

June 25, 2021

VIA E-MAIL AND FEDEX

Meritage Homes of Colorado, Inc. 8400 East Crescent Parkway, Suite 200 Greenwood Village, Colorado 80111 Attention: Mike Salmina Email: mike.salmina@meritagehomes.com	Meritage Homes Corporation 8800 East Raintree Drive, Suite 300 Scottsdale, Arizona 85260 Attn: Mel Faraoni Email: Mel.Faraoni@meritagehomes.com
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Re: Master Declarant Approval of Meritage Homes of Colorado, Inc.'s ("**Meritage**")  
Architecture Plans for Development at Murphy Creek

Dear Mr. Salmina:

On behalf of Murphy Creek Development, Inc. ("**Master Declarant**"), Master Declarant under the Master Declaration of Covenants, Conditions, and Restrictions of Murphy Creek, recorded in the Real Property Records of Arapahoe County, Colorado at Reception No. B1086813 (the "**Declaration**"), Master Declarant approves the Architectural Plans (as defined below) submitted to Master Declarant by Meritage, in accordance with Master Declarant's rights under the Declaration, as further provided herein.

Pursuant to Article V, Section 2 of the Declaration, no Improvements (as defined in the Declaration) "shall be constructed, erected, placed, planted, applied or installed upon any Lot unless plans and specifications therefor . . . shall have been first submitted to and approved in writing by the Design Review Committee." However, pursuant to Article V Section 13(b), "as long as a Builder has received design approval from the Master Declarant, such Builder shall be exempt from the provisions of [Article V]" ("**Master Declarant Design Approval**").

Master Declarant hereby approves the Meritage Homes 35-foot wide and 40-foot wide home series (the "**Architectural Plans**"). This letter constitutes Master Declarant Design Approval with respect to the Architectural Plans as contemplated in Article V Section 13(b) of the Declaration.

Sincerely,



Harvey Alpert  
President  
Murphy Creek Development, Inc.