KEYSTONE WEST RANCH

ARCHITECTURAL STANDARDS AND PROCEDURES

ADOPTED 25 May , 2022

I. GRANTING CLAUSE

Under the terms of the Declaration of Covenants, Conditions and Restrictions for Keystone West Ranch (as amended, hereinafter the "Declaration"), the Architectural and Planning Control Board (hereafter called "Board") does hereby exercise its rights and does hereby establish these Amended and Restated Architectural Standards and Procedures ("Standards and Procedures") in order to meet its obligations under the above-mentioned Declaration. Copies of the most recent Standards and Procedures may be obtained at https://www.keystoneneighbourhood.com/design-review-board/neighbourhood-specific-guidelines/, and also in the Documents folder in each Owner's portal at https://www.keystoneresortpm.com/page/12293~62847/Keystone-West-Ranch-Association-Website. The Declaration will control if there are any discrepancies between these Standards and Procedures and the Declaration.

These Amended and Restated Architectural Standards and Procedures shall terminate and supersede in their entirety the prior Architectural Standards and Procedures adopted by the Board, dated September 9, 1991, and also that First Amendment to Keystone West Ranch Architectural Standards and Procedures, effective October 1, 1992.

II. GENERAL PURPOSES

These Standards and Procedures are made by the Board for the purpose of maintaining standards in the use and development of the land involved. The purposes also include guarding against fires and unnecessary and unreasonable interference with the views, natural beauty and ecological integrity of said land. These Standards and Procedures are subject to the Board's supervision and approval as hereinafter stated and further subject to the zoning and planning regulations of Summit County, Colorado, and to applicable federal, state and county statutes, rules and ordinances.

Although final judgment of any submission must remain the discretionary opinion of the Board, the Board will be guided in its decisions by the Standards and Procedures which are summarized below. These Standards and Procedures may be changed from time to time in the interest of maximum real and aesthetic benefits to the property involved.

III. DEFINITIONS

A. "The Architectural and Planning Control Board" or "Board" is established and empowered in the Declaration. Article II is the primary part of the Declaration which defines the duties of the Board.

B. "Association" shall mean the Keystone West Ranch Homeowners Association, Inc., a Colorado nonprofit corporation, it successors and assigns.

C. "Board of Managers" shall mean the governing body of the Association, elected by the Owners, to perform the obligations of the Association relative the operation, maintenance, and management of the Keystone West Ranch.

D. "Declarant" shall be Keystone, a division of Ralston Purina Company, its respective successors, assigns, grantees, and their successors, heirs, executors, administrators, devisees, grantees or assigns.

E. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions for Keystone West Ranch, filed with the Clerk and Recorder's office on January 25, 1983 at Reception No. 251321 of the records of the Summit County Clerk and Recorder and any amendments thereto.

F. "Improvement" or "Development" shall mean the construction of any building, house, barn, corral, outbuilding; shed, tree house, pen, doghouse, rabbit hutch, tennis court, basketball backboard, porch, patio, gazebo, excavation, landscaping, pit, cave, tunnel, bridge, hitching post, fence, wall, or any other structure of any kind and exterior addition to or change or alteration thereto.

G. "Utility Lines" or "Utilities" shall mean all water and sewer pipelines which lie beneath the surface of the ground and also all electric, telephone, gas and other wire lines, with poles and other necessary appurtenances which run above or below the surface of the ground.

H. "Owner" means the record owner, whether one or more persons or entities, of the fee simple title to any Lot as defined in Article I, Section 1.1 of the Declaration.

I. "Lot" means any numbered lot shown on any recorded subdivision map of the Keystone West Ranch, but shall not include the Common Area.

IV. ARCHITECTURAL AND PLANNING CONTROL BOARD

Pursuant to the Declaration, the Architectural and Planning Control Board for the Keystone West Ranch shall consist of three members who shall be designated by the Board of Managers to review, study, and approve or reject proposed improvements upon the property subject to the Declaration.

Commencing in the mid-to-late 1990s, the Board of Managers has appointed the Keystone Design Review Board to serve as the Architectural and Planning Control Board under the Declaration. See https://www.keystoneneighbourhood.com/design-review-board/.

In the event the Keystone Design Review Board no longer serves as the Board, the terms of the members of the Board shall be at the discretion of the Board of Managers. The Board shall consist of a chairman and two other Board members, who may, but shall not be required to be, accredited architects. The Chairman shall appoint a secretary, who shall not be a member of the Board. The Chairman shall preside over all meetings of the Board and shall be responsible for the coordination and direction of the Board's work, and for the promulgation of its Standards and Procedures and any amendments to the Standards and Procedures from time to time.

In the event the Keystone Design Review Board no longer serves as the Board, the terms of the members shall be at the discretion of the Board of Managers. The Board shall consist of a chairman and two other Board members, who may be, but shall not be required to be, accredited architects,

except when the Board is reviewing plans for compliance with the Summit County Wildfire Mitigation Regulations and the Owner is requesting the removal of trees on the Lot or adjacent Common Area, in which case, the Board shall consist of a chairman, an accredited architect, and a homeowner representative of the Keystone West Ranch Homeowners Association, who shall receive notice of such request and be given an opportunity to vote on the same. The homeowner representative shall be subject to Declarant' s reasonable approval, provided that the homeowner representative shall be an Owner and a member in good standing in the Keystone West Ranch Homeowners Association. The Chairman shall appoint a secretary, who shall not be a member of the Board. This Chairman shall preside over all meetings of the Board and shall be responsible for the coordination and direction of the Board's work, and for the promulgation of its standards and procedures and any amendments to the Standards and Procedures from time to time.

The Secretary shall keep the minutes of the Board's proceedings and its records. At the direction of the Chairman, the Secretary shall publish and disseminate such information as may be necessary or desirable for the guidance of Lot owners and the enforcement of the provisions of the Declaration.

The Board shall meet at the convenience of the members or may conduct their business by mail or phone as often as necessary to transact its business. Meetings of the Board shall be open to the Members of the Association, except as may be permitted by law.

The address of the principal office of the Board shall be: Keystone Design Review Board, c/o Keystone Neighbourhood Company, 140 Ida Belle Drive, Suite F4, Keystone, Colorado 80435. For the purpose of mailing, the Secretary shall be the agent for the Board.

A. Right of Waiver. The Board maintains the right to waive or vary the Standards and/or Procedures at its discretion.

B. Non-Liability of the Board, Board of Managers and Declarant. Neither the Board, the Board of Managers nor the Declarant or their respective successors or 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 non-feasance arising out of or in connection with the approval or disapproval or failure to approve any plans and specifications. Every Owner or other person who submits plans to the Board for approval agrees, by submission of such plans and specifications, that he will not bring any action or suit against the Board, Board of Managers or Declarant to recover damages. Approval by the Board shall not be deemed to constitute compliance with the requirements of any local building codes and it shall be the responsibility of the Owner or other person submitting plans to the Board to comply therewith.

C. Enforcement. These Standards may be enforced by the Board as provided in the Declaration of Covenants, Conditions and Restrictions for Keystone West Ranch; provided, however, any violation of the Standards or the provisions of the Declaration may be enforced only by the Board of Managers. Except as otherwise provided in the Declaration, the Board of Managers shall have the right to enforce, by a proceeding at law or in equity, the provisions, conditions and regulations now or hereafter imposed by the Board. Failure by the Board of Managers to enforce

any provision or regulation herein contained shall in no event be deemed a waiver of the right to do so thereafter.

D. Grading, Dimensions, Elevations and other Information Submitted by an Owner. Any Owner submitting plans for preliminary or contract document approval to the Board shall be responsible for the verification and accuracy of all Lot dimensions, grade, elevations and the location of the key features of the natural terrain.

E. Resubmittal of Plans and Appeal. In the event of any disapproval by the Board of either a preliminary or contract document submission, the resubmission of plans will follow the same procedure as outlined in Section VIII hereof. The owner or his architect shall reply in writing to any concerns expressed by the Board during the review process. Any exterior additions or changes to the Lot or residence that are not a part of the original contract document approval shall be submitted to the Board for review and approval.

F. Owner Representation. All representatives of the Owner including but not limited to his architect, engineer, contractor, subcontractor, and their employees will be made aware of and abide by the standards and procedures outlined and in the Declaration of Covenants, Conditions and Restrictions for Keystone West Ranch, the Articles of Incorporation of Keystone West Ranch Homeowner's Association, Inc. and the Keystone West Ranch Architectural Standards and Procedures, and the Construction Period Regulations contained in these Standards and Procedures.

V. BACKGROUND AND STATEMENT OF INTENT

The Keystone Ranch preserves Western tradition even as it welcomes a few appointments of the modern world. Secluded by high ridges of natural forest land, yet with remarkable views of Mt. Baldy to the south, of the Gore and Ten Mile Ranges to the west, this serene and spacious meadow with its 15-acre lake and stands of aspen and lodgepole pine has been protected against encroachment for a half a century by the Luke E. Smith family's sole ownership of the land.

One of Colorado's oldest working ranches, the Smith holdings actually include several smaller homesteads dating back to the 1880's. Now, under the aegis of the resort of Keystone, and with careful attention to both environment and history, cautious change is underway. The grazing horses, the old buildings and familiar rail fences are to remain, as is the minimum-access seclusion.

The Smith family lodge has been expanded to become the clubhouse of the Keystone Golf Course. Ruggedly handsome in the rough-hewn Western style, for more than 40 years this lodge was host to state and federal dignitaries from across the country. The new clubhouse continues that tradition of hospitality - adding a restaurant, bar, lounge areas as well as locker rooms and a pro shop. The golf course complex occupies approximately 200 acres of the central meadow including a championship 18-hole golf course, designed by renowned Robert Trent Jones Group of golf course architects. Among the highest 18-hole courses anywhere, the unique Rocky Mountain high-country setting and ranch motif also make Keystone's one of the most strikingly attractive courses in the world.

Adjacent to the course and hidden in the surrounding trees are a limited number of private lots. These Lots have been conceived as lots of varying sizes and shapes so as to best relate to the immediate physical surroundings, the neighboring lots and the larger context of clearing, views and the golf course.

Each Lot suggest a different design solution to relate to this context. Each presents unique opportunities and unique constraints to sympathetically integrate the homes into the West Ranch environment.

It is in everyone's interest and the intent of these regulations that the home be indigenous to the physical and historical context of the West Ranch; that they incorporate native and natural materials, simple forms, sensitive siting and in general be unassuming in character. It is intended that the buildings not compete with each other, or assert themselves at the expense of the neighboring homes, but rather relate to each other in their unique setting to form a harmonious community which shares and supports a common interest and appreciation of a most unique environment.

The standards, procedures and information that follow are intended to formulate and define the means by which homes can be built at the Keystone West Ranch in a manner in which they will be compatible with each other and the very unique setting. The standards will be the criteria for judgment by the Board and form the basis of control imposed by the Board. Compliance with the spirit of these standards is crucial to the mutual enhancement and protection of the qualities of the West Ranch; and to Keystone's commitment to the preservation of this ruggedly handsome area.

VI. ARCHITECTURAL STANDARDS

All requirements noted within this section which are pertinent to the development of an Owner's Lot shall be incorporated into the contract document review submittal in the form of general notes, details or drawings.

A. Professional Design Assistance. It is required that all Owners will use the assistance of a registered and accredited architect in designing their residences. It is further required that the architect personally visit the Lot prior to the schematic design letter of intent. "Off the Shelf" or stock plans are not acceptable design solutions for improvements on the Keystone West Ranch Lots.

B. Design and Configuration.

1. It is intended that the design of the Lots and improvements be as indigenous to the physical and historical context of the Keystone West Ranch and the mountain region as possible. This implies the incorporation of native and natural materials, simple forms, sensitive and, generally, an unassuming character. It is intended that the buildings not compete with each other or call attention to themselves at the expense of the neighboring homes and natural setting.

2. Special consideration will be given to the siting of the building with emphasis on the relationship to existing grades, preservation of natural site features, trees, plants and relationship to the neighboring lots and vistas.

3. The residences will have exterior elevations, roofs and details that will be coordinated and consistent in their architectural treatment. Care should be given to proportion, scale and massing qualities.

4. Roof forms shall utilize the gable configuration with sheds and dormers as complimentary form devices. Mansard, Gambrel, and A-Frame roof forms are not acceptable. Flat roofs may be used for linking purposes and as a minor design element.

5. "Street-oriented" facade design or "theme" design transplanted from another time or area, such as chalet, hacienda, colonial, tudor will not be acceptable.

6. Given the heightened risk of wildfire in the Colorado backcountry, the use of fire resistant and fire retardant on the exterior of houses is strongly encouraged.

C. Building Height. The Keystone West Ranch is a planned unit development. Building height limits have been established within the Keystone West Ranch in order to promote buildings in harmony with, and subservient to the surrounding natural features with consideration given to views from neighboring lots and the golf course. Building heights will be measured vertically from finish grade to the highest part of the roof or building element, excluding chimneys, as illustrated in Plate No. 1, Page 27. In general, no building will be higher than the average tree height in the vicinity of the building. In some instances, heights are limited to preserve views or because of lack of tree cover. The maximum building height shall not exceed 35 feet.

D. Exterior Walls.

1. Materials allowed for exterior walls are:

a. Logs.

b. Log siding.

c. Shakes and shingles.

d. Natural wood siding (Horizontal application only).

e. Native stone where integrated with the design.

f. Board and batten.

g. Exposed architectural concrete will be considered at the discretion of the Board when stained, sand blasted, and/or textured.

h. The use of fire resistant and fire retardant non-natural materials that reasonably maintain the look and feel of natural materials and otherwise comply with the requirements of these Standard and Procedures, such as cementitious or fiber cement siding, are encouraged.

2. Exterior materials not acceptable for exterior walls are:

a. Plywood siding.

b. Stucco.

c. Metal Siding.

d. Concrete Block.

e. Brick.

f. Unit Masonry.

g. Adobe.

h. Contrasting Light or Dark Grout or Mortar.

3. Foundations:

a. Native stone and river rock are preferred.

b. Exposed concrete may be used for foundation walls. However, exposed concrete walls may not exceed three feet in height and may be required to be faced with wood, sand blasted, or stained at the discretion of the Board.

4. Finishes:

a. Transparent finishes which enhance the natural materials are preferred.

b. Semi-transparent stains which relate to the surrounding natural coloring are acceptable.

c. All colors shall be reviewed by the Board to determine the appropriateness for the Keystone West Ranch. Natural muted, non-contrasting colors are preferred.

d. All exposed metals, sheet metals, or primed woods shall be painted an approved muted, non-contrasting color which relates to the surrounding natural colors.

e. TV or radio antennas are not acceptable for exterior walls, except in compliance with federal, state and local laws and regulations.

f. Gutters are discouraged because of freezing conditions.

NOTE: Color samples must be submitted for review at the contract document review.

5. Decks. Underpinning for decks more than three feet above grade must be designed without visible cross bracing or with a continuous screen wall to conceal structural supports. The use of fire resistant and fire retardant non-natural materials that reasonably maintain the look and feel of natural materials and otherwise comply with the requirements of these Standard and Procedures, such as cementitious or fiber cement decking, are encouraged for horizontal deck surfaces and decking.

E. Roofs.

1. Design: As noted in Section VI, B.4. on page 6, roof forms shall be simple and shall utilize the gable configurations and complementary forms. With the exception of flat connecting roofs permitted by these Standards and Procedures, roof slopes shall be a minimum of 4 in 12 to a maximum of 12 in 12. No roofs shall be built over property lines.

2. Exterior materials allowed for roofs: Only noncombustible Underwriter Laboratories "Class A" approved roofing materials may be used, unless otherwise approved by the Board, including, but not limited to:

a. Composition roll roofing.

b. Composition shingle roofing.

c. Stone, concrete or clay roof tiles.

d. The use of fire resistant and fire retardant non-natural materials that reasonably maintain the look and feel of natural materials and otherwise comply with the requirements of these Standard and Procedures, such as cementitious, fiber cement, or metal roof shingles or tiles, are encouraged.

e. Built up roofing of approved finish will be allowed on small, flat connecting roofs only.

f. Sheeted metal roofs shall not be allowed. However, exceptions may be made for non-residential structures.

F. Windows:

1. Insulated glass windows are required by the state and local energy codes.

2. Wood, Fire resistant or fire retardant windows are recommended. All finishes must be either natural or painted an approved muted, non-contrasting color which relates to the surrounding natural colors. Other materials such as anodized metal, baked enamel or plastics of natural colors will be approved at the discretion of the Board.

3. Reflecting glass is not acceptable.

4. Shutters are not acceptable.

G. Doors:

1. Solid core wood, plank, or hollow insulated metal doors are acceptable for exterior doors.

2. Any painted materials must be of an approved muted, non-contrasting color which relates to the surrounding natural colors.

3. Simple designs are preferred. Ornate, gaudy or period designs are not acceptable. Double-doors at main entrances are not acceptable.

H. Solar Energy:

1. Energy saving features and considerations are encouraged.

2. Passive solar design considerations are encouraged whenever possible.

3. Active solar applications are encouraged as an integral part of the architectural design. Special consideration should be given to finishes and reflective aspects of solar panels as they may affect neighboring lots or activities on the golf course.

I. Skylights:

1. Only flat glass skylights on sloped roofs will be approved.

2. Bubble or gable skylights will be considered on a case by case basis for flat roof applications.

J. Trash Containers - Utility Enclosures. See Lot Development standards, Section VII E, page 11.

K. Fences: See Lot Development standards, Section VII B, Page 10.

L. Exposed Metal, Chimneys, Vents:

1. All exposed metals such as fascias, flashing, wall vents, roof vents, metal enclosures, chimneys, shall be painted an approved muted, non-contrasting color which relates to the surrounding natural colors.

2. Reflective or contrasting finishes will not be acceptable.

3. Spark screens are mandatory on all chimneys. Care should be given to chimney location and existing trees for fire prevention.

4. Vents shall be grouped wherever possible.

5. Noise from radon control systems shall be mitigated, to the extent reasonably possible.

M. Changes: No significant changes in plans or materials previously approved may be undertaken without prior written approval of the Board. No work shall be undertaken (other than routine maintenance and repair) which will result in changes in the exterior appearance without prior written approval of the Board.

VII. LOT DEVELOPMENT STANDARDS

The Lot standards, together with the architectural standards, form the basic visual and planning direction necessary to maintain the natural setting and integrate residential development into it.

The preservation of open space, common areas, and indigenous vegetation combined with sympathetic residential design and lot planning is the over-riding goal of the Board and in turn the Owners involved in this process.

As further described in Section VII G, Page 11, revegetation at the Keystone West Ranch is required to return the disturbed areas to a natural condition through the use of natural grasses, flowers and small plantings. High water consumption plantings, such as sod, are prohibited.

The following Lot standards will be in effect in the Keystone West Ranch.

A. Setbacks and Side Yards. The Keystone West Ranch residential Lots do not have setbacks or side yards. Construction of improvements is permitted to the property line but not to exceed it. Roof overhangs may not extend over property lines.

B. Fences, Walls, and Barrier Devices. Fences, walls, and barrier devices may be used for privacy and screening purposes but must be incorporated into the total design. The Board will review their design, its appropriateness, size and construction in relation to the proposed residence and its neighboring lots and judge accordingly. These features used solely as property line delineation are not acceptable.

C. Dogs. Owners intending to keep dogs, as permitted in the Declaration as amended, may, but shall not be required to, construct a closed structure for the dogs so as to be integrated into the design of the home in conformance with the design criteria, as amended from time to time, established by the West Ranch Board of Managers. The structure shall be constructed with similar materials to those used in the main living structure and located totally within the Owner's Lot boundaries and may not extend into common areas without the prior written consent of the West Ranch Board of Managers. No chain link or other open fencing is allowed. Construction should permit proper cleaning of the dog enclosure at all times of the year. Ample space must be included to allow humane conditions for the dog.

D. Garages, Carports, and Parking Spaces. Garages and carports must be integrated with the home design. A minimum of two permanent parking spaces must be provided on the Lot and of the two permanent parking spaces, one must be a covered parking space. The Board may grant an exception to these parking requirements if parking cannot be provided on the Lot due to physical constraints of the Lot. Such exception shall be specifically requested in writing and written approval allowing the exception must be obtained from the Board.

Trailers, mobile homes, trucks, boats, boat trailers, tractors, vehicles other than automobiles, campers not on a truck, snow removal equipment and garden or maintenance equipment shall be kept in a closed structure or screened from view at all times except when in actual use.

No automobile repair work shall be performed anywhere within the Lot except in enclosed areas and in cases of emergency. See Declaration for further explanation.

E. Retaining Walls. If the Lot requires any isolated retaining walls, they must be made of native stone, stained or sandblasted concrete or other materials that are complimentary to the natural surroundings. Each retaining wall to be reviewed on a case by case basis.

F. Propane Tanks, Electric Meters, Garbage Areas. These and other related utilitarian features will be screened, buried or enclosed from view and planned as a part of the total design. Specific written approval must be obtained for such features. Such features when screened or enclosed shall be of an approved color.

G. Revegetation. It is the Board's philosophy to encourage the "natural condition" of the area. This "natural conditions" is defined as a combination of indigenous plant material, trees, topsoils, rock formations and natural terrain and features that exist before construction on and around the Lot. Furthermore, the Owner is required to submit a complete revegetation plan and schedule at the contract document submittal for review. Installation and maintenance of the revegetation plan material on the site are the responsibility of the Owner. Formal landscaping shall be prohibited. The Owner is also subject to requirements in Section 2.8 and 12.6 of the Declaration.

H. Driveway. Keystone as the Declarant has granted to each Lot an easement of ingress and egress across the Green Areas (as defined in the Declaration) to assure access to each Lot. Keystone as the Declarant has further reserved the right to change the specific means of ingress and egress so long as a reasonable means of access is always provided. Driveways must be paved with a minimum amount of surface coverage. Board will provide a mandatory detailed

specification for driveway lighting (See Section VII, Outdoor Lighting). Driveways will be staked for approval at the Contract Document Review.

I. Decks. Greenhouses, Swimming Pools. Etc.

1. Decks should be designed to minimize unsightly supporting structures and to complement the total design and may minimally extend beyond the Owner's Lot provided deck support structures do not fall outside the Owner's property line.

2. Greenhouses, swimming pools and hot tubs are recognized amenities but must meet code and design review standards as do other architectural developments.

3. Temporary shelters, tents, metal storage units are not acceptable.

4. Swimming pools cannot be prefabbed "above ground" style.

J. Signs. Signs shall conform with the Keystone Ranch, West Ranch Sign Code adopted by Summit County Government now in effect or hereafter amended. At no time will signs be nailed on trees or structures.

K. Mailboxes. Intentionally Omitted.

L. Natural Drainage. No Owner or contractor shall interfere with or direct the natural course of any drainage and runoff nor construct any improvement, place any landscaping or suffer the existence of any condition whatsoever which shall alter the drainage pattern or runoff from its natural flow into or across the land of another except to the extent such alteration in drainage pattern or runoff is approved in writing by the Board, and any other public authorities having jurisdiction. This is to include all irrigation ditches and canals now existing on the Keystone West Ranch.

M. Trenches. Insofar as possible, trenches shall be located in such a way that no tree roots will be damaged. In situations where this requirement cannot be adhered to, the contractor shall exercise great care to minimize the damage to roots. Where there are major roots, he shall hand dig the trench under the roots. When roots, in particular the fine feeder roots, are exposed. to air and sun, they will dry out and lose their function of taking up moisture. For this reason, it is essential that the contractor keep such areas moist until such time as he backfills the trench. Where roots have been damaged or exposed, trenches shall be backfilled with loose soil suitable for plant life in order to stimulate new feeder growth. Backfill shall be kept moist until the beginning of the rainy season.

N. Trees. Improvements shall be located on the Lot where they least alter the natural terrain and tree cover. Wherever possible, new improvements should be separate from existing ones by vegetation. Trees shall not be cut or tree roots disturbed for trenching without specific approval of the Board. Trees or groups of trees adjacent to the construction area shall be fenced and protected during the construction period. Such a fencing shall also remain in place until such times as the major part of the outside work is completed. There shall be no storage of any building

materials outside the fenced-in areas. Trees and other existing vegetation are valued. Trees between houses and those between the house and meadow are considered as the most important by the Board to preserve. It is mandatory that the specifications and the contract agreement between the Owner and contractor clearly define the intent of preserving the plant life. The Owner or contractor who damages trees, shrubs or groundcover shall be required to replace such plants or trees by appropriate replanting.

Cut logs during construction have been known to result in increasing the number of insects, in particular, Ips beetles which can substantially destroy trees in the area. To reduce this potential problem, the following practices should be followed:

1. Chip all material over 3" in diameter. This treatment will kill any insects currently in the logs and prevent further invasion.

2. Remove all infested logs to an open area on the Owner's Lot, pile them in small neat piles (no more than 4 logs high) and cover with clear plastic. Such plastic should be of sufficient thickness (recommend 6 mil.) to remain intact for three (3) months. Resulting solar heating should kill most of the new generation of Ips.

NOTE: This method is strongly recommended by the Board as an alternative to chemical treatments.

3. Remove all infested logs to designated open areas and spread it out in a single layer. Each piece should be rolled periodically to expose all bark surface to the sun to ensure even heating.

4. Remove all logs to designated open area, buck and split and spread split pieces to allow solar heating and drying.

5. Peel and freshly cut logs so that insects cannot breed.

6. Remove all material to a designated area and treat each infested log with insecticide. The insecticide can be recommended by the Colorado State Forest Service.

7. Apply an insecticide to healthy trees to prevent attack by future generations of Ips. The chemical of choice is carbaryl (trade name is Sevin). Properly applied, this treatment will last at least two (2) years (four (4) generations of Ips).

O. Stakeout (Must be completed for Contract Document Review). The location of each improvement within the buildable area must be approved at the Contract Document Review consistent with applicable regulations of Summit County. In determining the proper location of existing and future improvements on adjacent lots and such other monetary or aesthetic considerations as it may deem necessary.

The following shall also be complied with in reference to the Contract Document Review period:

1. The improvement shall be defined with four feet. (4') wood or steel stakes and shall be identified as N.E., N.W., S.E., and S.W. corners. The outline of the improvement may be required to be marked by connected string between corner stakes. Side and front parcel lines may also be required to be marked in a similar manner. The main floor elevation of the structure shall be clearly marked on the stakes.

2. All property corners shall be clearly marked by the Owner. All Lot corner(s) stakes shall remain in place during the construction period. Temporary removal to facilitate construction is permitted but replacement is required.

3. All trees proposed for removal shall be tagged with orange colored plastic tape.

4. No trees, shrubs, or groundcover shall be removed before the Board's stakeout inspection since these would be lost if the structure is relocated.

5. Stakeout inspections shall only be conducted at a time when the Lot is free from snow.

6. Driveway locations will be staked at each side of the drive at 10 foot intervals from the respective West Ranch road to the Lot.

7. All improvements other than the proposed residence shall be staked at this time.

8. Preservation fencing shall be in place or string provided to define the proposed fencing.

P. Outdoor Lighting. All outdoor lighting comes under the jurisdiction of the Board. Lighting of parking areas or walkways to houses may be necessary. If driveway or architectural lighting is necessary, mandatory prefabricated light fixture specifications will be provided to the Owner and the Owner will have all such lighting installed according to design specification. It is the intent of the Board to have lights which are functional and which enhance the overall appearance but which will not be disturbing to neighbors, pedestrians or motorists. In general, floodlights will not be allowed unless required in a particular circumstance. No lights shall be emitted from any lot which are unreasonably bright or cause unreasonable glare.

Q. Wildfire Mitigation and Forest Management. Each Owner submitting plans and specifications for the Board's review, shall be required to show that the points required to be obtained for the Summit County Wildfire Mitigation Regulations, covering the construction of single family homes, have been achieved by obtaining the required amount of points from Table 14-C of the Summit County Wildfire Mitigation Regulations without using Section c (tree thinning). Additionally, in the event that it is necessary for the Owner to remove one or more trees on the Lot or adjacent common area in order to be in compliance with the Summit County Wildfire

Mitigation Regulations, the Owner shall be required to replace on a tree-for-tree basis, in size and location as designated by the Board, each tree removed due to the construction of an improvement in compliance with the Summit County Wildfire Mitigation Regulations and otherwise approved by the Board. The Keystone West Ranch Homeowners Association, by its Board of Managers, grants the Board the authority to authorize the removal of one or more trees on the common area when necessary for an Owner to comply with the Summit County Wildfire Mitigation Regulations, subject to the other provisions contained in the Standards and Procedures.

VIII. KEYSTONE WEST RANCH REVIEW AND APPROVAL PROCEDURES

The Keystone Design Review Board currently serves as the Architectural and Planning Control Board under the Declaration, and the Keystone Design Review Board's review and approval procedures shall govern all applications under these guidelines. See https://www.keystoneneighbourhood.com/design-review-board/. All Owners will comply with such procedures in order to gain the necessary approvals required by these Guidelines and the Declaration.

IX. TECHNICAL AND INFORMATIONAL MATERIAL

As a guide to Owners, architects, and contractor doing residential design and construction of the Keystone West Ranch, the following technical and informational material has been compiled.

A. Applicable Codes and Regulations. The following documents are administered by the Summit County Building Department or other regulatory agencies and should be verified for amendments, corrections and applicability before construction. The most current and approved:

1. Uniform Fire Code.
2. Uniform Building Code.
3. Uniform Plumbing Code.
4. Uniform Mechanical Code.
5. Uniform Building Code Standards.
6. Occupational Safety and Health Act (OSHA – Applicable OSHA regulations and guidelines will be observed.

See Summit County for amendments to these codes.

B. Permits, Approvals and Inspections.

1. Architectural and Control Planning Board (See Review Procedures and Approvals, Section VIII).
2. Submission by Owner and/or contractor of all necessary documents to procure building permit from Building Department, Frisco, State Highway #9.
3. Building Department Inspection periodic on-site inspections foundation, rough framing, final.
4. State Electrical Inspector - electrical inspection.
5. Construction Period Review.

6. Project Completion Review and Inspection.
7. Certificate of Occupancy,

C. Soil, Drainage and Geology. General geotechnical information is available in a report titled "Geotechnical Feasibility Investigation" by Robert W. Thompson, Inc., Consulting Engineer, 1701 S. Federal Blvd., Denver, CO 80219, dated January 9, 1974. This is by no means a comprehensive site-to-site study. It is a general statement concerning water, soils, and vegetation now existing. Keystone recommends that all Owners verify their lot and soils conditions before construction.

D. Natural Vegetation. Reading sources are:

A Guide to the Wood Plants of Colorado, by George w. Kelly, Pruett Publishing, Boulder 1970.

Field Guide to Rocky Mountain Wildflowers, by John J. Craighead and Frank Jr. and Ray Davis, Outdoor Recreation Institute, Houghton, Mifflin Company, Boston 1963.

E. Climatic Conditions.

Elevation: 9400 to 9140

Degrees North Latitude: Approx 39 - 36'

Degree Days Heating: 10854

Degree Days Cooling: 0

Design Temperature for the West Ranch

Summer
Dry Bulb - 83AF
Wet Bulb - 59AF

Winter
Dry Bulb – 20F

F. Utilities and Services.

Water: East Dillon Water District
Sewer: Snake River Sewer District
Electric/Gas: Public Service Company of Colorado

G. Safety Regulations. Vehicle speed shall not exceed 25 miles per hour on any Keystone West Ranch road unless otherwise posted.

[SIGNATURE PAGE FOLLOWS]

The form of these Keystone West Ranch Architectural Standards and Procedures were approved by the Board of Managers of the Keystone West Ranch Homeowners Association, Inc. on the 25th day of May, 2022.

KEYSTONE WEST RANCH HOMEOWNERS ASSOCIATION, INC.

Randy Culver, President

These Keystone West Ranch Architectural Standards and Procedures are approved and adopted by the Keystone Design Review Board, who serves as the by the Architectural and Planning Control Board under the Declaration of Covenants, Conditions and Restrictions for the Keystone West Ranch on the 25th day of May, 2022.

KEYSTONE DESIGN REVEW BOARD

Mark Mathews, Chair

Appendix A

Construction Period Regulations

[See Attached]

APPENDIX A
CONSTRUCTION PERIOD REGULATIONS

In the best interest of all Keystone West Ranch owners and contractors, the following regulations shall be enforced during the construction period. These regulations shall be a part of the construction contract document specifications for each residence and all contractors and owners shall abide by these regulations. The contractor will be required to go to the construction site with Keystone's construction supervisor before work begins. It is also required that the contractor be familiar with an abide by the applicable sections of the Keystone West Ranch Declaration and the Architectural Standards and Procedures.

1. Construction Limits

   The Architect shall provide a detailed plan of construction limits on the site plan prior to construction at the Schematic Design Review stage. The plan shall be implemented with snowfencing, rope, barricades or like material prior to construction. The plan shall include size and location for construction material storage area, limits of excavation, drive areas, parking, chemical toilet location, temporary structures, dumpster, fire extinguisher, utility trenching, and construction sign.

2. Construction Trailers, Sheds or Temporary Structures

   Use of construction shelters shall be approved in writing by the Board prior to installation. Its size shall not exceed 120 square feet. All temporary structures shall be removed upon the occupancy permit issuance.

3. Daily Operation

   Daily working operation hours for each construction site shall be no earlier than 7:00 a.m. and no later than 7:00 p.m.

4. Excavation

   Excess excavation material shall be stored within a snow fenced area for two weeks maximum before it must be removed from the Lot. It shall not be placed in common areas, roads or other lots on West Ranch property. Excavation, except for utility trenching, shall be on the Owner's Lot.

5. Debris and Trash Removal

Daily cleanup of the construction site is mandatory. Proper disposal of refuse and storage of material is of prime importance and is the contractor's responsibility. Debris and trash shall be removed on a weekly basis by being hauled covered or enclosed to a designated Summit County dump area outside Keystone West Ranch. After the contractor has been requested to remove the construction debris or trash and this is not done, Keystone will have it removed and bill the contractor for all costs incurred. Burning of trash or construction debris is prohibited on the Keystone West Ranch.

6. Storage of Construction Material, Trash, and Equipment

Storage areas shall be fenced according to approved "construction limits" areas designated on the Lot plan. The contractor will be responsible for maintaining and storing construction materials, trash and equipment in these areas.

7. Chemical toilets

Chemical toilets shall be provided by the contractor and placed in an approved location.

8. Vehicles and Parking

All vehicles will be parked in the designated area shown on the Site plan so as not to inhibit traffic or damage surrounding natural landscape. Vehicles shall not be left on the West Ranch roads overnight. Vehicles shall not exceed 25 miles per hour on any Keystone West Ranch road unless otherwise posted.

9. Pets

Contractors, subcontractors and employees are prohibited from bringing dogs or other pets to the construction site.

10. Blasting

Any plans to blast shall be brought to the attention of the Board before commencement and shall be approved by Declarant. Proper safety and protective actions shall be used.

11. 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.

12. Dust, Noise and Odor

Every effort shall be made to control dust, noise and odor emitted from a construction area. Radios, tape players, or other such devices are not permitted during golf season and must be played at a low volume during remaining months. The contractor will be responsible for watering, screening or oiling dust problem areas as well as controlling noise and offensive odors from the site.

13. Signage

Construction signs shall be limited to one sign per lot not to exceed 6 square feet of total surface area to be located on the Lot. The sign will be free standing. At no time will signs be placed on or nailed to trees.

14. Fire Extinguishers

A minimum of one serviceable 1016 ABC rated dry chemical fire extinguisher shall be located on each construction site in a conspicuous location.

15. Construction Access

The only approved construction access during the time a home is being built will be over the approved driveway for the Lot unless the Board approves an alternative access point.

The following items are prohibited on the Keystone West Ranch:

1. Oil changing of vehicles and equipment without proper receptacles and removal procedures.

2. Concrete equipment cleaning or concrete dumping without proper cleanup and restoration.

3. Careless treatment of trees or preservation areas.

4. Removing any rocks, trees, plants, topsoils, etc. from any portion of the West Ranch other than the Owner's property.

5. Exceeding the speed limit.

6. Careless use of cigarettes or flammable items.

7. Burning of trash or construction debris.

8. Firearms.

9. Signs other than approved construction or real estate signs.

10. Use of transit over the golf course areas unless playing the golf course with approval from Declarant.

11. Use of spring, surface or irrigation water for any purpose.

12. Contractors' or employees' animals.

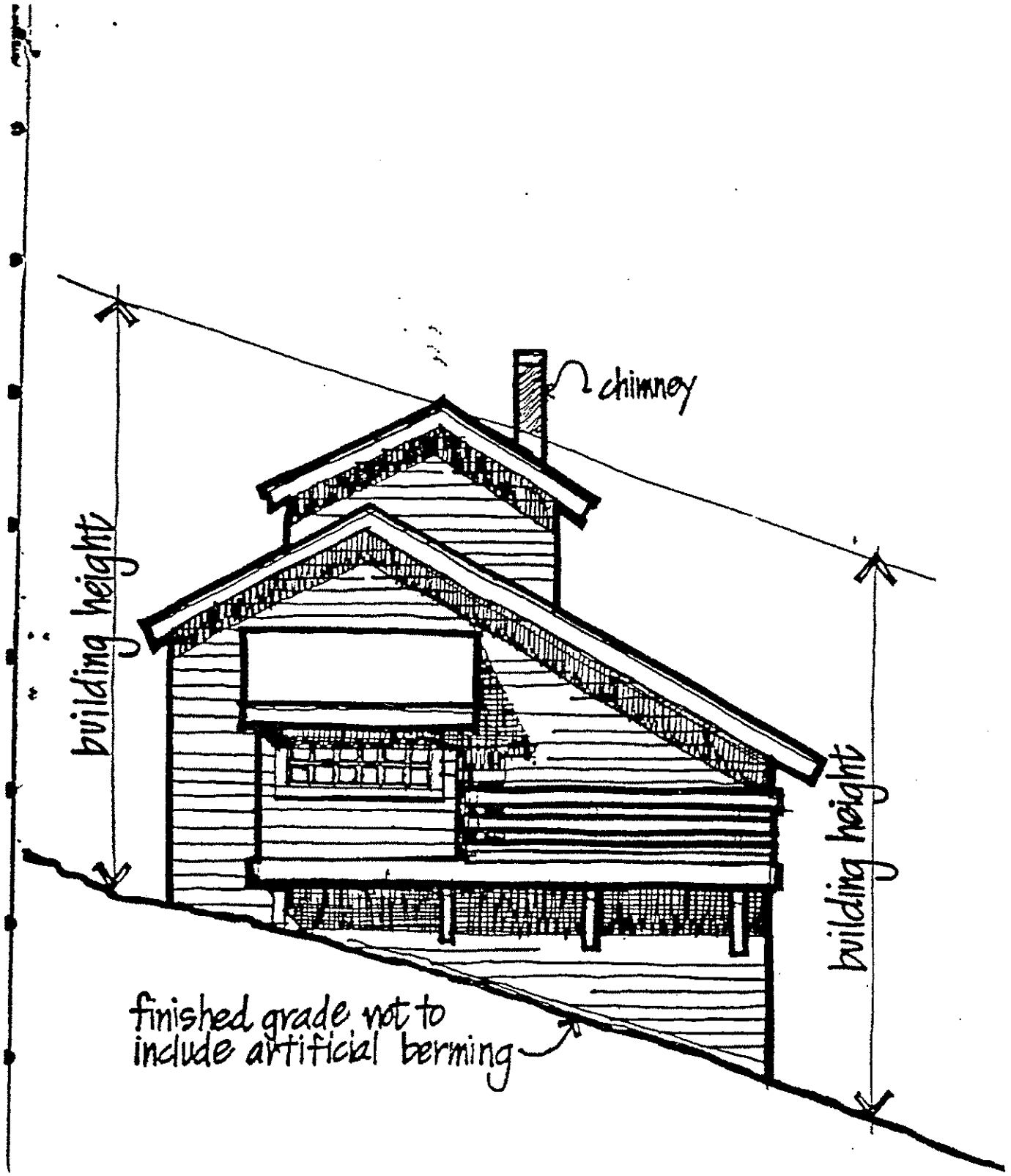
chimney
building height
building height
finished grade not to include artificial berming

PLATE NO. 1