Design Guidelines

Of

The Homestead

Effective November 1, 2004

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ARTICLE 1
GENERAL

The purpose of these DESIGN GUIDELINES is to provide detailed application and approval procedures for submission of construction plans to the Architectural Control Committee (ACC) and home improvement/new construction requirements according to the AMENDED DECLARATION OF THE PROTECTIVE COVENANTS OF THE HOMESTEAD (AMENDED DECLARATION). Buildings or improvements which do not meet the requirements herein will not be approved for construction.

These DESIGN GUIDELINES represent the desire of the HOMESTEAD LOT OWNERS (Owners) to enhance the character and aesthetics of the HOMESTEAD, to be compatible with and blend with the natural landscape and the surrounding residences, to be user-friendly with the extreme climatic conditions and protect the investment of the Owners.

The majority of existing homes are multi-level, single family homes using whole log, log siding or lap siding of natural wood or fiber-cement with stone, natural wood or fiber cement shingles and/or natural wood or fiber cement for trim. Roofing material is composition shingle or metal. All new homes and remodeled older homes in the past seven years support this trend. These DESIGN GUIDELINES provide a formal framework to ensure future construction supports the desire of the Owners.

The Homestead has previously allowed the erection of one manufactured home, which home shall be considered grand-fathered. It is the intent of the Owners that only new structures and improvements to existing structures as described herein be permitted. To that end, manufactured homes, which are defined in Section 38-29-102(6), C.R.S. (2003), as "…a preconstructed building unit or combination of preconstructed building units without motive power designed and commonly used for residential occupancy by persons in either temporary or permanent locations, which unit or units are manufactured in a factory or at a location other than the residential site of the completed home," shall not be permitted. Such homes have also previously or alternately been referred to or statutorily defined as "modular homes," "mobile homes," or "trailers," and are similarly prohibited.

Should a conflict exist between these DESIGN GUIDELINES and the design and approval portions of the AMENDED DECLARATION, the DESIGN GUIDELINES shall prevail.

ARTICLE 2
DESIGN REVIEW AND APPROVAL

Section 2.1 Procedures for Construction Approval. Prior to application for a Gunnison County building permit, plans, drawings and/or specifications shall be submitted to the ACC. Plan approval is facilitated if a licensed architect designs your new residence or improvement. The addition of his design skills and an understanding of site, environment and

local requirements will be of major importance in the quality and special character you desire in your home. Be sure your architect becomes familiar with this document as well as County and State rules and regulations. Owners, at their discretion, may by-pass Section 2.2 and Section 2.3, all inclusive, for simple projects or projects that are well understood.

Section 2.2 Pre-Design Meeting. You and/or your architect are encouraged to meet with the ACC to discuss your particular site, the architectural theme, all special design considerations, your building program and the expectations of the ACC. A person hired to construct improvements on a lot who is not the Owner shall have a written consent of the owner of such lot before meeting with the ACC. This meeting will be set up by the ACC within 15 days of receipt of an Owner's written request.

Section 2.3. Sketch Plan Review. To prevent costly changes to Final Plans it is suggested the Owner or contractor request a Sketch Plan Review. Ten (10) days prior to this review, two (2) sets of the Sketch Plans will be submitted to the ACC and the building site will be staked in the following manner.

Section 2.3.1 Site Staking

1. All property corners will be identified with steel or wooden stakes,
2. All corners of proposed buildings and the driveway will be clearly marked,
3. Location of electrical and phone routes to buildings identified, and
4. Well location and leach field (if used) will be staked.

The Sketch Plan will consist of a Preliminary Site Plan and a Preliminary Building Plan.

Section 2.3.2 Preliminary Site Plan. The Preliminary Site Plan shall include the following drawings having a scale of not less than 1 inch = 20 feet:

1. Property Boundaries with primary direction,
2. Setbacks and easements,
3. Footprint of building/decks/garage,
4. Location of driveway and drive access to street,
5. Location of walks,
6. Water well, septic tank and leach field (if used) location, and
7. Outline of landscaping.

Section 2.3.3 Preliminary Building Plan. The Building Plan where drawings have a minimum scale 1/8 inch = 1 foot shall include the following:

1. Floor plan and table of square footage of the following:
    a. Living area per floor,
    b. Living area summary,
    c. Garage floor area.
2. Building elevations from four sides,
3. Building height,
4. All roof pitches,
5. All proposed exterior materials identified,

6. Color of exterior finish,
7. Color and material of roof, and
8. Color of trim for windows and doors.

Section 2.3.4. Sketch Plan Decision. The ACC shall review the Sketch Plan and notify the Owner or his representative in writing of its findings within seven (7) days of the Sketch Plan Meeting. The Owner shall have the option of resubmitting the Sketch Plan if the findings of the ACC are negative. If the Sketch Plans are approved wholly or with mutually agreed changes, the Final Plans can be completed. One copy of the Sketch Plan will be retained by the ACC.

Section 2.4 Construction Area Plan. The Construction Plan shall show those areas of the Lot that will not be damaged by construction, the size and location of construction material and/or equipment storage, limits of excavation, parking, fire extinguisher location, temporary structures (if any), portable toilet and dumpster location. Attached to the Construction Area Plan will be a letter signed by the contractor attesting that he has read and understood Article 5, CONSTRUCTION REGULATIONS, of these DESIGN GUIDELINES and agrees to adhere to all provisions therein.

Section 2.5. Final Plan Review. Three (3) sets of the Final Plan will be submitted to the ACC for a Final Plan Review. Site Staking will be completed prior to submission of the Final Plan, if a Sketch Plan Review has not been requested. The Final Plan will consist of the Final Site Plan, the Final Building Plan and the Construction Area Plan. Detailed requirements for these plans are described in Sections 2.3 and 2.4. Any changes to the site or building plans made after the Sketch Plan Review (if used) will be noted either by highlighting or by a separate listing identifying the drawing or specification page. The ACC will provide a written response to the Final Plan within thirty (30) days after the Final Plan Review. One copy of the Final Plan will be retained by the ACC.

Section 2.6 Architectural Review and Approval. Review of all applications shall be conducted as provided by Article 4 of the AMENDED DECLARATION.

ARTICLE 3
DESIGN REQUIREMENTS

Section 3.1. Building Square Footage. The following minimum and maximum Building Square Footage is established for all buildings, unless otherwise approved by the ACC:

Family Residence:	Gross residential floor area shall not be less than 1,500 square feet nor more than 4,000 square feet.
Efficiency Dwelling Unit:	No minimum or maximum density.
Garage:	A single vehicle garage is required as a minimum.

The maximum gross floor area of all Buildings constructed within the Lot, including any Single Family Residence, Efficiency Dwelling Unit and Garage, shall not exceed 6,500 square feet, excluding basements.

Section 3.2 Height. The maximum height of any Building shall be thirty (30) feet but shall not exceed any lesser restriction established by Gunnison County regulations. Height shall be measured from the "Natural Grade" to the Highest Point of the Building. The "Natural Grade" shall mean the surface of the natural, undisturbed dirt, gravel, or sand which is not more than four (4) feet outside the stem wall or exterior foundation wall of a proposed structure. Any measurement made from the "Natural Grade" shall not include the height of rocks or stone outcroppings. The Highest Point shall not be measured to the chimney.

Section 3.3 Roof. In general, relatively low profile buildings with a variety in massing and rooflines are desired. Expansive roof areas with long, unbroken ridge lines should not be constructed. Large eave overhangs are encouraged. Gable or hipped roofs are to be used. The minimum roof pitch of any Building shall be a ratio of 6:12; however, the ACC may allow a lesser roof pitch for dormers, porches, decks, greenhouses, sunrooms or similar type structure, but not to be less than 4:12. Roof material may be composition shingle, metal, fire retardant wooden shingle, stone, or other material. All flashing shall be painted to match roof colors unless otherwise approved by the ACC. Skylights are subject to approval of the ACC.

Section 3.4 Exterior Building Materials and Style. All Buildings, including roofs and chimneys, shall be built in a style and with colors and materials harmonious to the area. All Buildings and structures within a Lot shall be similar in style. Colors of exterior walls, roofs and chimneys will be natural or earth tones to blend with the natural surroundings. All buildings shall be of log, log siding, natural wood, stucco, fiber-cement siding or shingles, or stone that is harmonious with the natural surroundings. Metal, plastic, fiberglass, material similar to T-111 siding, composition shingles, wood panels, cement or cement blocks not covered with stucco, or roofing paper shall not be used for exterior walls or surfaces. A-frames, geodesic domes or yurts are not permitted.

Section 3.5 Foundations. Foundations not covered with stone or wood will be painted to blend with the surroundings.

Section 3.6 Exterior Lighting. All exterior lighting shall be directed in a manner approved by the ACC. All illumination on any Lot shall be so located, placed, shielded and designed to be architecturally and aesthetically in keeping with the Buildings and surroundings. The use of "Down-Lighting" shall be used outside to have minimum visual impact on other Lots within The Homestead.

Section 3.7 Electrical and Telephone Service. All electrical and telephone service shall be installed underground.

Section 3.8 Landscaping and Plant Materials. Due to the short growing season, damaged native plant life is very slow to recover. Therefore, owners should limit the area contractors use during construction. Utility cuts, leach fields, and construction areas are required

by Gunnison County Regulations to be landscaped and seeded within two (2) years of commencement of construction. This is considered a minimum landscaping plan. Owners are encouraged to cover damaged areas with topsoil, seed and landscape as rapidly as possible and use native plants to enhance the natural landscape.

ARTICLE 4
CONSTRUCTION REGULATIONS

Section 4.1 General. Construction shall be conducted in such a manner as to provide a minimum impact on the view and living conditions for the surrounding Owners. The Construction Area Plan (Section 2.5) will be followed. Deviations from this Plan require approval of the ACC.

Section 4.2 Storage Areas. Storage areas as defined in the Construction Area Plan shall be maintained in a neat and orderly fashion. The contractor is responsible for prompt cleanup of this area at the completion of the construction.

Section 4.3 Parking. HOMESTEAD roads shall not be used to park construction equipment, worker vehicles or store construction material. No abandoned or inoperable vehicles shall be stored or parked on the site. Construction equipment shall be removed from the site not later than five (5) days from final use.

Section 4.4 Trash Removal. Proper disposal and collection of refuse and construction debris is the Qwner and contractor's responsibility. The contractor is expected to take positive action to prevent debris from blowing from the construction area. No trash, garbage or other refuse shall be allowed to accumulate outside of that placed in a dumpster. Trash and debris shall be removed from the HOMESTEAD on a regular basis or when needed so as to prevent a fire hazard or unsightly condition.

Section 4.5 Burning. All burning of construction and or shipping material, debris resulting from removal of trees, bushes or grasses on site is prohibited.

Section 4.6 Noise. Loud radios, horns, bells, whistles or other sound devices heard beyond the construction site are not permitted, with the exception of security devices.

Section 4.7 Portable Toilets. Except for improvements to an existing structure where existing facilities can be used, a portable toilet shall be provided by the contractor and placed to have a minimum impact on neighbors.

Section 4.8 Dogs and other Animals. Contractors, subcontractors and their employees must keep all animals brought to the construction site confined or on a leash. The ACC retains the right to restrict animals on the work site if they are an annoyance.

Section 4.9 Signage. Temporary construction signs are limited to one (1) sign per site not to exceed six (6) square feet.

Section 4.10 Fire Extinguisher. A minimum of one ten (10) pound or larger serviceable ABC rated dry chemical fire extinguisher shall be located in a conspicuous location on each construction site.

Section 4.11 Temporary Structures. No temporary structure, mobile home, trailer house, travel trailer or RV shall be permitted on the site, except as may be determined to be necessary during construction by the ACC.

Section 4.12 Overnight Stays. Camping on the lot or site by any employee of the contractor or sub-contractor is not permitted at any time.

Section 4.13 Continuity Completion. Exterior construction shall be completed within eighteen (18) months maximum of the issuance of a Gunnison County Building Permit, unless extended for good and sufficient cause by the ACC.

Section 4.14 Daily Operation. Construction activity may be commenced at 7:00 a.m.

ARTICLE 5
APPROVAL AND AMENDMENTS

Section 5.1 Approval. These DESIGN GUIDELINES and any changes or amendments thereto shall be effective immediately upon the approval of the majority of the Owners or a greater percentage of Owners as provided by Colorado statute.

Section 5.2. Amendments. These Design Guidelines may be altered, amended, revised and changed from time to time upon the approval of a majority of the Owners and shall be effective immediately upon such approval.