

DESIGN & CONSTRUCTION GUIDELINES
FOR
MERIDIAN LAKE PARK CORPORATION

Includes Revisions Through April 1, 2017

SECTION I - INTRODUCTION	1
1.1 Intent.	1
1.2 Revisions.	1
1.3 MLPC.	1
1.4 Organization.	1
 SECTION I - DESIGN REVIEW PROCESS & GUIDELINES	 1
2.1 Architect.	1
2.2 Preliminary Plans.	2
2.3 Variances.	2
2.4 Final Plan Review, Architect's Stamp & Drawing Review Fee.	2
2.4.1 County Requirements.	2
2.4.2 Final Review.	2
2.4.3 Requirements of other Homeowners Associations.	2
2.4.4 Drawing Review Fee.	2
2.4.5 Fire Suppression Systems	3
2.5 Final Plans.	3
2.5.1 Site Plan.	3
2.5.2 Floor Plan.	3
2.5.3 Elevations.	3
2.5.4 Colors.	4
2.5.5 Foundation Plan.	4
2.5.6 Details.	4
2.5.7 Landscape Planning for New Construction	4
2.5.8 Snow Storage	
2.5.9 Specifications.	4
2.5.10 Site Staking.	5
2.5.11 Construction Schedule.	5
2.5.12 MLPC Design & Construction (D&C) Check List.	5
2.6 Independent Architectural Design Review.	5
2.7 Final Plan Approval and Security Deposit.	5
2.7.1 Deposit Amount.	5
2.7.2 Approval Notification.	5
2.7.3 Final Plans Drawing Signing by the MLPC ACC.	6
2.7.4 Post-approval Design Changes.	6
2.8 89+4Security Deposit Refund Limits.	6
2.8.1 Construction Period.	6
2.8.2 Final Completion Time.	6
2.8.3 Staged Security Deposit Return.	6
2.9 Inspections.	7

Design & Construction Guidelines for Meridian Lake Park Corporation

2.10	Remodels and Additions.	7
2.10.1	Repair / Maintenance Projects.	7
2.10.2	Minor Remodels / Additions.	7
2.10.3	Moderate Remodels / Additions.	7
2.10.4	Substantial Remodels / Additions.	8
2.11	Outbuildings and Exterior Storage Enclosures.	8
SECTION III - SITE GUIDELINES		8
3.1	Setbacks and Building Envelopes.	8
3.2	Building Height.	8
3.2.1	County LUR Requirements.	8
3.2.2	MLPC Requirements.	8
3.3	Size Restrictions.	9
3.3.1	Minimum Living Area Size.	9
3.3.2	Integrated Secondary Residences.	9
3.3.3	Building Footprint.	9
3.4	Exterior Lighting.	9
3.4.1	Restrictions.	9
3.4.2	Down-Lighting.	9
3.4.3	Motion Detector Lights.	9
3.5	Privacy Walls and Barriers.	9
3.6	Fences.	10
3.6.1	Allowable Fence Location.	10
3.6.2	Animal Containment.	10
3.6.3	Fence Approvals.	10
3.7	Garages, Driveways and Parking.	11
3.7.1	Required Garage Size.	11
3.7.2	Driveways.	11
3.7.3	Parking.	11
3.8	View Corridors.	11
3.9	Drainage.	11
3.9.1	Natural Drainage Paths.	
3.9.2	Erosion Control.	11
3.10	Easements.	11
3.11	Propane Tanks.	12
3.12	Signs.	12
SECTION IV - DESIGN GUIDELINES		12
4.1	Exterior Building Walls and Finishes.	12
4.2	Exterior Foundation & Retaining Walls.	12
4.3	Chimneys.	12
4.4	Roof.	12
4.4.1	Roof Pitch.	12
4.4.2	Eave Overhangs.	12
4.4.3	Roof Colors.	12
4.4.4	Roof Materials.	13
4.5	Solar Panels.	13
4.6	Windows and Doors.	13
4.7	Antennas.	13
4.8	Solid Fuel Burning Devices.	13
4.9	Exterior Fireplaces.	13
4.10	Landscaping and Landscape Plans	13

Design & Construction Guidelines for Meridian Lake Park Corporation

4.11 Interior Sprinkler Systems	14
 SECTION V - CONSTRUCTION REGULATIONS	 14
5.1 Construction Area.	15
5.2 Temporary Structures / Construction Trailers.	14
5.3 Storage of Construction Material and Equipment.	15
5.4 Daily Operation.	15
5.5 Noise.	15
5.6 Excavation Material.	15
5.7 Debris and Refuse Removal.	15
5.8 Burning.	15
5.9 Vehicles and Parking.	15
5.10 Portable Toilet.	15
5.11 Signs.	15
5.12 Fire Extinguishers.	15
5.13 Flammable Items.	15
5.14 Dogs and Other Animals.	15
5.15 On-Site Camping.	16
5.16 Restoration and Repair.	16
 MLPC DESIGN & CONSTRUCTION CHECK LIST	 1
Owner Information (to be completed by the Owner)	1
Information from Owner needed by MLPC ACC	1
Architect / Designer Information (to be completed by Owner)	1
Contractor / Builder Information (to be completed by Owner)	1
Design Summary (to be completed by Owner / Architect)	1
Building Contractor Rules (Completed by Owner & Contractor)	1
 COUNTY METHOD FOR DETERMINING OF BUILDING HEIGHT	 1

Design & Construction Guidelines for Meridian Lake Park Corporation

SECTION I - INTRODUCTION

The purpose of these Guidelines is to require and ensure that new construction and improvements within this planned residential community be made in compliance with the Declaration of Protective Covenants for Meridian Lake Park Corporation (MLPC). These Design Guidelines are meant to provide a template by which to design and construct a proposed residence. All proposed projects will be architecturally compatible with the terms set forth in these guidelines. Variances are permitted only as set forth in these guidelines. No residence, garage, caretaker unit, accessory building, shed, fence, stone wall, patio, deck, or exterior improvement of any kind including hard landscaping will be commenced, constructed, erected, or maintained on any lot within Meridian Lake Park Filings 1, 2, 3, or 4 until the plans and specifications have been submitted to and approved in writing by the ACC as set forth in these guidelines

1.1 Intent.

The intent of the MLPC Design & Construction (D&C) Guidelines is to ensure that new construction and improvements located within Meridian Lake Park Filings 1, 2, 3 and 4 are compatible, blend with the natural landscape and surrounding residences, optimize views from each home site, minimize the visual impact of development from other home sites, and preserve as far as possible a feeling of open space

1.2 Revisions.

The MLPC D&C Guidelines may be periodically amended. Modifications to the Guidelines posted on the Toad Property Management website will be updated as soon as possible.

1.3 MLPC.

For purposes of these D&C Guidelines, “Meridian Lake Park” or MLPC means Filings 1, 2, 3 & 4. These guidelines are applicable to all Filings of Meridian Lake Park unless otherwise indicated.

Additional guidelines may be applicable for projects in Filing 3 (Meridian Lake Meadows) and Filing 4 (Pristine Point).

1.4 Organization.

The “Board” means the Board of Managers of MLPC. The MLPC Board is the Master Board for all Filings of Meridian Lake Park. The MLPC Covenants define the membership of the MLPC Architectural Control Committee (ACC) as being all Board members. The Board has delegated decision-recommending authority to a smaller group of three to four Board members. This group is referred to as the MLPC ACC. All final ACC decisions are made by the entire MLPC Board. Only the MLPC Board President has the authority to send project approval to the Gunnison County Planning Department, after approval by the MLPC Board and after Owners fees have been collected.

SECTION II - DESIGN REVIEW PROCESS & GUIDELINES

2.1 Architect.

MLPC requires that a licensed architect design your residence at Meridian Lake Park. Be sure that your architect becomes familiar with this document. Your architect should also be aware of and follow:

- The Gunnison County Land Use Resolution (LUR) dated January 1, 2001 and its subsequent amendments.
- The Uniform Building Code.

Design & Construction Guidelines for Meridian Lake Park Corporation

- *The International Building Code. (Revised January 18, 2007)*
- *The requirements of the Crested Butte Fire Protection District. (Revised January 18, 2007)*
- The requirements of the Meridian Lake Park Covenants, and if applicable, the additional requirements of the Meridian Lake Meadows (Filing 3) Covenants and Design Guidelines or Pristine Point (Filing 4) Covenants and Architectural Standards.

In general, where there is a conflict between requirements, the most restrictive requirement prevails.

2.2 Preliminary Plans.

You should consider your site, architectural theme, special design considerations, and the building program for your construction project. If preliminary plans are prepared, they should include a site plan, floor plans, elevations, exterior materials and the building height calculation in accordance with the Gunnison County LUR. If you wish the MLPC Board to review your preliminary plans, send one (1) full size copy and one (1) .pdf version to the MLPC Manager. After review, the MLPC Board will notify you in writing of what might present a problem to the project.

2.3 Variances.

The Architectural Control Committee (ACC) will consider requests for variances in the requirements of these Guidelines on a case-by-case basis. Requests for variances must be submitted in writing to the MLPC Manager. *Variances not explicitly requested will be denied.*

2.4 Final Plan Review, Architect's Stamp & Drawing Review Fee.

2.4.1 County Requirements.

Gunnison County requires that:

1. The building plans and specifications bear the seal of an architect or engineer licensed by the State of Colorado, and
2. The Final Plans be approved by the local homeowners association.

2.4.2 Final Review.

All Final Plans must be reviewed by the MLPC ACC before submission to the MLPC Board. One (1) full size copy and one (1) .pdf version of Final Plan drawings bearing the required architectural seals should be submitted to the MLPC Manager at least 14 days before the next scheduled meeting of the MLPC Board. Owners should identify in writing any items of non-conformance to these Design and Construction Guidelines, and are welcome to attend a Board meeting to explain or clarify their Final Plans. *In the interest of timely Board approval of submitted Final Plans, the Board may opt to vote on Plan approval without scheduling a Board meeting. This may be accomplished following ACC review and recommendation via email or other electronic or written communication, but in any case a record of the vote will be created and maintained in MLPC files.*

2.4.3 Requirements of other Homeowners Associations.

If the proposed new construction or improvements are in either Filing 3 or 4, submittals must be made to the appropriate Board as per their respective Covenants/Building Guidelines. Submittals to MLPC may be made contemporaneously.

2.4.4 Drawing Review Fee.

For all projects in Meridian Lake Park classified as New Construction or Substantial Remodels / Additions (Section 2.10.4), the Owner shall provide a \$700 check payable to

Design & Construction Guidelines for Meridian Lake Park Corporation

MLPC to cover the cost two (2) drawing review fees executed by an independent, local architect. Owners will be assessed additional fees if further reviews are required.

2.4.5 Fire Suppression Systems

Plans for internal sprinkler systems must be submitted for approval to the Crested Butte Fire Protection District as well as to MLPC. See Section 4.11 for internal sprinkler system design guidelines.

2.5 Final Plans.

The Final Plans for New Construction or Substantial Remodel / Addition (where applicable) shall include the following:

2.5.1 Site Plan.

The following must be shown on the Site Plan (minimum scale: 1" = 20'):

- Topographic survey (2' contours) prepared by a licensed surveyor
- Property boundaries with setbacks and easements
- North direction and view direction of major mountains
- Footprint of building / decks / garage
- Location of driveway and designation of parking spaces
- Location of buried propane storage tank (if applicable)
- Location of retaining walls or structures
- Proposed grading and drainage paths
- Location of walkways and paths
- Location and type of landscape elements
- Location of construction area boundary (see Section 5.1)
- Designation of snow storage area(s)
- Outbuildings and storage enclosures (see Section 2.11) if appropriate

2.5.2 Floor Plan.

The Floor Plan (minimum scale: 1/8" = 1") is to include all room dimensions, all window locations and sizes, *the location of internal sprinkler heads (if appropriate, see Section 4.11), the location of mechanical and electrical systems, and:*

- a) The square footage of the *gross floor area*.
- b) The square footage of the garage floor area.
- c) The percentage of lot building envelope occupied by the residence (see Section 3.3.3).
- d) If an Integrated Secondary Residence (see Section 3.3.2) is planned, those rooms must be so indicated and the total square footage shown.

The Gross Floor Area is defined by Section 1002 of the 2003 International Building Code as the total floor area included within the exterior walls, without deductions for corridors, stairways, closets, the thickness of interior walls, columns or other features. Mechanical rooms, unfinished attics and unfinished basements are included in this calculation.

2.5.3 Elevations.

The following must be shown (minimum scale: 1/8" = 1'):

- Building height illustrated from the highest roof peak to the lowest point where the foundation meets finished grade
- Building height illustrated by the County LUR Method (see Section 3.2)
- All roof pitches defined
- All proposed exterior materials defined
- Location and size of all windows and doors
- Color of exterior finish (see Section 2.5.4)
- Type and color of roof (see Sections 2.5.4 & 4.4.3)

Design & Construction Guidelines for Meridian Lake Park Corporation

- Color of trim for windows & doors (see Section 2.5.4)
- Type of facing covering foundation (see Sections 2.5.4 & 4.2)
- Location of all exterior lighting fixtures with bulb wattages (see Section 3.4)

2.5.4 Colors.

All colors must be earth-toned. Any color changes prior to and during the construction must be submitted in writing along with a color sample, before a color change can be approved. Color samples must be provided as follows:

<u>Part of Exterior</u>	<u>Description</u>	<u>Sample</u>
Roof	Metal roofing or asphalt shingles	Required
“	Wood shingles	Not
Siding	Painted or pigmented stains	Required
“	Natural stains	Required
Window trim & door trim	Vinyl-clad or anodized	Required
Door & window framing	Can be more expressive colors	Required
Stucco	All types	Required
Foundation facing	Show type, pattern & mortar color for rock facing. Indicate color for stucco.	Required

2.5.5 Foundation Plan.

The foundation plan must be prepared and stamped by a Colorado licensed engineer for all New Construction or for Substantial Remodels / Additions. The Owner is responsible for providing this drawing (minimum scale: 1/8" = 1') to the MLPC ACC and the County for their review.

2.5.6 Details.

Provide any special design details to represent unique, external visual expressions of the building, exposed connections, and material interfaces.

2.5.7 *Landscape Planning for New Construction. See also Section 4.10 for information on plant selection and for landscape plans for established residences. Include the following landscape planning information for new construction on the Site Plan.*

- Drainage control, including drains and culverts. *Drainage must not be diverted onto another lot.*
- Planting plan with proposed plant materials and tree types (*as known at the time of submission*). *Indicate plans to reseed disturbed earth areas. Avoid continuous lines of trees that might impede a neighbor's view.*
- Any earth or rock berms.
- *Any retaining walls. If concrete retaining walls are proposed, indicate the proposed facing material. See also Section 4.2.*
- Location of patios, walkways, driveways, *trellis structures* and freestanding structures.

Note that landscaping inside easements or setbacks, while not prohibited by MLPC, is undertaken at the Owner's risk. If utility companies or the County require access on their easements, landscaping could be removed or damaged without compensation to the owner.

2.5.8 *Snow Storage.*

Show the location of all proposed snow storage areas on the Site Plan. Snow storage areas should accommodate all snow to remain on owner's respective property.

Design & Construction Guidelines for Meridian Lake Park Corporation

2.5.9 Specifications.

Provide written specifications for items that are required in this guideline, such as exterior “down-lighting” (Section 3.4) and fireplaces (Sections 4.8 & 4.9). Specifications shall include types, materials and colors.

2.5.10 Site Staking.

Site staking of the building corners, driveways and other improvements is recommended. This is the responsibility of the Owner and contractor. Surveyor pins at lot corners may be permanently staked with 4-foot-high wood or earth-toned metal stakes.

2.5.11 Construction Schedule.

Projected starting and completion dates of the residence and completion of landscaping are to be furnished on the “MLPC Design & Construction Check List.” (See also Section 2.8.1.)

2.5.12 MLPC Design & Construction (D&C) Check List.

The MLPC D&C Check List is required for all projects classified as New Construction or for Substantial Remodels / Additions (Section 2.10). The D&C Check List provides information on the Owner, design firm, the construction firm and the specific rules the contractor must follow. (See Attachment)

2.6 Independent Architectural Design Review.

The MLPC Board will submit a copy of the construction plans to an independent local architect for review. This will be paid from the design review fee and includes two (2) reviews. Owners will be assessed an additional fee if further design reviews are required.

2.7 Final Plan Approval and Security Deposit.

2.7.1 Deposit Amount.

In addition to the drawing review fee (see Section 2.4.4), a refundable Security Deposit check payable to MLPC is required before MLPC approval will be given to the County. The Security Deposit is intended to ensure that the project is built in a timely manner, built according to the approved plans, and that post-construction clean-up and landscaping restores the site to a finished condition.

The size of the Security Deposit for New Construction is governed by house *gross floor area*, as follows:

- For houses under 3,000 sq. ft., the required deposit is \$1,500.
- For houses between 3,000 sq. ft. and 4,000 sq ft, the required deposit is \$2,000.
- For houses over 4,000 sq. ft., a \$2,500 deposit is required.

The size of the Security Deposit for Remodels or Additions is governed by the scope of the project, as follows:

- Repair / Maintenance projects (see Section 2.10.1), no deposit required.
- Minor Remodels / Additions (see Section 2.10.2), deposit not normally required.
- Moderate Remodels / Additions (see Section 2.10.3), the required deposit is \$500.
- Substantial Remodels / Additions (see Section 2.10.4), the required deposit is \$1,000.

Design & Construction Guidelines for Meridian Lake Park Corporation

2.7.2 Approval Notification.

The President of MLPC will notify the Owner of the approval to construct within one month of the subsequent MLPC Board meeting, unless (1) problems are discovered in an independent architectural review, or (2) all of the submission requirements have not been met.

2.7.3 Final Plans Drawing Signing by the MLPC ACC

One (1) copy of the approved Final Plans shall be signed and dated by an ACC member. The MLPC Manager will keep one copy for reference.

2.7.4 Post-approval Design Changes

Any significant change to the approved Final Plans for New Construction, or for Substantial or Moderate Remodels / Additions must be presented to the MLPC ACC for approval or MLPC may require the Owner to return the residence to the approved Final Design at his or her own cost. Significant changes include but are not limited to the following:

- House site position.
- Roof color or type.
- Siding type or color.
- Foundation covering.
- Solid fuel burning devices.
- Driveway location or configuration.
- Deck or patio

2.8 Security Deposit Refund Limits.

2.8.1 Construction Period.

Primary construction must be completed within twenty (20) months from the issuance of a County building permit. Primary construction completion is defined as the Owner being issued a County temporary or permanent Certificate of Occupancy (CO) or otherwise assuming residency. Failure to complete primary construction within 20 months, unless extended for good and sufficient cause by the MLPC Board, is sufficient cause for forfeiture of the Security Deposit.

2.8.2 Final Completion Time.

After the residence has been determined by MLPC to be physically occupied, or after the Owner has been issued a temporary or permanent CO, the Security Deposit will be forfeited to the Association if the project has not been completed (per the definition in Section 2.8.3) within one year, unless a time extension is approved by the MLPC Board. The MLPC Manager will notify the Owner in writing three months after physical occupation that the one- year completion time clock has started. After ten (10) months have passed, the MLPC Manager will again remind the Owner in writing of the need to complete their project or apply for an extension from the Board.

2.8.3 Staged Security Deposit Refund.

Half (50%) of the Security Deposit will be refunded after the MLPC Board has determined that:

1. The owner has obtained a permanent CO.
2. All exterior work has been completed in accordance with the approved plans, including driveways and retaining walls.
3. All construction-related equipment, materials and debris have been removed from the site.

Design & Construction Guidelines for Meridian Lake Park Corporation

4. Damage to adjacent lots or open space has been repaired, and
5. The lot surface has been smoothed to the original contours or to contours specified in the approved site plan.

The remainder of the Security Deposit will be refunded after the MLPC Board has determined that the planting of trees, shrubs and re-vegetation seeding have been completed in accordance with the approved landscape plan.

2.9 Inspections.

The Owner and/or contractor shall request inspections and obtain approvals for all phases of construction required by the County. The MLPC Board reserves the right to inspect any project at any time to ensure it conforms to the approved Final Plans. If problems are found, the cost of the inspection and the corrections will be the responsibility of the Owner. The Owner must request a CO from the County. The Owner is required to notify the MLPC Board when a temporary or permanent CO is received, or residency is begun, to provide for regular trash collection and to change the dues structure. Failure to notify the MLPC Managers concerning the CO will delay the return of the Security Deposit.

2.10 Remodels and Additions.

Remodels or additions that alter the exterior appearance of the building (painting a different color, room or deck additions or modifications, re-roofing with a different roofing material or color etc.) are subject to MLPC approval. Plans must be presented prior to beginning the remodel or addition. If the residence becomes uninhabitable, MLPC dues will be reduced to the amount charged for vacant lots. Owners, who fail to ask for and gain MLPC Board approval before commencing the project, may be required to have the work redone or undone at the Owners expense. The following categories apply:

2.10.1 Repair / Maintenance Projects.

This includes simple projects such as driveway paving, on-going landscaping, repainting or re-roofing without color or material change. These are not considered remodel / addition projects and there is no requirement to seek approval of the MLPC Board.

2.10.2 Minor Remodels /Additions. This includes items such as modifications to an existing deck, flagpoles, structural additions of less than 200 sq. ft., *roof color or material changes*, outbuildings etc. If a foundation for a living area is necessary, a foundation plan (Section 2.5.5) is required. MLPC Board approval is required, but a Security Deposit or MLPC D&C Check List will not normally be required.

2.10.3 Moderate Remodels / Additions.

This category includes items such as house siding replacement, addition of a new deck, balcony or exterior stairs, additional fireplace(s), changes in windows, any structural additions over 200 sq. ft. but less than 1000 sq. ft. etc. Revised Site Plans (Section 2.5.1), Floor Plans (Section 2.5.2), and Elevations (Section 2.5.3) are required. If a foundation for a living area is necessary, a foundation plan (Section 2.5.5) is required and the exterior lighting for the residence must be modified to meet the standards of Section 3.4. MLPC Board approval is necessary, and a \$500 Security Deposit will be required.

2.10.4 Substantial Remodels / Additions.

This applies to any structural additions over 1000 sq. ft. and to any conversion of a portion of an existing residence to include an Integrated Secondary Residence. A

Design & Construction Guidelines for Meridian Lake Park Corporation
drawing review fee (Section 2.4.4) is required. Any resulting Integrated Secondary Residence must meet the requirements of Sections 3.3.2 and 3.7. The exterior lighting for the residence must be modified to meet the standards of Section 3.4. MLPC Board approval is necessary, and a \$1000 Security Deposit will be required.

2.11 Outbuildings and Exterior Storage Enclosures.

The MLPC Board must approve all outbuildings (including greenhouses) and exterior enclosures to be used for storage.

- Exterior siding must be either wood or should match the existing siding on the house.
- The roof must match the material and color of the house roof.
- Location must be either detailed on a site plan or the corners must be staked.
- Location must not interfere with view corridors of neighbors.

SECTION III - SITE GUIDELINES

These site and landscape guidelines are intended to help Owners and architects design residential structures that are suitable for MLPC.

3.1 Setbacks and Building Envelopes.

Required MLPC setbacks are 25 feet from the front and back property lines and 15 feet from the side property lines. No structures or parking are permitted in the setbacks. For lots which front two streets, the MLPC ACC may determine which lot sides are considered to be the front and the back sides. Filing 3 has approved designated building envelopes that are generally more restrictive than MLPC guidelines.

3.2 Building Height.

3.2.1 County LUR Requirements.

Building height in Meridian Lake Park will generally conform to the Gunnison County Land Use Resolution (LUR) Building Height Definition as amended in the LUR Appendix A. LUR Section 5-403 F on Height Restrictions states:

- 1) All residential structures with pitched roofs shall not exceed 30 feet in height, and
- 2) Height shall be measured as the vertical distance above a reference datum measured to the average height of the highest gable of a pitched roof. The reference datum shall be either:
 - a) The elevation of the highest adjoining ground surface within a 5-foot horizontal distance of the exterior wall of the building when such ground surface is not more than 10 feet above the lowest grade, or
 - b) An elevation 10 feet higher than the lowest grade when the ground surface described in a) is more than 10 feet above the lowest grade.

The height determination diagram used by the County is attached. Owners should check with Gunnison County to ensure height restriction requirements have not changed.

3.2.2 MLPC Requirements.

If the building height as measured from the highest roof peak to the lowest point where the foundation meets finished grade exceeds 35 feet, but meets the County height restrictions, the owner must seek a variance from the MLPC Board. Lots on steep slopes will be given special consideration.

3.3 Size Restrictions.

3.3.1 Minimum Gross Floor Area Size.

Design & Construction Guidelines for Meridian Lake Park Corporation

The minimum square footage for the *gross floor area* is 1,750 sq. ft. The *gross floor area* is the area included within the surrounding exterior walls as defined in Section 2.5.2.

3.3.2 Integrated Secondary Residences.

If an Integrated Secondary Residence is included, the County LUR limits the *gross floor area* to between 400 and 850 sq. ft.

3.3.3 Building Footprint.

The coverage, or total building footprint, of all the structures on the lot is limited to 30% of the building envelope (the area enclosed within the setbacks) unless a variance is approved. A building footprint is defined as the area the structure covers when seen from directly above, less the roof overhangs (eaves). This provision does not apply in Filing 3, where building envelopes serve to restrict the footprint.

3.4 Exterior Lighting.

3.4.1 Restrictions

Exterior lighting is restricted in MLPC to minimize surface light pollution. Exterior lighting shall be used only to illuminate areas of pedestrian activity or vehicular traffic. The total wattage of all exterior light bulbs may not exceed 1000 watts. Exterior lighting must not be installed so that it produces excessive glare to neighbors, pedestrians or vehicular traffic.

3.4.2 Down-Lighting

“Down-Lighting” must be used for all out-of-doors lights. Bare light bulbs or lamp lenses of exterior lights must not be visible to neighbors. Houses located at elevations higher than other houses may be required to have fixtures with a narrower downward light cone.

3.4.3 Motion Detector Lights

One motion detector exterior lighting fixture per residence is permitted for safety and security considerations. This fixture may have no more than two 50 watt, narrow beam spotlight bulbs with shielded “down lighting” fixtures. The light fixture must be focused downward to prevent the bulbs from being seen from beyond the property line. The timer on the motion detector must be set to no more than 5 minutes lighting duration.

3.5 Privacy Walls and Barriers.

Walls or other barriers including berms and hedges are not allowed for the purpose of enclosing or demarcating Site or Lot boundaries; however, walls and barriers may be used for privacy and screening purposes within the building site. These must be reviewed by the MLPC ACC for design, appropriateness, size, and materials in relation to the proposed residence and neighboring sites.

3.6 Fences.

3.6.1 Allowable Fence Location.

Fences are generally discouraged in MLPC, to protect the open feeling and rural character of our development. As described below, however, variances may be approved by the Board on a case by case basis. Fences shall not be permitted for the purpose of enclosing or demarcating Site or Lot boundaries. An exception to this prohibition is the MLPC-maintained perimeter fence which encloses Meridian Lake Park and protects the

Design & Construction Guidelines for Meridian Lake Park Corporation

development from cattle intrusion. *Fences, to the extent permitted, must be designed to create a harmonious appearance with the residential structures and surrounding landscape. Fences must be maintained in a safe and attractive condition. Any fence considered to be in a state of disrepair must be either repaired or removed within 14 days of written notice.*

3.6.2 Animal Containment.

Within MLPC boundaries, fences may be used for animal containment and protection. The use of underground electric fences is the preferred method for domestic animal containment. *When an above ground fence is proposed, it must be designed to the following standards:*

Height: 48 inches or less measured from the top of the top rail or wire (i.e. the highest horizontal element) to the average grade between two adjacent posts. Fence posts may be higher than 48" but must not exceed 54 inches above grade (as measured from the base of the post).

Materials:

Posts are recommended to be constructed from either:

- a) Logs of a pre-approved average diameter.
- b) Square dimensional lumber (stained to a pre-approved shade) 4 inch minimum to 8 inch maximum size.
- c) All other proposed materials must be approved by the Board in advance. No "T" section metal agricultural fence posts will be permitted.

Rails are recommended to be constructed from either:

- a) Logs of a pre-approved average diameter
- b) Split logs
- c) Square dimensional lumber (stained to match posts)
- d) Tubular or square metal rails
- e) All other proposed materials must be approved by the Board in advance.

Retaining material must be either 4 inch or 6 inch rectangular welded, rusted, wire mesh (WWM). All other proposed materials must be approved by the Board in advance. Chicken wire or chain link materials are not allowed.

3.6.3 Fence Approvals.

All proposed fences (landscaping included.) must be approved by the Board of Managers

3.7 Garages, Driveways and Parking.

3.7.1 Required Garage Size.

A minimum 500 sq. ft. two-car garage is required. If the residence contains an Integrated Secondary Residence, an additional 200 sq. ft. one-car garage dedicated for the Secondary Residence is required. If an Owner has, or plans to have, recreational vehicles including motor bikes, snow mobiles, or all terrain vehicles, additional garage space will be required. The D&C checklist asks if storage space has been included for all recreational vehicles and trailers.

Design & Construction Guidelines for Meridian Lake Park Corporation

3.7.2 Driveways.

Driveways within a lot must be designed according to County regulations and a Gunnison County driveway permit must be obtained if the driveway connects to a County road. Driveways may access the streets through setbacks.

3.7.3 Parking.

The area directly in front of a two-car garage is normally designated to be two parking spaces. One additional designated parking space is allowed within the building envelope (See Section 3.1) for a maximum of three designated parking places. No portion of the driveway in a setback may be designated for parking.

3.8 View Corridors.

View corridors of surrounding houses and lots must be considered when designing a house. As the build out of MLPC continues, maintenance of existing view corridors will become difficult, perhaps impossible. An effort during the design phase must be made to consider the impact of new construction on the view corridors of surrounding sites. The new structure must blend with the surrounding landscape.

3.9 Drainage.

3.9.1 Natural Drainage Paths.

No Owner or contractor may construct improvements or install landscaping which alters the drainage pattern or diverts run-off from its natural flow path. Run-off from roofs and pavement areas shall be directed to natural or improved drainage channels or be dispersed into shallow sloping vegetated areas (swales).

3.9.2 Erosion Control.

An erosion control and re-vegetation design is required in the Final Plans. This shall include the following:

- Measures to control ground water, roof and pavement runoff water, and surface water runoff so that neighboring lots, open space and nearby houses are not affected.
- The Owner shall describe on the Site Plan the measures to be taken to re-vegetate and stabilize all disturbed areas.

3.10 Easements.

Easements may be located on Sites for installation and maintenance of utilities, drainage facilities and / or irrigation ditches. Within these easements no grading, structures, *walls*, or other *impediments* are permitted which may damage or interfere with the utilities, drainage or irrigation. All trunk utility lines, pipes, and connections to individual structures must be underground.

3.11 Propane Tanks.

Propane tanks (if installed) must be buried.

3.12 Signs.

Refer to the MLPC Covenants for details. See also Section 5.11.

SECTION IV - DESIGN GUIDELINES

These guidelines apply to the design and construction of residences and building improvements. The following design standards apply:

4.1 Exterior Building Walls and Finishes.

Design & Construction Guidelines for Meridian Lake Park Corporation

The following materials may be used for exterior walls of the building:

- Wood with either a natural or transparent stain, painted, or pigmented color stain finish. Paints and colored-stains must be earth-toned.
- Stucco with an earth-toned coloration.
- Rock with earth-toned coloration mortar.

All other types of materials such as corrugated steel, must be reviewed by the MLPC ACC and specific approval must be issued in writing by the MLPC Board. The use of vinyl or aluminum siding is expressly prohibited.

4.2 Exterior Foundation & Retaining Walls.

Foundation and retaining walls shall be faced with stucco, wood or rock if exposed for more than one foot in the vertical direction. Proposed use of other facing materials must be reviewed by the MLPC ACC, and approval must be issued in writing by the MLPC Board.

4.3 Chimneys.

All chimney pipes exposed over two (2) feet above the highest penetration through the roof must be enclosed with natural materials compatible with the structure.

4.4 Roofs.

4.4.1 Roof Pitch.

Roof pitches must not be less than 4/12.

4.4.2 Eave Overhangs.

Large roof or eave overhangs are encouraged. A twelve-inch minimum eave overhang is required.

4.4.3 Roof Colors.

All roof colors shall be earth-toned and non-reflective. Multi-colored roofs are not allowed. Since some colors fade over time, the Owner should carefully choose the roof color. Some metal roof colors and treatments have been found to be unsatisfactory and are prohibited. These include:

- Any glossy finish including copper.
- All bright primary (blue, red and yellow) colored roofs.

Rusted corrugated roofs (and / or siding, see Section 4.1) will be allowed only when they are properly treated for a uniform rusted appearance and are consistent with the overall architectural design of the house. This judgment will be made by the MLPC ACC.

4.4.4 Roof Materials.

Approved roof materials are enamel-colored metal roofs, fire-retardant simulated shake shingles, fire-retardant cedar shake shingles, and asphalt shingles.

4.5 Solar Panels.

Solar panels may be located on the roof if at the same angle and flat against roof. Solar panels may also be installed integral with exterior walls. Other proposed locations for solar panels require a variance.

4.6 Windows and Doors.

Window casings and exterior doors shall be wood or dark, non-reflective metal. Approved finishes are neutral stained, painted, or clad. Colors must be approved by the MLPC ACC. Reflective or mirrored glass is not allowed. Windows shall not be used in combination to produce large, uninterrupted glass areas. Windows shall be, as a minimum, double-glazed.

Design & Construction Guidelines for Meridian Lake Park Corporation

4.7 Antennas.

All antennas must generally be attached to a residence. Free-standing antenna towers are not permitted without a variance from the MLPC Board. Television satellite or other dish antennas may not be larger than 18 inches in diameter. Amateur or “Ham” radio antennas are permitted, subject to a case-by-case review by the MLPC ACC.

4.8 Solid Fuel Burning Devices.

Any New Construction or Substantial Remodel / Addition of an existing residence shall only have Approved Solid Fuel Burning Devices, limited to a maximum of two (2). An Approved Solid Fuel Burning Device is defined as a device designed or intended to burn solid fuel (excluding coal) and certified to meet the Environmental Protection Act Phase II particulate emissions rate standard set by the U.S. Environmental Protection Agency (EPA), or certified to meet those standards by a testing laboratory accredited by the EPA, or approved by the Colorado Air Quality Control Commission.

4.9 Exterior Fireplaces.

Use of exterior wood-burning fireplaces is generally considered a hazardous activity. “Open pit” fireplaces are not allowed. However on a case-by-case basis, MLPC will consider granting a variance for an exterior fireplace under the following circumstances:

- The lot is remote from surrounding vegetation and neighbor properties, as determined by the MLPC ACC.
- The exterior fireplace is connected to the primary residence and vented through a chimney.
- The open face of the exterior fireplace has a solid door (glass or metal) that can be closed when the fire is being extinguished or left unattended.
- The open face of the exterior fireplace is further protected from the emission of sparks or burning debris by a fireproof hearth to a radius of five (5) feet. A fireproof hearth may be stone, tile or some other fireproof material.

4.10 Landscaping and Landscape Plans for Existing Residences. *Owners are encouraged to use plants that preserve both on and off-site views, provide seasonal shade, and screen undesirable views. New planting should use plants indigenous to a Rocky Mountain alpine or sub-alpine environment. Groomed yards and ornamental plants, if planted, should in general be limited to the areas adjacent to buildings. Because of the relatively short growing season at Meridian Lake, the planting of larger deciduous trees and evergreens is recommended.*

Owners should use caution when landscaping in easements due to the risk of damage from the utilities’ or the County’s need to perform maintenance in the easement.

Landscape plans for existing residences need not be submitted for approval providing they do not violate one of the following provisions:

- *No free standing structures or retaining walls may be located in easements or setback areas.*
- *No large rocks that might damage snow plows may be located in roadway easements.*
- *Drainage must not be diverted onto another lot.*
- *No earth or rock berms may be located in easements or setback areas.*
- *Snow removal should be retained on your own lot.*

If any one of these provisions is proposed, a landscape plan must be submitted to the Board on a surveyed site plan that shows the location of all existing easements, setbacks and structures on the lot. Depending on the scope of the landscape plan a security / clean-up deposit may or may not be required.

Design & Construction Guidelines for Meridian Lake Park Corporation

4.11 Internal Sprinkler Systems

The Crested Butte Fire Protection District (CBFPD) may require installation of internal sprinkler systems for all new construction and major re-modeling projects in MLPC. Owners and or Contractors should coordinate with CBFPD during the design process and submit plans for Board approval (see Section 2.4.5 Fire Suppression Systems). For new construction projects where a single structure is greater than 4,800 sq. ft., and for remodel expansion projects where a revised building size exceeds 4,800 sq. ft., to the extent otherwise allowed by the respective homeowners associations as provided for under the relevant design guidelines, an internal sprinkler system must be provided. The determination of square footage will be in accordance with the definition of Gross Floor Area (see Section 2.5.2). The sprinkler system must be designed in accordance with current codes and design bases of the Crested Butte Fire Protection District. This provision shall not be modified without the prior written approval of the Mt. Crested Butte Water and Sanitation District and the Crested Butte Fire Protection District.

SECTION V - CONSTRUCTION REGULATIONS

The following regulations must be followed during the construction period by all contractors, sub-contractors and Owners. The MLPC Board will fine the Owner for the continued violations of these regulations. Fines will be deducted from the Security Deposit.

5.1 Construction Area.

The Construction Area shall be limited to the area within the Site property lines. The boundaries of the construction area must be staked with a low black plastic barrier. The location of the construction area must be shown on the Site Plan. The low black plastic barrier should be maintained during the course of construction until a permanent CO is issued. All construction activities, including the storage of excavation material, shall be confined to the Construction Area except for excavations required to connect to utilities.

5.2 Temporary Structures / Construction Trailers.

All temporary structures shall be confined to the Construction Area unless permission is received from adjacent lot owners or from the MLPC ACC. All temporary structures shall be removed within two weeks of the residence being physically occupied or within two weeks of the issuance of a temporary or permanent CO.

5.3 Storage of Construction Material and Equipment.

Storage areas shall be confined to the Construction Area. The Owner and his contractor are responsible for the clean-up of these areas.

5.4 Daily Operation.

Exterior construction activity shall only be conducted between 7:00 a.m. and 7:00 p.m.

5.5 Noise.

No excessively loud radios or other audio devices are permitted in the Construction Area.

5.6 Excavation Material.

Excess excavation material must be removed from Meridian Lake Park.

5.7 Debris and Refuse Removal.

Disposal of refuse, including trash and construction debris, is the Owner's responsibility. Refuse

Design & Construction Guidelines for Meridian Lake Park Corporation
and trash shall be removed from Meridian Lake Park on a regular basis or when needed. Debris and refuse should not be allowed to move onto adjacent lots or open space lot.

5.8 Burning.

Burning construction materials is not permitted on the site at any time.

5.9 Vehicles and Parking.

All contractor and sub-contractor vehicles must be parked so as not to inhibit traffic. As far as possible, construction vehicles and equipment must be parked within the Construction Area.

5.10 Portable Toilet.

A portable toilet shall be provided by the contractor and placed within the Construction Area. The portable toilet must be removed as soon as possible once the residence is occupied.

5.11 Signs.

Contractor construction signs are limited to one sign per site. The sign must not to exceed six square feet in surface area.

5.12 Fire Extinguishers.

At least one serviceable ABC rated dry chemical fire extinguisher shall be located on each construction site in a conspicuous location.

5.13 Flammable Items.

Flammable materials shall be stored in approved containers.

5.14 Dogs and other Animals.

Contractors, subcontractors and their employees must keep dogs and other animals confined to the Construction Area using physical restraints as necessary.

5.15 On-Site Camping.

Camping in the Construction Area by any employee of the contractor or sub-contractor is not permitted. The storage of any recreational vehicle is not permitted in the Construction Area.

5.16 Restoration and Repair.

Damage to any property other than the Owner's (adjacent lots and MLPC open space) shall be repaired at the expense of the Owner before the return of the Security Deposit is completed.

As approved and adopted by the Board of Managers, Meridian Lake Park Corporation on April 1 2017.

Sherron Green, MLPC Board

Robin Smith, MLPC ACC

David Light, MLPC ACC

Beth Hise, MLPC ACC

Fred Rock, MLPC Board

Design & Construction Guidelines for Meridian Lake Park Corporation

Bill Ronai, MLPC Board _____

Mark Hartley, MLPC Board _____

MLPC DESIGN & CONSTRUCTION CHECK LIST

Owner Information (to be completed by the Owner)

Owner name	_____	_____	---
Filing # & Lot #	____ / ____		
Mailing address	_____	_____	---
Street address	_____	_____	---
City, State & Zip code	_____	_____	---
Home phone number	_____	_____	
Local phone number	_____	_____	
Cell phone number	_____	_____	
E-mail address	_____	_____	

Information from Owner needed by MLPC ACC

Site Plan / topographic survey	Foundation plan with stamps and seals
Exterior elevations	Color samples
Floor Plan	

Architect / Designer Information (to be completed by Owner)

Name	_____	_____	---
Mailing address	_____	_____	---
Street address	_____	_____	---
City, State & Zip code	_____	_____	---
Phone number	_____	_____	

Contractor / Builder Information (to be completed by Owner)

Name	_____	_____	---
Mailing address	_____	_____	---
Street address	_____	_____	---
City, State & Zip code	_____	_____	---
Office phone number	_____	_____	
Cell phone number	_____	_____	
E-mail address	_____	_____	

Design Summary (to be completed by Owner / Architect)

Total *gross floor area* _____ sq. ft.

Integrated Secondary Residence (ISR)? _____ (Yes / No)
If yes: ISR *Gross floor area* _____ sq. ft.
ISR Garage area provided _____ sq. ft.

Garage area _____ sq. ft.

Design & Construction Guidelines for Meridian Lake Park Corporation

Does garage area include space for all intended recreational vehicles and trailers?

_____ (Yes / No)

Building height as done by MLPC method Building height as done by County LUR method

_____ ft

_____ ft

Solid fuel burning device type

Roof type & color

Exterior walls type & color

Window & door trim colors

Color samples provided

Exterior light fixtures types & colors

Design & Construction Guidelines for Meridian Lake Park Corporation

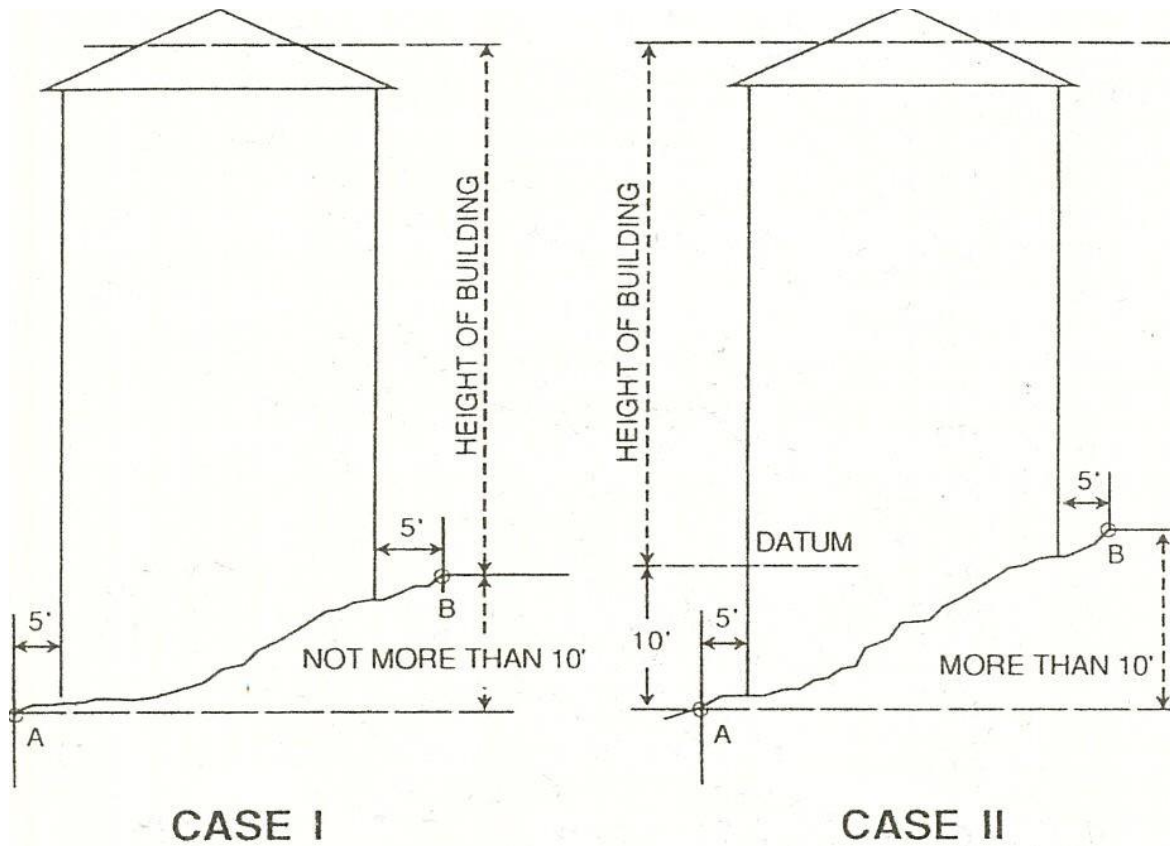
Building Contractor Rules (Completed by Owner & Contractor)

Date	Owner Initials & Date	Contr. Initials &
Copy of Contractor Rules received?	_____	_____
The following sections are understood, and they <u>will</u> be enforced:		
Construction Area. (Sections 5.1, 5.2 & 5.3):	_____	_____
Working hours. (Section 5.4):	_____	_____
No loud radios. (Section 5.5):	_____	_____
Excess excavation material removed. (Section 5.6):	_____	_____
Trash clean-up. (Section 5.7):	_____	_____
No burning of construction materials. (Section 5.8):	_____	_____
Vehicle parking control. (Section 5.9):	_____	_____
Portable toilet. (Section 5.10):	_____	_____
Sign limitations. (Section 5.11):	_____	_____
Fire extinguisher. (Section 5.12):	_____	_____
Flammable materials handling. (Section 5.13):	_____	_____
Animals confined to Construction Area. (Section 5.14):	_____	_____
Camping not permitted. (Section 5.15):	_____	_____
Site restoration required. (Section 5.16):	_____	_____

Estimated Construction Timetable:	Owner Initials	Date
Construction Schedule (Section 2.5.11):	_____	_____
Construction start date (estimated):	_____	_____
Construction completion date (estimated):	_____	_____
Landscape completion date (estimated):	_____	_____

Final MLPC Approval:	MLPC ACC Chairman Initials	Date
Drawing Review Fee received?	_____	_____
Security Deposit received?	_____	_____
Plans are consistent with D&C Guidelines?	_____	_____

DIAGRAM – COUNTY METHOD FOR DETERMINING OF BUILDING HEIGHT



**DETERMINATION OF BUILDING
HEIGHT IN FEET
Section 209**