KEYSTONE ARCHITECTURAL STANDARDS AND PROCEDURES

FOR

SAW WHISKERS II

AND

WILD IRISHMAN II

APPROVED MAY 18, 1982

KEYSTONE ARCHITECTURAL STANDARDS AND PROCEDURES

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I. GRANTING CLAUSE

Under the terms of the respective Declaration of Protective Covenants for Saw Whiskers II and Wild Irishman II Subdivisions (hereafter called "Declarations"), the Keystone Architectural Standards and Procedures Board (hereafter called "Board") does hereby exercise its rights and does hereby establish these Rules in order to meet its obligations under the above-mentioned Declarations. Copies of the most recent Rules may be obtained at the Administrative Office of Declarant, Keystone, a division of Ralston Purina Company, located at the Keystone Resort, Summit County, Colorado. The Declarations will control if there are any discrepancies between the Rules and the Declarations.

II. GENERAL PURPOSES

These Rules 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 Rules 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 and state statutes, rules and ordinances.

Although final judgement of any submission must remain the discretionary opinion of the Board, the Board will be guided in its decisions by the Standards and Procedure Rules 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. "Keystone Architectural and Procedures Board" or "Board" is established and empowered in the Declarations. Article II is the primary part of the Declarations which defines the duties of the Board.

B. "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.

C. "Declarations" shall mean and refer to the Declaration of Protective Covenants for the Saw Whiskers II and the Wild Irishman II Subdivisions and any amendments thereto upon the sites after the time of purchase.

D. "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.

E. "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.

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

G. "Homesite or Site" means any numbered lot shown on the recorded subdivision maps of the Saw Whiskers II and Wild Irishman II Subdivisions.

IV. ARCHITECTURAL AND PLANNING CONTROL BOARD

The Keystone Architectural Standards and Procedures Board shall consist of three members who shall initially be designated by the Declarant to review, study, and approve or reject proposed improvements upon the property subject to the Declaration.

The terms of the members shall be at the discretion of the Declarant. The Board shall consist of a chairman and two other Board members, at least one of whom shall be an accredited architect. 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 Rules and any amendments to the Rules 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 rules as may be necessary or desirable for the guidance of Site Owners and the enforcement of the provisions of the Declarations.

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. Applicants for Board action may, but need not be given an opportunity to be personally heard in support of their application.

The address of the principal office of the Board shall be: Box 38, 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 procedures or standards and criteria when conditions such as topography, location of the property lines, location of trees and bushes and other physical limitations or architectural appropriateness require it.

B. Non-Liability of the Board and Declarant

Neither the Board 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 judgement, 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 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 Protective Covenants for the Saw Whiskers II and the Wild Irishman II Subdivisions, respectively.

D. Grading, Dimensions, Elevations and Other Information Submitted By An Owner

Any Owner submitting plans for preliminary or contract document approval to the Committee shall be responsible for the verification and accuracy of all site 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 Committee of either a preliminary or contract document submission, the resubmission or 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 on the site to the 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 and abide by the standards and procedures outlined and in the respective Declaration of Protective Covenants for the Saw Whiskers II and the Wild Irishman II Subdivisions and the Keystone Architectural Standards and Procedures, and the Construction Period Regulations contained in these Rules.

V. STATEMENT OF INTENT

It is in everyone's interest and the intent of these regulations that the homes be indigenous to the area; 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 Saw Whiskers II and Wild Irishman II Subdivisions in a manner in which they will be compatible with each other and the very unique setting. The standards will be the criteria for judgement 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 subdivisions.

VI. ARCHITECTURAL STANDARDS

All requirements noted within this section which are pertinent to the development of an owner's site 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 home-site 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 site prior to the schematic design letter of intent.

"Off the Shelf" or stock plans are not acceptable design solutions for improvements on the home sites.

B. Design and Configuration

1. 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 sites and vistas.

2. 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.

3. 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, or in sod roof applications.

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

5. It is the Board's desire that new residences in Wild Irishman II and Saw Whiskers II subdivisions be similar in scale and arrangement to Old Keystone Townhouses.

This is to say that the volumetric characteristics and general massing be complimentary to the natural setting and the surrounding residences. In order to achieve this overall effect, the gross square feet of each residence shall not exceed 2500 square feet, excluding a 300 square foot single car garage. Basements do not apply. Gross square footage calculations should accompany each submittal. The Board recognizes that these limits do not in themselves guarantee acceptable three dimensional design solutions. Care should be exercised in resolving the volume of the design and the Board will pass judgement in this regard.

C. Building Height

Building height limits have been established within the subdivisions in order to promote buildings in harmony with, and subservient to the surrounding natural features with consideration given to views from neighboring homesites.

Building heights will be measured vertically from natural grade to the highest part of the roof or building element, excluding chimneys.

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 will be 35 feet, except on Lots 1, 5, 6 and 7 in the Wild Irishman II subdivision. The height allowance on these lots shall be approximately 18 feet, a one story structure.

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.

2. Exterior materials not acceptable for exterior walls are:

   a. Plywood siding.

   b. Stucco.

   c. Metal siding.

   d. Synthetic siding.

   e. Ferro cement siding.

   f. Concrete block.

   g. Brick.

   h. Unit masonry.

   i. Adobe.

   j. Constrasting 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 over three feet in height 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. White, bright or dark contrasting finishes will not be acceptable.

   d. All exposed metals, sheet metals, or primed woods shall be painted to natural muted, non-contrasting colors.

   e. TV or radio antennas are not acceptable for exterior walls.

   f. Gutters are discouraged because of freezing conditions.

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.

E. Roofs

1. Design:

As noted in Section VI, B.3. on Page 8, roof forms shall be simple and shall utilize the gable configuration and complimentary forms. With the exception of sodded roofs and flat connecting roofs, roof slopes shall be a minimum of 4 in 12 to a maximum of 12 in 12.

2. Exterior materials allowed for roofs:

a. Wood shingles, and shakes.

b. Sod.

c. Built-up roofing or approved finish will be allowed on small, flat connecting roofs only.

d. Use of composition shingles is subject to Board's discretion after considering visability and appropriateness.

e. Metal roof is acceptable in the Saw Whiskers II subdivision but not in the Wild Irishman II subdivision.

F. Windows

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

2. Wood windows are recommended. All finishes must be either natural or painted to 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.

G. Doors

1. Solid core wood, plank, or hollow metal doors are acceptable for exterior doors.
2. Any painted materials must be of an approved color which relates to the surrounding natural colors.
3. Simple designs are preferred. Ornate, gaudy or period designs are not acceptable.

H. Solar Design

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 sites.

I. Skylights

1. Only flat glass skylights will be approved on sloped roofs.
2. Bubble or gable skylights will be considered on a case-by-case basis for flat roof applications.

J. Trash Containers - Utility Enclosures

See Site Development Standards, Section VII E, Page 16.

K. Fences

See Site Development Standards, Section VII B, Page 15.

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 color.
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.

M. Changes

No significant changes in plans or materials previously approved may be undertaken without 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. SITE DEVELOPMENT STANDARDS

These site standards, together with the architectural standards, form the basic visual and planning direction. The preservation of open space, common area and indigenous vegetaion are the over-riding goal of the Board and, in turn, the owners.

The following site standards will be in effect on the Wild Irishman II and Saw Whiskers II Subdivisions.

A. Setbacks and Side Yards

A five foot perimeter utility easement surrounds each lot and construction will not be allowed within it or other access or utility easement designated on the respective subdivision plats. Setback distances other than as designated in the subdivision plats are not specified. The specific locations of structures and improvements in relation to the property lines will be judged by the Board on an individual basis. Each building location will be analyzed as to its visual impact, relationship to views and neighbors, safety, general use, access, architectural importance and landscape preservation.

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 the design, appropriateness, size, and construction of such improvements in relation to the proposed residence and its neighboring sites and judge accordingly. Those features used solely as property line delineation are not acceptable.

C. Garages and Parking Spaces

Garages must be integrated with the home design. A minimum of two permanent parking spaces must be provided on the site.

A minimum of one enclosed parking space must be provided on the site. 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.

Trailers, mobile homes, trucks, pickups, 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 homesites except in enclosed areas and in cases of emergency. See Declarations for further explanation.

D. Retaining Walls

If the site requires any isolated retaining walls, they should be made of native stone, stained or sandblasted concrete or other materials that are complimentary to the natural surroundings.

E. Fuel 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.

F. Revegetation and Landscaping

It is the Board's philosophy to encourage the "natural condition" except where there is an extension of the living area. This "natural condition" 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 site. Furthermore, the owner is required to submit a complete landscape plan and schedule at the contract document submittal for review. Installation and maintenance of the plan material and other landscape related improvements on the site are the responsibility of the owner. For further requirements, please refer to the Declarations, Section 2.8.

G. Driveway

Driveways shall be a maximum of 12' wide and extend from the approved access road to the property. Driveways will be constructed of road base or asphalt. The Board will provide a mandatory detailed design specification for driveway lighting (See Section VII. O., Outdoor Lighting). Driveways will be staked for approval at the Contract Document Review. The only approved access during the construction of a home will be over the approved driveway for the lot.

H. Decks, Greenhouses, Swimming Pools, Etc.

1. Decks should be designed to minimize unsightly supporting structures and to complement the total design.
2. Greenhouses and swimming pools are recognized amenities but must meet code and design review standards as do other improvements.

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

I. Signs

The following signage is permissable on the Saw Whiskers II and Wild Irishman II Subdivisions homesites:

1. House number and/or owner name signs.
2. Construction signs - 6 square feet maximum face free-standing. These signs may be placed upon site at ground-breaking and shall be removed twenty one calendar days after the issuance of the Certificate of Occupancy.
3. Real estate signs - 4 square feet maximum face free-standing. These signs may be placed on the site on the day that the listing goes into effect and must be removed seven days after closing.

The above signs are all subject to approval by the Board and Declarant.

House numbers and/or owner name signs shall not be placed on trees. The Board will provide a mandatory detailed design for such signs (one per site) and the owner will have it fabricated and installed to design specifications. The sign shall be freestanding and its location and copy will be reviewed at the contract document submittal.

At no time will signs be nailed on trees.

J. Mailboxes

In the event that the owner desires to have a mailbox, the Board will provide a detailed mailbox design and the owner will have it fabricated and installed according to design specifications.

K. 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 within the subdivisions.

L. 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.

M. Trees

Improvements shall be located on the site 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 fencing shall also remain in place until such time 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 and to be preserved whenever possible. 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. All trees removed for construction shall be promptly removed or treated to prevent bark beetle infestation. Any fallen, dead, beetle-or mistletoe-infected trees shall be removed from the site. Nailing to trees will not be allowed. Section 2.8 of the Declarations further defines Owner's obligation to restore his site after construction is complete.

N. 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 for each improvement, the Board shall consider the location of existing and future improvements on adjacent sites 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 site owner.
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 site is free from snow.
6. Driveway locations will be staked at each side of the drive at 10 foot intervals from the respective subdivision road to the site.
7. All improvements other than the proposed residence shall also be staked at this time.
8. Preservation fencing shall be in place or string provided to define the proposed fencing.

O. 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 specifications. 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 site which are unreasonably bright or cause unreasonable glare.

VIII. KEYSTONE ARCHITECTURAL AND APPROVAL PROCEDURES

The Keystone Architectural Standards and Procedures provide framework by which the Board can review, process and approve the residential development in the Saw Whiskers II and Wild Irishman II Subdivisions. All owners will comply with the following procedures in order to gain the necessary approvals and will reply in writing to any concerns expressed by the Board during the review process.

A. Orientation Meeting (Optional)

Purpose: To familiarize and discuss the architectural standards and procedures and visit site.

Composition of Meeting: The meeting will be held at the Keystone Administration Building and on site by appointment only. The owner and his architect will review the architectural standards and site constraints with representatives of the Board. Three copies of the architectural standards and procedures will be available at this time.

Time: Allow 2 hours including a review of the site.

B. Schematic Design Statement of Intent (Mandatory)

Purpose: To communicate to the Board the owner's design intentions.

Form of Submittal: The submittal will include the following:

1. Two copies of a written and/or graphic explanation to include the design approach, siting philosophy, and materials to be used.
2. Two copies of a site plan (Scale 1/8"-1'0") to include building location, driveway, parking, grading, tree locations.
3. One study model showing topography and building form siting.
4. Gross square footage.

Address Submittal to: Keystone Architectural Standards and Procedures Board
Box 38
Keystone, Colorado 80435

KEYSTONE NEIGHBOURHOOD COMPANY
140 IDA BELLE DRIVE, SUITE F4
KEYSTONE, CO 80435

Time: The Board shall respond as soon as possible.

C. Preliminary Design Review (At Board's Discretion)

Purpose: To communicate to the Board through drawings and related material the owner's residential design and his conformance to standards.

Form of Submittal: The submittal will include the following items:

1. Two copies of a site plan, (Scale 1/8"-1'0"), to include but not limited to building location, driveway, parking, grading, tree locations, designated storage areas for excess fill, construction debris and materials, a designated parking area for construction vehicles, existing and proposed contour lines at 2'-0" intervals, decks, utilities and accessory site development of any kind.
2. Two copies of floor plans and roof plan (1/4"-1'0").
3. Two copies of exterior elevations (1/4'-1'0") to include existing and proposed grade levels, material and color indications.
4. Two copies of building sections.
5. Schematic Landscape Plan - to include existing and proposed plant material and configuration.
6. Gross square footage.

Address
Submittal to: Keystone Architectural Standards and Procedures Board
Box 38
Keystone, Colorado 80435

KEYSTONE NEIGHBOURHOOD COMPANY
140 IDA BELLE DRIVE, SUITE F4
KEYSTONE, CO 80435

Time: The Board shall respond as soon as possible.

D. Contract Document (Working Drawing) Review (Mandatory)

Purpose: To insure the Contract Document's conformity with the approved preliminary design. Any changes from the preliminary design should be brought to the Board's attention.

Form of Submittal: The submittal shall include two copies of the following items:

1. Site plan at 1/8" = 1'0".
   a. Site plan and roof plan at 1" = 100'0".
2. Floor plans at 1/4" = 1'0".
3. Roof plan.
4. Exterior elevations and details.
5. Building sections.
6. One collage (8-1/2" x 11") depicting exterior materials, colors and texture.
7. Specifications and finish schedules to include the construction period regulations. See XI. I.
8. The submittal shall include an actual "site staking" of the building corners, driveways, and other improvements (See Site Development Standards, Stakeout Section VII. N.).
9. Construction schedule - to include starting and completion dates of the dwelling as well as the landscape work.
10. Gross square footage.

Address Submittal to: Keystone Architectural Standards and Procedures Board
Box 38
Keystone, Colorado 80435

KEYSTONE NEIGHBOURHOOD COMPANY
140 IDA BELLE DRIVE, SUITE F4
KEYSTONE, CO 80435

Time: The Board shall respond as soon as possible. Contract documents must be approved in writing by the Board prior to submission of the document to the Summit Building Department for a building permit.

XI. TECHNICAL AND INFORMATIONAL MATERIAL

As a guide to owners, architects, and contractors doing residential design and construction within the Saw Whiskers II and Wild Irishman II Subdivisions, 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.

1. 1982 Uniform Fire Code and 1981 National Life Safety Code.
2. 1982 Uniform Building Code.
3. 1982 Uniform Plumbing Code.
4. 1982 Uniform Mechanical Code.
5. 1982 Uniform Building Code Standards.
6. 1982 Summit County Residential Energy Code.
7. Occupational Safety and Health Act (OSHA) - Applicable OSHA regulations and guidelines will be observed.

B. Permits, Approvals and Inspections

1. Keystone Architectural Standards and Procedures Board (See Review Procedures and Approvals, Section VIII).
2. Submission by owner and/or contractor of all documents necessary to procure building permit from the Summit County Building Department, Frisco, Colorado, State Highway #9, 303-668-3170.
3. Summit County Building Department Inspection - periodic on-site inspections, foundation, rough framing, final.
4. State Electrical Inspector - electrical inspection.
5. Saw Whiskers II and Wild Irishman II Subdivisions Construction Period Review.
6. Saw Whiskers II and Wild Irishman II Subdivision Project Completion Review and Inspection.
7. Certificate of Occupancy, Summit County Building Department.

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 Boulevard, Denver, Colorado 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. All owners should verify their site and soils conditions. Soils reports and legal surveys are recommended.

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 Mt. Wildflowers, by John J. Craighead and Frank Jr., and Ray Davis, Outdoor Recreation Institute, Houghton, Mifflin Company, Boston 1963.

E. Climatic Conditions

Elevation	Degrees North Latitude	Degree Days Heating	Cooling
9400 to 9140	Approx. 39° - 36'	10854	0

Design Temperatures for the Saw Whiskers II and Wild Irishman II

Subdivisions

Summer

Dry Bulb - 83°F
Wet Bulb - 59°F

Winter

Dry Bulb - 20°F

F. Utilities and Services

		Address	Phone No.
Water	Keystone, a div. of Ralston Purina Co.	Box 38 Keystone, Co. 80435	468-2316
Sewer	Summit Co. Sewer District	P.O. Box 68 Breckenridge, Co. 80424	453-2561
Electric	Public Service Company of Colorado	P.O. Box 707 Frisco, Co. 80443	468-0613
Telephone	Mountain Bell	186 Buffalo Dillon, Co. 80435	468-5500 or 468-0133
Cable TV	Heritage Cablevision	Box 299 Frisco, Co. 80443	668-3955
Propane	Doxol	809 E. Hgwy. 6 Frisco, Co. 80443	668-3626
Refuse	Summit Disposal	311 Adams Silverthorne, Co. 80498 or P.O. Box 236 Dillon, Co. 80435	468-2475
Mail	U.S. Post Office	224 Dillon Mall Dillon, Co. 80435	468-2501

G. Safety Regulations

Vehicle speed shall not exceed 20 miles per hour on any Keystone road unless otherwise posted. This speed limit is for the safety and protection of both pedestrian and vehicular traffic and will be monitored by the Keystone Loss Prevention Department. Any accidents or complaints should

be addressed to the Keystone Security Department by contacting 468-4190, as well as the Summit County Sheriff's Dispatch Department, phone number 453-6222, as appropriate.

H. In the Event of An Emergency

Fire Protection: Fire hydrants will be provided in the subdivisions. The owner should verify the hydrant location.

Medical Facilities: Consult your telephone book.

Ambulance: Dial 911.

I. Construction Period Regulations

In the best interest of all Keystone 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 and abide by the applicable sections of the Saw Whiskers II and Wild Irishman II Subdivisions Declarations 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 installing them on the site. Request for approval must address structure's size, configuration and location. All temporary structures shall be removed after the occupancy permit issuance.

3. Daily Operation

Daily working operation hours for each construction site shall be 7:00 a.m. to 7:00 p.m.

4. Excavation

Excess excavation material shall be stored within a snowfenced area for two weeks maximum before it must be removed from the site. Excavation material shall not be placed in common areas, roads or other lots.* Excavation, except for utility trenching, shall be on the owner's site.

*Any excess excavation material should be disposed in an authorized location.

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. 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.

6. Storage of Construction Material, Trash, and Equipment

Storage areas shall be fenced according to approved "construction limits" areas designated on the site 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 subdivision roads overnight. Vehicles shall not exceed 20 miles per hour on any Keystone road unless otherwise posted (See Section II, Safety Regulations).

9. Pets

Contractors, subcontractors and employees are prohibited from bringing dogs and 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 must be played at a low volume at all times. 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 site not to exceed 6 square feet of total surface area. The sign will be free standing and 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 in the subdivisions:

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 subdivision 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.

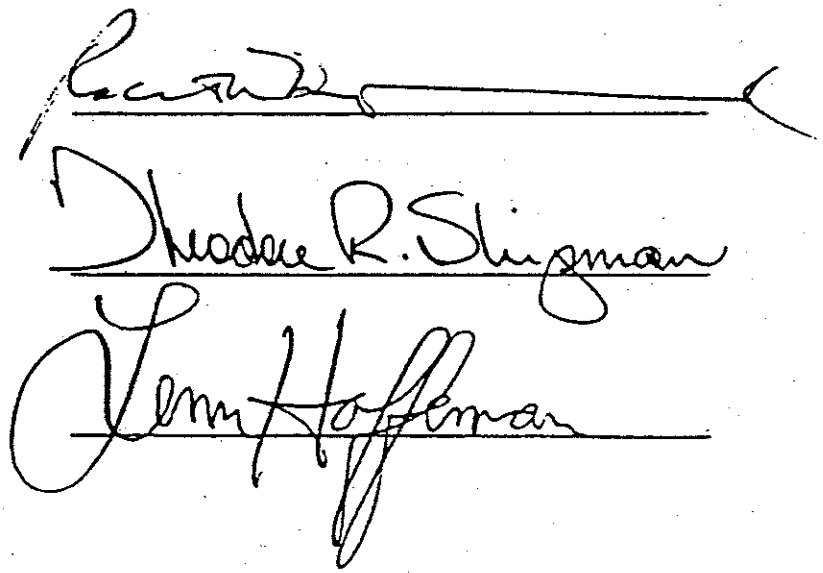
9. Signs other than approved construction or real estate signs.

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

11. Contractors' or employees' animals.

J. Approvals

These rules are hereby adopted by the Architectural Standards and Procedures Board for Keystone this day of May 18, 1982.



Keystone Design Review Board Application

Do Not Use This Application
Visit www.keystoneneighbourhood.com to submit your application

A Date of Application _____

B Date of DRB Meeting _____

C Type of Review ____New Home _____New Building _____Existing Modification ____Misc.

D Name of Lot Owner _____
Mailing Address _____
Phone _____

E Name of Applicant _____
Mailing Address _____
Phone _____

F Name of Architect _____
Mailing Address _____
Phone _____

G Lot Number(s)/Location _____

H Application Fee (See Attached Schedule) due at the first meeting.

I Refundable Compliance Fee $3,000 (without interest) or two times the application fee, whichever is greater which is due at the completion of the construction document phase, prior to the commencement of construction. Payable to KNC. Minor applications (hot tub install, reroof, etc) will require a refundable deposit of $1,000.

Important Information: All new single family home construction and any proposed exterior improvements must be submitted via application and receive prior review/approval by the Keystone Design Review Board (KDRB) before any construction commences. A non-refundable application fee is required with the submission of an application. The fee covers pre-design meetings with a representative of the KDRB, schematic and preliminary meetings with the KDRB and construction site visits by a representative of the KDRB. Should the applicant desire or should the applicant's proposal not receive final approval from the KDRB and the applicant is required to attend additional meetings, such additional meetings shall require the applicant to pay in advance $100 per KDRB meeting. In order to ensure compliance with the final plans as approved by the KDRB, the applicant is also required to submit a $3,000 refundable, without interest, deposit with the KDRB to pay for additional construction site visits due to failure of the applicant or its agent to comply with the approved final construction plan, the approved final landscaping plan, the construction period rules or other violations of the architectural guidelines and procedures for the property in question. Additional construction site visits deemed necessary by the KDRB shall be charged $100 per construction site visit and shall be withdrawn from the deposit. Additionally, if the KDRB determines that the lot improvements, including any landscaping, as approved by the KDRB is not being or has not been constructed in compliance with the approved final plans or if construction practices are not in compliance with the construction period rules, the KDRB may withdraw from the deposit the necessary funds to correct the improvements, including landscaping, or to correct any construction period violation. Final written approval by the KDRB for the application is valid for one year from the date of the approval letter. If the project is not started within the one-year approval time frame the applicant must re-apply and pay again the same fees as noted above. **Please refer to the Architectural Guidelines specific to the location listed in item G for any additional information and/or requirements.**

I have read the above important information and will comply with the Architectural Guidelines specific to the location specified in item G, application fees and construction compliance deposit regulations.

Owner's Signature _____ Date_____
(Applications will not be processed without the owner's signature)

Keystone Neighbourhood Company
140 Ida Belle Drive Suite F-4
Keystone, CO 80435
800.919.0038

Keystone Design Review Application Fees

Fees are calculated per gross square footage or the sum of all floors of all buildings measured from the outside of the framing walls, including but not limited to lofts, halls, habitable attics, bathrooms, closets and finished or unfinished basements including mechanical areas and garages.

Square Footage	Total Fees
0 - 5,000	$3,000
5,001 - 10,000	$4,000
10,001 - 25,000	$5,000
25,001 - 50,000	$8,000
50,001 - 100,000	$10,000
100,001 and higher	$20,000

****Do not use this fee schedule****
Visit www.keystoneneighbourhood.com for current fee schedule and application

Miscellaneous Fees

Exterior Modifications without design changes	$100	
Exterior Modifications with design changes. Cost under $50,000	$500	
Exterior Modifications with design changes. Cost over $50,000	$1,000	
Modifications to approved plans	$200	
Appeals	$250	
Refundable Compliance Deposit	$6,000	Minimum or two times the application fee whichever is greater.
or;	$1,000	For Minor applications such as hot tub install, reroof, etc. Checks payable to KNC

Review Fees include:

- Orientation Materials
- Orientation meeting at Boards discretion
- 2-Schematic Design Reviews
- 2-Preliminary Design Review
- 1-Contract Document Reviews
- 1-Pre-Construction Site Meeting
- 3-Construction Period Reviews as needed
- Project Completion Review