

The Ridge at Rendezvous



DESIGN GUIDELINES

October 2001

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The images contained herein, are for the sole purpose of depicting preferred development character. Specific designs will require the approval of the Reviewer.

DEFINITIONS

Association - A non-profit corporation formed under that name whose Articles of Incorporation are filed with the Colorado Secretary of State - the Home Owners association for Rendezvous.

Building Envelope – Primary Area of disturbance on the lot.

Reviewer - Entity having jurisdiction over design review as in Article V of the Declaration.

Declaration - Declaration of Covenants, Conditions and Restrictions for Rendezvous.

Declarant – Rendezvous Colorado, LLC a Colorado limited liability company.

Improvements - Any changes, alterations or additions to a Lot or structure from its condition at the time of purchase.

Lot - a platted lot or building site within Rendezvous.

Owner - The Owner of record of a Lot, whether one or more persons or entities, hereinafter referred to as “Owner”, but including all Owners, builders, consultants, or any other authorized agents of the Owner.

The Ridge – East Mountain Filing I at Rendezvous according to the recorded plat thereof in Grand County, Colorado.

Design Guidelines - The Design Guidelines, review procedures and construction regulations adopted and enforced by the Reviewer as set forth in this document and as amended from time to time.

Supplemental Declaration - Any Supplemental Declaration of Covenants, Conditions and Restrictions affecting a particular Filing as recorded by the Declarant.

I. VISION

Rendezvous is a 1,146-acre community in the Fraser River Valley with tree-covered slopes overlooking meadows along the Fraser River. The project is planned as a resort community with distinctive neighborhoods that will contain year round and seasonal residences, guest accommodations; and related recreational, commercial and office facilities. The plan for Rendezvous conserves the natural features of the land for future generations with a system of trails and open space within the community. The protected natural open space provides habitat to sustain the existing deer, elk, moose, beaver, and waterfowl.

The Ridge at Rendezvous (East Mountain Filing I) is a 154-acre parcel of wooded land surrounded by open space. This neighborhood has 110 unique mountain homesites that offer panoramic views of the Continental Divide, Winter Park Resort and Byers Peak. The goal of the design guidelines is to integrate the design of each home with the natural beauty of the site. The architecture of the homes at The Ridge should belong in Colorado and reflect the spirit and character of the Rocky Mountains and the Fraser Valley.

The intent of The Ridge Design Guidelines is to encourage architectural harmony in the design of homes and their relationship to the environment. The Design Guidelines pertain to all sites and provide a basis for consistency of design and construction, respect of the natural setting and for creative design expression. Their intent is to minimize harsh contrast in the landscape and encourage appropriate architecture.



II. DESIGN REVIEW

The Design Guidelines have been developed to ensure that the vision for The Ridge at Rendezvous is met throughout the design and construction phases of each home. They apply equally to each Owner with the recognition that each Owner will have their own design objectives and each lot has a unique natural setting. These guidelines cannot anticipate all situations that may be presented during the design process. Rendezvous Colorado, LLC and its representative are the designated Reviewer. Flexibility in the review process will be achieved by allowing the Reviewer discretion and broad authority in the review of projects based on interpretation of the design guidelines.

The Reviewer reserves the right to revise the Design Guidelines as changing conditions and priorities dictate. It is the expressed purpose of Rendezvous Colorado, LLC to work with each Owner in a collaborative manner in order to reach a high level of design compatible with Rocky Mountain traditions and the natural setting of The Ridge. The specific duties and powers conferred on the Reviewer are defined in Article V Architecture and Landscaping in the Declaration of Covenants, Conditions, and Restrictions for Rendezvous, which are recorded with Grand County.

The Design Guidelines will be in effect for the life of the project. The Design Guidelines do not supersede adopted regulations and ordinances of applicable jurisdictions and agencies but may be more restrictive. The Design Guidelines apply to all new construction, subsequent exterior renovations, or any other site improvement. Unless prohibited, or otherwise specified in this document, any alteration, improvement and addition made on any property within the community must receive prior written approval. Neither the Declarant, the Reviewer nor the Association shall be liable for any damages resulting from design or construction which has been approved by the Reviewer pursuant to these guidelines or for any damages resulting from an Owner's failure to meet or exceed the minimum standards set forth in the Design Guidelines.

A. PROFESSIONAL INVOLVEMENT

The Guidelines are a tool to assist architects, landscape architects, builders, engineers, and future homeowners in design and construction of new homes, additions or alterations. Owners proposing any improvements are required to seek the assistance of qualified design professionals, with skills appropriate to the task, including architects, landscape architects, soils engineers, structural engineers, civil engineers, etc. A list of qualified professionals can be obtained from Rendezvous Colorado, LLC. The Reviewer will also work with Owners and builders to qualify professionals.

B. QUALIFIED BUILDERS

A Qualified Builder program is utilized for construction of homes at The Ridge. These Builders have been pre-qualified based on their knowledge of the design review at Rendezvous and experience with similar construction in the mountains. The Owner must select a builder from the Qualified Builder list. If the Owner wishes to use a builder not on the list, the Owner must qualify that builder with the Reviewer. With respect to the construction of the residence, the Owner shall look solely to the builder and the rights and remedies contained in the construction contract and shall not have recourse against the Reviewer and/or Rendezvous Colorado, LLC.

C. DESIGN REVIEW PROCESS

The Design Guidelines address site development, architectural character and landscape design as these relate to harmonious relationships with the lot and neighboring homes. All Owners (including builders, consultants, and any other designated representatives) must comply with the design review process, to gain approval for any construction. It is anticipated that the design review process will take a minimum of 120 days, this is dependent on the Owner and architect's internal review and design schedule. The design review process requires that the Owner receive approval of the final design prior to submitting for a building permit. The Owner must also meet with the Reviewer on-site after receiving final design approval and a building permit and prior to beginning to clear or thin trees. Incomplete submittals will not be considered (see submittal requirements).

STEP ONE: PRE-DESIGN

Prior to preparing preliminary plans for a proposed residence, it is required that the Owner and/or their designated representatives, meet with the Reviewer, or its representative, and visit the site to discuss design ideas, requirements and attributes of the site. Pre-Design appointments may be made by calling the Rendezvous office, 970 726-4500.

STEP TWO: PRELIMINARY DESIGN

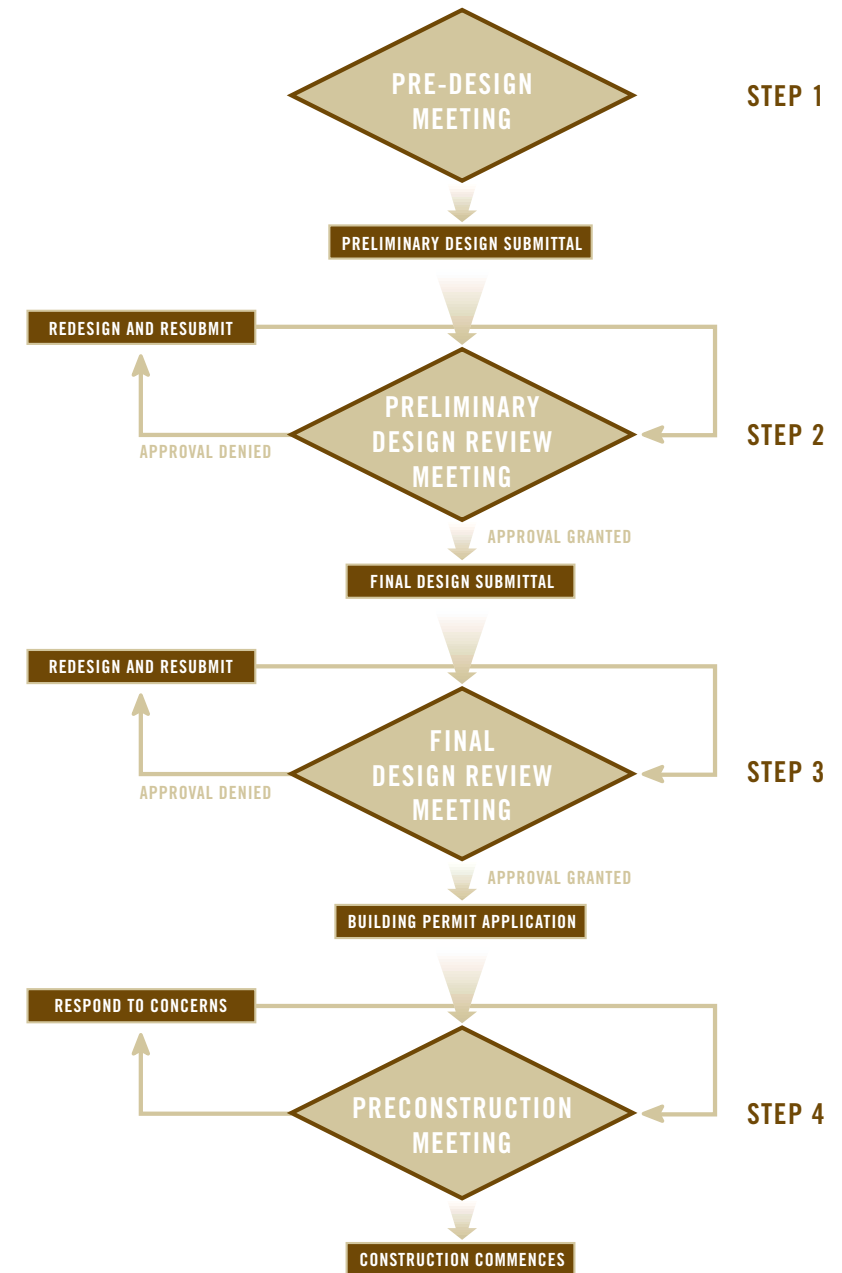
The Owner shall obtain a topographic survey of the site and begin conceptual design. The Preliminary Design proposed for the home, including site plan, architectural concept and other design elements identified in the submittal requirements must be sufficiently developed in order to schedule a Preliminary Design meeting. A Preliminary Design review meeting shall be scheduled when the Preliminary Design submittal requirements are met and satisfactorily submitted to the Reviewer. The site must be staked and flagged so that the property boundaries, building foot print, driveway, and proposed clearing areas are identified. At this level, trees to be protected, the Building Envelope, accessory improvements, wildfire mitigation areas, and any other significant design elements must also be flagged and staked for site review. A Preliminary Design review meeting will be scheduled and comments will be provided to the Owner within 14 business days after the meeting.

STEP THREE: FINAL DESIGN

After approval of the Preliminary Design, final drawings shall be prepared for review and submitted to the Reviewer meeting all requirements. A Final Design review meeting will be scheduled after all submittal requirements are met and comments will be provided to the Owner within 14 business days after the meeting. Upon approval of the design, a building application may be submitted to the Town of Fraser.

STEP FOUR: CONSTRUCTION

After receipt of the building permit a Pre-Construction meeting must be scheduled on-site prior to any clearing or site disturbance. The purpose of the meeting is to review the staking/flagging, fencing and other requirements for construction prior to construction commencing. At that time, construction approval may be given by the Reviewer to commence construction.



III. SITE DEVELOPMENT STANDARDS

A. INTENT

Each site has unique opportunities and constraints. Understanding these factors will assist in developing a design that is responsive to the individual characteristics of each site including: climate, mountain design traditions, lifestyle needs and topographic conditions. As a part of the site design process the Primary Building Envelope must be identified in relation to the parcel and its special features. At the discretion of the Reviewer other minor improvements may be made outside the Primary Building Envelope. In all cases disturbance of existing terrain, natural vegetation and drainage patterns must be minimized. The designer/builder shall take into consideration views and solar exposure while minimizing disturbance. Integration of building massing, materials, indoor/outdoor relationships, drainage, and access is required in the siting of buildings.

B. SITING

Buildings shall be located to fit with the land. Stepping the structure with the slope is required to minimize disturbance and break up the mass of the building. Careful attention must be given to views onto and off of the parcel, climate, exposure, slope, vegetation, and the functional orientation of the home with respect to access and lifestyle needs. Driveway approaches and grading must be designed to have the least disturbance.



C. SETBACKS/SLOPE

The setbacks indicated on the Final Plan Development Plan (FPDP) are considered minimum standards. The FPDP indicates slopes of 30% or greater which shall not be built on. Slopes of 30% or greater must be identified by the Owner and indicated on the plan submittal.

D. BUILDING ENVELOPE

A Building Envelope shall be defined for the primary improvements of the home and submitted for review to ensure that each lot meets open space standards, a compatible relationship with neighboring homesites and consideration of view sheds. The Building Envelope shall contain all primary man-made disturbance of the site and shall be the minimum area necessary for the proposed structure and landscape area, including: the main house structure, accessory structures, driveway, parking, hardscape and other major improvements. A least disturbance approach shall be used in site design and natural area encroachment in order to protect site features; naturally occurring drainage; tree stands; and climactic orientations.

A suggested Building Envelope center has been staked on each lot. The proposed Building Envelope must be identified for each site with appropriate staking and flagging at the time of preliminary design submittal. The building footprint shall be identified as part of the Building Envelope. Significant deviation from the suggested Building Envelope center will require explanation. The Reviewer reserves the right to reduce or reconfigure the proposed Building Envelope to protect, enhance or take greater advantage of the site. Prior to beginning construction, the Building Envelope shall be fenced with orange snow fencing.

E. NATURAL LOT AREA

Each lot must have a minimum of 55% retained in natural open space to ensure that a unified natural landscape and buffer remains between properties. The natural open space may be maintained, and will be subject to the provisions of the Forest Management Plan and Wildfire Mitigation Plan measures.

F. FOREST MANAGEMENT AND WILDFIRE MITIGATION

Rendezvous has an approved Forest Management Plan that identifies a program to enhance the health of the forest. As a part of the plan, wildfire mitigation measures have been identified to reduce the threat of fire. Orientation and selective thinning of trees in and around the Building Envelope must comply with the defensible space methodology identified in the Wildfire Mitigation checklist, which will be provided by the Reviewer.

G. SNOW MANAGEMENT

Snow storage areas must be provided and shown on the site plan. Snow must not be directed to areas that would be unsafe for pedestrians. Snow storage areas must be provided for driveways, walkways, patios, decks, parking, and roofs; and must be indicated on the Construction Management Plan or similar document prior to the Pre-Construction Meeting.

H. GRADING AND DRAINAGE

Grading shall be kept to the minimum area necessary to fit the improvements on the site. Standards for grading/drainage shall not constitute a representation, warranty or agreement by the Declarant (CC&R's), the Reviewer or the Association that such minimum standards shall result in a residence or landscaping free from any defects. The Owner is responsible for having a soils engineering report prepared by a registered professional engineer, and other necessary inspections to assure adequate design and construction.

Grading shall be designed to create smooth transitions between natural and man made grade changes in order to integrate improvements into the slope. To reduce excessive grading step the structure; use retaining walls comprised of natural stone materials; berms and landscaping to blend cuts/fills. Cut/fill slopes shall be kept to a maximum of 2:1 vertical and revegetated.

Grading shall extend beyond Building Envelopes and/or setbacks. Topsoil shall be removed and stored for reuse on-site.



Drainage deviation from the natural drainage pattern of the neighborhood and the parcel shall be minimized and must be approved by the Reviewer. Community drainage ways indicated on the Filing I Plat and FPDP on private lots shall be incorporated into the drainage design of that lot. Swales shall be designed to a minimum grade of 2% no closer than 5 feet from any foundation. Drainage shall be designed to slope away from foundations at 5% minimum for the first five feet (5') or in accordance with the Owner's soils report, whichever is most restrictive. Drainage under driveways shall be controlled with a culvert. Runoff volumes entering and exiting the sites shall be maintained prior to and after construction. Concentrated flows shall not be discharged from one property to another unless it has been designed as a part of the community storm water and drainage systems. Headwalls and other drainage structures must be constructed of materials compatible with the home's exterior exposed masonry walls or retaining walls.



I. EROSION CONTROL

During construction on-site erosion control is mandatory to protect adjacent properties and conform to State of Colorado and Town of Fraser requirements. Use sedimentation basins, filtration materials (straw bales, permeable geotextiles), slope stabilization fabrics or tackifiers as required to minimize erosion.

J. DRIVEWAYS AND PARKING

Improvements relating to access to homesites and vehicular maneuvering on lots shall be designed to function within the parameters of mountain conditions while following a least disturbance approach. Driveway locations have been identified for each lot as a guide to minimize site disturbance. Construction of a 20' asphalt apron is required as an extension of the roadway onto each lot. Where possible, adjacent lots are encouraged to share a driveway. Parking areas shall be located within the Building Envelope within close proximity of the roadway.

Driveways shall be designed to follow natural site contours to minimize disturbance in grading. To reduce excessive grading use retaining walls that are compatible in color and texture with the sandstone roadway walls, home materials or other indigenous materials. Adequate areas for snow removal and storage must be incorporated into the design and indicated on the site plan. Single driveways shall not exceed 12' wide and shared driveways shall not exceed 14', except where safety or other functional requirements are identified. Driveway slopes shall not exceed 10% unless heated and approved by the Reviewer. A 2% negative cross-slope shall be used. On-street parking is not allowed except for special events not to exceed 24 hours. Two off-street parking spaces, screened from the roadway shall be incorporated into the design.

Driveways may be paved or of a hard surface of unit pavers, concrete, asphalt and/or a pervious surface (2" thick, 1" gravel topping a 1-1/2" gravel base). Due to the mountain character of the neighborhood, curb and gutter along driveways is not permitted. Color and texture shall be compatible with indigenous mountain materials. Any driveway related improvements constructed within the right of way are the responsibility of the Owner and are subject to repair, removal or replacement at the Owner's expense.

The East Mountain Filing No. I Major Subdivision Final Plat of the Town of Fraser, recorded at Reception No. 2001-002997 in the records of the County of Grand, State of Colorado, provides in Note #4 that areas are available on identified lots for the construction of private access drives to serve other lots. Such areas are designated on the Plat by the notation "See Note #4", and are referred to herein as the "Private Access Areas".

The right to construct a private access drive within a Private Access Area in accordance with the requirements of this paragraph J, are hereby reserved for the benefited lots across the burdened lots, all as identified in Note #4, a copy of which Note #4 is attached as Exhibit "I" and incorporated herein by reference.

This reservation is for the construction of a private access drive within each of the Private Access Areas for use for pedestrian and vehicular access to the benefited lots. This right of access shall only be for the benefit of the Owner of the benefited lot and their invitees.

Prior to the construction of any private access drive within a Private Access Area, the Owner of the benefited lot shall submit to the Reviewer for its approval, drawings which show the exact location, dimensions, and construction cross-sections for the private drive, as well as the restoration plan for any area disturbed outside of the paved or improved surface. Special fencing and/or barriers may be required to minimize disturbance. No improvements may be made within a Private Access Area except as shown on such approved drawings, and no modifications to the improvements shall occur without approval by the Reviewer.

The obligations for construction, maintenance, and repair associated with the private access drive shall be the burden of the benefited property, and all liability associated with the construction, maintenance, repair and use of the Private Access Areas for a private access shall be the responsibility of the benefited property.



K. RETAINING WALLS

Retaining walls defined within the Building Envelope shall be utilized to fit the structure of the home with the land. Terracing with the use of retaining walls is preferred rather than mass excavation and re-contouring. Retaining walls shall be as low as possible, generally 4' feet, and shall not exceed 8' before stepping unless approved by Reviewer. Walls over 4' feet in height shall be designed by a professional engineer. Design and location of retaining walls shall be integrated into the site design and respond to the natural topography. Walls near the house shall match or complement the materials of the house, while walls used in the landscape shall be constructed of sandstone or at a minimum reflect indigenous characteristics that are found to naturally occur in mountainous terrain and meet the approval of the Reviewer.



L. ENCLOSURES

Perimeter lot fences are prohibited. Enclosing an area within the Building Envelope is permitted.

Fenced Enclosures shall be restricted to the Building Envelope. The actual fence material may not exceed one hundred (100') lineal feet. Areas shall be integrated with the landscape plan. Integration with the overall architecture and siting of the home will be considered as part of the enclosure approval. All fences should be constructed of natural wood and stone materials.

Privacy Screens may be utilized in screening decks, patios, and hot tubs. These areas may be fully enclosed. Screening these areas requires utilization of materials and finishes taken from the building palette. Screens shall be limited to the Building Envelope and shall not exceed six feet (6').

Dog Runs are restricted to side and rear Building Envelopes adjacent to or connecting to the structure, and may not exceed two hundred (200') square feet in area. These areas may be enclosed (side and top) with wrought iron, wood, and/or welded wire mesh integrated with the design of the fence. Chain link fencing is not allowed. Enclosures must not exceed six feet (6') in height and must be screened from adjoining residences and streets. Home Owners may also install an "invisible electric pet fence".

M. LIGHTING

Lighting is an important element of the visual landscape. Views of evening sunsets and the night sky are enjoyable features of the site. To protect vistas, minimize off-lot light pollution, exterior lighting shall be limited. Fixtures shall complement the building materials and reinforce the mountain architecture. Light sources shall be directed down, be shielded and/or filtered, to minimize ambient light, using low wattage bulbs to minimize light spill. Clear glass lenses are not permitted. Translucent lenses are required.

Use of floodlights and sodium vapor lights is prohibited, and lights in excess of forty (40) watts are prohibited. Such fixtures may not be movement activated, but may be used if specifically activated by a security monitoring system, and must be concealed and directed away from neighboring properties. Fixture colors shall match building colors. All fixtures, used for illumination of driveways, walks, and address signage purposes, shall be compatible with the architecture of the structure(s). Architectural and landscape “mood” lighting may be acceptable with the approval of the Reviewer.

Building mounted lighting must be directed downward away from adjacent lots, streets and open spaces and may not be used to light walls of building elements for decorative purposes. An excessive number of fixtures, or excessive light levels and glare will not be allowed. Site lighting must be confined to areas enclosed by walls or be in the vicinity of the main entrance, with the exception of safe passage lighting on walkways from the street to the front door. Driveway lighting shall be limited to ground mounted, down-lights (adjustable height units) integrated with the landscape design.



N. SIGNAGE

No sign shall exceed a height of six feet from grade. No signs shall be attached or fastened to natural features including existing trees. No signs will be allowed without prior written consent of the Reviewer, with the exception of the following: a) Signs required by legal proceedings; b) one “For Sale” sign may be installed within a property boundary, provided the face of the sign does not exceed five (5’) square feet and that earth tones are used to paint the sign.

Information allowed on the sign includes: For Sale, builder, real estate agent, phone number and lot address; c) Signs identifying security alarms.

O. TRASH RECEPTACLES

All receptacles used for storage of solid waste shall be screened and bear-proofed, using materials and forms complementary to the main structure(s).

P. UTILITIES

Construction of utilities shall be conducted to minimize disturbance. Utility construction, including storage of earthwork materials, shall respect neighboring lots and preserved areas. All utility connections, meters and equipment shall be concealed from public view by elements of the architecture and/or sufficient landscaping.

Q. FLAGPOLES

The Reviewer must approve location of a permanent flagpole. Care must be given to the hardware and flag material of permanent flags to minimize noise.

R. BASKETBALL EQUIPMENT

Basketball backboards and freestanding pole mounted backboards are subject to the approval of the Reviewer. A fixed basketball standard must be indicated on the site plan.

S. SPAS, POOLS, SPORTS COURTS

Exterior spas and/or hot tubs must fit with the proximate architectural materials and colors and shall be screened from public view. Other recreational related improvements including pools, sports courts, tennis courts, etc., are subject to the approval of the Reviewer.

T. WATER FEATURES

Water features such as waterfalls, streams and fountains are discouraged. Mountain conditions can cause these elements to be difficult to maintain and do not lend themselves to an authentic expression of the site’s natural features. The Reviewer must approve such design elements.

U. CHILDREN’S PLAY EQUIPMENT

The size, materials, location, appropriate screening and integration with the overall site plan will be evaluated for approval of play equipment. Natural materials with earth tones compatible with the home shall be used.

V. DECKS

Decks shall be designed and constructed to be compatible with the architecture of the house. Columns supporting decks must be designed and constructed from materials similar to the house. Downhill deck support posts and columns shall not consist solely of dimensional timbers. A base plinth and proportions that offset the height of the column must be utilized to strengthen the view of the deck from below.



W. DOG HOUSES

Reviewer approval of materials, size and locations of doghouses is required.

X. SATELLITE DISHES

Dishes shall be no greater than eighteen (18”). The Reviewer requires approval of equipment greater than eighteen (18”) in diameter and proposed locations for the installation of a satellite dish.

Y. ACCESSORY BUILDINGS

All lots are for single-family residential units only. Accessory units shall be allowed as part of a primary appurtenant structure. Accessory units can be dwelling units that may not exceed 25% of the gross floor area (GFA) including the garage. All accessory buildings, including gazebos, greenhouses, and hot tub enclosures must meet the architectural and site standards and be identified within the primary Building Envelope or in a secondary Building Envelope. Massing, scale, form, materials, and other detailing shall be coordinated with the main structure. No temporary or permanent storage sheds shall be allowed.

Z. HOUSE ADDRESS MONUMENTATION

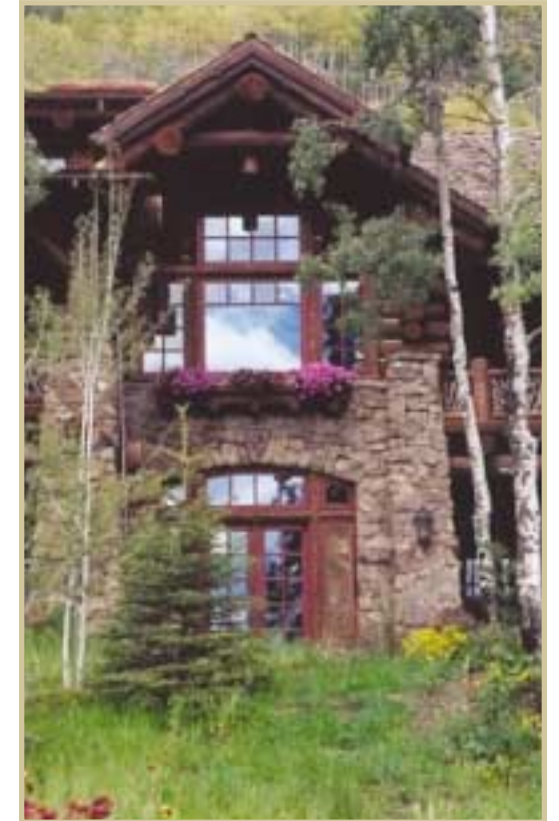
No more than two sets of address numbers are allowed on each home. Address numbers may be placed at the street and on the residence. The address numbers shall not exceed a total of one square foot for each location and be lit with a photocell. Address numbers located at the driveway shall be on an approved monument. The monument shall be designed to reflect the home design with materials that are compatible with the home and/or the retaining walls of the roadway and/or driveway. The monument should be integrated with the retaining walls and driveway grading and not be monumental in scale. A gate may be integrated with the design using compatible materials. The Reviewer must approve the monumentation and driveway entry design.



IV. ARCHITECTURAL STANDARDS

A. INTENT

The intent of the architectural standards is to create a community design compatible with the mountain environment and lifestyle. Use of indigenous materials, responsiveness to seasonal conditions and the functional and recreational needs of the Home Owner are important. Architectural forms derivative of mountain traditions are fundamental. The mountain setting may cause views to be available of all sides of a structure requiring the need for continuity of materials and design of each building elevation.



B. MASSING

The massing, proportion, and overall scale of a building shall be designed in relation to the characteristics of each site. In all cases buildings shall be designed to reduce their overall mass and as a composition of additive, asymmetrical forms. Continuous or unbroken forms shall be avoided. Residences developed around more than one axis can achieve forms that are less monotonous; reduce building scale; increase diversity; and be visually more interesting.

Wall Planes shall be stepped (2' minimum) to reduce the overall mass of the building.

Large, unbroken planes are not desirable. Rake walls and end-views showing cantilever conditions are also discouraged. Wing-walls and stepped walls, integrated with covered decks and balconies are encouraged to develop well-balanced massing on all elevations. Forms with overhangs and recesses are preferred to break up the building into smaller parts.



Detailing of architectural elements provides an opportunity to present a better sense of character - expressing craftsmanship and the heritage of mountain architecture. Windows shall be used to enhance views and create interest in exterior walls. Consider window/door organization, surface detailing, and scale of windows in proportion to the overall structure and style of the design. Traditional rectangular patterns with divided lights are appropriate. The detail should be comprised of natural species and appear as if they were executed by hand tools.

C. BUILDING AREA

Each home shall have minimum livable (finished) building area of twenty-two hundred (2,200) square feet excluding garage and mechanical areas. Floors shall vary in square footage in order to break-up the building mass.

D. BUILDING HEIGHT

Building height shall not exceed thirty five (35') and shall be measured from the average finish grade of the primary four corners of the structure.

E. GARAGES/AUTO COURTS

Garages must be carefully considered in the overall design. Garage door openings shall be screened from public roadways and adjacent properties using techniques such as covering porches; recesses, in order to integrate the garage doors into the larger building mass and architectural style; and custom cladding and finish of doors shall be utilized. Side-loaded access to garages is encouraged. Guest parking shall be provided in pocket parking areas not necessarily in front of the garage doors, but closer to the main entry area.



F. ENTRIES

A defined hierarchy in relation to importance of entry is preferred. Dimensions of columns and custom-made accents shall be considered. Rustic elegance, combined with a sense of human scale is encouraged. All entrances, exits, walkways and driveways shall be protected from snow loading.



G. ROOFS

Roofs are prominent visual elements and shall communicate the dominant character of the architectural expression of the home. A simple pattern of primary and secondary roof forms with dormers is desirable. Roof forms in the mountains draw from ranch, Nordic, craftsman and saltbox themes. Gable and shed dormers can be utilized to bring natural light into living spaces to help break -up large roof planes and expressing the style and character of the roof.

The primary roof overhang shall not be less than twenty four (24") and the secondary roof overhangs shall not be less than 12". Roof overhangs of less than twelve (12") inches will not be accepted. Soffits of Masonite are not allowed. Creative and harmonious use of hips, gables, multiple ridges, roof axes, and dormers are encouraged.

The primary roof pitch (60%) shall be a 6/12 pitch or greater, while secondary roof pitches shall not be less than 4/12. Strong, built-up fascias consisting of 2"x12" dimensioned lumber is preferred. Well-defined eave detailing with strong articulation is required, as is careful consideration of snow loads, snow shedding, ice and drip zones. Flat, mansard, and gambrel styles are prohibited

Color and texture shall be carefully considered when selecting a roofing material and selected from a limited palette of the predominant colors that occur naturally on the site, including earth tones and plant materials. Class A materials are required, including shakes, concrete, slate, standing seam metal; pre-treated rusted corrugated metal and/or Cortin; and architectural asphaltic shingles. Standing-seam natural metal roofs may be considered when the appropriate design and visual impact to adjacent properties is minimal. Roof flashing colors shall match the roof color.

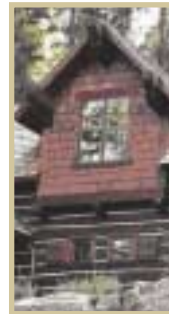


H. WALLS AND MATERIALS

Walls shall express a sense of structural integrity, strength and support reflecting their function as part of the building. A scaled hierarchy – larger at the base and smaller, more detailed towards the top of a building is preferred. Wood shall be the predominant material. Materials not addressed in these standards shall be reviewed on an individual basis.



Siding materials may include logs, board and batten, plank and shingle. Vertical and horizontally applied wood siding shall be treated with preservatives, semi-transparent stains or pigmented stains not painted. Logs may be peeled or non-peeled but shall not be pre-manufactured or uniform in appearance; and shall not make-up more than 80% of the wall area. If treated logs shall occur they should be coated with a dark stain.



Natural or cut stone masonry is encouraged consisting of Colorado Moss Rock, natural-river rock or fieldstone. Large diameter dry stack and ledge stone-simulated stone may be used with the approval of the Reviewer. Masonry joints shall be raked clean, and held to a maximum of 1" in width. A sample lay-up on site (4'x 8') of stone masonry is required for approval prior to installation. Stone should cover at least 20% of the exterior walls of the project. The building should rest visually on a "base" of stone no shorter than twenty-four (24") in height that appears to visually support the building above. A capstone to this "base" is required.

Hand troweled stucco may be used. Stucco used as a primary exterior material must be approved by the Reviewer and shall not exceed 30% of the exterior surface. If stucco is approved consideration shall be given to detailing and integration with other building materials.

Foundation walls shall not be exposed more than ten (10"). Foundation walls shall be integrally designed, faced or finished to blend with the total architectural design. It is best if there is no visible break between the foundation and the wall plane. Natural stone foundations are preferred and make the integration of foundations with the site on sloping grades. Integrally the Reviewer must approve colored concrete and specialty formed concrete.



Chimney Caps should be designed in a manner to create the visual impression that the flue pipes are contained within a traditional roofed housing, and should relate to the overall architectural style of the house. No un-enclosed flues are permitted. Stone slab caps, copper gables and other such integrated architectural elements are acceptable solutions.



I. COLOR

Exteriors shall be designed with a hand-made feel and to blend the building into its setting. Finishes shall be subdued. Wood stains and paints shall be selected from a limited palette of the predominate colors that occur naturally on the site, including earth tones, and plant materials. Brighter colors shall be limited to small areas as accent colors. All color selections will be carefully reviewed and approved by the Reviewer. No bright, unfinished or mirrored surfaces are allowed. Semi-transparent stains are highly desirable on wood surfaces, but semi-bold stains may be approved on an individual basis.



J. WINDOWS AND DOORS

A mountain/ranch pattern shall be used in the placement and scale of windows and doors. Openings must be a vertical rather than horizontal expression. Sizes shall vary and random placements shall be considered. When large single panes are used they shall be recessed and shaded. Large-scale structural wall members and smaller panels shall be used with large panes to minimize monolithic glass surfaces.

Window and door casings shall be wood or metal clad. Quality grade vinyl is not preferred and must be approved by the Reviewer. Double paned windows are required and optional energy saving features including low E is encouraged. Mirrored or reflective window materials are prohibited. Simulated divided light windows are required to have muntin bars and an intermediate spacer bar.



K. BUILDING EQUIPMENT AND ACCESSORIES

Building Accessories (shades, shutters, and screens) require approval. These must be submitted with architectural elevations, specifications, measurements and an actual material sample. Greenhouses require approval and shall be architecturally compatible with the design and materials of the residence.

Exterior equipment shall be incorporated with the building design, and painted to match the wall color. Air conditioning, electrical and gas meters shall be fully screened. Clotheslines are not allowed.

Roof Furniture including plumbing stacks shall be grouped in attics and encouraged to be placed to rear of footprint in order to minimize the number of penetrations. Metal roof vents are strongly discouraged, but if required, must be painted to match roof materials. Consider gable vents or ridge venting. Dominant exposed vents/fixtures for gas fireplaces are discouraged. Snow diverters and retainers shall be integral to the building design and can be decorative. Roof furnishings shall be painted to match primary roof materials or made of copper aged to a patina/matte finish.

Skylights shall be considered when fabricated utilizing a flat glazed material and integrated into the roof design, not as an applied element. Skylights shall be reviewed on a case-by-case basis.

Gutters and downspouts are encouraged to be concealed to avoid long exposed sections with eaves and structural columns or trim. Care shall be given to the placement of gutters to prevent the damming of water, ice and snow. Treated copper will be allowed. Aluminum and galvanized materials will not be accepted unless painted and/or treated to match building materials.

L. SOLAR

Solar orientation and related design features are important in a mountain climate. Passive solar design features are encouraged when they are integrated into the design of the building. Re-radiating heat absorbed during the day with high thermal density products is encouraged. Active solar equipment is encouraged but must be reviewed on a case-by-case basis by the Reviewer. Such equipment shall blend with the architecture, roof design, and pitch of the roof and not create a negative visual impact through reflective glare, and other visual obtrusions to adjacent properties.

M. FIRE PREVENTION

Sprinkler systems must be incorporated into the design of each house as a part of the fire prevention measures for the neighborhood. Only Class A roofing materials are allowed.

V. LANDSCAPE STANDARDS

A. INTENT

It is the objective of the landscape standards to extend the natural mountain setting and blend structures with the natural landscape. Landscape designs shall consist of drought tolerant plant materials indigenous to the region or compatible with its climactic and geographic conditions. The appearance of introduced landscape materials shall harmonize with the natural setting. Minimal disturbance of the natural setting is preferred. Attention shall be given to earth forms, site drainage, snow storage, hardscape, and ground plane treatments.



B. LANDSCAPE ZONES

Landscape zones aid in the site analysis and design of each homesite.

The Natural Zone of the site shall encompass a minimum of 55% of the lot area. This area may not be disturbed except to for forest management, wildfire mitigation, driveway and utility connections, and snow storage with approval of the Reviewer. All other disturbed areas must be restored to their previous condition.

Private zones must be within the designated Building Envelope. The Private zone includes: courtyards, entry areas, recreational/court areas, decks, and patios.

The Transition Zone is the area immediately surrounding the Building Envelope that may be disturbed during the construction process. Due to varying site conditions (topography, soil conditions, existing vegetation, drainage patterns, and access), it is conceivable that structures may be placed at the edge(s) of the Building Envelope boundary causing the transition zone to incur more disturbance than other areas.

C. LANDSCAPE GRADING REQUIREMENTS:

The Owner is responsible for maintaining the natural grade of the lot and the site's adequate drainage. The Owner is responsible for fine grading which may have been adjusted to comply with berming, retaining walls, drainage, and landscape requirements.

D. TREE PLANTING REQUIREMENTS:

In the front/entry area of the property at least three (3) specimen trees are required. These can be either Evergreen trees with a minimum of ten feet (10') in height or specimen trees with a minimum of a three and one-half (3 1/2") caliper. Over the remainder of the site, there shall be a minimum of four (4) evergreen trees eight feet (8') tall minimum; and nine (9) deciduous trees with a two inch (2") caliper minimum.

E. PLANTING BED REQUIREMENTS:

Orientation of planting beds shall relate to berms, walkways, patios, auto courts and/or driveways, and other landscape elements. Beds shall serve a function, (foundation and utility screening, buffering for privacy, enhancement of views, defining outdoor spaces, wind block, sun block, erosion control). It is required that planting beds utilize shredded mulch at least 3” in depth. Large cobble may be used only along designated drainage ways, water features or snow storage areas to facilitate drainage. Small and medium shrubs, twelve inch (12”) to five feet (5’), shall typically be planted three (3’) on center and be 5-gallon size. Large shrubs, six feet (6’) to ten feet (10’), shall typically be planted five feet (5’) on center and be either 5-gallon size or balled or burlapped. Shrubs shall be planted in natural groupings rather than linear hedgerows. The use of perennials is encouraged.



F. NATIVE GRASS PLANTING REQUIREMENTS:

Turf areas are prohibited. Grasses found in the mountains can be used in a natural design approach. Appropriate soil amendments shall be tilled into the existing soil prior to planting. Use a quality seed mix for the area. (see plant list). Use a herbicide with no residual soil activity (glyphosate). Irrigate lightly and frequently to keep soil surface moist during germination.

G. IRRIGATION

A drip irrigation system may be used only on a temporary basis to sustain new plant material. A landscape plan shall be submitted and approved by the Reviewer, which shall establish rules and regulations to ensure compliance with the terms of the Decree entered in 98CW41.

H. MAINTENANCE

All landscaping shall be maintained to present a natural appearance.

I. LANDSCAPE INSTALLATION

Landscaping must be installed within twelve (12) months of occupancy. Material staging and holding area must occur on the site where installation occurs. A vacant lot may be used with prior written permission from the Owner.



J. PLANT MATERIALS LIST

The following plant materials shall be utilized in landscape design.

COMMON NAME

BOTANICAL NAME

Deciduous Trees

Quaking Aspen
Canada Red Chokecherry
Cutleaf Weeping Birch
Narrowleaf Cottonwood
Ginnala Maple

Populus tremuloides
Prunus virginiana 'Canada Red'
Betula pendula gracilis
Populus angustifolia
Acer ginnala

Evergreen Trees

Engelmann Spruce
White Fir
Foxtail Pnr
Lodgepole Pine
Colorado Spruce
Douglas Fir
Vanderwolf's Pyramid Limber Pine

Picea engelmannii
Abies concolor
Pinus Aristata
Pinus contorta latifolia
Picea Pungens
Pseudotsuga menziesii
Pinus flexilis 'Vanderwolf's Pyramid'

Deciduous Shrubs

Mountain Alder
Bog Birch
Native Chokecherry
American Cranberry
Alpine Currant
Yellow Flowering Currant
Yellow Twig Dogwood
Arnold Red Honeysuckle
Twinberry Honeysuckle
Amur Maple
Gambel Oak
Jackman's Potentilla
Mountain Mahogany
Native Golden Mustow
Rabbitbrush
Red Lake Currant
Rocky Mountain Sumac
Red Twig Dogwood

Alnus tenuifolia
Betula glanulosa
Prunus virginiana melanocarpa
Viburnum trilobum
Ribes alpinum
Ribes aureum
Cornus sericea flaviramea
Lonicera tatarica 'Arnold Red'
Lonicera involucrate
Acer ginnala
Quercus gambelii
Potentilla fruticosa 'Jackmanii'
Cercocarpus montanus
Salix monticola
Chrysothamnus nauseosus
Ribes silvestre 'Red Lake'
Rhus glabra 'Cismontana'
Cornus sericea

COMMON NAME

BOTANICAL NAME

Snowball
Tall Western Sage
Three Leaf Sumac
Wax Flower
Western Thimbleberry
Arctic Blue Dwarf Mustow

Viburnum opulus 'Roseum'
Artemisia tridentate
Rhus trilobata
Jamesia Americana
Rubus parviflorus
Salix purpurea 'Nana'

Ornamental Grasses

Blue Fescue

Festuca glauca

Perennials

Pasque Flower Anemone
Alpine Mix Dwarf Aster
Basket of Gold
Bleeding Heart
Candytuft
Rocky Mountain Columbine
Ox-Eye Daisy
Black Knight Delphinium
Sweet Mustiam Dianthus
Flax
Russell Hybrids Lupine
Rocky Mountain Penstemon
Alpine Poppy
Pink Yarrow
Yellow Yarrow

Pulsatilla vulgaris
A. alpinus
Aurinia saxatile
Dicentra spectabilis
Iberis sempervirens
Aquilegia hybrids
C. leucanthemum: Leucanthemum Vulgare
D. Giant Pacific 'Black Knight'
D. barbatus
Linum perenne
Lupinus 'Russell Strain'
P. strictus
Papaver burseri
Achillea millefolium 'Rosea'
Achillea filipendulina

Groundcovers

Hen and Chicks
Kinnikinnick
Creeping Oregon Grape Holly
Dragon's Blood Sedum
Gold Moss Sedum
Hybridum Sedum
Snow-in-Summer
Strawberry
Wooly Thyme

Sempervivum hybrids
Arctostaphylos uva-ursi
Mabonia repens
S. spurium 'Dragon's Blood'
S. floriferum
S. hybridum
Cerastium tomentosum
Fragaria
Thymus praecox pseudolanuginosus

VI. SUBMITTAL REQUIREMENTS

All submittals shall be submitted fourteen (14) business days in advance of any review meeting.

A. PRELIMINARY PLAN SUBMITTAL

Following the Pre-Design Step the Owner will develop preliminary architectural and site plans at 24" x 36" minimum, dated, that include:

1. Lot, Filing number and address with Owner and Builder's names.
2. A survey, prepared and stamped by a licensed surveyor, of existing conditions, including streets, utilities, topography (30% slope and greater), drainage ways, mature stands of trees and other natural features (55% open space requirement) with a two (2) foot contour interval must be provided. All legal restrictions, including rights-of-ways, easements, property lines, and setbacks, shall also be included. Survey information shall extend to property lines of the lot and beyond to include any right-of-ways or drive access easements adjacent to the lot.
3. Photos of the site including views onto and from the Building Envelope.
4. A preliminary site plan of all proposed improvements designed in accordance with the Design Guidelines at a scale of 1" = 10' with north arrow. The site plan shall include the primary Building Envelope, building footprint and roof overhang, driveway (show existing street), parking areas, existing and proposed grading at two (2) foot contour intervals, level of main floor, and drainage features. The site plan shall also include locations, dimensions, elevations and square footages of other improvements as required.
5. A preliminary landscape plan including grading, retaining walls, hardscape, softscape, plant materials shall be provided at a minimum scale of 1"=10'.
6. Roof and floor plans at a scale of 1/4" = 1'. Roof plans must identify pitch, valleys, hips, overhangs, chimneys, primary mechanical locations and materials.
7. Floor plans must include main structure and accessory structures, and decks.
8. Architectural elevations/sections, at 1/8" = 1', indicating both existing and proposed grades, finish floor, top of slab and building height calculations, and proposed materials.
9. Color Boards may be submitted, if selections have been made at this time.
10. A perspective sketch and/or model indicating the building's three-dimensional form in relationship to the site and proposed grade (1/8"=1' minimum scale) may be required.
11. The Owner shall provide accurate staking (+/- one foot) of proposed building corners, lot corners, and easements. All stakes must extend at least 3' above grade and must be identified. Staking must be completed at time of Preliminary Plan submittal.
12. The Owner shall submit 5 sets of plans to the Reviewer.
13. A written response will be provided within 14 business days after the submittal.
14. Shall the Preliminary Plans be approved, the Owner may begin preparation of Final Plans, incorporating any requested changes and resubmit within 14 business days. The Reviewer will respond to each submittal within 14 business days.

B. FINAL PLAN SUBMITTAL

Following Preliminary Plan Approval, the Owner may develop final architectural and site plans, suitable for construction, at 24" x 36" minimum, dated, including all of the preliminary requirements and the following:

1. Lot, Filing and address with Owner and Builder's name shall be clearly shown.
2. Update of the professional survey, as needed.
3. Final site plan shall include finish floor and top of slab elevations, all site improvements, utility connections, complete grading including any earth berms for landscaping at 1' contour intervals, all paved areas including walks and patios, monument locations, paving design, retaining walls, easements and setbacks at 1"=10' scale. All floor level elevations shall be indicated.
4. A final landscape plan must be submitted including species, quantity and size of material.
5. Floor and roof plans at a scale of 1/4" = 1'. Square footage by floor level shall be identified.
6. All exterior elevations indicating existing/proposed grade, top of foundation, finish floor, top of slab, maximum roof height, decks, rails, and flues. A building height calculation utilizing the 4-corner average shall be provided.
7. Wall sections and exterior details, including items such as architectural character details, exterior window, trim and door details; eave and rake details; trusses; exposed beams and rafter tails; stone cap details; window shutter, flower boxes, chimneys, exterior stairs and decks, railings, and supports.
8. Material and Color Board--samples of all finished exterior materials, colors, window and glass specifications must be presented on a board, clearly marked with the Owner's name and Lot, Block and Filing numbers. Siding, stone and stucco samples must be secured on the same board using a strong adhesive with a front elevation on the color board. Colors must identify color designation and manufacturer, and clearly depict where trim colors, fascia color, window trim colors, as well as accent and door colors are to be applied. Cut sheets for exterior lighting must also be submitted. In addition, a schedule of samples, or specifications of exterior materials and colors must be included.
9. A Construction Management Plan shall be provided indicating construction fencing at the limits of disturbance, material lay down and soil storage; storage, site access, parking, phasing, dumpster, port-a-john, and construction sign.
10. Any adjustments in site staking shall be made at this time.
11. The Owner shall submit five sets of plans to the Reviewer.
12. A written response must be provided no later than 14 business days after the submittal. When the design is approved the Reviewer reserves the right to request the construction documents prior to their submittal for a building permit to review for consistency. After the plans are approved, the Owner may apply for building permit(s), set a pre-construction meeting and begin construction. If not approved, Final Plans shall follow the Final Plan submittal procedure.

C. REVIEW FEES

There are no required fees for the base design review process. The Reviewer may charge for extended review processes or circumstances that require extraordinary analysis and coordination and may revise fees as circumstances dictate.

D. CONSTRUCTION PERIOD REVIEWS AND REQUIREMENTS

The Reviewer may inspect work in progress and give notice of non-compliance. Lack of such an inspection/notification does not constitute approval/compliance with the Design Guidelines or the Declaration. Construction must begin within two (2) years of the date of final approval. All construction must be completed within eighteen (18) months from commencement (site clearing). The Reviewer on a case-by-case basis may grant extensions. All final approvals are valid for a period of one year. If construction does not commence within that time, the approval shall be deemed withdrawn and a new application must be submitted.

E. COMPLIANCE DEPOSIT

All improvements must comply with the approved final plan or subsequent approvals of the Reviewer. A compliance fee of two thousand five hundred (\$2,500) dollars is required at the time of the Pre-construction Meeting and prior to commencing construction. At 100% completion after a certificate of compliance has been granted in compliance with the approved design the deposit will be refunded.

F. FIELD CHANGES

Changes that will be reviewed are those that affect or change any of the exterior elevations, colors or materials or site plan as previously reviewed and approved by the Reviewer. It is the responsibility of the builder to contact the Reviewer and explain the nature of the change in writing, in order to receive a determination if an additional review is required. No changes shall be made without the approval of the Reviewer.

G. CERTIFICATE OF ACCURACY

A licensed, registered Surveyor (hired by the Owner) shall provide a Certificate of Accuracy attesting that the building foundation is located in plan and in elevation as approved (+/-6" tolerance) in the final submittal. The certificate must be in the form of an improvement survey showing dimensions of foundation to property lines and elevations (related to USGS datum or equivalent benchmark) of top of foundation walls. Points at which elevations are taken will be clearly identified and correlated with the location of the top of the foundation as in the final submittal.

H. PROJECT COMPLETION REVIEW

Upon completion of construction, the Owner shall give written notice of completion. Within thirty days from receipt of such written notice, the Reviewer may inspect the improvements and issue a Certificate of Compliance. If work was not done in compliance with the approved plans, the Reviewer will notify the Owner in writing of such non-compliance within the thirty (30) day period specifying the particulars of non-compliance, and shall require the Owner to remedy the condition or forfeit loss of the compliance fee.

I. OTHER CONDITIONS

Approval of plans by the Reviewer shall not constitute compliance with the requirements of building, zoning, safety, health or fire codes, setbacks, height restrictions, or other requirements unless such waiver or variance is requested at the time of submittal and provided that the Reviewer and local jurisdictions may properly grant the waiver or variance.

Neither the Reviewer nor its assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner by reason of mistake in judgment, negligence, or nonfeasance arising out of, or in connection with, the approval or disapproval or failure to approve any plans or specifications. Every Owner or person who submits plans to the Reviewer for approval agrees that they shall not bring action or suit against the Reviewer or its individual members to recover damages. The Reviewer reserves the right to waive or vary any of the procedures or Design Guidelines at its discretion. Any waiver or variance granted shall be considered unique and must not set any precedent for future decisions.

VII. CONSTRUCTION REGULATIONS

The following regulations shall be enforced during construction. These regulations shall be a part of the construction contract for each residence.

A. PRE-CONSTRUCTION CONFERENCE

A meeting with the Reviewer, or designated representative, after the building permit is received and prior to any construction activity is required to review procedures for the project. The owner/builder must submit a subcontractor list, compliance deposit of two thousand five hundred (\$2,500) dollars, and non-refundable one thousand (\$1,000) dollar damage deposit. Prior to construction, a Rendezvous permit to proceed must be issued/posted at the project site.

B. CONSTRUCTION DAMAGE DEPOSIT

In addition to the compliance deposit a non-refundable one thousand (\$1,000) dollar damage deposit is required from each owner/builder for each project at the pre-construction conference or final approval. This deposit assures the proper cleanup of dirt and debris and repair of any damage to the landscaping, streets, other properties and utilities within Rendezvous caused by the lot Owner or agents during construction. In the event that this deposit is depleted during construction, the contractor must replenish the deposit before construction may resume.

C. GENERAL LIABILITY INSURANCE

Prior to construction, the Owner shall require the builder to maintain general and automobile liability insurance for the period of construction. This insurance shall be not less than one million (\$1,000,000) dollar and shall name the Reviewer and Rendezvous Colorado, LLC as additional named insureds on the policy. A certificate stating this and a notice of non-cancelability during the term of construction must be submitted prior to final approval of any submittal.

D. WORK IN PROGRESS INSPECTIONS

The Reviewer, and its designated representatives, will inspect all construction work in progress. Any evidence of non-compliance with the Design Guidelines will be communicated to the Owner. Owner has the final responsibility for compliance with the terms and conditions of these Design Guidelines and the Declaration.

E. NON-WAIVER

Any approval by the Reviewer of drawings, specifications or work done or proposed, requiring approval under these Design Guidelines or the Declaration including a variance by the Reviewer, shall not constitute a waiver of the right to withhold subsequent approval. An oversight by the Reviewer of non-compliance at anytime during the review process, construction process or during its final inspection, does not relieve the Owner from compliance with these Design Guidelines and all other applicable codes, ordinances, and laws.

F. CONSERVATION OF THE NATURAL AREAS

Natural areas on lots and open space of the community shall be protected during construction through appropriate fencing, barriers or other appropriate means.

G. OSHA

All applicable OSHA regulations and guidelines must be strictly observed at all times.

H. CONSTRUCTION LIMITS

Fencing (orange snow fencing) must be installed around the Building Envelope to protect the natural areas of the lot beyond the limits of the Building Envelope from damage during construction. Disturbance from construction activities outside of the Building Envelope must be returned to its original condition.

I. CONSTRUCTION TRAILERS, SHEDS, OR TEMPORARY STRUCTURES

The Reviewer shall approve any construction shelters.

J. EXCAVATION

Excess excavation material shall be removed from the property and shall not be placed in common areas, roads, or other Lots (except as approved on a site specific basis by the Reviewer). Excavation, except for utility trenching, shall be on the Owner's site only. Builders must follow the approved grading plan and may not spread excess material over the remainder of the lot.

K. DEBRIS AND TRASH REMOVAL

Burning is not allowed on the construction site. Owner or contractor shall clean up all trash and debris on the construction site at the end of each day. A trash container (green color) shall be located on each building site at all times for containment of lightweight materials, packaging, or other trash materials which may blow off the site. Trash and debris shall be removed from each construction site each week or on a scheduled basis. No trash may be placed on adjacent or nearby lots. Violations shall be charged to the violating builder based on 120% of the actual cost of removal.

L. VEHICLES AND PARKING

All vehicles must be parked so as not to inhibit traffic or damage surrounding natural areas. Car pools and designated parking sites are encouraged. Vehicles shall not be left on community roads overnight. Each builder shall be responsible for its subcontractors and suppliers obeying speed limit and traffic regulations posted within the community. Fines may be imposed against the builder and/or its Construction Damage Deposit. Construction traffic is limited to specific site access points and may not cross/park on adjacent lots without that Owner's consent.

M. PETS

Dogs and other pets must be kept on leash and/or in a vehicle at all times.

N. RADIOS/TAPE DECKS/CD'S

The sound from radios/stereos may not be heard off-site or they will be prohibited.

O. STORAGE OF MATERIALS AND EQUIPMENT

Owner and builders are permitted to store construction materials and equipment on the construction site during the construction period. It shall be neatly stacked, properly covered and secured. Storage of materials or construction equipment outside the approved construction site may be done only with approval of the Reviewer. Any storage of material and equipment shall be the responsibility of the Owner or builder.

P. DRIVEWAY BASE COURSE

To minimize dirt tracked on streets it is required that the driveway location is excavated and three inch (3") of one and one-half inch (1 1/2") crushed rock be placed and maintained during construction for site access.

Q. SITE ACCESS, CONSTRUCTION IDENTIFICATION, AND CULVERT

To maintain drainage, the contractor may be required to install temporary culverts adjacent the street at the point of site access. This culvert must be maintained in a clean condition during construction. The construction access must be clearly marked with a Rendezvous project sign.

R. HOURS OF CONSTRUCTION

Construction activity shall not be conducted between the hours of 10:00 p.m. and 6:00 a.m. of the next day.

S. BLASTING

The contractor shall inform the Reviewer and all residents in proximity of the blasting site.

T. RESTORATION AND REPAIR

Damage to any property other than the Owner's shall be promptly repaired at the expense of the person or entity causing the damage.

U. DUST, NOISE, AND ODOR

Dust, noise, and odor emitted or caused by construction shall be controlled. The builder must water and screen dust, and control noise/offensive odors.

V. PROHIBITED ITEMS AND USES

a) Servicing vehicles/equipment without proper receptacles/removal procedures; b) concrete equipment cleaning or concrete dumping; c) removal of any rocks, trees, plants, or topsoil from the property with the exception of the Building Envelope; d) careless treatment of trees or community preserve areas; e) signs other than approved construction/real estate signs; f) careless use of cigarettes/flammable items; and g) no hunting or possession of weapons.

W. CONSTRUCTION ADDRESS SIGNS

Construction address signs are standardized (four by four post, inspection box). The permit number shall be affixed to the sign. Signs shall not exceed a total face area of ten (10') square feet. All information including architects, lenders, contractors, subcontractors and tradesmen shall be included on the sign.

VIII. LEGAL BASIS

The specific duties and powers of the Reviewer are defined in Article V of the Declaration. Under the terms of the Declaration, the Declarant does hereby establish Design Guidelines for Rendezvous. The Declaration is recorded in the office of the Clerk and Recorder of Grand County, Colorado. Property Owners shall refer to the recorded documents for the complete text of the Declaration. This Declaration is the basis of the authority for these procedures and is legally binding. The Declaration will control if there are any discrepancies between the Design Guidelines and the Declaration. Copies of the Declaration and current Design Guidelines are available from the Reviewer office, 77795 US Highway 40, PO Box 149, Winter Park, Co 80482, 970 726 4500.

A. SUPPORTING DOCUMENTS

Owner shall thoroughly review all portions of the following documents:

- Final Plan Development Plan for East Mountain - Filing I
- Declaration
- Final Plat for East Mountain - Filing I
- Supplemental Declaration of Covenants, Conditions and Restrictions
- Design Guidelines
- Forest Management Plan

DESIGN REVIEW
SUBMITTAL APPLICATION FORM

LOT _____ FILING _____

Submittal Date _____
Review Date _____

Street Address: _____
Owner: _____
Current Address: _____
City/State/Zip: _____ Business Phone: _____
Home Phone: _____
Review comments to be sent (if other than Owner):

Name: _____ Company: _____
Address: _____
City/State/Zip: _____
Facsimile: _____ E-mail: _____

PRE-DESIGN MEETING DATE:
Submittal: ___ Preliminary
 ___ Final
 ___ Certificate of Accuracy
 ___ Other:

Comments: _____



DESIGN REVIEW
PRE-DESIGN MEETING

LOT _____ FILING _____

Street Address _____
Meeting Date and Time _____

ATTENDEES:

Owner _____ Telephone _____
Builder _____ Telephone _____
Architect _____ Telephone _____

CHECKLIST:

- Architectural concept
 - Building siting
 - Construction access
 - Construction perimeter
 - Construction parking
 - Drainage
 - Driveway location
 - Erosion control
 - Excess cut or fill
 - Landscaping procedures
 - No outside campers
 - Limit usage/sound of radios
 - Control dogs on leash
 - Overall concept
 - Road base access
 - Set backs
 - Trash and staging
-

Comments: _____



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www.rendezvouscolorado.com
970/726-4500

DESIGN REVIEW

LANDSCAPE REVIEW

LOT _____ FILING _____

Street Address _____
Meeting Date and Time _____
Pre-Design Date _____
Preliminary Approval Date _____
Final Approval Date _____

ATTENDEES:

Owner _____ Telephone _____
Builder _____ Telephone _____
Architect _____ Telephone _____

CHECKLIST:

- Backup against house
 - Berms
 - Dog runs
 - Drainage
 - Escrow or bond
 - Foundation planting
 - Mulch type and quantity
 - Paving
 - Perimeter planting
 - Schedule
 - Site lighting
 - Sizes of materials
 - Specimen trees
-

COMMITTEE ACTION

By _____



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DESIGN REVIEW

PRELIMINARY APPROVAL DATE

FINAL APPROVAL DATE

LOT _____ FILING _____

Owner _____ Telephone _____
Builder _____ Telephone _____
Architect _____ Telephone _____

SITE PLAN CHECKLIST:

- Building location/Orientation
- Grading
- Dog Run
- Drainage
- Fire Mitigation
- Natural Area
- Setbacks
- Survey
- Walkways

ARCHITECTURAL CHECKLIST:

- Building height
- Chimney
- Elevations
- Entry
- Finish floor elev.
- Garage
- Landscaping required
- Roof plan
- Top of foundation

EXTERIOR FINISH CHECKLIST:

- Color
- Driveway
- Lighting
- Log
- Roof
- Siding
- Stone
- Stucco
- Trim

PLANS APPROVED _____

MATERIALS APPROVED _____

COLORS APPROVED _____

Comments: _____



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