Design Guidelines, Architectural Standards & Regulations
For
The Estates at the Alders

Independence Lane

Keystone, Colorado
January 11, 2011
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I. Background & Statement of Intent

With its rich contrasts in views, terrain, mountain, and river environments, The Estates at the Alders consists of the natural setting that truly exemplifies the Rocky Mountains of Summit County, Colorado. The Estates at the Alders offers an intimate mountain setting with the Snake River and surrounding forests. One of the primary goals in the planning and development of The Estates at the Alders is the preservation and enhancement of the existing landforms, vegetation, wetlands and wildlife that characterize this environment.

This is to be achieved by encouraging a characteristic style of landscape and building design that assures compatibility between buildings and their setting. While all buildings in The Estates at the Alders are to reflect the architectural styles defined in these guidelines, each building should also present unique and creative design solutions that avoid a repetitive copy of precedent structures.

It is essential that highly qualified teams are assembled to design and construct the homes within The Estates at the Alders. Therefore, only licensed architects will be permitted to design homes in The Estates at the Alders, and only professional landscape architects will be permitted to design landscape and site improvements. It is recommended that all architects and landscape architects have experience designing in rural mountain environments.

The Estates at the Alders Design Guidelines have been prepared to ensure visual harmony between the built environment and the natural beauty of the River and Mountain setting; to preserve the beauty of the natural environment; to maintain and enhance views; to maintain property values; and to ensure that construction within The Estates at the Alders is done in the most sensitive manner possible. All new buildings, modifications to existing buildings, landscaping, site improvements and the use of property within Alders Estates must be reviewed and approved in accordance with the provisions of these Guidelines. The Neighbourhood Company Design Review Board (“DRB”) will be appointed to implement these Guidelines and assist owners with the design review process. All references in these Design Guidelines to DRB approval, with respect to any issue, shall be construed as referring to written approval only. Any question about whether the DRB has rendered written approval for a particular matter should be directed to the DRB Administrator.

Harmony with the surrounding environment is paramount. The Estates at the Alders has been planned with an emphasis on conservation. Prime residential sites have been selected where homes built along ridges, in meadows, and in the river basin will blend into the mountain landscape, responding to topography and climate, minimizing impacts to the wilderness. The master plan is derived from the wilderness park themes and low density conservation communities within and near recreation areas where use has been successfully introduced into exceptional natural places. For that reason, the design guidelines for The Estates at the Alders have been based on architectural and landscape concepts found in those places where the overriding objective was to build in harmony with nature. The Estates at the Alders design concept extends a distinctive American architectural and landscape tradition.
II. Granting Clause

These Design Guidelines have been promulgated pursuant to Article 1 of the Declaration of Covenants, Conditions, Restrictions and Easements for The Estates at the Alders (CC & R’s). The Design Guidelines are binding upon all persons who at any time construct, reconstruct, refinish, alter or maintain any improvement upon the Property, or make any change in the natural or existing surface, drainage or plant life thereof. The Design Guidelines are administered and enforced by the Design Review Board in accordance with the Declaration of Covenants, Conditions, Restrictions and Easements for Alders Estates and the procedures herein and therein set forth. The Design Guidelines and relevant application fees may be amended from time to time and it is the responsibility of each owner or other person to obtain and review a copy of the most recently revised Design Guidelines.

Under the terms of the Declaration of Covenants, Conditions and Restrictions for the Alders Estates Association (hereafter called “Declaration”), the Board does hereby establish these Standards and Procedures pursuant to the Declaration. The Declaration will control if there are any discrepancies between these Standards and Procedures and the Declaration.

The standards, procedures and information that follow are intended to formulate and define the means by which ranch sites can be built at The Estates at the Alders 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 Neighbourhood Company Design Review Board (the Board, to be established by the Keystone Neighbourhood Company) and form the basis of control imposed by the Board. Compliance with the intent of these standards is crucial to the mutual enhancement and protection of the qualities of The Estates at the Alders and is committed to the preservation of the natural rural mountain setting.

_________________________________
Chairperson
Neighbourhood Company Design Review Board
III. General Purposes

These Standards and Procedures are made by the Board for the purpose of maintaining standards for the development of Lots 1-10, The Estates at the Alders. The purposes also include guarding against unnecessary and unreasonable interference with the natural beauty and historical integrity of The Estates at the Alders. Development of The Estates at the Alders is also subject to all Summit County Guidelines. Each lot must meet certain site development standards as defined by Summit County. Owners of the properties located within The Estates at the Alders acknowledge that Routt County Regulations govern the land use and development of the lots therein. Such regulations may be more restrictive than these guidelines.

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 Procedures, which are summarized herein. These Standards and Procedures may be changed from time to time as the Board deems necessary or appropriate.

The Estates at the Alders neighborhood is distinguished primarily by the natural characteristics such as existing vegetation, natural water features, geology, geography and orientation. An important concept of the The Estates at the Alders Design Guidelines is to recognize the unique characteristics of the land with specific architectural and landscape guidelines. These guidelines set forth a distinctive design theme, which establishes specific development controls designed to preserve trees, protect the open space and wetlands, minimize the visual impact of development, and respond to wildlife considerations.

The Design Guidelines include separate sections of architectural and landscape guidelines for The Estates at the Alders. These guidelines provide specific parameters for the design and development of all improvements. The Estates at the Alders Design Guidelines provide the primary tool for guiding the design of all development in Alders Estate. These guidelines are not, however, the only document that addresses design and development in Alders Estate. For example, the Declaration of Covenants, Conditions, Restrictions and Easements for The Estates at the Alders include additional standards pertaining to the development of The Estates at the Alders that should be reviewed during the design process. In addition to these guidelines, additional information regarding design and construction in The Estates at the Alders is available from the Design Review Board. This information may pertain to environmental considerations, wildlife, geology and other factors that should be considered prior to initiating development in The Estates at the Alders.
IV. Definitions

Unless the context otherwise specifies or requires, use of the following words or phrases when used in these Design Guidelines shall have the following meanings:

Applicant
An Owner or Owner’s representative who is authorized to represent and/or act upon any application materials or submittals.

Architect
A licensed Architect in the State of Colorado is required for the design of all buildings.

Association
The term “Association” shall mean and refer to the The Estates at the Alders Association, a Colorado non-profit corporation, and its successors and assigns.

Board
The term “Board” shall mean the Neighbourhood Company Design Review Board.

Builder
A person or entity engaged by an “Owner” for the purpose of constructing any improvement within the Project. The “Builder” and “Owner” may be the same person or entity.

Building Envelope
An area designated on the approved final plat drawings recorded with Summit County within which the required Homesite has been designated.

Building Height
Building Height (exclusive of chimneys) shall be measured from any point around the building at existing or finished grade (whichever is more restrictive) to the midpoint of the highest sloping roof above. Existing grade is the natural topography that exists before any development takes place. Height measurement of buildings with stepped roofs will be at the discretion of the DRB.

Compliance Agreement
The Document the property owner signs with the DRB to ensure improvements are built within compliance of the approved drawings.

Compliance Deposit
The deposit that the Owner is required to deliver to the Neighbourhood Company Design Review Board prior to commencing a Construction Activity.

Construction Activity
Any site disturbance, construction, addition or alteration of any building, landscaping, or any other improvement on any Site.

Construction Site
A site upon which Construction Activity takes place.

Construction Vehicle
Any car, truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

Declarant
The term “Declarant” shall mean and refer to The Estates at the Alders Association, a Colorado corporation, its successors and assigns other than individual lot purchasers.

Declaration
Declaration shall mean that certain Declaration of Protective Covenants, Conditions, Restrictions and Easements for Alders Estate, as recorded in the Office of the Clerk and Recorder for Routt County, Colorado, as it may have been or may be amended from time to time by Supplemental Declaration.

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

Design Review Board (DRB)
The committee appointed by the Neighbourhood Company pursuant to the Neighbourhood Company Documents. The Design Review Board shall review and either approve or disapprove proposals and/or plans and specifications for all Construction Activity within The Estates at the Alders.

Excavation
Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation or soil testing), including any trenching which results in the removal of earth, rock, or other substance or any grading of the surface.

Fill
Any addition of earth, rock, or other materials to the surface of the land, which increases the natural elevation of such surface.

Gross Floor Area
The total floor area of a building which includes basements, covered parking, storage and mechanical area as measured from outside wall to outside wall. See also the definition for “Maximum Gross Floor Area” which applies to Lot Diagrams, Homesite Features and these Design Guidelines.

Homesite
That portion of a Lot, which encompasses the area in which all improvements must be built as specified on the Lot Diagram for each Lot.

**Improvement**
Any changes, alterations, or additions to a Lot including any excavation, fill residence or buildings, outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, landscape plantings, fences, signs, and any structure of any type or kind.

**Maximum Gross Floor Area**
“Maximum Gross Floor Area”, is as defined, means the sum of the gross horizontal areas of all floors of a building measured from the outside of all exterior walls, including but not limited to, lofts, stairways, fireplaces, halls, habitable attics and basements, bathrooms, closets, and storage or utility/mechanical areas; and not including crawl space, garages or areas designed for parking or loading within the building. The entire area of basements which have any exposed exterior walls with windows and/or doors shall be included in the Maximum Gross Floor Area calculations for these guidelines. Subterranean basements will not be included, but will be included for parking calculations if bedrooms are developed.

**Member**
“Member” means each person or entity who holds a membership in the Association.

**Owner**
The term “Owner” shall mean the record holder of legal title to fee simple interest in a Unit or interest therein. The Owner may act through an agent provided that such agent is authorized in writing to act in such capacity.

**Owner’s Representative**
Any Contractor, Subcontractor, agent or employee performing the duties of an Owner with the consent of an Owner in connection with any Construction Activity.

**Public Safety Department**
Any entity, if any, which has been contracted or created by the Association to provide public safety, security, and/or enforcement of Association rules and regulations or any other entity to whom such responsibilities may be delegated by the Associations from time to time.

**Quiet Work**
Work or Construction Activity conducted on the Construction Site, which is not audible from adjacent Sites by homeowners or visitors.

**Residence**
The building or buildings, including any garage, or other accessory building, used for residential purposes constructed on a Lot, and any improvements constructed in connection therewith.

**Skylining**
Is relative to building height on all lots within The Estates at the Alders. It shall be defined as the penetrating point of a roof ridge above or near the top of treeline. It shall be
perceived that the skylining height should be determined in the winter months when the skylining height shall be at its lowest. Skylining on any property shall not be allowed and shall be subject to the Summit County Guidelines.

**The Estates at the Alders**
All Covered Property as defined in the applicable Declaration or Supplemental Declaration.

**Alders Estates Development Plan (AEDP)**
A document showing easements, lot lines, Homesites and approximate existing site features affecting development.

**Trail**
The trails and paths created by the Developer and located on the Alders Estates Property, to be shared in common by residents and their guests.
V. Design Review Board Organization

A. Design Review Board Membership

The Neighbourhood Company Design Review Board (DRB) shall consist of three to five members appointed by the Executive Board of Directors of the Keystone Neighbourhood Company. Two members shall constitute a quorum to transact any business of the Design Review Board. Members of the Design Review Board need not be members of the Alders Estates Property Owners Association.

B. Duties and Powers

Pursuant to the Declaration, no Improvement may be constructed or installed on any Lot without the prior review and written approval of the Board. The Board may approve a proposed Improvement, approve a proposed Improvement subject to the satisfaction of certain conditions imposed by the Board or withhold its approval to a proposed Improvement.

Applicants for Board action may, but need not, be given an opportunity to be personally heard in support of their application. If the Board gives approval with conditions, the applicant will be allowed to meet with the Board, if requested by the applicant.

All plans for site preparation, building construction, landscaping and site modifications, modifications to the exterior of buildings, alterations or enlargement of an existing structure, paving, fencing, sign erection or other improvements must receive written approval from the Design Review Board. Approval from the DRB must be received prior to initiating any of the above activities. Alterations or remodeling of existing improvements which are completely within a building or structure and which do not change the exterior appearance of a structure may be undertaken without Design Review Board approval.

During the construction process, no changes, alterations or additions to any plan or specification shall be made prior to obtaining written approval by the Design Review Board.

The Design Review Board shall rely on and have the right to interpret the guidelines contained herein as the primary basis for evaluating development proposals. The approval or consent of the Design Review Board shall not be unreasonably withheld, actions taken shall not be arbitrary or capricious and decisions shall be conclusive and binding on all interested parties, subject only to the right of appeal by the applicant and review by the Design Review Board. Notwithstanding the above, the DRB shall have sole discretion to approve or deny any proposed improvement or development. Upon showing of good cause, the DRB may approve variances from any regulation or restriction contained herein, in accordance with the provisions of the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Alders Estate.
The Design Review Board or its designated representative may monitor any approved project to the extent required to insure that the construction or work on such project complies with any and all plans and construction procedures. The Design Review Board or its designated representative may enter upon any property at any reasonable time to inspect the progress, work status, or completion of any project. In addition to the enforcement of these guidelines, the Design Review Board may withdraw approval of any project, and require all activity at such project to cease and desist if deviations from approved plans or construction procedures are not corrected or reconciled within 48 hours after written notification to the Owner specifying such deviations. Any material to be submitted or notice given to the Design Review Board shall be submitted at the office of the Design Review Board.

C. Operating Procedures

The Design Review Board shall select its own chairman and vice-chairman from among its members. The chairman, or in his absence the vice-chairman, shall be the presiding officer of DRB meetings. In the absence of both the chairman and the vice-chairman, the members present shall appoint a member to serve as acting chairman. Meetings shall be held upon call of the chairman or vice-chairman. All meetings shall be held in Summit County.

Two members shall constitute a quorum for the transaction of all business. The affirmative vote of a quorum of the members of the Design Review Board shall constitute the action of the Design Review Board on any matter before it. In the absence of a quorum, Design Review Board meetings shall be adjourned to a later time or date as determined by the chairman.

D. Right of Waiver

The Board maintains the right to waive or vary the Standards and/or Procedures in its reasonable discretion, as it deems necessary or appropriate.

E. Non-Liability of the Board and Declarant

Neither the Board nor the Declarant shall be liable 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, denial, 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.
F. Grading, Dimensions, Elevations and other Information Submitted By An Owner

Any Owner submitting plans for 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.

G. Design Review Fees, Compliance Deposits and Fines

The DRB established a design review fee to defray the costs of reviewing applications submitted to the Design Review Board. A Compliance Deposit (see Requirements under Section IX) shall also be required in order to guarantee compliance with construction regulations and the completion of all improvements as proposed and approved. Finally, additional escrowed funds in an amount sufficient to guarantee completion of proposed landscaping or other site work may be required if a Certificate of Compliance is requested prior to the completion of landscaping and site improvements. All fees and deposits shall be payable to the Keystone Design Review Board.

Building envelope and property line amendments require a fee of $500.

Failure to show up to a DRB meeting or pre-construction meeting may result in additional fees. Failure to have a site completely finished (including removal of all construction materials) at Final Inspection and the scheduling of more than three meetings with the DRB for the review process may also result in additional fees. Fines for non-compliance will be determined by the DRB.

H. Design Consultants

The Design Review Board is authorized to retain the services of one or more consulting architects, landscape architects or land planning consultants to advise and assist the DRB in performing design review functions. Such consultants may be retained to assist the DRB on a single project, on a number of projects or on a continuing basis. Costs of such services shall be borne by the applicant.

I. Amendments of Design Guidelines

The The Estates at the Alders Design Guidelines may be amended from time to time at the sole discretion of the Design Review Board. All such additions, revisions or other amendments shall have an effective date designated and shall be made part of the The Estates at the Alders Design Guidelines and shall, therefore, have the same force and effect. Each owner is responsible for obtaining the most current set of design guidelines from the Design Review Board.

J. Enforcement

The Design Review Board shall have primary responsibility for the enforcement of the Design Guidelines and restrictions set forth herein. Authority of the DRB shall be as outlined in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Alders Estates and Neighbourhood Company Documents.
Except as otherwise provided in the Declaration, the Board 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 to enforce any provision or regulation herein contained shall in no event be deemed a waiver of the right to do so thereafter.

K. Resubmittal of Plans and Appeal

In the event of any denial or conditional approval by the Board of a schematic design, preliminary design, or construction document submission, the resubmission of plans shall follow the same procedure as outlined in Section IX. 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 part of the original construction document approval shall be submitted to the Board for review and approval following the same procedure as outlined in Section IX hereof.

L. Owner Representation

All representatives of the Owner, including but not limited to his architect, engineer, contractor, subcontractor, and their employees, shall make themselves aware of and abide by the standards and procedures outlined in the Declaration; Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Estates at the Alders; the Articles of Incorporation for the The Estates at the Alders Homeowners Association; and these Standards and Procedures, and the Construction Period Regulations.

VI. Lot Development Standards

A. Introduction
The Lot development standards, together with the architectural and landscape standards, form the basic visual and planning direction necessary to maintain the natural site characteristics.

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

Due to the topography, ridgelines and general terrain found in The Estates at the Alders, site planning is a particularly important part of the design process. Generally, buildings should be sited to maximize the attributes of a site while minimizing the disturbance of the site’s natural features.

The overall form, massing and location of a building should be designed in response to the natural landforms and topography of a site. On steep sites, buildings should be designed parallel to site contours. In order to minimize site grading, single level designs with lofts should be incorporated into a building to create a composition of forms in lieu of structures on multi-levels stepping down the hillside. Building forms and rooflines should relate to surrounding land forms and natural slopes. Careful consideration must also be given to driveways and access when locating a building on a site.

The following Lot development standards will be in effect at The Estates at the Alders.

**B. Building Envelopes**

A building envelope has not been defined for residential lots in Alders Estates. The Board reserves the right to review all proposed development locations based on the specific characteristics of each Lot and on planning and design objectives for The Estates at the Alders, specifically:

- maintaining privacy
- maintaining existing drainage patterns
- optimizing views from the home
- minimizing grading and removal of vegetation
- minimizing impact to wildlife habitats
- protecting sensitive environments
- protecting and utilizing distinctive natural features – rocks, vegetation, topography
- blending man-made improvements into the topography and forests
- avoiding highly prominent sites and skylines
- utilizing microclimates
- and overall, preserving the dominance of the natural setting by fitting buildings into the existing land forms and vegetation.

Outside the approved envelopes, the site is to remain in a natural condition. Strictly limited tree cutting, new plantings of approved types, and clearing of fire hazards will be permitted
only subject to DRB approval. The natural landscape is to dominate the scene and remain preserved in order to dominate the community and minimize wildlife impacts.

It is the intention of these regulations that all structures and site improvements and accessory buildings be located within the approved building envelopes. Encroachments outside the envelopes shall not be allowed. All building perimeters shall be measured from roof overhangs and shall not extend beyond any building envelope line unless approved in writing by the Board.

C. Envelope Adjustments

All proposals to change the approved location of a designated envelope shall be evaluated by the DRB and all decisions regarding such proposals shall be made solely at the discretion of the DRB so as to preserve the planning and design objectives. It shall be the responsibility of the Owner and their design team to demonstrate to the DRB that the proposed change to the location of a designated envelope is consistent with the planning and design objectives for The Estates at the Alders as summarized in related sections of this document. All decisions will be made by the DRB.

Any modification to the approved envelope(s) requires a Lot amendment. Property Owners may petition the DRB to amend the approved envelope(s) by either of the following procedures:

1. **Administrative Procedure**
   
   The Owner shall submit to the DRB an amended plan prepared by a licensed surveyor showing both the old and the proposed envelope(s), the names, mailing addresses, and written approvals to amend the Lot from all Owners of any property abutting, directly across the street from, or within 250 feet of the property for which the amendment is requested. If the foregoing requirements are met, the DRB may consider approval of the amended envelope(s).

2. **Public Meeting**
   
   The Owner shall submit to the DRB: 1) an amended plan prepared by a licensed surveyor showing both the old and the proposed envelope(s). A public meeting of the DRB shall be held, notice of which must be sent by first class mail at least 30 days prior to the DRB meeting to Owners of property which have a boundary line abutting, directly across the street from, or within 250 feet of the property for which the Lot amendment is requested. Such notice shall state the general nature of the DRB hearing and the date of the DRB hearing.

The Lot amendment may be approved by the DRB if the DRB finds that the amendment (1) does not substantially impact in an adverse manner the view corridor of any property Owner to whom notice of the proposed amendment has been sent, (2) mitigates geologic or other hazard considerations, (3) does not appreciably increase the visibility of the proposed developments from other areas within or without Alders Estate, (4) does not substantially reduce the distance between the potential structures on adjacent Lots, (5) is sensitive to the natural features of the Lot, and (6) otherwise meets the planning and design objectives here-in.
The Board on an individual basis will judge the specific locations of structures and improvements in relation to the Building Envelopes. Each building location will be analyzed as to its visual impact, relationship to views and neighbors, safety, access, and preservation of existing significant trees and landscape features.

D. Building Siting

Most building sites in The Estates at the Alders have some degree of slope, and as such, the locations of buildings and site improvements are a key component of the design process. The underlying goal of site planning guidelines is for all buildings, structures and site improvements to be integrated with the natural features of a site. Building form, orientation and massing should respond to natural landforms, drainage patterns, topography, vegetation, views, and sun exposure. Buildings should step with the site, or run parallel with the existing grades, accomplishing minimal level changes through a composition of forms rather than extensive site grading. Building forms and rooflines should relate to site contours and surrounding land forms. Exposed building profiles atop ridgelines and harsh angular forms that are in contrast to natural slopes should be avoided.

The location and design of buildings should minimize disturbance to existing vegetation on a site. Access should also be considered during the site planning and building design process to minimize extensive cut and fill slopes.

E. Grading and Drainage

No Owner or contractor shall interfere with or redirect the natural course of any drainage and runoff nor construct any Improvement, place any landscaping or 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 wetlands setbacks and wetland buffers now existing at The Estates at the Alders.

Cut and fill slopes should be kept to a minimum by utilizing the natural contours of a lot in the design of buildings and site improvements. The maximum allowable cut is twelve feet. When cut and fill slopes cannot be avoided, they shall be feathered into the existing terrain and revegetated to blend with adjacent vegetation. Final grading of long slopes should be designed to avoid unnaturally broad, flat surfaces. Allowable slopes for cut and fill banks should be based upon site-specific soil characteristics, but in no case should they be greater than a 2:1 slope. Re-contouring of large areas or "over lot" grading is prohibited. Finish grading shall be consistent with existing contours.

Improvements to minor drainages or the development of new drainage swales to accommodate the improvements shall be constructed as natural swales with a minimum two percent gradient.

F. Driveways
Driveways shall be designed to follow site contours as much as possible and to minimize impacts upon significant plant materials, rock outcroppings, wetlands, natural contours and drainage patterns. Portions of the driveway, drainage and landscaping within the street right-of-way are the responsibility of the owner. Adequate areas for snow removal and storage should be incorporated into the design. The driveway shall meet the main road at no less than a 75 degree angle for no less than a 20 foot length measured at centerline. Under special site conditions, the Design Review Board may allow the intersection to be less than a 75 degree angle. Indirect or side loaded access to the garage opening is encouraged. Driveways must follow all County and local government regulations.

Grading and modifications to existing site contours should be minimized to the greatest extent possible. Recommended maximum driveway grades are 3-4% for the first 20 feet from the roadway, and 10% on all other portions of the driveway. The driveway grade may be increased to 12% if there is a snowmelt system in place. In addition, driveways should be designed with a 2% negative grade from the centerline of the road to the adjacent ditchline. With the exception of on-site parking areas adjacent to garages, the maximum driveway width shall not exceed 12 feet.

Roadway drainage shall be accommodated by a culvert under the driveway. The size of the culvert shall be engineered and constructed at the owner's expense. When culverts are required, culvert ends shall be cut to match the slope. For specific guidelines on paving materials refer to the Driveway Paving Materials section of the Landscape Design Guidelines.

Any improvements made within a right of way or an easement are at risk and subject to repair, removal or replacement at the owner’s expense.
There shall be one driveway access per site and should be located as indicated in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Alders Estates to minimize disturbance to existing wetlands and vegetation. Construction access shall be limited to the permanent driveway access.

G. Parking and Garages

A minimum of three parking spaces shall be provided for each single-family dwelling, unless further restricted by Summit County. All parking shall be located within the approved envelopes. At least two of the required parking spaces shall be fully enclosed within a garage. The minimum size of indoor parking spaces is 10' x 20' and for outdoor parking spaces is 9' x 18'.

Garages should be attached from the main residence. The DRB may, however, approve garages that are physically separated from the main residence if such a design is warranted by existing site contours and will result in a more sensitive design solution. In all cases, the design of the garage shall be compatible with the architecture and materials of the Homestead residence.

H. Exterior Equipment and Satellite Dishes

All outdoor mechanical and electrical equipment, such as metering devices, transformers and air conditioning units shall be concealed from the view of adjacent lots and public spaces. Wall mounted equipment shall be enclosed with material to match exterior wall material of the residence. Refer to the Retaining Walls, Landscape Walls, Fences and Screening section of the Landscape Design Guidelines for appropriate means of screening free-standing equipment. Window or wall-mounted air conditioning units are not permitted.

Built-in exterior barbecue grills or similar outdoor entertainment facilities may be allowed on terraces and patios provided the exterior walls of the built-in appliances are constructed of a similar material as the exterior of the residence. Stone is an appropriate material; wood siding is not.

Satellite dishes no larger than 24” in diameter may be approved by the DRB provided the dish presents no significant adverse visual impacts on adjacent lots or public roadways. Dishes shall be sited to minimize their visibility from adjacent lots and public roadways. The dish shall be painted to blend with surrounding buildings or landscape. In addition, landscape materials shall be utilized to screen the dish. Rooftop installations are not permitted.

Flagpoles must be located within a building envelope and must be indicated on the site plan. Location and materials are subject to DRB review and approval.

I. Easements and Utilities
Utility and drainage easements have been established across each lot to facilitate drainage and the installation and maintenance of all utilities. No grading, site improvements, or landscape materials that may damage or interfere with utilities or drainage shall be permitted within these easements. Notwithstanding the above, landscape plans shall address easement areas and in all instances revegetation shall be required for all areas within easements that have been disturbed during the installation of individual residential utilities.

Connections to all utilities including gas, electricity, telephone and cable television shall be installed underground from existing trunk lines. Utility connections from main service lines to individual buildings shall be located to minimize disruption of the site and existing vegetation. Utility meters shall be located on the home. Utility boxes on the site shall be enclosed and screened.

Utility meters, garbage areas, and other related utilitarian features shall be screened, buried or enclosed from view and designed as an integral (not stand alone) part of the home. Specific written approval must be obtained for such features. Such features shall be of an approved color.

In accordance with the requirements of Summit County, bear-proof trash cans, dumpsters, or dumpster enclosures shall be provided.

J. Recreation Facilities
All recreational facilities, structures and improvements, including swimming pools, shall be located within the building envelope. Permanent or temporary overhead structures to cover recreational facilities are not permitted. Open structures, such as trellises and pergolas, may be allowed, but must be approved by the DRB. Walls, fences or landscaped screens may be required to reduce the visual impact of recreational facilities from adjacent properties. Basketball hoops may be permitted provided they are not attached to the buildings and are not visible from the road or adjacent property Envelopes.

Due to the existing topography and extensive grading that would be required to create a flat buildable surface, tennis courts are not permitted in The Estates at the Alders. Refer to the Common Areas Use By Right section of these Design Guidelines for additional amenities available to landowners.

K. Signage

All signage, including project identification, construction and address identification must have approval of the Design Review Board prior to installation.

All residences are required to have street address signs that are located adjacent to driveway access and visible from the road. Residential identification signs may be illuminated and shall be a minimum size of one square foot and maximum of four square feet. In order to ensure continuity along Alders Estate’s roads, the use of a common bollard design is required.

Figure 6 shows bollard/entry sign designs have been approved by the DRB for use on residential lots. Alternate designs may be proposed, however all bollards should use the same materials and reflect the general design concept as indicate. All proposed designs and the location of such signs are subject to DRB approval. Overhead porticos, arches, or similarly designed tall entry features shall not be allowed.
One temporary construction sign not to exceed 20 square feet shall be permitted on each lot. The removal of construction signs shall be required prior to the issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy. Details of the construction sign allowance may be found in the Construction Rules and Regulations.

L. Pathways and Walkways

Major circulation routes should be a minimum of six feet in width and lighted with low profile indirect dawn lighting for nighttime use. Surface materials may be asphalt, flagstone, brick pavers, cobbles or exposed aggregate concrete. Minor paths and walkways should be a minimum of four feet in width and may be constructed of either asphalt, crushed rock, flagstone stepping stones or wood bark chips.

Owners are allowed to construct footpaths towards the river to connect to any common area trails which may be constructed on the individual lots.

M. Wetlands

All lots within Alders Estates could be impacted by wetlands. When feasible, wetlands located within or near individual building envelopes should be preserved as an amenity. When additional impacts from access drives or structures cannot be avoided, it is the owner's responsibility to obtain all necessary permits from the US Army Corp of Engineers and Summit County as may be required.
N. Wildfire Regulations

All habitable structures within the Alders Estates shall conform to the following Wildfire Safety Measures:

1. All roofs shall be kept clear of debris;
2. All floor, roof, and attic openings shall be enclosed;
3. Cedar Shake roofing may only be used if treated with a fire retardant - Fire retardant cedar shakes must be pressure impregnated - No surface only application of fire retardants on wood shake roofing is allowed;
4. Only Noncombustible Underwriter Laboratories Class “A” approved roof finish materials must be used, unless approved by the DRB;
5. Remove all tree branches within fifteen feet of chimneys;
6. Install approved spark arrestors on fireplace chimney;
7. Keep roof free of flammable debris;
8. Keep trees and shrubs pruned and thinned in defensible space;
9. Thin trees to eliminate overlay of canopy;
10. Thin shrubs to create small widely separated patches within defensible space;
11. All tree branches hanging within 15 feet of buildings shall be removed;
12. All weeds and debris shall be cleared a minimum of 10 feet from the foundation of buildings;
13. Thin out brush within 30 feet of each building;
14. Prune dead limbs to a height of at least 10 feet;
15. No vehicles may park in tall grasses;
16. Place one or more 10 pound ABC-Class fire extinguisher in each home;
17. Maintain external water source on all houses;
18. Stack firewood at least 15 feet from building and uphill or on a contour or in a designated area and remove fuels from the vicinity of the firewood;
19. Install smoke detectors in houses;
20. Maintain residential numbering system plainly visible from the road;
21. Develop emergency wildfire hazard evacuation plans;
22. All horizontal at-grade surfaces such as decks and patios are encouraged to be constructed with fire impervious material such as stone or pavers – Decks and porches connected to the structures may be constructed of wood.
23. Follow any and all Fire Mitigation measures required by Summit County in addition to those listed above.
VII. Architectural Guidelines

All design requirements set forth within this section shall be incorporated into the construction document review submittal in the form of general notes, details or drawings.

A. Introduction

The goals of architectural design for The Estates at the Alders are to encourage the integration of buildings with their site, and to ensure a high level of design quality throughout the community. It is intended that the design of the Lots and Improvements be as indigenous to the physical and historical context of The Estates at the Alders and the mountain region as possible. These goals will be achieved by sensitive design and the use of building materials and colors that blend improvements with their site and relate to the history of the Homestead Period.

Buildings should step with the site, or run parallel with the existing grade to accomplish minimal level changes through composition of forms rather than massive site grading. Building forms and rooflines should relate to surrounding landforms and natural changes in grade. Exposed profiles on ridgelines and harsh angular forms that are in conflict with natural slopes should be avoided. The use of exterior materials and colors with ties to indigenous site characteristics will lessen the visual contrast of buildings and allow a strong integration of landscape and structure.

It is required that all Owners engage a licensed architect, familiar with mountain home design, for the design of their residences. It is further required that the architect personally visit the Lot prior to the first submission.

“Off the Shelf” or stock plans are not acceptable design solutions for Improvements on Alders Estates Lots.

Repetitive use of the same plan shall not be allowed at The Estates at the Alders.

B. Building Forms

Building masses are to be composed of clusters of building forms fitted to the topography and natural surroundings, and residential in scale. Building bulk is to be articulated into forms with dimensions that express interior spaces and/or a group of related rooms. Structures shall be designed by carefully integrating three basic building elements (foundations, walls, and roofs) with the site as well as with each other, and shall vary depending on the zone the site is in.

C. Building Materials

Buildings should be built of wood materials such as logs, timber members, and wood or wood shingle siding. The major structural logs and timber members should be similar in size to the larger trees located on the lot. For a more massive look, columns can be clustered; for longer spans, trusses should be used.
Houses should be fitted to existing slopes to minimize grading and tree cutting and to keep roof lines below treetop levels. Buildings must be articulated into smaller elements with broken ridgelines to reduce the apparent size. Colors should be selected to blend with trees and other vegetation and land forms in winter.

**Visual Integrity of the Natural Landscape**

In addition to the special landscape considerations addressed herein, buildings on sloping lots can step down the slope to introduce the lower roofs to satisfy that requirement. Particular care must be taken to reduce the exposure of window surfaces and to minimize the apparent height of the building. Long roof overhangs and clipped gables or hipped roofs are required.

Overall, the building forms in The Estates at the Alders should be understated and simple with extended eaves on pitched gable roofs, having an appearance of being added on to over time. With large sheltering roofs clearly supported by large over-scaled vertical structural elements such as log walls, columns, or stone piers, that rest on strong foundations merging with the land. The architecture is enriched by handcrafted details that thematically convey an understanding of the region's folklore, wildlife, and flora. Details may be expressed in ironwork, carved wood, etched glass, stone, woodwork, trim and joinery.

1. Foundation walls are to merge with the ground plane and be expressed as structural stone walls, generally one story or less in height, and in some places, where grades drop off, up to one and one-half stories in height, which may include habitable spaces requiring large openings. Walls are to be battered and/or banked into the site’s topography or linked to rock outcrops to further blend the building with its setting. The intent is to obscure the line of demarcation between structures and natural features.

Porches, decks, or balconies projecting out beyond an enclosed building form, shall be supported on heavy log, stone, or timber structures no more than one story in height. If so, the undersides are to be fully hidden from off site by planting or infill materials. Small projections may be supported by brackets with undersides given finished architectural treatment. Decks shall be fragmented to avoid long horizontal lines and stepped to follow sloping gradients.

2. Building walls may be expressed as log, timber, or stone structures.

3. Roof forms, which include slopes, gable ends, and dormers, must be the dominant element of the buildings.

In summary, buildings should reflect, but not detract from, the scale and drama of their mountain setting, have large sheltering roofs clearly supported by large over-scaled vertical structural elements such as log walls, columns, or stone piers, that rest on strong foundations merging with the land.
LARGE SHELTERING ROOF

MAIN FLOOR DECK WITH SOFFIT BELOW

HEAVY STONE BASE ENCLOSING DECK

ROOF FORMS ARE THE DOMINANT ELEMENT INCLUDING GABLES AND DORMERS

BUILDING WALLS NOT TO EXCEED ONE STORY IN HEIGHT

SMALLER WINDOW FORMS IN STONE BASE AT LOWER LEVELS

STEPPED ROOF FORMS

LARGE STONE CHIMNEY

HEAVY BATTED STONE BASE

BUILDING WALL USED FOR RETAINAGE

MIXED FLOOR LEVELS STEPPING WITH NATURAL GRADES

RETAINAGE WITH EXTENSION OF BUILDING MATERIALS
D. Building Size

Specific building sizes for Alders Estates have not been established, but care and sensitivity to the individual lot size and guidelines established in other sections is expected when designing homes within The Estates at the Alders.

E. Setbacks

 Specific setbacks are per Summit County Guidelines, but care and sensitivity to the individual lot size and precedent established in the area is expected when designing homes within The Estates at the Alders.

F. Building Height

Summit County Guidelines must be followed. Maximum allowable building heights are not intended to imply that all portions of a building may be built to the maximum allowable height limit. Rather, building height and massing shall be designed in relationship to the characteristics of the topography of each site and in all cases buildings shall be designed with a low-profile understated appearance. Form and massing shall step with the natural grades.

Existing grade is the natural topography that exists before any development takes place. Height measurement of buildings with stepped roofs will be at the discretion of the DRB. Refer to Figure 15. (Sky lining shall be reviewed on a case by case basis).

The intent is that building roof forms and skylines will be fragmented, with foundations and roof lines stepped to follow existing slopes, and the roof lines are to appear to be below the surrounding tree top levels when viewed from off site.

For that reason, the DRB may allow cupolas, and/or roof peaks in limited areas to exceed the limits or maximum height, provided the intent is achieved. A site-specific topographical survey completed by a registered engineer, or surveyor must be used to determine existing grade. Finish grade for purposes of these height calculations is the final elevation of the surface material (soil, paving or patio) adjacent to the building as shown on the architect’s site plan. Construction of berms or building up grades around the building for the purposes of satisfying building height requirements shall be prohibited.

Owners and their design team should consult the Summit County Land Use and Development Codes for additional information on how Summit County calculates building height limits.
G. Roofs

Simple patterns shall be the basis of all primary and secondary roof forms. Primary roofs are to be gabled with slopes of 6:12 to 12:12 and secondary roof slopes shall be a minimum of 4:12. Roof forms should be relatively simple and limited to mainly gable and sheds. Although clipped gables and hips are discouraged they should be incorporated and may be allowed if the Design Review Board deems them to be appropriate to reduce overall roof length and height. Roofs should be comprised of primary and secondary roof planes with 24” minimum and 18” minimum overhangs respectively. Flat roofs are not permitted. Deep width fascias shall be multi-layered but can be narrowed if rafter tails or outriggers are exposed. Long roof overhangs are to be incorporated, especially where shading of windows is necessary. Roof structures are to be designed to express traditional log or timber construction. Traditional trusses, braces, brackets, and column spacing are to be used where they are needed to keep the appearance of unsupported spans and cantilevers consistent with the structural properties of the visible logs and/or timbers.

All roofing materials are subject to DRB review and approval. Secondary roofs can be the same as primary or may also include Cor-Ten, zinc or copper. All roofs shall be of a gray-brown or green-gray-brown color and shall have a non-reflective finish. Approved metal roofs will be allowed to patina naturally. All roofing materials need to meet Summit County regulations for fire resistance.

Flashing, gutters and downspouts are to be minimized. Where required, they are to be constructed of durable metals, such as copper, which will weather to colors that blend with roofs and walls. Galvanized metals are not acceptable.
Protection of pedestrians, walkways and driveways from snow shedding is to be handled by building gable ends, porches, and/or balconies over entrances and/or incorporating snow retention devices and shall be made of log or timbers.

Roof construction shall either be a cold roof or a super insulated design. Shed roofs shall be no more than 40% of the total roof in a single plane and gable roofs shall be limited to a maximum of 75% of the total roof in a single plane.

All exposed roof vent flashing, gutters, downsouts and other roofing devices other than snow guards shall be made of copper or galvanized metal. In all cases, such material shall be compatible with the colors and materials of the residence and the community.
H. Exterior Wall Materials

As the major supporting element of a structure, exterior walls shall lend the feeling of strength and mass. The use of exterior wall materials shall therefore be selected and designed with consideration of the “visual weight” the wall must carry. The feeling of strength and mass can be accomplished with the judicious use of “solid” materials such as stone, timbers and logs. Stone, when used, is to be reviewed by the DRB on a case by case basis.

In all cases, heavier materials such as stone, timbers, and logs shall be used around the base of the structure to create a “mass wall” to visually support the upper levels of the home. Foundation walls must be concealed to finished grade with one of these materials. Exposed concrete foundation walls are not allowed. Window openings in mass walls should be relatively small in scale and be used in an informal pattern on the wall with deep-set reveals and varied proportions.

In contrast to the lower mass walls of a structure, lighter natural wood elements may be used above to support the upper levels of the structure. Acceptable materials for these upper levels include logs, timbers, plank siding, board and batten, and wood shakes. These materials should be heavily textured and irregular.

Accent materials, such as metal siding, may be used in limited amounts subject to the review and approval by the Board on a case by case basis.

Additional materials not permitted for exterior walls include plywood siding, synthetic siding, ferro cement siding, stucco, concrete block, brick, unit masonry, adobe, and contrasting light or dark grout or mortar. Synthetic stone may be approved on a case by case basis.
Large expanses of continuous wall planes shall be avoided. Generally no more than 2/3 of any exterior wall surface should be composed of wood siding. Stone shall cover at least 15% of the exterior wall area.

- Stone must be designed to have a “structural” appearance rather than a “veneered” look. Stone structures are to look as if they could stand without mortar. A dry-laid appearance is preferred. Walls are to be battered at their base and incorporate a mix of sizes and shapes with larger stones predominantly at lower levels. Natural bedding planes are to be laid horizontally while horizontal and vertical joints are to be frequently interrupted. Mosaic patterns are not to be use.

- Log or timber structures are to be built above snow-height stone foundation walls. Design and detailing of these materials is to result in an authentic-appearing structure, with dimensions and spans of the visible materials related to their own structural properties.

- Wood surfaces such as boards or shingles may be used to express load bearing walls or as infill panels within frame structures as described for logs and timbers.

- Logs are to be natural looking, not milled, and log construction is to reflect traditional craftsmanship and use the least possible visible metal. Log dimensions are to appear to be in scale with surrounding or nearby trees.

- Where different materials adjoin, there should be a clear break in the plane of the surface. Mixes of cladding materials, unrelated to structural expression, are not permitted.

I. Exterior Trim

The design theme for The Estates at the Alders calls for a high level of quality in exterior materials and details. Details provide the opportunity to present the skill of the designer and craftsman while expressing the heritage, cultural folklore, and artistry of the architectural style and the Colorado setting.

Many opportunities can be exploited to enrich building details. Among these are windows and doors, gates, balconies and railings, deck and patio surfaces, chimneys and dormers, corbels, artwork, and lighting. In concert with the overall architectural style, details should be consistent in their origin and interpretation throughout the building. Functional details such as window boxes and shutters are encouraged; however, shutters must be proportioned to cover their respective windows. The design of functional hardware is encouraged.

All trim boards shall be a minimum of 2x material. Trim for headers if used in stone, shall be consistent with the stones’ weight and shall simulate or be stone or heavy timber. Exposed steel lintels shall not be allowed. Jambs can be wood or stone and sills should be stone.
Trim used in all areas of wood shall be rustic in nature and have a heavy timber appearance. Log work trim shall be heavy timbers, logs or beveled logs with heavy timber insets.

**J. Windows and Doors**

Garage doors shall be wooden or of a material and color to match adjacent surfaces. Simple unique designs are encouraged, and single-car garage doors shall be used.

Openings for windows and doors shall be designed in proportion to the structure and form of the residence. Openings of unusual shapes, sizes, and colors that distract from the overall design of a home shall be avoided.

Generally, large window panes should be detailed with window mullions and large banks of windows should be designed with intermediate framing or deep recesses to reduce the scale of the glass area.

Window openings in mass walls should be relatively small in scale and be used in an informal pattern on the wall with deep-set reveals and varied proportions.

*Figure 17 – Fenestration
Openings for windows and doors should be designed in proportion to the structure and form of the residence.*
Clad wood windows are recommended. Clad materials such as anodized metal, baked enamel or plastics are subject to the review and approval of the Board.

True divided light windows may be used. Interior snap-in mullions are not acceptable.

Insulated glass windows are required by state and local energy codes. Clear, solar gray and solar bronze glass may be used. Other colored, reflective or mirrored glass is not permitted.

Exterior wood shutters shall be reviewed by the Board on a case by case basis.

Front doors shall be a prominent feature. Garages shall not dominate the structure and shall be subordinate to the residence. Garage walls shall be set back behind the front primary walls of the home. Where possible, garages shall be side loaded.

Simple decorative doors such as carved wood, plank, and glazed are encouraged for exterior doors. Ornate, gaudy or period designs are not permitted.

Figure 18
Simple decorative doors such as carved wood, plank, and glazed are encouraged for exterior doors. Ornate, gaudy, or period designs are not acceptable.
K. Balconies and Railings

Balconies should be sized to individual rooms or functions within the building and should be proportional to the overall exterior elevation of the building. Long horizontal expanses of continuous or repetitive balconies shall be avoided.

Balcony railings should be light in appearance with a significant portion of the area left open by using narrow pickets or railing patterns. Balconies enclosed with wood walls are not permitted. The use of framing material for balcony railings is not permitted. Wood or wrought iron railings may be used. Painted tube steel is not permitted as a railing material.

Railings on balconies, decks, stairs and porches, are to be made up of structures and materials that appear as natural extensions of the buildings that adjoin them. Within those limits, personalized designs are encouraged.

L. Chimneys and Roof Vents

Chimneys should relate in form and materials to the design style of the primary structure. Chimneys shall be constructed of stone with cut stone caps or decorative metal spark arresting “roofs”. Fireplace flues as well as mechanical flues and vents should be consolidated and enclosed within chimneys. All exposed metal flues or pipes on the roofs shall be enclosed in stone or painted to match the approved roof color.

Proposed wood burning devices must be clean burning, utilizing a catalytic converter, and must be an EPA approved product per Summit County Regulations.
M. Exterior Colors

The overriding principle for the exterior color of buildings within The Estates at the Alders is to blend buildings into the terrain and vegetation of the natural landscape. Therefore, naturally weathering materials such as cedar shakes and shingles; redwood and western red cedar boards, cor-ten, copper or terne metal, and native stone are central to the design theme.

Exterior stains to be used on wood must be semi-transparent in colors that are subtle and only accent the natural wood tones. Paint is not to be used on exterior siding.

Colors of buildings in forested areas are to be selected to blend into the trees in winter. This will require colors that are darker than the natural tones, together with textures that create multiple shadows. Accent colors are to be generally taken from colors found on the site itself. For example, wood siding on a house might be stained a somewhat darker version of tree bark colors; and the trim might have an accent color that resembles the foliage color. No opaque stains will be permitted. Proposed colors are subject to DRB approval.

Accent colors can be used to bring interest and individual identity to buildings. Colors that relate to the natural vegetation of the site area can be effective, vibrant accents to the subdued tones of the overall building. Accent colors may also be used on secondary details of the building such as door and window trim, fascias, and frieze boards. When accent colors are used, they shall be selected to blend with the overall colors of the building. Bright colors, colors that call undue attention to a specific element of a building or colors that overpower the building shall not be permitted. Doors and window and door frames may be stained, painted, clad wood, or painted steel. Their colors and related trim colors are to be selected from darker shades of red, green and other colors found in natural materials on the site or colors used elsewhere in the building. Bright or light colors which create strong contrast are not acceptable.

N. Solid Waste Collection and Service Areas

Adequate areas shall be provided for trash containers, storage areas for patio furniture, firewood and maintenance and recreational equipment. Storage areas incorporated within the building are preferred. However, if storage areas are outside, such areas shall be enclosed or screened from view from public areas and from adjacent properties. The enclosures or screens shall be compatible with the overall style, form and materials of the residence. Refer to Retaining Walls, Landscape Walls, Fences and Screening for specific screening guidelines. Trash containers shall be designed to prevent access by wildlife and domestic animals and shall not be left outside overnight.

O. Fire Protection

All permanent buildings are required to install a fire suppression system. Consult the local codes for information regarding specifications of such systems.
VIII. Landscape Guidelines

A. Introduction

The goal of landscape design for The Estates at the Alders is to integrate buildings and improvements with the natural landscape that characterizes the site. Like the architectural theme, the landscape theme should further the natural characteristics of the site through the use of natural materials that are an outgrowth of their setting.

Landscape plans and grading plans must address two distinct landscape areas and the creation of a transition zone between them.

The intent of landscape design for The Estates at the Alders is not to replace all existing natural vegetation and features with lush lawns, gardens, ornamental plants and other man-made elements. Nor, is it the intention to specifically deny the opportunity to modify the existing landscape in order to effectively complement buildings, structures or other improvements. Rather, the objective of these guidelines is to ensure that landscape design reflects the rustic qualities of the American West while retaining the overall qualities and integrity of the existing site and mountain landscape.

B. Native Landscape Area

The native landscape area is generally defined as the portion of the lot located outside the building envelope. The purpose of this area is to maintain a common natural landscape element throughout The Estates at the Alders. In addition, the native landscape can extend into the building envelope to reinforce the relationship between the built and natural environment. Except for the installation of a driveway, footpaths and tree planting for screening purposes the native landscape area should remain primarily undisturbed during construction. Unless specifically approved by the Design Review Board, all construction, excavation, cut and fill slopes vegetation and tree removal and installation and other forms of disturbance are prohibited within the native landscape area. Property owners acknowledge that wetlands exist on some lots within The Estates at the Alders, and as such, any proposed improvements in these areas may require the US Army Corp of Engineers’ approvals. Owners may not disturb wetlands in the wetlands setbacks or wetlands buffers.

All portions of the native landscape area that are disturbed during construction shall be revegetated with plant materials indigenous to The Estates at the Alders. The introduction of plant materials into the native landscape area that is not indigenous is prohibited. Indigenous plants approved for use in Alders Estates are listed in Appendix A. These plants should be selected according to microclimatic conditions, natural vegetation patterns, plant geography, plant associations and plant coverage patterns of the existing vegetation on the site.

Temporary above ground irrigation systems to re-establish native vegetation may be permitted, subject to approval of the Design Review Board. Temporary systems shall be removed after one growing season, unless additional time is required for the vegetation to re-establish. Such an extension requires approval from the Design Review Board. Once
vegetation is re-established, the system shall be removed gradually allowing the newly established vegetation to adjust to natural site conditions.

Underground irrigation systems are not permitted in the native areas, except in areas where trees are installed for screening purposes. The use of low water usage plants and moisture sensors on irrigation systems is required. Low water usage plants have been designated in Appendix A.

Where and if the native landscape area meets the structure, a roof drip edge shall be established to mitigate soil erosion from roof runoff. Native planting between the drip edge and the structure is encouraged to accomplish all design goals (framing views, anchoring the structure to the site, etc.).

The landscape design of each Lot shall blend with its overall mountain and/or meadow setting. New plantings are to be used to protect important viewsheds, help define use areas on the Lot, and screen outdoor service areas and other improvements from adjacent lot and off-site views. Landscape improvements shall incorporate, rehabilitate and enhance existing vegetation, utilize indigenous species and minimize areas of intensive irrigation. The following guidelines apply to all landscape zones:

- No clearing of a site in any manner may occur without first submitting for DRB approval a landscape plan for the Homesite, Building Envelope and driveway.

- New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation:
  - Conforming deciduous trees –minimum 1 1/2 inch caliper, clumped.
  - Conforming evergreen trees –minimum 6 foot height.
  - Conforming shrubs – minimum 5 gallon containers

- The use of large naturally occurring specimen trees and shrubs will be required in areas close to the house to help blend the building with the site as soon after construction as possible.

- At disturbed areas where extensive reforestation is planned, a planting mix that includes smaller tree and shrub materials may be used, provided the larger size requirements are adhered to in areas that are visible from off site.

- Ground covers, wildflower sod and seeding is to be done using native material and standard local practices, approved by the DRB.

- Areas immediately adjacent to building improvements that are not visible from off site may use a greater variety of plant material including introduced and non-native plants.
Building improvements shall be designed around existing major trees on the Lot. Tree protection and fertilization measures are to be taken on all large trees (10” caliper or more) within 50 feet of construction activity including trees outside of the lot.

Trees to be protected should be identified through the process outlined in Appendix E – Construction Activities and Compliance Deposit Regulation and Appendix E – Tree Removal Procedures.

Tree wells constructed of approved The Estates at the Alders stone are to be used when adding fill under the drip line of major trees to be saved. A blanket of porous stone and a network of aeration lines (see Figure 13) are to be installed at the existing grade to allow air to reach the roots and to prevent over-compaction.

Landscaping needs to meet the requirements of the Snake River Water District.

Plant materials used for erosion control are to establish rapid surface stabilization. The DRB may also require that other stabilization measures such as jute matting be employed.

Many landscape materials are attractive to wildlife of all kinds. Wildlife resistant landscape materials are encouraged.

Developing the outdoor living areas with naturalizing landscapes (plantings that are left to naturalize with little or no maintenance) will help to reduce the apparent impact of wildlife. Concentrations of the more “ornamental” plantings in areas close to the house that are easier to maintain will be advantageous. A list of deer and elk resistant plants is included in Appendix O.

Riparian and wetland areas are to be protected from disturbance during construction. As well as wetland setbacks and wetland buffers. These areas are to be protected by a chain link fence during construction.

Automatic irrigation systems are required at all revegetation areas. These systems may be abandoned when plantings have been clearly established after a minimum of two growing seasons.

C. Tree Removal and Selective Thinning

The removal of trees on Lots is to be avoided whenever possible. The DRB may approve tree removal and/or selective tree thinning within the lot, but no such removal or thinning may occur without DRB approval prior to clearing, cutting, or construction. Unauthorized removal or cutting of trees is subject to fines of up to $5,000 per tree and replacement of the tree with another of identical species and the same size. Owners are responsible for the removal of any diseased trees on their property and will take reasonable measures to protect their trees from disease.

D. Not Used
E. Manicured Landscape Area

The manicured landscape area is comprised of lawns, planting beds, patios, terraces, and other formal landscape improvements. Acceptable plant materials within the manicured areas are low water usage plants adaptable to USDA Zone 4, as defined by the 1990 USDA climate map. Such plants are listed in Appendix A. Approved plant materials for manicured areas also include ornamental species. Appropriate locations for ornamental plantings are adjacent to the residence and outdoor living spaces such as patios, decks and front entries. Planting should frame views, provide privacy, anchor the corners of the structure, buffer prevailing winds and offer seasonal interest. Trees should be planted in varying sizes to provide a natural appearance. Refrain from planting in rows. Clusters of evergreen trees shall range in height from 6’ minimum with each tree identified on the plan. Slope should be accounted for when assigning heights. Trees in higher profile areas should exceed this height range. Deciduous trees shall be 1 1/2” in caliper minimum and clumped. Shrubs must be 5-gallon minimum. It will be at the discretion of the DRB to require larger plant materials as it sees appropriate. Annuals and ornamental plantings are not appropriate outside of the building envelope or along the drive. Generally, native indigenous plant materials should be the predominant landscape feature visible from adjacent properties, streets or trails.

Permanent underground irrigation systems are permitted within landscape areas, provided that such areas do not exceed the maximum allowance set forth by the Snake River Water District. Irrigated area shall be calculated as all ground area covered by overhead spray irrigation. Drip irrigation to individual plant locations shall be calculated in accordance with the following formula: one gallon pots will equal 1/4 square foot; two gallon pots will equal 1/2 square foot; five gallon pots shall equal 3 square feet, seven gallon pots shall equal 4 1/2 square feet. Individual trees and larger shrubs should be factored accordingly based upon root ball size. Drip irrigation hoses leading to trees located in planting beds must be concealed. Property owners are encouraged to provide a mix of vegetative types within manicured areas including shrub beds, perennial beds, trees, container plants, and lawn. The remaining area allowed for underground irrigation systems may be used to permanently support native plantings adjacent to the manicured landscape areas. In order to conserve water, owners are encouraged to minimize irrigated areas, use moisture sensors on irrigation systems and design irrigation systems that are water efficient and low maintenance. All automatic irrigation systems shall be equipped with a rain sensor that will disengage the system during periods of rain. With the exception of starter systems as described in the native landscape area section, above ground systems are not acceptable.

Backflow preventers are required with all irrigation systems and remote electrical control valves shall be installed in valve boxes. Manual valves are prohibited. Irrigation controllers shall not be visible on the exterior of the building. The use of typical drip irrigation or pop-up heads that conserve water are encouraged. Systems shall be designed so that peak summertime lawn irrigation can be completed between 8 pm and 7 am. The use of drip zones is also encouraged.
F. Transition Zone

The transition zone provides for a smooth planting treatment between manicured landscape area and the indigenous vegetation of the native landscape area. The intent of this transition zone is to create an edge or zone that clearly contains the manicured landscape areas. The transition may be a simple edge such as stone edging or a low landscape wall; or it may be a zone such as a series of planted terraces or a planting bed.

G. Plant Materials

In order to avoid browsing by deer and elk, it is strongly recommended that plant species which are less palatable to big game be used. Non-palatable species are identified in Appendix A.

H. Retaining Walls, Landscape Walls, Fences and Screening

Retaining walls, low landscape walls, fences and other screening elements are encouraged to facilitate changes in grade, to define exterior living spaces and to transition from the native to manicured landscape areas. The location and alignment of such features should be determined based on site contours, natural features or man-made improvements. In no case shall walls, screens or fences follow property lines. Unless otherwise approved by the Design Review Board, all such elements shall be located within the building envelope.

Materials used to construct walls shall be consistent with the architectural materials, textures, and colors used on the main building. Generally, walls should be constructed of stone or concrete with a stone veneer. The use of timbers is encouraged, and should be combined with stone or boulders as appropriate. The use of stucco or brick as wall material is inappropriate. Randomly placed boulders, consistent with the structure’s stone wall veneer, giving a feel of informality is encouraged. Plant materials are required at the base and top of all retaining walls to soften their appearance. Planting in the spaces between the boulders is encouraged. Round boulders may be used but 1/3 of the mass of ground level rocks shall be buried. Stone should be of an indigenous Colorado source and shall be laid in a pattern matching the building construction. Landscape walls should emerge from the ground and convey a sense of strength and permanence. Unless otherwise approved by the Design Review Board, the maximum vertical face for individual retaining walls shall not exceed six feet above finish grade. Any walls in excess of 4 feet in height are to be designed by a Structural Engineer. It is recommended that terraced retaining walls be used for extreme grade changes. Terraced walls should be designed with a minimum of three feet from the back of the lower wall to the face of the upper wall in order to allow for the use of plants between terraces. Walls used to screen service yards, utility tanks, trash containers, storage of patio furniture, and maintenance and recreational equipment shall not exceed six feet. Free-standing low landscape walls used as a transition or to define outdoor spaces should not exceed forty-two inches above finished grade. Allow 2’ – 3’, for planting, between retaining walls and any other hard surfaces, such as patios or driveways.
FIGURE #20
SECTION AT RETAINING WALL

FIGURE #21
STONE RETAINING WALL
The use of living fences are strongly encouraged in lieu of traditional fencing and screening. Wood fencing may be used for screening but is subject to Design Review Board approval. Ornamental metal fencing will be allowed when used as an accent decoration, a gate or similar features. The maximum allowable height for fencing is forty-two inches above finish grade.

I. Terraces, Patios, Walkways and Decks

Terraces, patios, walkways and decks serve as an effective transition between the mass of a building and the topography, vegetation and other natural characteristics of a site. The location and size of terraces, patios, walkways and decks should be determined based on the characteristics of the site as well as its intended use. Unless specifically approved by the Design Review Board, these improvements should be located within the building envelope. Acceptable paving materials for terraces, patios and walkways include flagstone, sandstone, cobbles, concrete pavers, and exposed or colored concrete.

Care should be taken when designing decks on a sloped site, since the underside of the deck may be unattractive. Public view of the deck bottom should be avoided. Support columns for decks should appear substantial, and be connected to the ground with massive materials such as stone bases or caps. Refer to Section VII Part J for additional information on balconies.

Fire pits are allowed but need to be consistent with adjacent hardscape and architectural materials design and comply with all Summit County regulations.

J. Driveway Paving Surfaces

All driveways are to follow alignments that minimize grading, tree cutting, or other disruption of the site. The driveway-parking-garage layouts shall minimize the visibility of the garage doors and off-street parking from the street and from the major views from adjoining property.

Driveways are to be built of chip seal to match interior roads and without curbs or concrete. Stamped colored concrete is to be reviewed by the DRB for color and pattern. Where curbs are required for drainage purposes or traffic control, they will be of stone approved by the DRB. Colors of finish paving materials are to be selected to blend the new construction into the surrounding earth colors. In addition, driveways, porches and patios, entrances and pathways may be illuminated for safety and security. In all cases, down lighting shall be used in order to minimize excessive glare to pedestrian or vehicular traffic. Lighting shall be installed such that the direct light source is not visible from neighboring lots. Frosted or seeded glass is required for exterior light fixtures. Low wattage bulbs must be installed and shall not exceed 60 watts.

With the exception of the seasonal display of decorative holiday lighting (between November 15 through January 15), and small white lights in a minimal amount of trees (between November 15 through March 15), the use of exterior landscape lighting is not permitted. Spotlights, up lighting of trees and landscape lighting shall not be permitted.
K. Exterior and Landscape Lighting

The intent of lighting guidelines is to maintain the rural character of the setting, preserve the night sky, and protect neighboring properties from the view of bright lights and direct light sources. Exterior lighting shall be limited to identification signs and security and safety lighting. Project identification signs and residence address signs should be illuminated and visible from access roadways. In addition, driveways, porches, patios, entrances, and pathways may be illuminated for safety and security. In all cases, down lighting shall be used in order to minimize excessive glare to pedestrian or vehicular traffic. Lighting shall be installed such that the direct light source is not visible from neighboring lots. Frosted or seeded glass is required for exterior light fixtures. Low wattage bulbs must be installed and shall not exceed 60 watts. All exterior lighting to be Dark Sky Compliant.

With the exception of the seasonal display of decorative holiday lighting (between November 15 through January 15), and small white lights in a minimal amount of trees (between November 15 through March 15), the use of exterior landscape lighting is not permitted. Spotlights, up lighting of trees and landscape lighting shall not be permitted.

L. Fences and Gates

Fences and gates may be built within the Lot. They are to be designed as transitional elements, blending buildings into the site. Materials are to be wood or stone, and selected to match or extend with those of the principal buildings and/or other site walls and landscape structures. Fences may not be built on property lines.
IX. Design Review Process

The The Estates at the Alders design review process consists of a series of meetings between the lot Owner and Architect and the Neighbourhood Company Design Review Board (DRB). This process starts with an informal introductory meeting and ends with the completion of home construction. Throughout the process are a series of meetings, or checkpoints designed to ensure a smooth and efficient review of the design of each home. The DRB is intended to assist Owners through the design review process and should be thought of as a member of the Owner’s design team.

The DRB is comprised of three to five members who are selected to represent a cross-section of design professionals and others familiar with The Estates at the Alders and with the conditions and issues involved with designing and building in mountain environments. The DRB meets on a monthly or as needed basis and is responsible for reviewing all new construction and modifications to existing homes.

The DRB will evaluate all development proposals in accordance with the The Estates at the Alders Design Guidelines and Regulations. Some of the design guidelines contained in this document are written as relatively broad standards. The interpretation of these standards is left up to the discretion of the DRB. Wherever these Design Guidelines require DRB approval or consent, it shall be in the sole discretion of a quorum of the DRB. Other guidelines such as building height and form and acceptable materials are more clearly stated as absolute design parameters. It is the intention of this design review process that all home designs comply with the DRB decision process and these absolute standards.

Each lot within The Estates at the Alders was sited so as to possess unique characteristics and the Owners also each have their own individual needs and desires. For this reason, the DRB has the authority to approve deviations from any of the design standards in these guidelines. It should be understood, however, that any request to deviate from these guidelines will be evaluated at the sole discretion of the DRB and that the approval of deviations will be limited to only the most creative design solutions to unique situations, and may be withheld in the discretion of the DRB. Prior to the DRB approving any deviation from a design guideline, it must be demonstrated that the proposal is consistent with the overall objectives of these guidelines and that the deviation will not adversely affect adjoining lots or The Estates at the Alders as a whole or the view from outside The Estates at the Alders.

A. Governing Regulations

All site development and improvements constructed within The Estates at the Alders shall conform with the following design review and construction procedures and all other applicable local, county, state and federal governing codes, regulations and restrictions.

It is the responsibility of the owner/architect to become familiar with all regulations and requirements applicable to development within The Estates at the Alders, and to secure copies of the most up-to-date versions of all applicable regulations. The following list of codes, regulations and other documents are provided for informational purposes only, and
serve as examples of other governing regulations that may apply to The Estates at the Alders:

- Neighbourhood Company Documents
- Neighbourhood Company Design Review Board Construction Rules and Regulations
- Declaration of Protective Covenants, Conditions, Restrictions and Easements for Alders Estate
- Summit County Land Use and Development Codes
- All Codes adopted by Summit County for the purpose of building

B. Five Step Review

The following pages outline the five major steps in the design review and construction process.

- Step One: Pre-Design Review
- Step Two: Sketch Plan Review
- Step Three: Final Plan Review
- Step Four: Technical Review
- Step Five: Inspections and Certificate of Compliance

**Major Applications Fee**

(New Home, New Building, Major Exterior Changes includes any project with 501 or more additional gross sq. ft., etc...).

Application fee includes 2 Schematic reviews, 2 Preliminary reviews, 1 Contract Documents review, 1 Pre-Construction site visit, 3 Construction Period reviews by the inspector and 1 Project Completion review.

Additional DRB meetings are $750.00 each and additional inspector site visits are $250.00 per visit.

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<th>Square Footage</th>
<th>Non-Refundable Application</th>
<th>Fee Refundable Compliance Deposit</th>
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Applications above 10,000 S.F. require individual consideration for fee amounts.

**Minor Application**

(Reroofs, Gutters, Hot Tubs, Minor Landscape Changes, Simple Exterior Change without additional gross sq. ft.

**Simple Exterior Change with additional gross sq. ft. from 0 to 500, etc…)**

Application fee includes 2 DRB review meetings and 2 Inspectors site visits

Additional review meetings at $750.00 per meeting and additional inspections at $250 per inspection.

<table>
<thead>
<tr>
<th>Application Fee</th>
<th>Refundable Compliance Deposit</th>
</tr>
</thead>
<tbody>
<tr>
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<td>$1,500</td>
</tr>
<tr>
<td>$500**</td>
<td>$3,000**</td>
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</table>
**Signage**
(Any sign to be erected within The Estates at the Alders)
Sign Applications and Review (in addition to Summit County fees) $50

**Additional Fees**
Modification to approved plans $250
Add. reviews required to complete review process $750
Non-Compliance site visits by DRB inspector $250
Appeals to Board decisions $500

*Square Foot calculations apply to decks, garages, mechanical rooms, patios, any increase in building footprint, etc...*

Non-Refundable Application Fees are meant to provide for a review process from Pre-Design Review through approval at the Final Plan Review requiring no more than a period of one (1) calendar year. If Final Plan Review approval is not received within One (1) calendar year of the date upon which the initial application is submitted due to Applicant’s failure to continually progress the application through the design process, the Applicant must start the review process over and pay a fee new application fee based on the then current fee schedule. The DRB shall not unreasonably withhold Final Plan Review approval.

Approval given at the Final Plan Review Stage shall be valid for a period of one (1) calendar year. A one (1) calendar year extension of the Final Plan Review approval may be granted with payment to the DRB of an additional 50% of the initial application fee (“Approval Extension Fee”). For purposes contained herein, commencing construction shall be defined as “approved inspection of the first foundation by the Summit County Building Department.” If construction has not commenced in the specified time and no Approval Extension Fee is paid, the Applicant must start the review process over and pay new non-refundable fees based on the then current fee schedule.

Following commencement of construction, the Applicant shall have a period of two (2) calendar years to complete construction. For purposes contained herein, completion of construction shall be deemed the date upon which the Applicant has been issued both a Certificate of Occupancy from Summit County AND a Notice of Compliance by the DRB. Issuance of a Notice of Compliance shall not be unreasonably withheld by the DRB. If both documents are not issued within said two (2) calendar year period, Applicant shall forfeit 50% of the Refundable Compliance Deposit and be granted a one (1) calendar year extension to complete construction. If after three (3) calendar years from the date of construction commencement Applicant has not completed construction, the remaining balance of the refundable compliance deposit shall be forfeited.

The Neighbourhood Company Design Review Board meetings shall be held as required, applicants will be notified after submission as to an appropriate date for the required
meeting, in any case no less than 4 weeks after to the submittal is recorded by the DRB administrator.

Incomplete submittals or submittals not presented in three complete and stapled sets will be denied, by staff, in writing, within 48 business hours upon delivery to the DRB office. If denied, the applicant may re-submit for the next available meeting date. A complete set shall include the most current stamped and signed topographic survey, by a licensed surveyor, for Steps 1-4.

1. Step One: Pre-Design Review

Step One in the design review and construction process is for the owner and their design team to request a pre-design meeting with the Design Review Board. The purpose of this meeting is to discuss the The Estates at the Alders Design Guidelines and the owners' development objectives. It is strongly recommended that the owners' design team attend the pre-design meeting.

The pre-design meeting may include a walking tour of the site to review specific site characteristic and opportunities, upon DRB request.

The pre-design meeting will address the following issues:

• A rough site plan, rough elevation, photos of the site and a topographic survey will be required
• Property boundaries and building envelope
• Utilities and easements
• Architectural design theme, site planning and landscape design regulations
• Site specific characteristics and design opportunities
• Preliminary design concepts
• Design review and approval process
• Construction process and construction bond
• Other relevant design considerations and regulations

2. Step Two: Sketch Plan Review

Step Two in the design review and construction process is sketch plan review. The purpose of sketch plan review is to address the design of the proposed site, building and landscape improvements. Three copies of the following information are to be submitted to the Design Review Board on the scheduled submittal date. The DRB will provide the yearly schedule upon request:

(1) Topographic Survey - prepared and stamped by a licensed surveyor indicating site contours at 2’ intervals, easements, and significant natural features such as rock outcroppings, drainages, and mature stands of trees (Scale: minimum of 1”=10')
(2) **Site Plan** - indicating property boundaries, building envelope, proposed buildings and structures, driveway and grades, stream crossing structures, transformer and vault location (if installed by owner), well location, parking areas, snow storage areas, major site improvements, existing and proposed grading and drainage  (Scale: minimum of 1"=10')

(3) **Floor Plans** - indicating the general layout of all rooms, approximate size, and total square footage of enclosed space for each floor level  (Scale: minimum of 1/8"=1'-0")

(4) **Exterior Elevations** - in sufficient detail to indicate the architectural character of the residence, fenestration and existing and proposed grades. Elevations should also include a description of exterior materials and colors  (Scale: same as floor plans)

(5) **Roof Plan** - indicating proposed roof pitch, overhang lengths, flue locations, roofing materials and elevations of major ridge lines and all eave lines  (Scale: same as floor plans)

(6) **Site/Building Sections** - indicating building walls, floors and roof relative to the site, including existing and proposed grades, retaining walls and proposed site improvements such as patios, decks, driveways and other landscape features  (Scale: minimum of 1/8"=1'-0")

(7) **Landscape Plan** - indicating all existing landscaping to remain and all existing landscaping to be removed, the location and size of all proposed landscape materials, other proposed improvements such as patios and decks, walkways, retaining walls, landscape walls, fences, and both temporary and permanent measures for slope stabilization and erosion control.  (Scale: minimum of 1"= 20'). These plans shall be prepared by a professional landscape architect.

The review fee will be submitted at this time. Upon receipt of the sketch plan submittal, the Design Review Board will notify the owner within seven days of the date, location and time of the meeting at which the sketch plan will be formally reviewed.

The owner and/or its representative may attend the meeting to present the proposed project to the Design Review Board and to address any questions regarding the project. The Design Review Board will notify the owner in writing of its findings at the meeting. Applicants who receive sketch plan approval may submit plans for Final Review. In the event the Design Review Board rejects the proposed sketch plan, the applicant may revise their plans and resubmit to the Design Review Board. If, after a second review by the DRB, the sketch plan is denied, the applicant may appeal the decision of the DRB to the Executive Board of the Keystone Neighbourhood Company. Said appeal must be filed within 30 days of the DRB’s decision.

3. **Step Three:**

**Final Plan Review**

Step Three in the design review and construction process is the final plan review. Upon approval of the sketch plan, the owner/architect shall submit three copies of the following
documents to the Design Review Board for final plan review by the submittal date prior to a scheduled Design Review Board meeting:

1. **Topographic Survey** - prepared and stamped by a licensed surveyor indicating site contours at 2’ intervals, easements, and significant natural features such as rock outcroppings, drainages, and mature stands of trees (Scale: minimum of 1”=10’)

2. **Site Plan** - indicating proposed building footprint, building envelope, site boundaries and easements, existing and proposed contours, utility locations, site drainage, retaining walls, proposed driveways and grades, stream crossing structures, transformer and vault location (if installed by owner), well location, parking areas, snow storage areas, walkways, patios, terraces, utility lines and connections, and any other proposed improvements (Scale: minimum of 1”=20’)

3. **Floor Plans** - dimensioned plans indicating roof size, room names and sizes, the location of doors and windows, the location of mechanical and electrical systems, and total square footage of the residence by floor level (Scale: minimum of 1/4”=1'-0”). These plans shall be prepared and stamped by a licensed architect.

4. **Roof Plan** - indicating roofing materials, roof pitch, overhangs, gutter and downspout locations, and projections and penetrations located above roof, such as mechanical exhaust vents and chimneys (Scale: same as floor plans). These plans shall be prepared and stamped by a licensed architect.

5. **Exterior Elevations** - indicating exterior appearance of all elevations including materials and colors, fenestration, textures and finishes, architectural details, shadow patterns and finished grade (Scale: same as floor plans). These plans shall be prepared and stamped by a licensed architect.

6. **Building Sections** - indicating floors, exterior walls and roof, existing and finished grade, decks and patios, and other pertinent information to demonstrate the relationship between the exterior and interior of the residence (Scale: same as floor plans). These plans shall be prepared and stamped by a licensed architect.

7. **Building Height Calculation** - Submit drawing indicating building footprint, Roof Plan configuration and grading. Drawing shall note all ridge lines with their associative elevations to the top of finished roof system, relative to existing topography. Provide all existing and proposed grading (existing grade shall be represented completely beneath the Roof Plan and building footprint background). Contour lines shall be shown at a minimum 2’ interval. (For a complete description of this calculation see Appendix H)

8. **Stone Calculation** - The Neighbourhood Company Design Review Board Guidelines indicate that each home requires a minimum percentage of wall surface to be stone. At the The Estates at the Alders the minimum is 15%. Determine the entire area of vertical wall surface (including that covered with stone) for all full and partial elevations around the building. (Columns, piers, and any element attached to the building structure may be factored in. Attached retaining walls are
not included.) From the total above, subtract the area of window surface on all elevations (yields the total area of opaque wall surface). Determine from the remaining wall surfaces what area is dedicated to stone. Calculate the percentage of stone by dividing the total area of stone wall surface by the total area of overall opaque wall surface. Provide these calculations on elevation drawing sheets and include with the full set of project drawings.

(9) **Model** - indicating the buildings three-dimensional form, scale and massing, and relationship to the site (Scale: minimum of 1/16"=1'-0"). Must be brought to the meeting. Computer generated models are acceptable.

(10) **Details** - provide descriptions and drawings in sufficient detail to demonstrate the architectural character of the building, exposed structural connections, material interfaces, etc.

(11) **Exterior Finish** - samples indicating type, color and texture of all exterior materials. Must be brought to the meeting.

(12) **Specifications** - provide written specifications and/or cut sheets for the following items: exterior wall materials, windows and exterior doors, exterior trim materials, wall and roof flashing, fireplace and flue caps, and exterior lighting fixtures.

(13) **Landscape Plan** - indicating all existing landscaping to remain and all existing landscaping to be removed, specifically identifying all trees greater than 3" in diameter to be removed; a planting plan with proposed plant materials identified by common and botanical names and size and with plant installation specifications and instructions; type and location of irrigation system; the location and size of all other proposed landscape materials such as retaining walls, patios and decks, walkways, walls and fences, and specifications for seeded areas including seed mix, mulch and fertilizer type, and application method and schedule. The area of land covered by spray irrigation shall be calculated and listed, by square foot, on the landscape plan. (Scale: 1"= 20' minimum). These plans shall be prepared by a professional landscape architect.

(14) **Erosion Control and Revegetation Plan** - indicating the means and time schedule by which the prevention of soil erosion will be addressed during and after construction, revegetation of cut and fill slopes, methods of controlling surface water, siltation control devices, vehicular access points, and location of soil storage areas and stabilization measures (Scale: minimum of 1"=20')

(15) **Proposed Construction Schedule and Construction Management Plan** - provide approximate time schedule of start-up and completion dates for construction, utility hook-up, and completion of landscaping and anticipated occupancy date. The construction plan shall identify a Limits of Disruption Zone, an area within which all construction activities will be limited. In addition to the Limits of Disruption Zone, this plan shall indicate the location of access drives and parking, temporary structures/trailers, chemical toilet, dumpsters, material lay-down and staging areas,
and construction sign. In addition, the Construction Management Plan shall indicate all mitigating measures for protecting natural features and wetlands of the lot during construction. This plan shall be separate from the final landscape and site plans.

Upon receipt of the final plan submittal, the Design Review Board will notify the owner within seven days of the date, location and time of the meeting at which the final plan will be formally reviewed. The owner and/or its representative shall attend the meeting to present the proposed project to the Design Review Board and to address any questions regarding the project. The Design Review Board will notify the owner in writing of its findings at the meeting.

Applicants who receive final plan approval may proceed with the preparation of construction drawings. In the event the Design Review Board rejects the proposed final plan, the applicant may revise their plans and resubmit to the Design Review Board. If, after a second review by the DRB, the final plan is denied, the applicant may appeal the decision of the DRB to the Executive Board of the Keystone Neighbourhood Company. Said appeal must be filed within 30 days of the DRB’s decision.

4. Step Four:
Technical Review

Step Four in the design review and construction process is the submittal and review of construction drawings. Construction drawings shall be submitted to the Design Review Board following final plan approval. A comprehensive set of construction drawings shall include, but not be limited to stamped structural drawings and everything listed under Final Plan Review.

At the time construction plans are submitted, the Compliance Deposit and the signed and dated Compliance Agreement shall also be submitted. No final approval to commence with construction shall be issued until these deposits have been submitted to the DRB and the mandatory pre-construction meeting with the project superintendent and a representative of the DRB has been completed. The purpose of this meeting is to review the construction management plan and to discuss construction related issues.

The purpose of the Technical Review is to ensure that all aspects of the final construction drawings are consistent with the plans approved by the DRB at the final plan review and as a final technical review for compliance with these guidelines and other rules and regulations affecting construction within Alders Estate. Step Four requires no formal meeting with the Design Review Board. If construction drawings are consistent with the approved final plans and address all prior DRB comments, the DRB shall notify the owner within a minimum of two weeks of its approval. Construction drawings that deviate from approved final plans shall be rejected. In such cases, the DRB shall provide a written statement describing why the proposed construction drawings were not approved. The architectural construction drawings shall be prepared and stamped by a licensed architect. Structural drawings shall be prepared by a licensed engineer.
5. **Step Five: Inspections and Certificate of Compliance**

Step Five in the design review and construction process requires three stages of inspections. All The Estates at the Alders owners agree to allow site access to the DRB or its representative to inspect all work in progress at any time during construction, and when required, to give notice to the owner of non-compliance. Notwithstanding the above, absence of such inspections or notification during the construction period shall not imply approval of the work in progress or compliance with these design regulations. The owner/builder is responsible for scheduling inspections and receiving written approvals from the Design Review Board at four critical stages, one just prior to construction, two during construction and one upon completion:

1. **Pre-Construction Meeting** - Scheduled prior to the start of construction, the purpose of this inspection is for the DRB to review with project contractors the Construction Management Plan, Construction Rules and Regulations and any other site-related issues. The contractor shall install all site fencing including erosion control fencing before scheduling the Pre-Construction meeting with the DRB Administrator. All footprints, setback lines and driveways shall be staked by a licensed Colorado surveyor prior to Step five, Site Inspection.

2. **Foundation Inspection** – The DRB inspector shall review the foundation to ensure driveway access, general location of the building within the envelope, grading issues, continued adherence to the Construction Management Plan and any other site-related issues.

3. **Framing Inspection** - This inspection is scheduled to coincide with the enclosure of all exterior walls and roof systems. The purpose of this inspection is to ensure that the location and overall form of the residence is consistent with approved plans and that all construction impact mitigation has been implemented. An ILC may be required at this time upon DRB request.

During the construction process, the inspection of road cuts and all sewer and water line and tap installations is also required.

If there are deviations from the approved set of plans and the owner or owner’s representative has not received written DRB approval for such modifications, all work on the project shall cease until all changes are remedied and approved by the DRB.

4. **Final Inspection** - Final inspection is scheduled at the completion of all construction, landscaping and site work. In order to receive final inspection approval, all aspects of the proposed residence must be completed. The Design Review Board shall issue a Certificate of Compliance for all projects approved at final inspection.

If one or more inspections additional to those specified in the Guidelines are required, either at the owner’s request or due to noncompliance, the owner shall reimburse the DRB its costs, expenses and fees incurred in performing such additional inspections, or the same shall be deducted from the Compliance Deposit, after notice to the owner.
Inspections by the Design Review Board are independent of the periodic inspections required by the Summit County Building Department.

C. Modifications

All changes, alterations or additions to an existing home or property or any part of the DRB approved plans shall be submitted to the DRB Administrator. Failure to submit modifications may result in a cease construction notice, fines and/or loss of the owner’s Compliance Deposit. There is no fee for modifications submitted during the initial construction process. Modifications include any exterior changes to any structure, landscape, construction plan or site. Approval must be granted, in writing, by the DRB before the modification work may commence.

Fines for non-compliance will be determined at the sole discretion of the DRB.

D. Appeal Process

Applicants may appeal a decision made by the Design Review Board by submitting a written appeal within 30 days of the DRB’s decision. The initial appeal of a DRB decision shall be considered by the Design Review Board, provided however, that such appeal shall be considered no sooner than thirty days after the initial DRB decision. The intention of this thirty day period is to allow the applicant an opportunity to consider the comments of the DRB and to develop a design solution that is consistent with these guidelines and the direction of the Board. The Design Review Board will review the applicant’s appeal and render a decision at a regularly scheduled meeting. The decision will then be transmitted to the applicant and to the Board of Directors within seven days of the DRB meeting.

Following a second review by the Design Review Board, any applicant aggrieved by a decision of the Design Review Board may appeal the decision to the Executive Board of the Keystone Neighbourhood Company. Such appeal shall be in writing and shall be filed within 30 days after the decision of the Design Review Board. In the event the decision of the Design Review Board is overruled by the Executive Board, the prior decision of the Design Review Board shall be deemed modified to the extent specified by the Executive Board and, for purposes of this Declaration, such decision, as so modified shall thereafter be deemed the decision of the Design Review Board.

E. Summit County Review and Approval

The The Estates at the Alders design review and construction process is required of all development within the Alders Estates Subdivision. This process complements, rather than supplements, the plan review and approval process of Summit County, Colorado. Approval of project design and/or construction methods by the Neighbourhood Company Design Review Board shall not substitute for, or be misconstrued as, approval by Summit County. Accordingly, the owner/architect/builder shall be responsible for meeting all requirements and regulations of Summit County related to project development. Specific requirements may be obtained from the Summit County Planning and Building Department.
X. Construction Rules and Regulations

A. Purpose

In order to ensure that any Construction Activity (as such term is defined below) conducted within The Estates at the Alders is done in the most sensitive manner possible and to minimize impacts to guests and Owners, the following Construction Regulations shall be enforced during the construction period. This document shall be known as the "Construction Rules and Regulations" and may be referred to herein as the "Regulations." These Regulations supplement the Design Guidelines, which are incorporated herein by reference. The Neighbourhood Company Design Review Board has the power to amend these Regulations from time to time, without notice. Each Owner shall ensure that all Construction Activity that is performed on their Construction Site shall be performed in accordance with the following requirements.

B. Design Review Process

Prior to commencing any Construction Activities within The Estates at the Alders, design approval must be granted by the Neighbourhood Company Design Review Board. Design Guidelines have been prepared to ensure visual harmony between the built environment and the landscape; to preserve the beauty of the natural environment; to maintain and enhance views; to protect and maintain property values; and to ensure that construction within Alders Estates is done in the most sensitive manner possible. All new buildings, modifications to existing buildings, landscaping, Site improvements and the use of property within Alders Estates must be reviewed and approved in accordance with the provisions of the applicable Guidelines. The Design Review Board has been appointed to implement these Guidelines and assist owners with the design review process.

The Design Guidelines interface with these Rules and Regulations and contain additional information regarding the design review and construction process. Owners, Owner's Representatives and contractors should review and become familiar with both documents prior to initiating the design and construction process.

C. Final Plan Review

The interface between the Design Guidelines and these Rules and Regulations begins during Step Three of the review process with the submittal and review of the Construction Management Plan and Proposed Construction Schedule. This plan and schedule provide an approximate timeline for project start-up and completion dates for construction, utility hook up, completion of landscaping, and an anticipated occupancy date. The Construction Management Plan identifies Limits of Disruption Zone, a limited area within which all Construction Activities must take place. In addition to the Limits of Disruption Zone, the Construction Management Plan indicates the location of all access drives and on-site construction parking areas, temporary structures and trailers, sanitation facilities, dumpsters, material lay-down and staging areas, and the construction sign, and further, all mitigation measures for protecting natural features of the lot during construction including an erosion control and soil stabilization plan for areas of construction disturbance.
Written approval of a Construction Management Plan must be obtained from the DRB prior to initiating any Construction Activities.

D. Pre-Construction Meeting

Step Four of the design review process includes a mandatory pre-construction meeting with the Owner or Owner’s Representative and the project superintendent and a representative of the DRB. This meeting may be scheduled by calling the offices of the DRB. The purpose of this meeting is to review the Construction Management Plan and to discuss construction-related issues. All site fencing must be installed prior to the pre-construction meeting.

E. Compliance Deposit

After the DRB approves an Owner's proposed Construction Activity and prior to commencing such Construction Activity (at the time of the Technical Review Submittal), the Owner shall deliver a Compliance Deposit to the DRB as security for the Owner's full and faithful performance of its Construction Activity in accordance with its approved Final Plans, Construction Management Plan, and these Regulations, as described below.

**AMOUNT:** See fee schedule, payable to the Keystone Design Review Board.

**FORM:** The Compliance Deposit shall be delivered to the DRB by certified or cashier's check or by wire transfer. Letters of credit are not accepted.

**ADMINISTRATION:** The DRB administers each Compliance Deposit as follows:

a) The DRB holds the Compliance Deposit as security for the Owner’s full and faithful performance of its Construction Activity in accordance with its approved Final Plans and these Regulations.

b) The DRB may use, apply, or retain the whole or any part of a Compliance Deposit to the extent required to reimburse the DRB for any cost which the DRB may incur, or may be required to incur, by reason of an Owner's noncompliance in respect to any of the terms and conditions set forth herein. DRB shall be entitled to a fee in an amount equal to fifteen percent (15%) of the amount of any costs incurred by DRB to cure any noncompliance by an Owner, which fee may be paid from the Compliance Deposit.

c) If the amount of the Compliance Deposit is not sufficient to cure any such noncompliance by an Owner, the DRB may apply the Compliance Deposit in a manner which best mitigates the effects of such noncompliance while not actually curing the noncompliance. In addition, the DRB may use, apply or retain the whole or any part of a Compliance Deposit to pay to the DRB any fine imposed by the DRB under paragraph 7.2 below that is not paid as and when the same becomes due and payable.

d) The DRB's decision to use the Compliance Deposit as permitted hereunder shall be at the sole and absolute discretion of the DRB.

e) If the DRB uses part or all of the Compliance Deposit pursuant to paragraph b) above, then the Owner, within five (5) days after written demand from the DRB to restore the Compliance Deposit to its original amount, shall pay the DRB the amount used. Neither the Owner nor any other party shall have any rights of any kind or nature against the DRB, its officers, agents, employees, directors or attorneys arising out of
the DRB’s use of the Compliance Deposit, unless the DRB is grossly negligent, or intentionally acts in bad faith.

f) The DRB shall be under no obligation of any kind or nature to take any action to complete any Construction Activity, or cure any failure of the Owner to comply with all Regulations pertaining to the Construction Activity.

g) Any part of the Compliance Deposit not used by the DRB as permitted by paragraph b) above, shall be returned to the Owner within thirty (30) days after the issuance of a final Certificate of Compliance for the Site by the DRB.

h) The deposit shall be submitted with the signed and dated Compliance Agreement to ensure that all construction is in compliance with the DRB approved set of drawings.

F. Access and Parking

Construction Vehicles shall gain access to Construction Sites only from existing roads adjacent to the Construction Sites. Prior to commencement of construction, the Owner of a Construction Site shall submit as an element of the Construction Management Plan, a parking plan that indicates how contractor and employee parking will be handled. Parking will not be allowed, at any time, on Independence Lane without prior approval from the DRB. Special safety precautions are necessary for the road including, but not limited to, safety cones, barriers and flaggers. Each parking plan shall describe:

a) how and where Construction and Delivery Vehicles will be parked at the Construction Site during the Construction Activity; and

b) the maximum number of Construction and Delivery Vehicles that will be parked at or adjacent to the Construction Site at any one time.

The DRB may require modifications to any proposed Parking Plan submitted by an Owner. Such modifications may include, without limitation, modifications that:

- alter designated Construction Vehicle parking areas;
- limit the maximum number of Construction Vehicles that may be parked at or adjacent to a Construction Site at any one time; and
- mitigate any impediment to emergency response, including but not limited to fire department, ambulance, snow removal operations, road maintenance, or obstruction of vehicular traffic.

G. Completion of Construction

Once construction on a project is initiated, completion of the project shall be pursued with due diligence until completion. In such cases where construction of a project is suspended for more than thirty days, the Owner or Owner’s Representative shall meet with the DRB to establish a revised schedule for completion. If completion of the project is to be delayed for an unreasonable length of time, the DRB may, at its discretion, require the restoration and revegetation of disturbed areas of the Site.

Unless otherwise approved by the DRB, each Owner shall ensure that any Construction Activity it performs or causes to be performed shall:
• commence within six (6) months after the DRB's approval of Final Plans therefor;
• be substantially complete within twelve months after commencement thereof; and;
• be fully and finally complete, including all required landscaping, within twelve months after commencement thereof.

H. Compliance of Laws and Regulations

Each Owner shall, at their own expense:

a) comply with all terms and conditions of these Regulations, the Compliance agreement and the Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Estates at the Alders and all other Regulations promulgated from time to time by the DRB that are applicable to its Construction Activities;
b) comply with all federal, state, and local laws, ordinances, orders, rules, regulations and other governmental requirements relating to its Construction Activities; and
c) ensure that its Owner’s Representatives and contractors comply with the foregoing terms and conditions.

I. Conservation of Landscape Materials

During the design review process, the DRB shall determine which natural features and vegetation on a Construction Site not directly impacted by the placement of buildings or other improvements shall be protected and preserved. The Owner shall then specify in the Construction Management Plan that such areas be protected.

Landscape materials such as trees, native or endangered plants, rock outcroppings and boulders that will be preserved shall be marked and protected by flagging, fencing, or barriers. The DRB shall have the right to flag major terrain features or plants, which are to be fenced off for protection.

No tree or shrub shall be removed without prior approval by the DRB.

Any terrain or plant materials designated for preservation that is damaged or removed during construction shall be promptly replaced or restored by Owner. In the event that Owner fails to timely replace or restore removed or damaged materials, the cost of replacement or restoration will be valued by the DRB and the value deducted from the Compliance Deposit.

J. Erosion Control and Vegetation Protection

The DRB shall not approve any proposed Construction Activity unless and until it has first approved an erosion control and soil stabilization plan as a part of the Construction Management Plan.

The Owner of the Construction Site is responsible for preparing and submitting such plans to the DRB. Refer to the The Estates at the Alders Design Guidelines for acceptable methods and materials to be used for erosion control and revegetation.
If the DRB rejects any such plan submitted by the Owner, the Owner shall make such changes to the plan as the DRB shall require and resubmit the plan to the DRB. Once the DRB has approved such plans for a Construction Site, the Owner shall ensure that:

a) trees, plants or other natural features not authorized for removal are not damaged;
b) brush, surplus soil, and other excavated debris are promptly removed from the Construction Site;
c) dust is controlled by a dust abatement method approved by the DRB; and,
d) during all construction, all driveway, parking and lay-down areas are covered with at least three inches of three-quarter inch screened rock and the roads shall be scraped at the end of the work day to remove mud.
e) the site is fenced around the limit of disturbance and silt fencing is placed where necessary for erosion control.

K. Construction Equipment and Material Storage

Each Owner or Owner’s Representatives and their contractors shall ensure that all construction material is stored in a designated materials storage area. Such storage area shall be indicated on the Construction Management Plan described above, and shall be located to minimize the visual impact from adjacent properties and roadways.

L. Debris and Trash Removal

Owners, Owner’s Representatives, and their contractors shall be responsible for assuring that
• at the end of each day, all trash and debris on the Construction Site is cleaned up and stored in proper covered containers or organized piles and not permitted to be blown about the Site or adjacent property, and
• at least once a week, all trash and debris are removed from the Construction Site to a proper dumpsite located off the The Estates at the Alders Property.
• Due to the abundant wildlife within the Alders Estates community, all food trash must either be removed from the site at the end of each work day or the General Contractor must arrange for bear-proof trash containers to be available on-site.

All trash and debris shall be kept off the road right of way and adjacent property at all times. Littering and failure to maintain a clean Site are punishable by fines as described in Section 2. Any clean up costs incurred by the DRB in enforcing these requirements will be billed to the Owner or deducted from the Compliance Deposit.

M. Construction Hours & Noise

Construction Activities shall be limited to the following hours of operation:

Monday through Friday:  7:30 AM - 6:00 PM
Saturday:  9:00 AM - 5:00 PM
Entrance to work site for the purpose of **SET-UP only**, is permitted one half hour prior to hours of operation. (M-F 7:00 AM – SAT 8:30 AM) **During the half-hour set-up, the operation of heavy equipment, compressors, impact tools, or any activity that creates noise as that term is defined in section 3.j) Quiet Work; shall be prohibited.**

Work before or after the aforementioned hours and on Sundays and holidays is generally prohibited. Special, specific authorization for early, late, and/or Sunday work must be obtained from the DRB Administrator.

At all times each Owner shall use reasonable efforts to minimize external noise resulting from Construction Activity. No loud music shall be permitted.

**N. Deliveries**

Construction Vehicles that cannot travel faster than 25 mph on any road within The Estates at the Alders shall travel during the hours of:

9:00 AM - 5:00 PM Mon. – Sat.

In addition, the DRB, in its sole and absolute discretion, may restrict the use of one or more such roads by Construction Vehicles whenever a special event, festival, convention, emergency, or similar activity presents the possibility of significant traffic congestion.

**O. Field Staking**

All building footprints, setback lines, and driveways, storage and lay-down areas shall be staked in the field. A licensed Colorado land surveyor shall stake the building footprint and setback lines. Staking must be completed prior to the DRB Site Inspection.

**P. Fire Protection**

At least one 10-pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the Construction Site at all times. Fire protection is the Owner’s responsibility, but Public Safety recommends that the Owner or Owner’s Representative establish additional fire protection, the handling of combustible materials and suppression measures as part of an overall Site safety program.

**Q. Prohibited General Practices**

All Owners will be absolutely responsible for the conduct and behavior of their Owner’s Representatives in The Estates at the Alders. The following practices are prohibited within Alders Estates and will result in an automatic fine:

a) bringing pets, particularly dogs, onto Alders Estates property;
b) changing oil on any vehicle or equipment on the Construction Site or at a location other than one designated for that purpose by the DRB;
c) allowing concrete suppliers and contractors to clean their equipment on any Alders Estates lot, roadway, right-of-way, ditch, easement, or other Alders Estates or adjacent properties;
d) removing any rocks, plant material, topsoil, or similar items from any property of others within Alders Estate;
e) carrying any type of firearms or archery equipment within Alders Estate;
f) using disposal methods or units other than those approved by the DRB;
g) careless disposition of cigarettes and other flammable materials;
h) careless treatment or removal of any native plant materials not previously approved by the DRB;
i) use of or transit over the wetlands area;
j) disruptive activity including, but not limited to, public drinking, public nuisances, and disturbing the peace;
k) drinking alcoholic beverages on The Estates at the Alders property (excluding on-property restaurants);
l) working before or after the scheduled construction hours without prior permission;
m) Driving trucks with uncovered loads onto Alders Estates property.

R. Protection of Property

Owner's Construction Activity shall be limited to its Construction Site unless the DRB provides specific written authorization to the contrary. An Owner shall promptly restore any Common Areas and/or adjacent Sites damaged during its Construction Activity to the DRB's satisfaction and, in every case, within thirty (30) days after such damage occurs.

S. Roadway Maintenance

Owners and their contractors and sub-contractors shall keep all The Estates at the Alders roads and road rights-of-way free and clear of all materials, rubbish, and debris resulting from Owner's Construction Activity and shall repair and revegetate any damage to roads, road rights-of-way, landscaping, and other streetscape improvements within Alders Estates caused by Construction Vehicles used in connection with Owner's Construction Activity. No road cuts, deletions, or additions shall be made without the prior, written consent of Summit County and the Neighbourhood Company.

Contractors must keep the Site driveway and all adjacent roads clean from dust, dirt, mud, and debris at all times. If a contractor fails to keep roads clean and if the DRB or Public Safety Department must arrange for cleaning, the cost of cleaning will be billed to the Owner, care of the contractor, at a rate then set by Summit County or the Neighbourhood Company.

T. Sanitary Facilities

On-Site, enclosed, chemical toilets must be available at all times when Construction Activity is taking place on a Construction Site. Chemical toilets shall be screened from view and shall be located so as to minimize any adverse impacts on adjacent lots. In no instance shall chemical toilets be placed within any road right-of-way or on the road.
U. Signage

REQUIRED SITE SIGNAGE

One temporary construction sign not to exceed 20 square feet overall, prepared by a professional sign maker, shall be located within the Site boundary and shall be easily visible from the adjacent roadway or entry to the Site. The sign must conform generally to the layout shown below with only the name, address and telephone number of the developer, architect, contractor, project name, logo and location. All information listed must be shown in uniform type style and color.

![PROJECT LOGO AND/OR NAME](image_url)

Layout for the sign must be submitted to the DRB twelve (12) days prior to the scheduled DRB meeting. Signage may also be subject to other municipal regulations.

PERMITTED SITE SIGNAGE

Required Signs may, at the Owner’s option, contain the following phrase at the bottom of the sign: “For more information contact [individual’s name] at [phone number].

Open House Signs
A residence which (a) is complete to the extent that it contains final floor coverings (e.g., carpet), (b) is currently open for public viewing, and (c) is manned by a qualified real estate sales person, may display on the Site one (1) temporary “open house” sign not larger than six (6) square feet and containing the words “Open House” and must be removed at the end of each day.

The DRB specifically reserves the right to approve or reject the design of any permitted signage. Stock plastic signs obtained at hardware stores will generally not be approved. Owners, Owner’s Representatives, contractors, and brokers are required to submit sign designs to the DRB (and Summit County as applicable) for approval before erecting them on site.

PROHIBITED SIGNAGE
Temporary office and storage structures may be maintained on a Construction Site. Temporary living quarters are not permitted on any Construction Site. Permitted temporary structures shall not be used for residential purposes at any time. Temporary structures shall be screened to minimize the visual impact upon neighboring properties and the public. The placement and screening of temporary structures must be drawn on the Construction Management Plan and approved by the DRB prior to their erection or installation. All temporary structures shall be removed within thirty (30) days after completion of the Construction Activity. A temporary material and color mock-up is required on-site for DRB approval before materials are applied to the home.

V. Water Connections and Propane Heater Policy

Prior to the installation and turn-on of permanent residential water service to the Site, temporary water connections must be available on-site at all times when Construction Activity is taking place on a Construction Site. At no time shall water be removed from a home on an adjacent property.

The following procedures and guidelines must be followed when using propane heaters:

- Heater, tank and line shall be inspected prior to each use for leaks, improper fittings or faulty igniters. Faulty heaters shall be turned in to the construction trailer for repair.
- Heaters shall be placed on a level noncombustible surface. If used on a wood subfloor the heater shall be placed on a minimum 4’x4’ piece of fire rated drywall or concrete board.
- The heater hose shall be extended straight out from the heater to the propane tank maintaining maximum distance from tank to heater.
- The heater shall be placed in the center of the room. If you are unable to place the heater in the center of the room with the hose fully extended from heater to tank then the room is too small.
- Do not use heaters in hallways, closets, bathrooms, under stairs or in crawl spaces.
- Propane heaters shall not be left running overnight or unattended without prior written approval from the Project Builder. The DRB Administrator or Public Safety Department must be notified of any propane heaters that will run overnight.
- Subcontractors who need the use of propane heaters must contact the Project Builder.
- Propane heaters and tanks shall be stored no closer than 15’ to roads or traffic areas.

In an effort to curb light pollution within the Alders Estates community, all project Superintendents will ensure that all lights are shut off for the evening before the last person leaves the job site.
W. Construction Inspections

In addition to any inspections required by the Summit County Building Department, any other governmental or quasi-governmental entity with jurisdiction over the Construction Site, the Owner must schedule the following inspections with the DRB. The DRB shall use good faith efforts to conduct the inspections within ten (10) business days after receiving written requests therefor. Should a Site not pass an inspection, the DRB shall provide notice to the Owner or Owner’s Representative of the reasons for the failure. Absence of such inspections or notification during the construction period shall not imply approval of the work in progress or compliance with these Regulations.

After providing evidence to the DRB of corrections to the prior failure, the Owner may request a re-inspection. The DRB may enter upon a Site at any reasonable time to inspect the progress of construction and to ensure compliance with approved Final Plans, the Construction Management Plan, and these Regulations.

1. Pre-Construction Meeting

Prior to commencing its Construction Activity and after the staking of all footprints, setback lines, and all parking, storage and lay-down areas, etc., the Owner shall request a Site Inspection. The purpose of this inspection is for the DRB to review with the Owner or its Owner’s Representatives the proposed locations of building corners, driveway and parking areas, patios, cut and fill areas, and existing natural features of the Site to be protected during construction.

2. Foundation Inspection

Upon completion of all foundation work, and prior to framing, the Owner (or Owner’s representative) shall request a Foundation Inspection by the DRB and, simultaneous therewith, deliver to the DRB three copies of an Improvement Location Certificate for the Construction Site which:

a) is certified by a licensed engineer or registered land surveyor in the State of Colorado;
b) shows the location of all permanent improvements then located on the Construction Site; and,
c) sets forth the elevations of all floors and the highest roof ridge of all such permanent improvements.

Thereafter, the DRB will inspect the framing to ensure that the Construction Activity is being performed in compliance with the approved Final Plans and these Regulations and that all required construction impact mitigation has been implemented.

3. Framing Inspection

Upon completion of core and shell framing, and prior to enclosing exterior walls and roofs, the Owner shall request a Framing Inspection by the DRB. The DRB will inspect the
framing to ensure that all improvements are in compliance with the approved Final Plans. Thereafter, the DRB will conduct a Final Inspection of the home.

4. Final Inspection

Upon final completion of all portions of the Construction Activity, including all landscaping required in connection therewith, the Owner shall request a Final Inspection from the DRB. Thereafter, the DRB shall inspect the Construction Site to ensure that all portions of the Construction Activity, including all such landscaping and remedial work, are fully complete and have been performed in compliance with the approved Final Plans and these Regulations.

5. Notices of Compliance and Occupancy

"Notices of Compliance" are issued by the DRB. The Summit County Building Department issues “Certificates of Occupancy”. An Owner may not occupy or otherwise use any improvement constructed on a Construction Site until it has received:

a) A Notice of Compliance from the DRB, and;
b) A Certificate of Occupancy or a Temporary Certificate of Occupancy from the Summit County Building Department.

A Notice of Compliance will not be issued until all inspections have been completed and all outstanding items have been addressed.

6. Notice of Compliance

If an Owner has performed its Construction Activity in compliance with its approved Final Plans and these Regulations, the DRB will issue a Notice of Compliance to the Owner following a Final Inspection. If the Owner has failed to perform its Construction Activity in compliance with its approved Final Plans and these Regulations, the Owner shall promptly perform such remedial work, as the DRB shall require.

X. Enforcement

If an Owner or Owner’s Representative violates any term or condition set forth herein, the DRB shall have the following rights and remedies.

1. Right to Self Help

After (1) notifying the Owner or Owner’s Representative of a violation of the Design Guidelines, these Regulations, or any covenants, conditions, restrictions, rules or regulations established or permitted by the Declaration and (2) providing the Owner a reasonable opportunity to cure, the DRB may, but is not obligated to, enter upon the Site and cure such violation at the Owner's cost and expense. If the DRB cures any such violation, the Owner shall pay to the DRB the amount of all costs incurred by the DRB in connection therewith, plus an administrative fee equal to fifteen percent (15%) of all such
costs, within five (5) days after the Owner receives a written invoice therefor from the DRB.

2. **Right to Fine**

The DRB may impose a fine of up to One Hundred Dollars ($100.00) against the Owner for the first violation of any term or condition of these Regulations. For each subsequent violation of that same term or condition, the DRB may impose a fine in an amount equal to twice the amount of the fine imposed against the Owner for the Owner's last violation of that same term or condition up to a maximum fine of Three Thousand Two Hundred Dollars ($3,200.00) for any single violation. The Owner shall pay any fine imposed and all costs and damages incurred under this paragraph 7 within twelve (12) days after the Owner receives written notice thereof. If an Owner fails to pay such fine(s) when due, the DRB may deduct the amount of the fine from the Owner’s Compliance Deposit and/or take such other action as is permitted under the Declaration, the Design Guidelines, and these Regulations.

3. **Right to Sue for Injunctive Relief**

The DRB may sue the Owner to enjoin violation of the Design Guidelines and these Regulations.

4. **Right to Sue for Damages**

The DRB may sue the Owner for all damages, losses, costs and expenses, including, without limitation, reasonable attorney’s fees and disbursements incurred by the DRB as a result of any violation of any term or condition of these Regulations.

5. **Lien**

As provided in the Declaration, the DRB shall have, and by its commencement of Construction Activities upon the Site the Owner further acknowledges the existence of, a lien against the Site and all of the Owner's other properties within The Estates at the Alders to secure payment of:

   a) any fee, charge, fine or other amount due from the Owner to the DRB under the Declaration, the Design Guidelines, and these Regulations;

   b) interest on any unpaid amounts at the rate of eighteen percent (18%) per annum (or such lesser percent, if eighteen percent exceeds the maximum rate permitted by any applicable usury statute in effect at the time) from the date due until paid; and,

   c) All costs, damages, and expenses of collecting any unpaid amounts, including, without limitation, reasonable attorney's fees and disbursements.

Any such lien may be foreclosed as a mortgage under the laws of the State of Colorado. This lien may be evidenced by a lien statement executed by the Association and recorded against the Owner's Site.
6. Other Rights and Remedies

The DRB shall have all other rights and remedies available to it by law or in equity. All rights and remedies of the DRB shall be cumulative and the exercise of one right or remedy shall not preclude the exercise of any other right or remedy, including loss of privilege of use of homeowner common area facilities.

7. Appeals of Fines

An Owner may appeal any fine imposed against the Owner by the DRB to the Executive Board of the Keystone Neighbourhood Company, as the case may be (“Board”), in accordance with the following terms and conditions. Within ten (10) days after receiving written notice from the DRB imposing a fine against the Owner, the Owner may file a written appeal with the Executive Board. If the Owner fails to file a written appeal with the Board within such ten- (10) day period, the Owner shall have no further right to appeal the fine under this section. If the Owner files a written appeal within such ten (10) day period, the Executive Board shall review such appeal and deliver a written decision with respect thereto to the Owner and to the DRB as the case may be, within thirty days after its receipt of such appeal.

If the Executive Board decides in favor of the Owner, the DRB shall revoke its notice imposing the fine. If the Executive Board decides in favor of the Association or DRB, the Owner shall pay such fine, as originally imposed by the DRB within five (5) days after its receipt of the Executive Board’s written decision.
APPENDIX A:

List of Recommended Plant Materials

The following plant list includes a majority of the indigenous species found within Alders Estate. These lists are to be used for revegetation of disturbed area and habitat enhancement. Homeowners are encouraged to incorporate indigenous plants into the manicured landscape areas. Selecting the big game resistant plants identified below will reduce or minimize browsing damage by deer and elk. To conserve water homeowners are encouraged to use low water consuming plant species, identified below.

Any lot may contain numerous microclimates and plant habitats. It is the Owner's responsibility to introduce indigenous plants into the native landscape areas which are consistent with the existing habitats types and adapted to the conditions of the specific location.

NORTH FACING SLOPES

EVERGREEN TREES

<table>
<thead>
<tr>
<th>Common Name</th>
<th>scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>White Fir</td>
<td>Abies concolor</td>
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<tr>
<td>Subalpine Fir</td>
<td>Abies lasiocarpa</td>
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<tr>
<td>* Engelmann Spruce</td>
<td>Picea engelmannii</td>
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<tr>
<td>* Colorado Blue Spruce</td>
<td>Picea pungens</td>
</tr>
<tr>
<td>+ Lodgepole Pine</td>
<td>Pinus contorta</td>
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<tr>
<td>* Douglas Fir</td>
<td>Pseudotsuga menziesii</td>
</tr>
</tbody>
</table>

DECIDUOUS TREES

<table>
<thead>
<tr>
<th>Common Name</th>
<th>scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Narrow-leaf Cottonwood</td>
<td>Populus angustifolia</td>
</tr>
<tr>
<td>Balsam Poplar</td>
<td>Populus balsamifera</td>
</tr>
<tr>
<td>Quaking Aspen</td>
<td>Populus tremuloides</td>
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</table>

SMALL TREES AND SHRUBS

<table>
<thead>
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<th>Common Name</th>
<th>scientific Name</th>
</tr>
</thead>
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<td>Rocky Mountain Maple</td>
<td>Acer glabrum</td>
</tr>
<tr>
<td>+ Serviceberry</td>
<td>Amelanchier alnifolia</td>
</tr>
<tr>
<td>Kinnikinnik</td>
<td>Arctostaphylos uva-uris</td>
</tr>
<tr>
<td>* Common Juniper</td>
<td>Juniperus communis</td>
</tr>
<tr>
<td>* Oregon Grape (Creeping Mahonia)</td>
<td>Mahonia repens</td>
</tr>
<tr>
<td>Mountain-lover</td>
<td>Physocarpus monogynus</td>
</tr>
<tr>
<td>* Low Ninebark</td>
<td>Prunus pennsylvanica</td>
</tr>
<tr>
<td>Pin Cherry</td>
<td>Prunus virginiana</td>
</tr>
<tr>
<td>Chokecherry</td>
<td>Ribes alpinum</td>
</tr>
<tr>
<td>Alpine Currant</td>
<td>Ribes aureum</td>
</tr>
<tr>
<td>* Golden Currant</td>
<td>Ribes inerme</td>
</tr>
<tr>
<td>Wild Gooseberry</td>
<td></td>
</tr>
<tr>
<td>Plant Name</td>
<td>Common Name</td>
</tr>
<tr>
<td>-----------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>Rosa woodsii</td>
<td>+ Wood's Rose</td>
</tr>
<tr>
<td>Sambucus pubens</td>
<td>Red-berried Elder</td>
</tr>
<tr>
<td>Sambucus racemosa</td>
<td>Elderberry</td>
</tr>
<tr>
<td>Sheperdia canadensis</td>
<td>Canada Buffaloberry</td>
</tr>
<tr>
<td>Sorbus scopulina</td>
<td>+ Mountain Ash</td>
</tr>
<tr>
<td>Symphoricarpus albus</td>
<td>Common Snowberry</td>
</tr>
<tr>
<td>Symphoricarpus utahensis</td>
<td>Birchleaf Spiraea</td>
</tr>
<tr>
<td>Vaccinium myrtillus</td>
<td>Blueberry</td>
</tr>
<tr>
<td>Vaccinium scoparium</td>
<td>Huckleberry</td>
</tr>
</tbody>
</table>

**FORBS AND GRASSES**

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquilegia caerulea</td>
<td>Wild Columbine</td>
</tr>
<tr>
<td>Arnica cordifolia</td>
<td>Heartleaf Arnica</td>
</tr>
<tr>
<td>Calamagrostis rubescens</td>
<td>Reedgrass</td>
</tr>
<tr>
<td>Carex geyeri</td>
<td>Elk Sedge</td>
</tr>
<tr>
<td>Elymus glaucus</td>
<td>Blue Wildrye</td>
</tr>
<tr>
<td>Galium boreale</td>
<td>Bedstraw</td>
</tr>
<tr>
<td>Geranium richardsonii</td>
<td>Geranium</td>
</tr>
<tr>
<td>Lathyrus leucanthus</td>
<td>Peavine</td>
</tr>
<tr>
<td>Thalictrum fendleri</td>
<td>Meadowrue</td>
</tr>
<tr>
<td>Vicia americana</td>
<td>Vetch</td>
</tr>
</tbody>
</table>

**DRY SUNNY SLOPES**

**EVERGREEN TREES**

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Juniperus scopulorum</td>
<td>+ Rocky Mountain Juniper</td>
</tr>
<tr>
<td>Pinus aristata</td>
<td>+ Bristol-cone Pine</td>
</tr>
<tr>
<td>Pinus contorta</td>
<td>+ Lodgepole Pine</td>
</tr>
<tr>
<td>Pinus edulis</td>
<td>+* Pinyon Pine</td>
</tr>
<tr>
<td>Pinus flexilis</td>
<td>* Limber Pine</td>
</tr>
</tbody>
</table>

**SMALL TREES AND SHRUBS**

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amelanchier alnifolia</td>
<td>+ Serviceberry</td>
</tr>
<tr>
<td>Arctostaphylos uva-ursi</td>
<td>Kinnikinnick</td>
</tr>
<tr>
<td>Artemisia cana</td>
<td>+ Hairy Sage</td>
</tr>
<tr>
<td>Artemisia frigida</td>
<td>+ Fringed Sage</td>
</tr>
<tr>
<td>Artemisia tridentata spp. vaseyana</td>
<td>+ Big Sagebrush</td>
</tr>
<tr>
<td>Ceratoides lanata</td>
<td>+ Winterfat</td>
</tr>
<tr>
<td>Cercocarpus intricatus</td>
<td>Dwarf Mountain Mahogany</td>
</tr>
<tr>
<td>Cercocarpus montanus</td>
<td>+ Mountain Mahogany</td>
</tr>
<tr>
<td>Chrysothamnus parryi &amp; spp.</td>
<td>+ Mountain Rabbitbrush</td>
</tr>
<tr>
<td>Chrysothamnus nauseosus</td>
<td>+ Rubber Rabbitbrush</td>
</tr>
<tr>
<td>Chrysothamnus viscidiflorus</td>
<td>+ Low Rabbitbrush</td>
</tr>
<tr>
<td>Clematis liquisticifolia</td>
<td>Western Clematis</td>
</tr>
<tr>
<td>Fallugia paradoxa</td>
<td>* Apache Plume</td>
</tr>
</tbody>
</table>
### Holodiscus dumosus
- Rock Spirea

### Jamesia americana
- Waxflower (Mountain Mock Orange)

### Juniperus osteosperma
- + Utah Juniper

### Mahonia repens
- * Oregon Grape (Creeping Mahonia)

### Potentilla fruticosa
- + Shrubby Cinquefoil

### Prunus virginiana
- Chokecherry

### Purshia tridentata
- + Antelope Brush (Bitterbrush)

### Quercus gambelii
- + Scrub Oak

### Rhus glabra
- + Smooth Sumac

### Rhus trilobata
- +* Skunkbush

### Ribes cereum
- * Squaw Currant

### Sorbus scopulina
- + Dwarf Mountain Ash

### Symphoricarpos oreophilus
- + Snowberry

### Tetradymia canescens
- Horsebrush

### FORBS AND GRASSES

<table>
<thead>
<tr>
<th>Plant</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agropyron dasystachyum</td>
<td>+ Thick Spike Wheatgrass</td>
</tr>
<tr>
<td>Agropyron smithii</td>
<td>+ Western Wheatgrass</td>
</tr>
<tr>
<td>Agropyron spicatum</td>
<td>+ Bluebunch Grass</td>
</tr>
<tr>
<td>Bromus porteri</td>
<td>+ Nodding Brome</td>
</tr>
<tr>
<td>Castilleja flauva</td>
<td>Paintbrush</td>
</tr>
<tr>
<td>Cerastium oreophilum</td>
<td>Mouse-ear</td>
</tr>
<tr>
<td>Chenopodium leptophyllum</td>
<td>Goosefoot</td>
</tr>
<tr>
<td>Delphinium nuttlaianum and spp.</td>
<td>* Larkspur</td>
</tr>
<tr>
<td>Erigeron subtrinervis</td>
<td>* Fleabane</td>
</tr>
<tr>
<td>Erigonum subalpinum</td>
<td>+* Sulphur Flower</td>
</tr>
<tr>
<td>Erigonum umbellatum</td>
<td>Idaho Fescue</td>
</tr>
<tr>
<td>Festuca idahoensis</td>
<td>False Pennyroyal</td>
</tr>
<tr>
<td>Hedeoma hispida</td>
<td>Showy Goldeneye</td>
</tr>
<tr>
<td>Helianthemis multiflora</td>
<td>Junegrass</td>
</tr>
<tr>
<td>Koeleria cristata</td>
<td>+* Lupines</td>
</tr>
<tr>
<td>Lupinus spp.</td>
<td>+ Indian Ricegrass</td>
</tr>
<tr>
<td>Oryzopsis hymenoides</td>
<td>Canadian Bluegrass</td>
</tr>
<tr>
<td>Poa compressa</td>
<td>Sandberg Bluegrass</td>
</tr>
<tr>
<td>Poa secunda</td>
<td>Phlox</td>
</tr>
<tr>
<td>Phlare multiflora</td>
<td>Scarlet Globemallow</td>
</tr>
<tr>
<td>Sphaeralcea coccinea</td>
<td>Columbia Needlegrass</td>
</tr>
<tr>
<td>Stipa cumbiana</td>
<td>+ Needle-and-thread</td>
</tr>
<tr>
<td>Stipa comata</td>
<td>Hollyleaf Clover</td>
</tr>
<tr>
<td>Trifolium gymnocardon</td>
<td></td>
</tr>
</tbody>
</table>

### MOIST LOW LYING AREAS

### ALONG CREEKS AND STREAMS

### EVERGREEN TREES

<table>
<thead>
<tr>
<th>Plant</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Picea engelmannii</td>
<td>* Engelmann Spruce</td>
</tr>
</tbody>
</table>
Picea pungens  
*Pseudotsuga menziesii*

**DECIDUOUS TREES**

*Populus aciminata*  
*Populus angustifolia*  
*Populus balsamifera*  
*Populus fremontii*  
*Populus sargentii*  
*Populus spp. siouxland*  
*Populus tremuloides*

**SMALL TREES AND SHRUBS**

*Alnus tenuifolia*  
*Betula occidentalis*  
*Carex spp.*  
*Ceanothus velutinus*  
*Cornus stolonifera*  
*Crataegus douglassii*  
*Juniperus communis*  
*Ledus glandulosum*  
*Lonicera involucrata*  
*Pachystima myrсинites*  
*Prunus melanocarpa*  
*Ribes coloradense*  
*Ribes inerme*  
*Ribes lacustre*  
*Ribes wolfii*  
*Rosa woodsii*  
*Rubus deliciosus*  
*Rubus idaeus*  
*Rubus parviflorus*  
*Rubus strigosus*  
*Salix geyeriana*  
*Salix monticola*  
*Salix pseudomonitcola*  
*Salix scouleriana*  
*Salix wolfii*  
*Sambucus melanocarpa*  
*Symphoricarpos oreophilus*  
*Vaccinium caespitosum*  
*Vaccinium myrtillus*  
*Viburnum edule*  

Colorado Blue Spruce  
*Douglas Fir*

Lanceleaf Cottonwood  
Narrow-leaf Cottonwood  
Balsam Poplar  
Fremont Cottonwood  
Plains Cottonwood  
Siouxland Cottonwood  
Quaking Aspen  

Rocky Mountain Alder  
Rocky Mountain Birch  
Sedges  
Deer Bush  
Redosier Dogwood  
+ Hawthorn  
* Mountain Common Juniper  
Western Labrador Tea  
* Bearberry Honeysuckle  
+ Mountain Lover  
Western Chokecherry  
Colorado Currant  
Wild Gooseberry  
Small-fruited Gooseberry  
Wolf’s Currant  
+ Woods Rose  
Thimbleberry  
Western Red Rasberry  
Western Thimbleberry  
Wild Red Raspberry  
Geyer Willow  
Mountain Willow  
Southern Park Willow  
Scouler Willow  
Wolf’s Willow  
Black Elder  
Mountain Snowberry  
Grouse Whortleberry  
Mountain Blueberry  
Arrowwood Viburnum
APPENDIX B:

Sedimentation Control Devices

Acceptable Sedimentation Facility | Limitations
--- | ---
1. Sod Buffer Strips | A. Maximum slope length is 50 feet.  
B. Maximum slope is 6:1 (17%).

2. Straw Bale Barrier or Silt Fence | A. Maximum drainage area is 1/3 acre per 100 feet of barrier.  
B. Maximum slope length is 150 feet.  
C. Maximum slope is 2:1 (50%).

3. Sediment Trap | A. Maximum drainage area is 5 acres.  
B. Must provide 1800 cubic feet of storage per acre of drainage area.

4. Sediment Basin | A. Must provide 1800 cubic feet of storage per acre of drainage area.  
B. Outlet capacity shall be 15 gallons per minute per acre of drainage.

APPENDIX C:

Seed Mix For Dry Habitat

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Variety</th>
<th>Common Name</th>
<th>Seeding</th>
</tr>
</thead>
<tbody>
<tr>
<td>GRASSES (seed each of the following):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Agropyron dasystachum</em> Cristana</td>
<td>Thickspike wheatgrass</td>
<td>3-4</td>
<td></td>
</tr>
<tr>
<td><em>Agropyron spicatum</em> Secar</td>
<td>Bluebunch wheatgrass</td>
<td>3-4</td>
<td></td>
</tr>
<tr>
<td><em>Oryzopsis hymenoides</em> Polma</td>
<td>Indian ricegrass</td>
<td>3-4</td>
<td></td>
</tr>
</tbody>
</table>

(see any 3 of the following):

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Variety</th>
<th>Common Name</th>
<th>Seeding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elymus cinereus Megnar</td>
<td>Great Basin wildrye</td>
<td>4-5</td>
<td></td>
</tr>
<tr>
<td>Koeleria cristata</td>
<td></td>
<td>Junegrass</td>
<td>1</td>
</tr>
<tr>
<td>Poa canbyi Canbar</td>
<td>Canby bluegrass</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Poa sandbergii</td>
<td>-</td>
<td>Sandberg bluegrass</td>
<td>1-2</td>
</tr>
</tbody>
</table>
* Sitaniel hystrix - Squirreltail
  4-5

FORBS (seed 2 or more of the following):
- Achillea millefolium - White yarrow 1/16
- Castilleja linariaefolia - Indian paintbrush 1/16
- Gaillardia aristata - Blanket flower 1/4-1/2
- Linum lewisii - Blue flax 1/4-1/2
- Penstemon palmeri Cedar - Palmer penstemon 1/4-1/2
- Rudbeckia hirta - Black-eyed Susan 1/16
- Sphaeralcea coccinea - Scarlet globemallow 1/4-1/2

SHRUBS (seed each of the following, except on road cuts):
- Ceratoïdes lantata - Winterfat
- Cercocarpus montanus - Mountain mahogany

* Double the seeding rate for broadcast seeding methods.
For disturbances in the mountain mahogany, mountain sagebrush and rabbitbrush/winterfat
shrub habitat types or steep south- or west-facing slopes.

APPENDIX D:

Seed Mix For Mesic Habitat

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Variety</th>
<th>Common Name</th>
<th>Seeding Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agropyron smithii</td>
<td>Arriba</td>
<td>Western wheatgrass</td>
<td>4-5</td>
</tr>
<tr>
<td>Bromus marginatus</td>
<td>Bromar</td>
<td>Mountain brome</td>
<td>4-5</td>
</tr>
<tr>
<td>Poa compressa</td>
<td>Reubens</td>
<td>Canada bluegrass</td>
<td>1</td>
</tr>
</tbody>
</table>

GRASSES (seed each of the following):

- (seed any 3 of the following):
  - Agropyron trachycaulun Primar Slender wheatgrass
    2-3
  - Elymus canadensis 4-5 Canada wildrye
  - Poa pratensis (use high altitude varieties) Kentucky bluegrass
    1
  - Stipa lettermanii 2-3 Letterman needlegrass
  - Stipa viridula Lodorm Green needlegrass

1 Lbs/Acre (PLS)
FORBS  (seed 2 or more of the following):

- *Achillea millefolium*  
  White yarrow  
  1/16
- *Aquilegia caerulea*  
  Colorado blue columbine  
  1/2
- *Aster chilensis*  
  Pacific aster  
  1/16
- *Epilobium angustifolium*  
  Fireweed  
  1/1
- *Linum lewisii*  
  Blue flax  
  1/4-1/2
- *Oenothera hookeri*  
  Evening primrose  
  1/4
- *Penstemon strictus*  
  Bandera Rocky Mountain penstemon  
  1/4-1/2

SHRUBS  (seed each of the following, except on road cuts):

- *Amelanchier alnifolia*  
  Serviceberry
- *Chrysothamnus nauseous*  
  Rubber rabbitbrush
- *Purshia tridentata*  
  Bitterbrush

*  Double the seeding rate for broadcast seeding methods.

For disturbances in the aspen, Douglas fir, lodgepole pine, big sagebrush, and agricultural habitats.

**APPENDIX E:**

**Temporary Seed Mix**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Seeding Time</th>
<th>Seeding Rate</th>
<th>Lbs/Acre (PLS)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Ryegrass</td>
<td>March-May/September</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>Cereal Rye</td>
<td>March-May/September</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>Winter Wheat/Barley</td>
<td>September</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>Spring Wheat/Barley</td>
<td>March/April</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>Millet</td>
<td>May-June</td>
<td>20</td>
<td></td>
</tr>
</tbody>
</table>

- Double the seeding rate for broadcast seeding methods.
EXHIBIT “A”: OVERVIEW OF DESIGN REVIEW PROCESS, CONCEPT-TO-OCCUPANCY

CONSTRUCTION PROCESS

1. Pre-planning Meeting with DRB Staff to review concept of proposed project.
2. Sketch Plan Submittal and Review by DRB Staff.
3. Final Plan Submittal and Review by DRB Staff.
4. Final Working Drawing Submittal and Technical Review
5. Pre-Construction Meeting
6. Summit County Plan Check/ Building Permit issuance
7. Construction Period Inspections - DRB and Summit County
8. Notice of Compliance-Inspection
9. Certificate of Occupancy-Inspection
10. Refund of Compliance Deposit, as applicable.

PRE-CONSTRUCTION REQUIREMENTS:

1. Submittals to DRB:
   (A) Final Working Drawings
   (B) Construction Management Plan
   (C) Construction Schedule

2. Subsequent Actions
   (A) Stake footprints of all improvements, parking, storage and Lay down areas.
   (B) Request a Pre-Construction Meeting from DRB.
   (C) Deliver Compliance Deposit and a signed and dated Compliance Agreement to DRB.

3. Submit Final Working Drawings to Summit County for Plan Check.
4. Receive building permit.

CONSTRUCTION REQUIREMENTS:

1. Adhere to DRB Construction Rules & Regulations
2. Request a Foundation Inspection from DRB and deliver Location Improvement Certificate to DRB.
3. Prior to enclosing exterior walls, request Framing Inspection from DRB.
4. Apply for Temporary Certificate of Occupancy from Summit County, if applicable.
5. Upon final completion of all portions of construction activity, request Final Inspection and Permanent Notice of Compliance from DRB.

POST CONSTRUCTION AND OCCUPANCY:

1. Apply for Certificate of Occupancy from Summit County.
2. Request refund of Compliance Deposit.
3. Obtain all signatures on Release of Compliance Deposit Sign-Off and submit to DRB.
4. Any remaining Compliance Deposit returned.
EXHIBIT “B”:  DRB RELEASE OF COMPLIANCE DEPOSIT SIGN-OFF SHEET

In order to obtain a refund of your Compliance Deposit, you must obtain the following agencies’ signatures on this form. Present this form, with all the applicable agencies’ signatures to the DRB for processing of this information and release of the remaining Compliance Deposit balance.

Compliance deposits will not be released until the DRB Staff has issued a Permanent Notice of Compliance.

Tract___________, Block_____________, Lot_______________,
Address____________________

Owner:
________________________________________________________________________
Mailing Address:

____________________________________________________
Contractor:
Printed Name of
Signatory______________________________________Date________________

The above-referenced property is in conformance with the approved DRB plans, Summit County Land use and Development Codes, and is in compliance with all legal aspects for permanent occupancy.

Neighbourhood Company Design Review Board

________________________________________________________________________
Printed Name of
Signatory________________________________________Date________________

[end]