterior Lighting: All exterior lighting shall be low intensity, fully shielded fixtures, color of the light shall not exceed 3000 Kelvins.
- ***** Fire Sprinkler System Requirement: Homes are required to have Fire Sprinkler Systems in order to meet the Lower Grand Valley Fire Districts requirements.

Lot #	Lot Size (Sq. Ft.)	Front Setback (Ft.)	* Rear Setback (Ft.)	Side Yard Setback (Ft.)	Drainage Type	Min Size Structure (Sq. Ft.)	Height Restriction (Ft.) Home	** Max Fence Height (Ft.)	*** Side Load Garage	**** Accessory Structure "Casita"	***** Fire Sprinkler System Required	Street Location
A-1	21,035	25	15	8	A	1,500	28	6	No	No	No	Squire Ct.
A-2	18,672	25	15	8	A	1,500	28	6	No	No	No	Squire Ct.
Lot #	Lot Size (Sq. Ft.)	Front Setback (Ft.)	* Rear Setback (Ft.) Along Bluff	Side Yard Setback (Ft.)	Drainage Type	Min Size Structure (Sq. Ft.)	Height Restriction (Ft.) Home/Acc Stru	** Max Fence Height (Ft.)	*** Side Load Garage	**** Accessory Structure "Casita"	***** Fire Sprinkler System Required	Street Location
B-1	49,819	25	20	8	B	2,500	28/20	3.5	Allowed	Allowed	Yes	Kingsview Road
B-2	39,548	25	20	8	B	2,500	28/20	3.5	Allowed	Allowed	Yes	Kingsview Road
B-3	53,158	25	20	8	B	2,500	28/20	3.5	Allowed	Allowed	Yes	Kingsview Road
B-4	40,070	25	20	8	B	2,500	28/20	3.5	Allowed	Allowed	Yes	Kingsview Road
Lot #	Lot Size (Sq. Ft.)	Front Setback (Ft.)	* Rear Setback (Ft.)	Side Yard Setback (Ft.)	Drainage Type	Min Size Structure (Sq. Ft.)	Height Restriction (Ft.) Home/Acc Stru	** Max Fence Height (Ft.)	*** Side Load Garage	**** Accessory Structure "Casita"	***** Fire Sprinkler System Required	Street Location
C-1	15,944	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Golondrina Way
C-2	15,044	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Golondrina Way

Lot #	Lot Size (Sq. Ft.)	Front Setback (Ft.)	* Rear Setback (Ft.)	Side Yard Setback (Ft.)	Drainage Type	Min Size Structure (Sq. Ft.)	Height Restriction (Ft.) Home/Acc Stru	** Max Fence Height (Ft.)	*** Side Load Garage	**** Accessory Structure "Casita"	***** Fire Sprinkler System Required	Street Location
C-3	19,168	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Golondrina Way
C-4	17,748	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Golondrina Way
C-5	16,003	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Golondrina Way
C-6	14,646	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Golondrina Way
C-7	14,353	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Golondrina Way
C-8	14,168	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Golondrina Way
C-9	14,329	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Golondrina Way
C-10	14,547	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Golondrina Way
C-11	14,732	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Golondrina Way
C-12	14,632	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Golondrina Way
C-13	15,055	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Golondrina Way
C-14	14,769	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Golondrina Way
C-15	16,322	25	15	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Isabella Ct.
C-16	17,656	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Isabella Ct.
C-17	19,061	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Isabella Ct.
C-18	16,759	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Isabella Ct.
C-19	17,092	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Isabella Ct.
C-20	18,472	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Isabella Ct.
C-21	14,085	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Isabella Ct.
C-22	14,096	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Isabella Ct.
C-23	17,050	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Isabella Ct.
C-24	15,449	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Sophia Ct.
C-25	15,669	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Sophia Ct.
C-26	14,251	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Sophia Ct.
C-27	13,909	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Sophia Ct.
C-28	19,250	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Sophia Ct.
C-29	17,810	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Sophia Ct.
C-30	17,148	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Sophia Ct.
C-31	15,939	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Sophia Ct.
C-32	15,926	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Sophia Ct.
C-33	17,605	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Sophia Ct.
C-34	17,025	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Sophia Ct.
C-35	17,030	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Sophia Ct.
C-36	15,328	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Cristina Ct.
C-37	15,951	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Cristina Ct.
C-38	14,606	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Cristina Ct.
C-39	14,832	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Cristina Ct.
C-40	16,135	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Cristina Ct.
C-41	16,824	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Cristina Ct.
C-42	15,581	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Cristina Ct.
C-43	15,508	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Cristina Ct.
C-44	15,629	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Cristina Ct.
C-45	17,035	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Cristina Ct.
C-46	15,032	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Cristina Ct.
C-47	14,235	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Cristina Ct.
C-48	15,061	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Cristina Ct.
C-49	15,642	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-50	14,709	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-51	14,053	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-52	14,215	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-53	15,822	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.

Lot #	Lot Size (Sq. Ft.)	Front Setback (Ft.)	* Rear Setback (Ft.)	Side Yard Setback (Ft.)	Drainage Type	Min Size Structure (Sq. Ft.)	Height Restriction (Ft.) Home/Acc Stru	** Max Fence Height (Ft.)	*** Side Load Garage	**** Accessory Structure "Casita"	***** Fire Sprinkler System Required	Street Location
C-54	14,250	25	15	8	A	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-55	13,588	25	15	8	A	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-56	17,613	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Marianna Ct.
C-57	17,831	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Marianna Ct.
C-58	16,805	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Marianna Ct.
C-59	16,889	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Marianna Ct.
C-60	15,996	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Marianna Ct.
C-61	14,927	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-62	23,687	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-63	24,894	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Catarina Ct.
C-64	26,117	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Catarina Ct.
C-65	16,351	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Catarina Ct.
C-66	19,050	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Catarina Ct.
C-67	20,263	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Catarina Ct.
C-68	20,386	25	5	8	A	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-69	17,737	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-70	17,584	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-71	19,600	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-72	21,797	25	15	8	A	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-73	18,469	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Josephina Ct.
C-74	17,426	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Josephina Ct.
C-75	17,741	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Josephina Ct.
C-76	19,003	25	15	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Josephina Ct.
C-77	21,469	25	15	8	A	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-78	30,426	25	15	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-79	14,467	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-80	14,465	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-81	14,411	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-82	14,356	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-83	14,447	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-84	14,223	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-85	14,125	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-86	15,363	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-87	15,075	25	15	8	A	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-88	14,535	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-89	14,661	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-90	14,982	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-91	14,826	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-92	15,424	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-93	16,775	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-94	14,141	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-95	17,541	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-96	15,778	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-97	16,788	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-98	17,778	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-99	15,563	25	15	8	A	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-100	15,911	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Emilia Ct.
C-101	16,086	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Emilia Ct.
C-102	14,888	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Emilia Ct.
C-103	14,039	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Emilia Ct.
C-104	17,347	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Emilia Ct.

Lot #	Lot Size (Sq. Ft.)	Front Setback (Ft.)	* Rear Setback (Ft.)	Side Yard Setback (Ft.)	Drainage Type	Min Size Structure (Sq. Ft.)	Height Restriction (Ft.) Home/Acc Stru	** Max Fence Height (Ft.)	*** Side Load Garage	**** Accessory Structure "Casita"	***** Fire Sprinkler System Required	Street Location
C-105	15,682	25	15	8	A	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-106	14,300	25	15	8	A	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-107	14,259	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-108	15,016	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-109	14,349	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Lucia Ct.
C-110	15,696	25	5	8	B	2,100	30/20	3.5	Allowed	Allowed	Yes	Golondrina Way

Lot #	Lot Size (Sq. Ft.)	Front Setback (Ft.)	* Rear Setback (Ft.)	Side Yard Setback (Ft.)	Drainage Type	Min Size Structure (Sq. Ft.)	Height Restriction (Ft.) Home/Acc Stru	** Max Fence Height (Ft.)	*** Side Load Garage	**** Accessory Structure "Casita"	***** Fire Sprinkler System Required	Street Location
D-1	58,505	25	15	15	B	2,500	30/20	3.5	Allowed	Allowed	Yes	Fowler Ct.
D-2	67,173	25	15	15	B	2,500	30/20	3.5	Allowed	Allowed	Yes	Fowler Ct.
D-3	42,247	25	15	15	A	2,500	30/20	3.5	Allowed	Allowed	Yes	Fowler Ct.
D-4	50,395	25	15	15	A	2,500	30/20	3.5	Allowed	Allowed	Yes	Fowler Ct.
D-5	69,715	25	15	15	A	2,500	30/20	3.5	Allowed	Allowed	Yes	Fowler Ct.
D-6	37,592	25	15	15	A	2,500	30/20	3.5	Allowed	Allowed	Yes	Fowler Ct.

54.04 Total Lot Acreage
122 Total Lot Count

SUNSHINE OF DELTA, INC.,
a Colorado corporation

By: _____

John T. Moir, Vice-President

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by John T. Moir as Vice-President of SUNSHINE OF Delta, INC., a Colorado corporation.

Witness my hand and official seal.

My commission expires: _____.

Notary Public