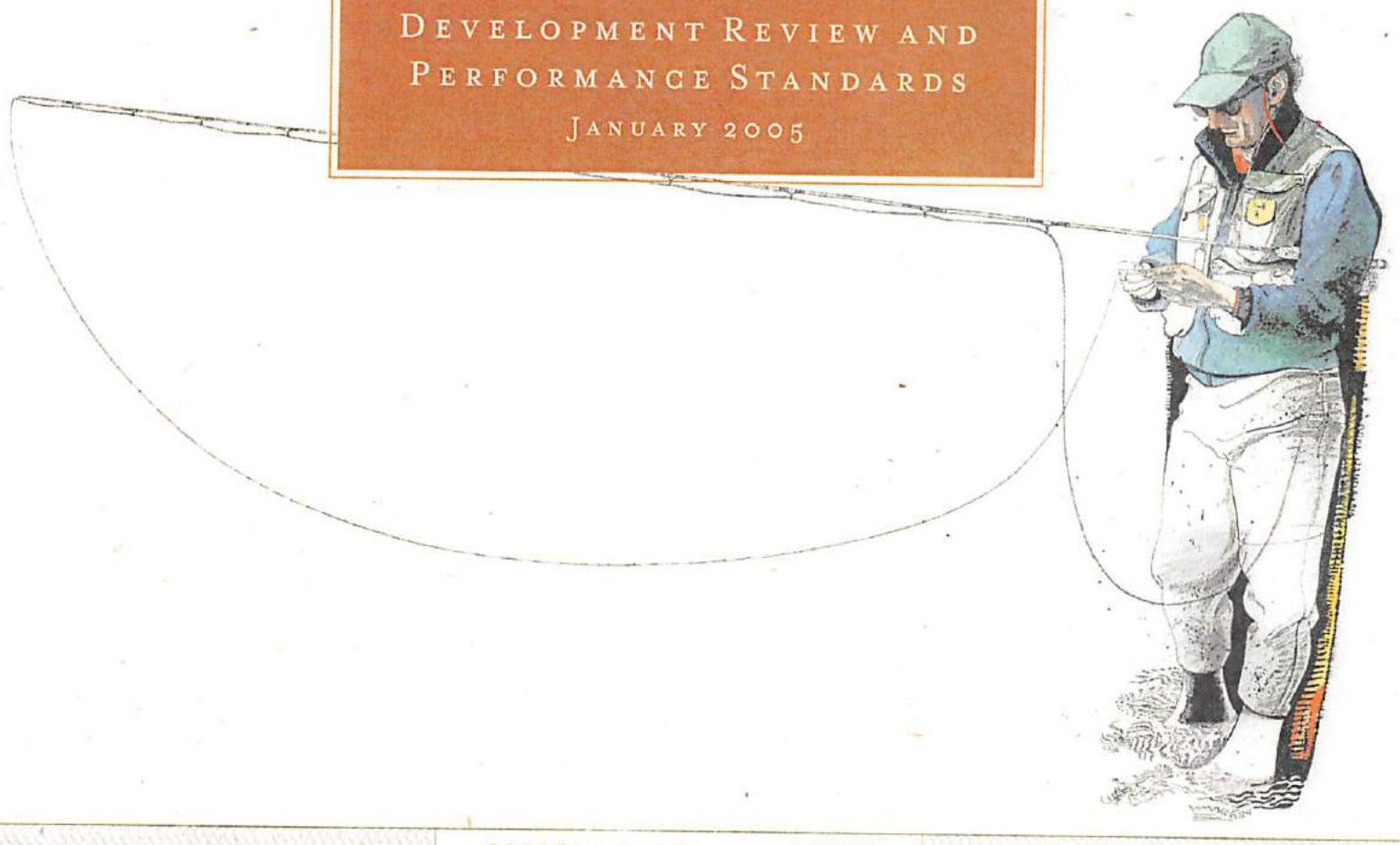
Reserve on the East River
Development Review and Performance Standards
January 2005



Crested Butte, Colorado

Table of Contents

Table of Contents

LIST OF FIGURES

LIST OF APPENDICES

CHAPTER 1: INTRODUCTION

Development Overview

The vision for this distinctive development is to create a private, residential acreage community with high standards of quality in all improvements and integrity to the natural surroundings. Preservation of pristine mountain views, protection of quiet isolation, and provision of easily accessible community amenities are the guiding principles that have shaped this community development plan. The unique natural characteristics of this property, with aspen covered hillsides, undulating terrain, panoramic views of mountains and river valley, meandering river with lush tree canopy, are the guiding inspirational elements that make this residential community so unique.

Each building envelope has been carefully located to maintain privacy from the public highway and adjacent home sites and to preserve existing terrain, vegetation, wildlife habitat, wetlands, and other unique natural elements.

To ensure the vision for this development is achieved at the end of the design and construction process, and to ensure that the integrity of the existing natural environment is maintained, Performance Standards have been created and adopted. The Performance Standards (along with the Declaration) are a tool to be used as a guide for both the homebuilder/homeowner and the Design Review Committee (DRC) for The Reserve on the East River to achieve an agreed upon sensible design. The Performance Standards are meant to outline high quality design, while allowing for individual freedom of expression. The role of the DRC is critical to ensure high quality throughout the community and to maintain the vision for The Reserve on the East River.

In the event of a conflict between the Declaration and the Development Review and Performance Standards, the more restrictive provision shall apply.

CHAPTER 1: INTRODUCTION

Development Overview

The vision for this distinctive development is to create a private, residential acreage community with high standards of quality in all improvements and integrity to the natural surroundings. Preservation of pristine mountain views, protection of quiet isolation, and provision of easily accessible community amenities are the guiding principles that have shaped this community development plan. The unique natural characteristics of this property, with aspen covered hillsides, undulating terrain, panoramic views of mountains and river valley, meandering river with lush tree canopy, are the guiding inspirational elements that make this residential community so unique.

Each building envelope has been carefully located to maintain privacy from the public highway and adjacent home sites and to preserve existing terrain, vegetation, wildlife habitat, wetlands, and other unique natural elements.

To ensure the vision for this development is achieved at the end of the design and construction process, and to ensure that the integrity of the existing natural environment is maintained, Performance Standards have been created and adopted. The Performance Standards (along with the Declaration) are a tool to be used as a guide for both the homebuilder/homeowner and the Design Review Committee (DRC) for The Reserve on the East River to achieve an agreed upon sensible design. The Performance Standards are meant to outline high quality design, while allowing for individual freedom of expression. The role of the DRC is critical to ensure high quality throughout the community and to maintain the vision for The Reserve on the East River.

In the event of a conflict between the Declaration and the Development Review and Performance Standards, the more restrictive provision shall apply.

CHAPTER 2: DESIGN REVIEW

Design Review Committee (DRC)

A DRC has been formed to uphold the developer's overall vision for The Reserve on the East River. The DRC is a committee composed of developer representative(s) and design professional(s) that have the responsibility of reviewing and evaluating plans for proposed new homes intended to be constructed within The Reserve on the East River. Initially, the developer of The Reserve on the East River will appoint DRC members and a DRC Chair person. The DRC does not replace Gunnison County review, but adds to the review process and is required prior to formal submission to Gunnison County.

The DRC consists of a minimum of three (3) voting members. Non-voting members are optional. Members may include:

- » Developer / Developer Representative
- » Landscape Architect or Certified Planner
- » Registered Architect
- » Registered Professional Engineer (P.E.)
- » Land Owner / Home Owner within The Reserve on the East River

The DRC is outlined in Article V: Design Review Guidelines and Committee found in the Declaration for The Reserve on the East River. The DRC has adopted the following Performance Standards and are a part of the Declaration for The Reserve on the East River. In order to maintain aesthetic benefits to the development while enhancing property value, the DRC reserves the right to revise these Performance Standards as changing conditions and priorities dictate.

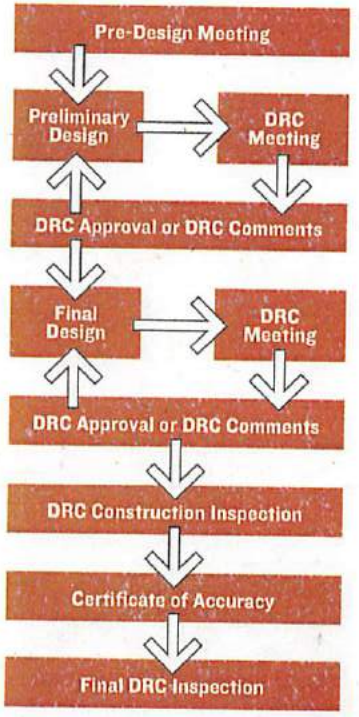
Chapter 2

Design Review Process

To receive approval by the DRC for construction, home/land owners, builders, consultants, and designated representatives (hereinafter referred to as "Owners"), shall comply with this Design Review Process. Approvals follow a six step process: Pre-Design, Preliminary Design, Final Design, Approval of Final Plans, DRC Inspection, and Certificate of Accuracy / Final Inspection.

Multi-building or multi-phased projects should be included in the initial review by the DRC. Approximate locations and sizes for future buildings should be shown and labeled on the plans. Future phased improvements will be required to go through the DRC process prior to construction of such improvements.

Please refer to the following flowchart and description of each of the steps in the design review process.



1. Pre-Design

A pre-design meeting with a DRC representative is required prior to preparing preliminary plans for a proposed residence. The purpose of this on-site review is to discuss proposed construction, site specific design requirements, and to offer guidance regarding site and design and to discuss architectural style. Notes from this meeting will be prepared by the DRC representative and will be available to the Owner(s). Owners are encouraged to bring a plat of survey showing the lot upon which improvements are proposed and a conceptual plan illustrating proposed improvements.

A Pre-design Meeting may be scheduled by calling the DRC Chair at (713)209-7340. Pre-design Meetings will be scheduled on an "as needed" basis.

2. PRELIMINARY DESIGN

After satisfying the Pre-Design Meeting requirements, the Owner may proceed with developing preliminary architectural and site plans, to be submitted to the DRC for review and comment. The DRC reserves the right to reject plans submitted without prior attendance at the Pre-Design Meeting. Incomplete submittals will not be accepted by the DRC for review.

Prior to or at the time of submittal of the Preliminary Plans, the Owner shall provide staking (accurate to within +/-1 foot) of proposed building envelope corners, building corners (proposed structures), and driveway centerline. Stakes must be labeled and visible 3 feet above the existing grade. Proposed building height to be labeled on stakes as well. Owners are encouraged to provide site photographs to aid in illustrating how key views are being preserved with the proposed improvements. If weather conditions make this difficult to accomplish, the DRC may defer this to a later date. The applicant shall request an approved deferral.

The DRC has 45 days from the date of submittal to review the submitted plans and lot staking (weather permitting), and to schedule a meeting with the Owner to discuss the proposed project. Owners should plan to attend a meeting in person with the DRC to discuss their plans and to receive feedback from the Committee. Within ten (10) days of this meeting, an approval letter or letter stating required changes will be provided by the DRC to the Owner(s). Should the Preliminary Plans be approved, the Owner may begin preparation of Final Plan(s). Any changes requested by the DRC, must be incorporated into the Final Plan(s). Any adjustments to the professional survey and/or lot staking should take place prior to submittal of the Final Plans.

A non-refundable fee of $750 per dwelling unit is due with the Preliminary Plan submittal to the DRC. Checks should be made payable to The Reserve on the East River Association. Checks should be accompanied by a review application form (See Appendix A).

2. PRELIMINARY DESIGN

After satisfying the Pre-Design Meeting requirements, the Owner may proceed with developing preliminary architectural and site plans, to be submitted to the DRC for review and comment. The DRC reserves the right to reject plans submitted without prior attendance at the Pre-Design Meeting. Incomplete submittals will not be accepted by the DRC for review.

Prior to or at the time of submittal of the Preliminary Plans, the Owner shall provide staking (accurate to within +/-1 foot) of proposed building envelope corners, building corners (proposed structures), and driveway centerline. Stakes must be labeled and visible 3 feet above the existing grade. Proposed building height to be labeled on stakes as well. Owners are encouraged to provide site photographs to aid in illustrating how key views are being preserved with the proposed improvements. If weather conditions make this difficult to accomplish, the DRC may defer this to a later date. The applicant shall request an approved deferral.

The DRC has 45 days from the date of submittal to review the submitted plans and lot staking (weather permitting), and to schedule a meeting with the Owner to discuss the proposed project. Owners should plan to attend a meeting in person with the DRC to discuss their plans and to receive feedback from the Committee. Within ten (10) days of this meeting, an approval letter or letter stating required changes will be provided by the DRC to the Owner(s). Should the Preliminary Plans be approved, the Owner may begin preparation of Final Plan(s). Any changes requested by the DRC, must be incorporated into the Final Plan(s). Any adjustments to the professional survey and/or lot staking should take place prior to submittal of the Final Plans.

A non-refundable fee of $750 per dwelling unit is due with the Preliminary Plan submittal to the DRC. Checks should be made payable to The Reserve on the East River Association. Checks should be accompanied by a review application form (See Appendix A).

A preliminary submittal checklist (see appendix B) should be provided with the submittal. Four sets of plans shall be submitted in 24" x 36" format, at a scale of 1" = 20' or 1"= 10', sheets should be dated, numbered, should indicate direction of true north and include the following information:

a. Demolition Plan

» Locations and sizes of existing trees, rock outcroppings, existing fence, etc. to be removed.

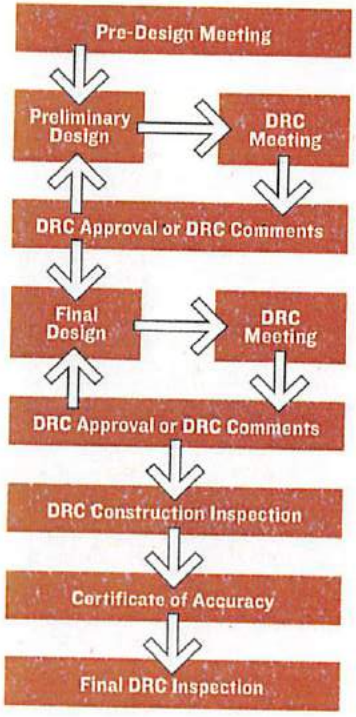
» Limits of proposed construction.

b. Layout Plan

» Lot number, Names of Owner, Architect, and Proposed Builder.

» Professional survey 100 feet beyond the building envelope, and 50 feet either side of the proposed driveway, including but not limited to the following: two foot (2') contour intervals, existing vegetation by type (i.e. aspen, spruce, etc.), existing rock formations, existing fence locations, existing drainage patterns, wetlands, and other significant existing features on the property.

» A preliminary site plan including: proposed residence, other proposed buildings/ structures, square footages for each building footprint, driveway, parking, sidewalks, patios, decks, gazebos, hot tubs, steps, retaining walls, future additions, water well and sewage leach field (dimensioned from two sides of the building envelope), fence, and relocation of any existing trees, rock outcrops, fencing, or other existing site features.



c. Landscape Plan

Landscape Plan, including:

» Areas of reseeding (proposed native seed mix and seeding rate)
» Proposed plant types and locations
» List of proposed plants with common and botanic plant names, planting sizes, and proposed plant quantities
» Paths
» Patios and decks
» Planting beds
» Mulches
» Edging
» Lighting
» Other landscape features.

d. Architectural Plans

Architectural plans at a scale of ¼" = 1', including:

» Roof Plan: identify pitch, valleys, hips, overhangs and materials
» Floor Plans: main structure, accessory structures, balconies and decks. Plans should be dimensioned and labeled appropriately.
» Exterior Elevations: include side elevations of each structure, identify materials and colors, existing and proposed grade lines, finish floor elevations, top of slab elevations, and building height.
» Material samples: a range of colors can be submitted, if final exterior colors have not yet been selected; brochures with proposed material information.

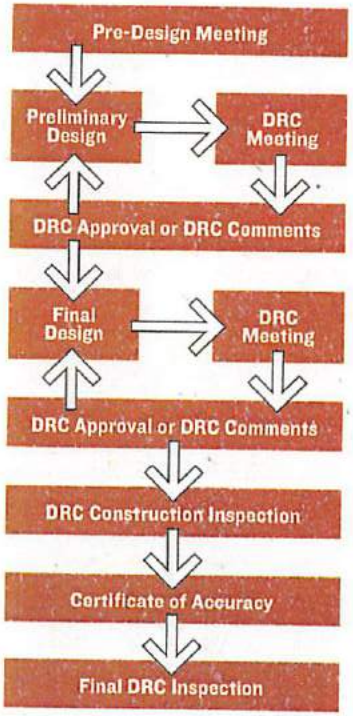
3. FINAL DESIGN

Following Preliminary Plan approval by the DRC, the Owner may proceed with the Final Plan submittal process. If Final Plans are not approved, the Owner shall re-submit the plans with necessary revisions to the DRC.

A non-refundable fee of $750 per dwelling unit is due with the final submittal to the DRC. Checks should be made payable to The Reserve on the East River DRC. Checks should be accompanied by a review application form (See Appendix A).

A final submittal checklist (see appendix C) should be provided with the submittal. Four sets of plans in 24" x 36" format, at a scale of 1" = 20' or 1" = 10', sheets should be dated, numbered, should indicate direction of true north and include the following information:

a. - d. Items from the Preliminary Submittal Checklist, plus:
e. Wall sections
f. Exterior details (supports, decks, stairs, railings, chimneys, and patio privacy fences).
g. Material and Color Boards. Samples of exterior colors and materials, including window and glass specifications.
Identify color designation, manufacturer, and where it will be used (i.e. trim, fascia, wall, etc.).
h. Exterior lighting specifications and cut sheets.
i. Foundation and structural drawings prepared and stamped by registered architect or licensed engineer.



4. APPROVAL OF FINAL PLANS

When Final Plans are approved, the DRC will stamp plans "Approved" and return one copy to the Owner. Approvals must be in writing from the DRC, verbal approvals, by individual members of the DRC shall be considered invalid. Approval of plans by the DRC shall not be deemed to constitute compliance with the requirements of any local building, zoning, safety, health or fire codes, and shall be responsibility of the Owner to assure such compliance. Following approval of the Final Plans the Owner may apply for the appropriate building permits, and when approved, start construction.

Modifications to approved plans requires the applicant to follow the same Final Design Review Process outlined in these performance standards.

5. DRC INSPECTION

DRC approvals are valid for a period of one year. Construction should begin within 120 days from DRC Final Plan approval (weather permitting). If construction does not commence within a one-year period, a new application must be submitted and approved by the DRC. Construction must be completed within twenty-four (24) months from commencement of construction. A one year extension may be applied for, approval is subject to DRC discretion.

The DRC may inspect work in progress, and give written notice of non-compliance with approved plans. DRC visits are in addition to and unrelated to standard inspections required by other jurisdictions throughout the construction process.

If a field change to exterior elevations or site plan is warranted due to unforeseen site conditions, it is the Owner's responsibility to contact the DRC to explain such conditions and the proposed solution. The DRC will then determine if an official review is necessary to proceed with the change. If changes do not meet performance standards, DRC review and approval is definitely required.

6. CERTIFICATE OF ACCURACY/FINAL DRC INSPECTION

Upon completion of construction of the residence or other improvements for which the approval was given by the DRC, the Owner must hire a licensed, registered Surveyor to provide a Certificate of Accuracy. The Certificate of Accuracy attests that:

> *The principle residence and any other structures fall within the assigned 3-D building envelope. The certificate must be in the form of an improvements survey indicating the location and elevation of the assigned building envelope, driveway centerline, as-built foundation walls locations (including dimensions from the building envelope and spot elevations), roof outlines, and peak elevations for structures. Points at which elevations are taken must be clearly identified and correlated with location of top of foundation and roof elevations as shown in the approved Final Plans.*

Submittal of the Certificate of Accuracy to the DRC shall be considered written notice of completion (See Appendix D). The DRC shall have 30 days from receipt of the notice of completion to make a final inspection.

If the DRC finds the work was not done in compliance of final approved plans, the DRC will notify the Owner in writing of non-compliances, and shall require the owner to remedy the same. If construction is in compliance the DRC shall sign the Certificate of Accuracy and return a copy to the Owner(s).

No residence shall be occupied until the DRC has signed and returned to the Owner(s) the Certificate of Accuracy.

CHAPTER 3: PERFORMANCE STANDARDS

Performance Standards Relationship to Other Regulations

The DRC is responsible for review and approval of site, architecture, and landscape design. It is the responsibility of the Owner to comply with and obtain approval from applicable City, County, State and Federal standards and requirements. Local building codes, life safety codes, and applicable Federal and State regulations take precedence where the Performance Standards appear to require or recommend actions that are in conflict with such codes and regulations.

Allowance for Variations to the Performance Standards

If an Owner desires a variation from the Performance Standards, a written request shall be submitted to the DRC which incorporates the requested variation. The DRC may authorize such variations if the DRC finds the requested variation is equal to or better than the provision of the Performance Standards sought to be varied, or the provision would create a site specific hardship on the Owner.

Site Design

1. ACCESS / CIRCULATION

Circulation systems are based on the concept of providing multiple links between homes and community amenities while limiting traffic near individual home sites.

a. Automobile Circulation

1) COMMUNITY ROADWAY

A semi-public roadway system connects to each home site. This roadway system connects residents to: trail head with parking, ponds, equestrian center, and fishing lodge complex. The roadway shall be maintained by the Home Owner's Association.

2) PRIVATE DRIVES

Private drives, connecting to existing access drives, should follow existing contours of the site and should avoid existing trees and rock outcrops. Long straight runs should be avoided to maintain a more natural appearance. Roadbeds cut into the slope are preferred to fill. Driveways should drain to rock-lined ditches and/or culverts on the uphill side of the driveway. Cut banks should have a rolling character to match surrounding terrain and should be replanted with native plant materials.

b. Pedestrian and Equestrian Circulation

Roadway shoulders and off-road trail systems create a viable non-motorized circulation system for the development. Smaller, interconnecting loop trails provide options for shorter or longer routes. Pedestrians, cross country skiers, and equestrians share the trail system. Each home site is permitted to have a private trail spur that connects to this community trail system. Owners may submit proposed alignment of this spur to DRC for review and approval.

The community trail provides connectivity throughout the development (summer stables, ponds, equestrian center, fishing lodge complex, and unique points of interest within the development) and to the US Forest Service land. The trail system shall be maintained by the Home Owner's Association.

2. BUILDING ENVELOPE

The building envelope is a three-dimensional box or volume of space, in which the proposed site development shall occur. Development includes all structures (and associated basements) and site improvements (with the exception of the access drive. This envelope has been pre-determined for each lot. The footprint of this envelope is between 10,000 and 20,000 square feet. This building envelope identifies suitable building area and limits of visual disturbance. Owners may obtain information on their three-dimensional envelope from the DRC Chair (713)209-7340.

Design within the building envelope shall abide by the following standards:

a. Tree removal

- » Preserve existing landscape where possible.
- » Relocate rather than remove trees when feasible.
- » Tree removal is permitted within the building envelope and within fifteen feet (15') on either side of the proposed driveway center line.
- » Clear cutting Aspen trees within the building envelope is prohibited. (Refer to Defensible Space requirements within the Landscape Standards Section).
- » Removal of or damage to trees other than those approved in specified areas is prohibited.
- » Trees to be removed must be flagged for identification and approval by the DRC during the lot staking inspection.
- » Individual owners are responsible for having dead trees removed from their own property.

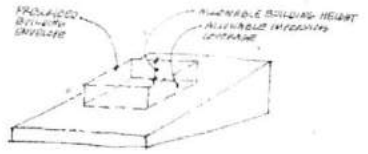


Figure 2: Typical 3D Envelope

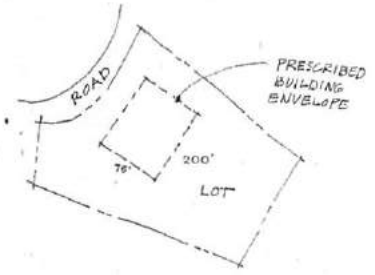


Figure 3: Typical Envelope on a lot

b. Site Grading/drainage

Site work shall preserve existing topography and maintain existing drainage structures, washes, and creek beds.

1) GRADING

» Limit grading to building envelope and within fifteen feet (15') of the proposed driveway centerline.
» Minimize site grading within the building envelope.
» Maximum of 3:1 slopes.
» Provide graceful contours with transitions at the head and toe of the slope.
» Vary long slopes to avoid broad flat surfaces.
» Grading within the drip line of existing trees is prohibited.
» Install temporary fencing at drip line of existing trees during construction. If necessary, a small retaining wall may be used to protect trees and maintain grade at the drip line.
» Preserve existing, historic drainage patterns.
» Where disturbance to or relocation of existing drainage swales must occur, reconstruction shall reflect a natural appearance.
» Drainage shall not be allowed to concentrate, but must percolate and should flow in a non-destructive course.

2) EROSION CONTROL

» Use slope stabilization fabrics or tackifiers on slopes equal to or greater than 30 percent.
» Crimp straw in areas of re-seeding where grades are relatively flat (grades less than 30 percent).
» Sedimentation basins shall be constructed where and if necessary.
» Silt fences should be placed along the contour at the base of a disturbed area during construction.

» Silt fences shall be constructed of woven synthetic material and act to filter suspended sediments from runoff.
» If concentrated runoff conditions may exist, straw bale barriers should be placed to filter sediments.
» Silt fences should remain intact at all times during construction and should only be removed after vegetation of disturbed areas has become established.

3) RETAINING WALLS
» Placement of walls should complement and be integrated with the existing landscape and proposed structure, in location and appearance.
» Walls shall not exceed four feet (4') in height.
» Walls may step or be terraced.

c. Principle Residence and Site Organization
» Mass, proportion, and scale of the residence should blend into the site and must not extend outside of the three-dimensional building envelope.
» Buildings should step with the existing terrain, and form to existing trees and rock outcroppings.
» Varied rooflines and multiple building axes are encouraged.
» Monotonous rooflines of linear design are discouraged.

d. Accessory Building Character and Orientation
» Create positive outdoor space through placement of the principle residence and accessory building structures within each building envelope.
» Accessory buildings shall match the principle residence in form and material.
» Accessory buildings shall appear secondary to the principle residence.
» Accessory buildings may include, but are not limited to: detached garages, carriage houses/guest houses, gazebos.

e. Preservation of Views

»Provide selected views out from the home.

»Screen views of the residence from adjacent lots and trails.

»Screen views of the residence from off-site roads.

f. Setback Requirements

There are no setback limitations within the building envelope, unless a unique existing site feature is present within the building envelope.

Unique site features may include, but are not limited to:

»Identifiable wetland – 100' setback

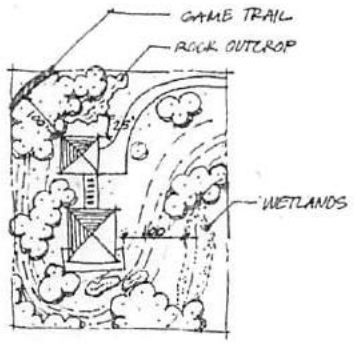


Figure 4: Building setback (within the building envelope for unique site features)

g. Fencing and Screening

Fencing is permitted to enclose areas for privacy, to protect children, and to contain pets. Fencing shall be compatible with the natural environment and the proposed principle residence.

1) FENCED AREA

»Privacy fencing and screening is allowed immediately adjacent to the principle residence and/or guest house.

»A maximum of 3,000 square feet may be fenced for each principle residence.

»Horses, if tethered securely are temporarily (not overnight) permitted on the property.

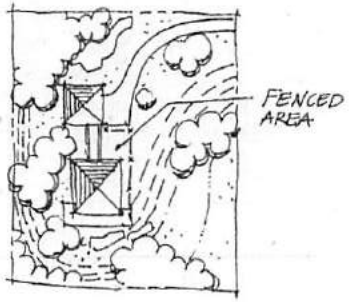


Figure 5: Allowable Fence Area

2) FENCE HEIGHT

»Privacy fence and screening shall not exceed five feet in height.

3) FENCE MATERIALS AND COLORS

»Fencing must be constructed of materials and forms complimentary to the exterior elevations of the main residence and other structures on the property.

»Fencing shall be painted or stained a warm natural color.

»Two or three rail fences are preferred.

»50% or more of the fence face shall be transparent.

»Solid wood privacy fencing is prohibited.

»Lot line fences are prohibited.

4) SCREENING

»Utilize natural plantings to break up the visibility of fencing on and off site.

»Screen structures from other home sites, roadways and Highway 135 through earth work, vegetative plantings, and/or "naturalistic" rock outcroppings.

»Trash enclosures shall be screened from adjacent roadways and residential properties. Screening must be one foot (1') higher than the object being screened, up to a maximum height of six feet (6'). Trash areas shall be screened with retaining walls, fences, earth work, landscaping, or a combination of these.

»Trash enclosures shall use similar or complementary materials and colors as the principle residence.

»Trash areas shall not exceed 20 square feet in size.

»Trash enclosures shall be bear proof.

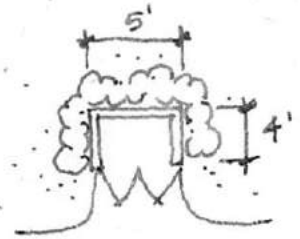


Figure 6: Plan view of typical Trash Enclosure

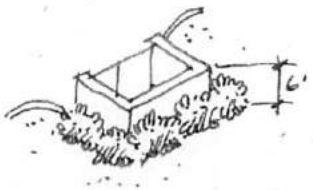


Figure 7: Perspective view of typical Trash Enclosure

3. UTILITIES

a. Antennas and Satellite Dishes

» Rooftop mounted antennas are prohibited.
» Communication, TV, radio antennas, and aerials must be installed inside the attic or roof crawl space.
» Eighteen inch (18") diameter or smaller satellite dishes are permitted (DRC shall approve mounting locations).
» Satellite receivers larger than eighteen inch (18") diameter are prohibited.

b. Exterior Lighting

» Site lighting shall meet the functional needs of the proposed use without adversely affecting the adjacent properties or the residential community.
» Exterior lighting shall be high cut off and down directional so that the light falls either on the surface of the structure to be illuminated or on the ground.
» Highlighting of building surfaces is prohibited.
» The style of the light and fixtures shall be consistent with the style and character of the principle residence.
» Lighting should emphasize entrances.
» Maximum on-site lighting levels within the building envelope area shall not exceed 0.5 foot-candles.
» No on-site lighting is permitted outside the building envelope.
» High pressured sodium lights are prohibited.
» Light sources must be screened from view of Highway 135.

4. ARCHITECTURE

Architecture is a personal expression of an individual's taste, needs and uniqueness. The DRC encourages overall quality through well-conceived and balanced design and detailing, while allowing individual expression of design. High quality design full of creative solutions for the unique nature of each individual building envelope is expected. Architectural styles are limited to traditional, western and south-western styles. The DRC shall review and approve or deny architectural style with required DRC submittals.

a. Facades

The quality of design should not be limited to the front elevation of the residence or structures. If brick and masonry materials are a component of the front façade, those elements should be continued on others elevations of the residence. Architecture should reflect the natural environment of The Reserve on the East River, through choice of natural materials and colors and by maintaining scale with the surroundings.

b. Doors and windows

» Doors should serve as a welcoming signature for each home and should create human scale.
» Windows should create an open or transparent feel with adequately proportioned sup port elements.
» Design elements should be used consistently throughout the residence (such as arched heads on openings or window muttons) to provide continuity of design.
» Arbitrary placement or excessive number of openings should be avoided.
» Small or undersized openings should be avoided.
» Reflective glare from windows must be minimized (i.e. large overhangs).

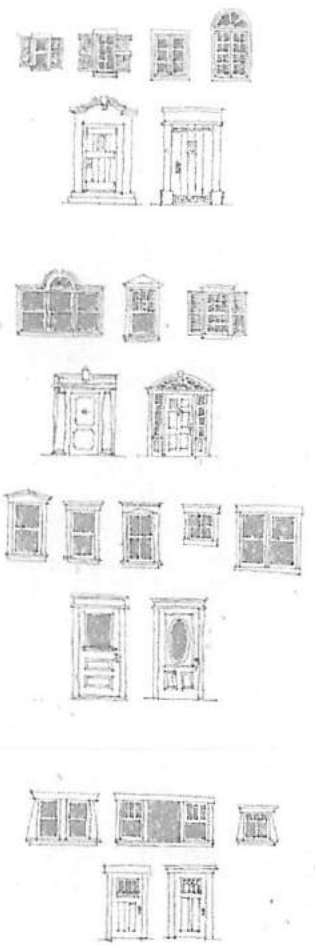


Figure 8: Windows and Doors

c. Garages

» Detached or semi-detached garages are encouraged.
» Garage doors located on a side elevation are encouraged over front elevation locations.
» Garages should to be setback a minimum of ten feet (10') from the adjacent facade.
» Garage doors should include jamb details and shadow lines consistent with the principle residence.
» Eave lines should be wrapped around the first level elevation of the home.
» Well proportioned glazing is encouraged on garage doors.

d. Exterior trim and embellishments

» Trim, rake and eave moldings should be consistent with a residence's architectural style.
» Windows and door trim should be a minimum of 1 inch by 4 inch painted wood or smooth hardboard trim, or a minimum 4-inch wide brick mold. If stucco is used on the exterior walls, a minimum 1-inch deep raised relief around the windows and doors should be used.
» Overhangs and eaves should be complimentary to the architectural style of the residence (overhangs to be a minimum of 36 inches).
» Facia detail should be in scale with roof overhang.
» Exterior column dimensions should be in scale with the overall size of the residence.
» Oversized entry or porch elements, exceeding one story in height, should be scaled according to the overall scale of the elevation on which it is attached.

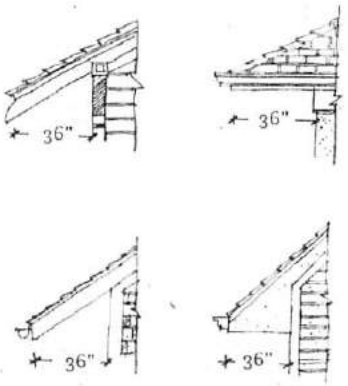


Figure 9: Roof Overhangs

e. Foundation treatments

» Exposed foundation walls shall not exceed twelve inches (12') of visible foundation.
» Walls should be covered with masonry, painted or finished with a stucco or cement wash.
» Use of cross bracing or exposed posts greater than 5 feet in height under structures is discouraged.
» Wood siding extending down over the foundation should follow grade lines, not steps in the concrete foundation.

Figure 10; Foundation Treatement

e. Appurtenances

» Plumbing and ventilation stacks should be grouped in the attic to minimize the number of penetrations through the roof.
» Gable and ridge venting is encouraged as these tend to be more concealed than metal roof vents.
» Roof vents with masonry shielding are encouraged. Metal is discouraged. However, if metal is used, it shall be painted to match the roof color to reduce glare.
» Roof penetrations and appurtenances shall be painted to match or be compatible with roof color to minimize visibility (brick and stucco chimneys are exempt from this requirement).
» Furnace and fireplace flues shall be enclosed with a masonry chimney.
» Skylights and solar panels should be integrated with the roof design. Skylights should be flat glazed glass units. Plastic bubble skylights are not allowed.
» Large flue, swamp cooler, satellite dish and other significant appurtenances should be located towards the rear of the home and/or lot to minimize visibility from the roadway or from other residences.

5. EXTERIOR MATERIALS, FINISHES, AND COLORS

a. Preferred Materials

» Natural stone
» Brick masonry
» Acrylic based stucco
» Clapboard, rustic, or detailed cedar siding
» Log, 10 inch diameter or larger
» Hewn timbers

b. Material Use

» Materials on an elevation should be broken up by depth or in detail.
» No more than three (3) different materials (excluding roof material) should be used on an elevation.
» Brick and stone are encouraged, but should not be used together.
» Synthetic material (with the exception of stucco) is discouraged (if proposed, a 4 foot by four foot sample lay up must be constructed on site for DRC review and approval).
» Use of large flat slabs of stone is discouraged.
» Stone masonry joints shall be held to a maximum of one inch (1") in width, and raked clean.
» Brick masonry should incorporate soldier or other decorative coursing, articulating window headers and sills, special chimney statements, quoining and patterned lay-ups.
» Brick should appear to be load bearing rather than veneer.
» Stucco detailing shall balance the other materials on the building.
» Heavy textured materials should be used to create contrast and interest to the flatness of the stucco.
» Careful color blending of stucco and use of detail and relief is required to provide a high level of articulation to the wall surface.
» Wood is allowed, if a base treatment of masonry is applied on the lower thirty (30) inches of the elevation.

» Use of heavy timber, rustic texture and knotty species are encouraged.
» Clapboard or lap siding, if properly detailed is acceptable, with no greater than six inches (6") between boards.
» Plywood siding is prohibited except for use in building soffits.
» Logs, minimum of 10 inches in diameter.

c. Exterior Colors

- Natural colored paints and stains.
- High saturated color hues shall be limited to accents.
- Bright, unfinished or mirrored surfaces are prohibited.
- High gloss paints are discouraged.
- Wall and roof colors should be coordinated.
- Corner trim should be of similar or lighter value than the main body color.
- Main body color should be darker in value / hue.

6. ROOFS

The roof is an important visual element in the overall building aesthetic. A mixture of multiple rooflines creates interest to the sculptural mass of the building. Roof materials and colors should follow the lead of the exterior finish material.

a. Roof types and pitches

» Low pitched roofs are preferred (structural support should be designed for snow loading).
» Roofline height must not exceed the height of the existing vegetation or the maximum height of the 3-D building envelope.
» Use of major rooftop elements such as dormers, chimneys or skylights should enhance the form and be integrated with the residence.

Figure 11: Preferred Exterior Color Families

» Gable or hip type roofs are encouraged.
» Flat roofs are discouraged in general and are prohibited on the principle structure.
» Lower eave heights, dormers, multiple ridges and roof axes, hips, clipped hips, and gable should be creatively and harmoniously incorporated into the roof design.
» Combinations of hips and gables on the same building plan are discouraged.
» Roof overhangs must be a minimum of thirty-six inches (36").
» A maximum 4:12 or 5:12 pitch roof is required.
» Roofs with pitches steeper than 12:12 or flatter than 5:12 are prohibited for upland home sites.

b. Permitted Roof Materials and Colors

» Slate with earth tones
» Clay tiles with earth tones
» Concrete tiles with natural texture and color
» Ribbed metal of corten steel (with controlled oxidation) or muted earth tones to be approved.
» Three-dimensional asphalt shingle
» Fire resistant wood shakes.

Figure 12: Roof Form

7. Building Height

Building height is defined as the vertical distance from finished ground level to the highest point on the roof. Maximum building height shall not exceed the following standards and shall fit within the prescribed three-dimensional building envelope:

a. Hillside Homes

» Maximum height – 24 foot maximum on the uphill side
» Maximum height - 32 foot maximum on the downhill side
» Second story shall not exceed 50 percent of first floor area
» Multilevel home – design to step down the hillside and follow existing contours

Figure 13: Hillside Home

b. Waterfront Homes

» Low profile design is required

» Maximum height - 24 foot maximum facing Highway 135

Figure 14: Waterfront Home

8. DECKS

» Decks should be a seamless extension of the building architecture.

» Landscaping around decks should integrate man-made features with natural terrain and vegetation.

» Decking underside should be screened from below (style of construction needs to adjust for this as planting is not recommended within the defensible space).

» Deck materials should match or compliment the exterior materials of the principle structure.

» Railing design should be integrated with the deck and house design.

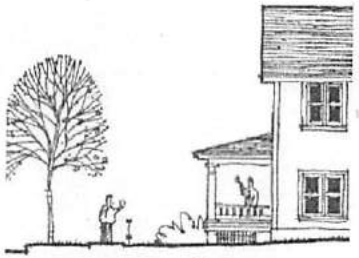


Figure 15: Decks

9. LANDSCAPING

a. Existing vegetation

1) PRESERVATION

» Preservation of the existing landscape is required.

» Clear cutting of Aspen trees within the building envelope is prohibited (Refer to Defensible Space requirements within the Landscape Standards Section for more detail on tree removal permitted within the building envelope area).

» Removal of or damage to trees other than those approved in specified areas is prohibited.

» Trees to be removed must be flagged for approval by the DRC during the lot staking inspection.

2) CONTROL OF NOXIOUS WEEDS

»Areas disturbed during construction shall be re-seeded with native species.

»The property shall be monitored and maintained to prevent noxious weeds from establishing or spreading (see Appendix F for a list of noxious weeds).

b. General Landscape Standards

To enhance the existing natural landscape, new plantings should compliment native species and be compatible with the existing environmental conditions.

1) MASSING

Trees, shrubs, ornamental grasses, perennials and groundcovers should be planted in informal groupings to define outdoor spaces, reinforce the primary entrance and to enhance the design of the residence. Planting clusters of several different species along fences or walls is recommended over mass planting of a single species, to soften structures.

2) SEASONAL INTEREST

Plant material should be selected to provide seasonal color and interest (fall color, spring flowers, berries, texture).

c. Defensible space

(Source of information: F.C. Dennis, "Creating Wildfire-Defensible Zones', Natural Resources Series, no. 6.302, Colorado State University Cooperative Extension) This information is included for your information only, it will not be utilized as a strict standard for evaluating your site plan.

»Zone 1: No "flammable vegetation" within fifteen feet (15') of any structure. This distance is measured from the outside edge of the home's eaves and from any attached structures (i.e. deck), refer to Figure 19. Plant no material within three feet (3') of the structure. Do not plant directly beneath widows or next to foundation vents. Do not store firewood or other combustible materials in this area. Use rock mulch under decking and around foundation. Do not plant trees in this zone. Remove all existing "evergreen" trees from this zone. Mow in fall, winter and early spring.

»Zone 2: Fuel reduction area. This is a 75-125' zone from the structure, depending on the slope of the ground (see Figure 20). Removal of diseased, dead or dying trees and shrubs. Limit the number of dead trees retained in this zone. Thin and prune larger trees and shrubs (include driveway area). Prune "evergreen" trees to provide ten feet (10') between crowns. Prune trees to a height of ten feet (10'). Reduce the amount of pruning as you approach zone 3 to provide a natural transition from a visual standpoint. Mow in fall, winter and early spring.

»Zone 3: Beyond zones 1 and 2 (refer to Figure 16). Thin out damaged, diseased vegetation. No mowing in this zone. (Dead trees providing valuable wildlife habitat can be preserved.)

d. Firewise landscaping

(Source of information: F.C. Dennis, "Fire-Resistant Landscaping, Natural Resources Series, no. 6.303, Colorado State University Cooperative Extension)

»Plants near your home should be spaced further apart and should be lower growing that those planted or growing farther away.
»Plant in small, irregular clusters rather than large masses.
»Break up vegetative plantings with rock mulch or stepping stone pathways.
»Use a variety of different plant types and species in your landscape.
»Use fire resistant mulches.

Flammable vegetation is defined as: vegetation that grows high above the ground; has a high sap or resin content; accumulates dead branches, needles, leaves or ther debris; is difficult to maintain and prune; and is not drought-tolerant.

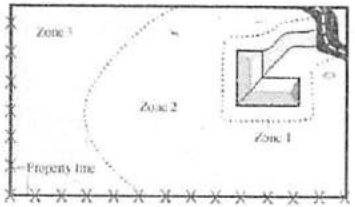


Figure 16: Defensible Zones

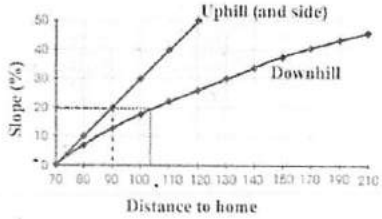


Figure 17: Zone 2 - Fuel Reduction Area

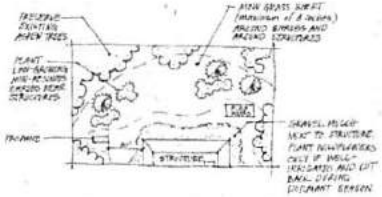


Figure 18: "Optimum plant placement"

» Mow grasses in zones 1 and 2 during fall, winter, and before greening up in the spring. Grass height should gradually increase further from the house, up to eight inches (8") at the furthest edge of zone 2. Grasses should be mowed to very low heights around garages, outbuildings, decks, firewood piles, propane tanks, shrubs, and specimen trees with low growing branches.
» Use groundcovers instead of grass for parts of your defensible space, especially areas where mowing grasses would be difficult (i.e. steep slopes).
» Space wildflower beds apart to minimize fire hazard.
» Do not plant shrubs (immediately) adjacent to decks, beneath windows or vents, under tree canopies.
» Do not use shrubs to screen propane tanks, firewood piles or other flammable materials.
» Plant shrubs individually or in small clumps. Select low growing, non-resinous varieties.
» Aspen and Cottonwood trees are recommended over evergreen species.
» Remove dead leaves in the fall from zone 1.
» Do not plant trees near structures.
» Allow ten feet (10') between tree canopies. Plant trees twenty to twenty-five feet (20-25') apart. Thin trees out as they mature.
» Use deciduous species as their leaves have a higher moisture content and they have less fuel content when they are dormant than evergreen species.
» Use drought tolerant and salt tolerant species as they tend to resist burning better than other species.

e. Water requirements/species selection

» Use native and drought tolerant plants to conserve water, minimize maintenance and provide wildlife value.
» Group plants with similar water requirements together.
» Limit high-irrigation turf and plantings to high use or high visibility areas.

» Non-native turf shall be limited to a 1,200 square foot area.
» Use efficient irrigation systems.
» Use mulches and soil improvements. A minimum four inch (4") depth of shredded cedar mulch, three inch (3") depth of rock or cobble mulch are encouraged.

f. Recommended Plant List and Seed Mixes

Please refer to Appendix E, for recommended plant and seed mixes.

g. Irrigation / Water Conservation

» Use mulch to help plant material retain moisture, establish health root systems and provide protection from lawn mower damage.
» Use native and drought tolerant species to conserve water.
» Supplemental irrigation should be limited to establishment of plant material and should be designed and used in accordance with well permit and county standards.

h. Maintenance

(Source of information: F.C. Dennis, "Fire-Resistant Landscaping, Natural Resources Series, no. 6.303, Colorado State University Cooperative Extension)

» Remove annuals and perennials after they have gone to seed or when the stems become overly dry within zone one.
» Rake up leaves and other litter as it builds up through the season in zones one and two.
· Mow or trim grasses to a low height within your defensible space (zones one and two).
» Remove plants and plant parts damaged by snow, wind, frost or agents (zones one, two and three).
» Prune plant material (zones one and two).
» Maintain landscape in a neat and attractive condition.

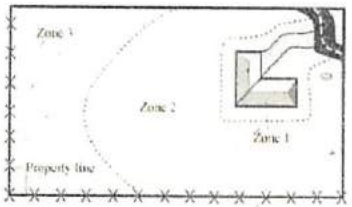


Figure 19: Zone Map

EXHIBIT C: BUILDING ENVELOPE DATA FOR THE RESERVE ON THE EAST RIVER

LOT NUMBER	PARCEL	MINIMUM ENVELOPE AREA	GRADE POINT LOCATION	ELEVATION ON GRADE	ELEVATION OF MAX. AVG. PRIMARY ROOF RIDGELINE	MAX. AVG. HEIGHT OF PRIMARY ROOF RIDGELINE IN FEET
24	A	10,000	High Point Low point	10,047 10,040	10,071 10,071	24 31
	B alternate	10,000	High Point Low point	10,052 10,047	10,076 10,076	24 29
	C alternate	10,000	High Point Low point	10,049 10,040	10,073 10,073	24 33*
	D alternate	10,000	High Point Low point	10,052 10,045	10,076 10,076	24 31
23	A	10,000	High Point Low point	10,107 10,090	10,131 10,131	24 41*
	B alternate	10,000	High Point Low point	10,106 10,092	10,130 10,130	24 38*
	C alternate	10,000	High Point Low point	10,116 10,112	10,140 10,140	24 28
	D alternate	10,000	High Point Low point	10,118 10,108	10,142 10,142	24 34*
22	A	10,000	High Point Low point	9,880 9,872	9,904 9,904	24 32*
	B alternate	10,000	High Point Low point	9,882 9,868	9,906 9,906	24 38*
	C alternate	10,000	High Point Low point	9,896 9,882	9,920 9,920	24 38*
21	A	10,000	High Point Low point	9,960 9,940	9,976 9,976	16* 36*
	B	10,000	High Point Low point	9,960 9,940	9,976 9,976	16* 36*
	C	10,000	High Point Low point	9,958 9,940	9,982 9,982	24 42*

* The maximum building elevation is 32 feet measured from the average height of the "primary roof" ridgeline that is most parallel to existing grade immediately beneath the house. This measurement would be achieved by dropping a plumb bob from the average height point along the ridgeline directly to grade.

** Home owner will be required to construct a landscape berm of sufficient height adequate to screen all structures from view of Highway 135 in the vicinity of the main entrance into The Reserve property.

*** These home sites have more restrictive height limitations.

20	A	10,000	High Point Low point	9,892 9,876	9,916 9,916	24 40*
	B alternate	10,000	High Point Low point	9,895 9,873	9,919 9,919	24 46*
	C alternate	10,000	High Point Low point	9,878 9,860	9,902 9,902	24 42*
19	A	10,000	High Point Low point	9,856 9,838	9,880 9,880	24 42*
	B alternate	10,000	High Point Low point	9,844 9,828	9,868 9,868	24 40*
	C alternate	10,000	High Point Low point	9,834 9,820	9,858 9,858	24 38*
	D alternate	10,000	High Point Low point	9,848 9,834	9,872 9,872	24 38*
18	A	10,000	High Point Low point	9,683 9,678	9,707 9,707	24 29
	B alternate	10,000	High Point Low point	9,700 9,690	9,720 9,720	20** 30
	C alternate	10,000	High Point Low point	9,685 9,670	9,701 9,701	16** 31
17	A	22,000	High Point Low point	9,655 9,630	9,667 9,667	12** 37*
16	A	10,000	High Point Low point	9,696 9,688	9,720 9,720	24 32
	B alternate	10,000	High Point Low point	9,700 9,680	9,724 9,724	24 44*
15	A	10,000	High Point Low point	9,560 9,540	9,576 9,576	16** 36*
14	A	10,000	High Point Low point	9,396 9,384	9,420 9,420	24 36*
	B alternate	10,000	High Point Low point	9,390 9,378	9,414 9,414	24 36*
	C alternate	10,000	High Point Low point	9,414 9,398	9,438 9,438	24 40*

13	A	10,000	High Point Low point	9,482 9,458	9,494 9,494	12*** 36*
	B alternate	10,000	High Point Low point	9,458 9,442	9,482 9,482	24 40*
12	A	10,000	High Point Low point	9,440 9,424	9,464 9,464	24 40*
	B alternate	10,000	High Point Low point	9,430 9,410	9,454 9,454	24 44*
11	A	10,000	High Point Low point	9,235 9,218	9,259 9,259	24 41*
10	A	10,000	High Point Low point	9,155 9,140	9,179 9,179	24 39
9**	A	10,000	High Point Low point	9,082 9,070	9,102 9,102	20*** 32
	B alternate	10,000	High Point Low point	9,078 9,067	9,094 9,094	16*** 27
	C alternate	7,700	High Point Low point	9,069 9,060	9,085 9,085	16*** 25
	D alternate	7,700	High Point Low point	9,060 9,050	9,074 9,074	14 24
8	A	19,000	High Point Low point	8,429 8,429	8,453 8,453	24*** 24
7	A	21,878	High Point Low point	8,422 8,422	8,446 8,446	24*** 24
6	A	27,018	High Point Low point	8,416 8,416	8,440 8,440	24*** 24
5	A	19,800	High Point Low point	8,411 8,411	8,435 8,435	24*** 24
4	A	13,000	High Point Low point	8,398 8,398	8,422 8,422	24*** 24
3	A	11,811	High Point Low point	8,394 8,394	8,418 8,418	24*** 27
2	A	19,800	High Point Low point	8,386 8,386	8,410 8,410	24*** 24
1	A	24,000	High Point Low point	8,388 8,388	8,412 8,412	24*** 24