Eagle Ranch

EAGLE, COLORADO

THE HIGHLANDS DESIGN GUIDELINES

July 20, 2006

Typo Revisions April 30, 2007

Alpine Ranch Revisions July 2015

Alpine Ranch Revisions June 2018

Redline Revisions February 2022 ~~**October 2020**~~

Highlands Design Guidelines

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1 INTRODUCTION

1.1 PURPOSE

The Purpose of these Highlands Design Guidelines are to promulgate design changes applicable exclusively to Eagle Ranch Filings 24 and 25. These changes respond to the character of the site, larger lot sizes, and specific criteria relating to fire protection placed upon these filings by the Town of Eagle.

1.2 Overview

1.2.1 Organization

The Highlands Design Guidelines are organized in the same outline format as the Uplands Design Guidelines for ease use. General Considerations sections provide design criteria applicable to all development. Architectural Styles sections provide design criteria applicable to the four individual styles. A Process section outlines Design Review procedures. Construction Regulations outlines expectations during construction. Finally, an Appendix provides information on plant selections for landscaping. These Highlands Design Guidelines apply exclusively to single family development in Eagle Ranch Filings 24 and 25.

1.2.2 Land Pattern

The Highlands Addendum land pattern goal is to establish design criteria that respond to the setting and terrain, and that continue to promote a strong sense of neighborliness experienced in other Eagle Ranch neighborhoods.

The Highlands Neighborhoods land forms are comprised of two moderately sloped high grounds bounded by Third Gulch, Mayer Gulch and the Brush Creek valleys. The predominant vegetation is a complex of native sagebrush, other wild land shrubs, grasses, wild flowers a few feet tall interspersed with Pinion/Juniper trees generally up to about 15 feet.

The homesites are generally larger than in other Eagle Ranch Neighborhoods and are draped on the more gently sloped high ground above the valleys. The combination of the larger homesites and naturally low native vegetation height afford a greater opportunity for sweeping views of the valleys below and mountains beyond. The absence of tall overstory trees provides an unobstructed sky view both day and night.

The site design and planning in the Highlands Neighborhoods seek to achieve a less formal streetscape than in other Eagle Ranch neighborhoods.

Modestly proportioned landscapes provide gracious outdoor living spaces and are patterned to create wildfire defensible spaces around the homes and to improve the wildlife value of the habitat.

1.2.3 Architecture

Building upon the architectural established in the Uplands Design Guidelines, these Highlands Design Guidelines provide for robust forms and rustic materials in keeping with the rugged character of the Highlands. More emphasis is placed on homes of lower height and additive massing that settle into the landscape.

A fourth Style, Alpine Ranch, unique to the highlands is also introduced to broaden the design opportunities.

1.2.4 Ridgeline Visibility Mitigation Criteria

The Town of Eagle conditioned the Final Plat for Filing 25 to include Design Guideline provisions to mitigate the ridge line visibility of structures on lots when viewed from Brush Creek Road. As used in this section the term "ridge line visibility" shall mean the condition in which a substantial, identifiable portion of the structure is visible against the sky.

A Ridgeline Visibility Addendum to the Highlands Design Guidelines will be available under separate cover with the adoption of the Filing 25 Final Plat. Its provisions identify affected lots and establish specific mitigations such as building envelopes, building heights, colors, landscaping, and/or exterior lighting standards.

1.2.5 Wildfire Defensible Space Criteria

The Town of Eagle ranks Eagle Ranch Filings 24 and 25 as high hazard for wildfire. The Town of Eagle adopted Wildfire-Defensible Space and Fire Resistive Roofing Standards (Wildfire Criteria) applicable to all homes to reduce wildfire hazards without abandoning its other wildlife and environmental values established by the Town of Eagle in the subject areas. The Wildfire Criteria have been integrated into the landscape related sections of these Design Guidelines.

These criteria are integrated into the Landscape Section 2.4.1 (below). All development within Eagle Ranch Filings 24 and 25 are subject to Wildfire Defensible Space Criteria.

1.2.6 Fire Suppression Systems

Town of Eagle Code requires all an automated fire protection system be installed in structures that are more than 3 driving miles from an existing or planned fire station. This TOE Code provision currently applies to all development in Filings 24 and 25. At some future date

it is likely that a fire station will be constructed at a location that would eliminate the sprinkler requirement.

2 GENERAL CONSIDERATIONS

These General Considerations criteria apply to every homesite in The Highlands neighborhoods of Eagle Ranch.

References made to any specific trade named product in these Design Guidelines is intended to identify a product type or characteristic, and is not an endorsement of the named product.

2.1 BUILDING SIZE

2.1.1 Floor Area

1) The house floor area including garage, ADU and all habitable finished and unfinished space may not exceed 7,000 gross square feet (outside measurements), per the zoning at Eagle Ranch. Gross square footage includes everything measured from the exterior of the framed and concrete walls to include, at a minimum, garages, staircases, chases, closets, and mechanical spaces. Crawl spaces that measure 5'-0" or less to the underside of the framing are excluded. Areas above grade that are 5'-0" or less to the structural framing are not included in the gross square footage. Dead spaces 5'-0" or more that could be accessible will count toward the overall square footage.

2) The minimum floor area of any home is 2,000 gross square feet of finished habitable space not including garage. Gross square footage includes everything measured from the exterior of the framed and concrete walls to include, at a minimum, staircases, chases, closets, and mechanical spaces. Garages are excluded from the minimum square footage requirement. Crawl spaces that measure 5'-0" or less to the underside of the framing are excluded. Areas above grade that are 5'-0" or less to the structural framing are not included in the gross square footage. Dead spaces 5'-0" or more that could be accessible will count toward the overall square footage.

~~3) Square footage shall be measured as outside dimensions in accordance with the Town of Eagle definition of Floor Area.~~

2.1.2 Accessory Dwelling Unit

The Eagle Ranch amended PUD allows an Accessory Dwelling Unit (ADU) that must be subordinate to, and contained within or adjacent to, a single-family dwelling, subject to the following requirements:

1) The accessory unit shall not exceed 850 square feet of floor area (as defined herein) with a maximum of one-bedroom. The floor area within the inside perimeter of the exterior wall framing or concrete of the building under consideration, without deduction for

corridors, ramps, closets, the thickness of interior walls, columns, or other features. Floor area shall not include shafts with no openings, interior courts, stairs, mechanical rooms, garages, and decks and porches that are not enclosed.

2) The accessory unit must architecturally compliment the home or garage in such a way as to maintain the appearance of a single residence.

3) The accessory apartment will be a complete, separate housekeeping unit.

4) The owners of the residence in which the accessory unit is created shall occupy at least one of the dwelling units on the premises except for temporary absences, during which time the owner-occupied dwelling unit shall remain unoccupied.

5) Accessory unit off-street parking is required.

6) The accessory unit may be available for rent or other homeowner use, but may not be sold or subdivided as a separate dwelling unit.

7) The Eagle Ranch Property Owners Association may regulate accessory dwelling use through its Rules, Regulations, and Guidelines.

~~1. The Eagle Ranch PUD allows an accessory dwelling unit (ADU), not to exceed 700 square feet to be incorporated into an Owner occupied single family home. If the ADU is accessed through an interior stair, then the interior stair and landings shall not count against the allowed square footage of the ADU.~~

~~2. The accessory unit must be architecturally integrated into the home or garage in such a way as to maintain the appearance of a single family home.~~

~~3. Accessory unit off-street parking is required.~~

~~4. The accessory unit may be available for rent or other homeowner use, but may not be sold or subdivide as a separate dwelling unit.~~

2.1.3 Maximum Site Coverage

1) Maximum site coverage for all buildings is 30%.

2) Maximum site coverage for all impervious materials is 50%.

2.1.4 Maximum Building Height

Except as contained in the Ridgeline Visibility Addendum (under separate cover) the following building height Criteria apply.

~~1)~~ The maximum building height allowed is 35 feet as determined by a plane elevated 35 feet above the more restrictive of the existing or finished grade measured along the perimeter of the building or within the building footprint. No portion or structure except for chimneys may exceed this plane by 3'-0".

~~No portion along the perimeter of the building. No portion of the structure except chimneys may stand taller than said plane.~~

2.2 SITE DESIGN

2.2.1 Building Envelope Site Design

Development disturbance on all lots in Filings 24 and 25 is restricted to not more than 16,500 square feet as follows:

1) The disturbance area should be compact in shape to retain as much contiguous natural vegetation as practicable.
2) The disturbance area may not include slopes greater than 30% gradient.
3) All construction activities shall be contained within the disturbance area, including but not limited to site grading, construction impacts, buildings, driveways, walkways, patios, retaining walls, outbuildings, and most landscaped areas.
4) Permitted actions outside the Building Envelope are limited to the following:
    a. Street cut and fill slopes and utility crossings to be promptly revegetated to a natural condition;
    b. Noxious weed control.
    c. Wildfire Defensible Space landscape treatments prescribed in Section 1.8 below.
    d. Approved wildlife habitat enhancements.
5) No other grading, disturbance, structures, vegetation manipulation, or landscaping shall be permitted on lands outside the disturbance area without prior approval by the Town of Eagle and the DRB.
6) Prior to any construction on the site, the disturbance area will be fenced with an approved construction fence that shall be maintained throughout the construction process.
7) Placement of buildings within the disturbance area must also respect building setbacks as follows:
    a) Front and Side Streets – 25 feet.
    b) Side Yards – 15 feet.
    c) Rear Yard – 25 feet.
8) Roofs may overhang the above building setbacks by not more than 30 inches.
9) No improvements other than landscape plant materials may be placed under, upon or over any platted easement. Access for

Town of Eagle Public Works personnel and equipment must be maintained.

10) No improvements may be placed on slopes of 30% gradient or greater. Slopes of 30% gradient or greater shall be protected against adverse impacts from adjacent development. Prompt remedial efforts shall be implemented by the owner of adjacent development should adverse impacts occur.

2.2.2 Site Grading

1) All site grading must be contained within the 16,500 square foot disturbance limit.
2) Minimize site grading by conscientious design and placement of all improvements on the homesite to step with the natural grade to the greatest practicable extent.
3) Finished grades around the perimeter of the residence may not vary from existing ground by more than 5 feet.
4) Positive drainage away from the building must be provided per site specific geotechnical recommendations.

2.2.3 Address Post

The intent of the address post is to create a uniformly recognizable way-finding element at the driveway entrance.

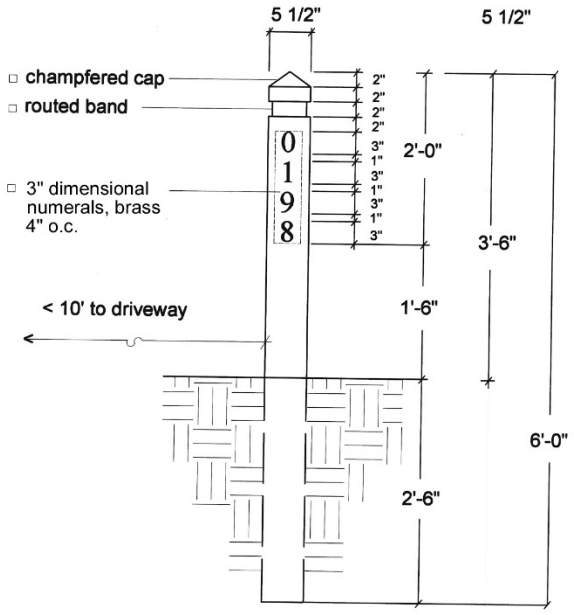


Figure 1 Street Address Sign

Permanently display the street address number at the driveway entrance. The numerals must be in 3 to 4 inch reflective numerals, and must be readily visible under conditions of normal visibility. Mount the numerals vertically approximately 3 feet above grade on a 6 x 6 treated wood post within 10 feet to the right of the driveway at the front property line. Orient the numerals to be visible from the principal arrival traffic flow. Numerals mounted on boulders are permitted. Alternative address markers may be approved upon specific DRB review and approval.

2.2.4 Driveways

1) Strong preference is given to driveway placement not closer than 15 feet to any side lot line in areas between the street and the plane of the building closest to any street. Landscape screening or other suitable mitigation is also required as part of an approved variance. On narrow fronted lots, driveways forward of the building may be placed as close as 7.5 feet from the side lot line. In no instance may any driveway, parking area or vehicle circulation area may be placed closer than 7.5 feet from any side lot line.

2) Driveway grades should not exceed 6% grade up or down gradient for the first 20 feet from pavement edge.

3) Driveway grades may not exceed 12% gradient elsewhere.

4) Driveways and parking areas shall be paved with either asphalt, concrete, or sand set stone or concrete pavers. Gravel driveways are not permitted.

5) The maximum driveway platform width forward of the residence is 16 feet as follows: hard surfaced driveway width 12 feet plus 4 feet of shoulder (2 ft each side). Construction fencing must be placed prior to the commencement of driveway construction 5 feet outside the top of cut and toe of fill.

6) The total disturbed area includes all driveway construction impacts, finished cuts and fills or retaining walls as necessary, and landscaping.

7) Driveways should not be placed in side or rear setbacks. The DRB may approve placement within the side or rear yard setback up to half the dimension of the setback. The burden is on the applicant to demonstrate a hardship.

2.2.5 Garages

The design intent regarding garages in The Highlands neighborhoods is to minimize the visual presence of the automobile and its appurtenances.

Every residence in The Highlands must have a garage suitable for two or three cars as follows.

1) Garages located behind or recessed from the front of the residence are strongly preferred. If other locations are proposed, the burden is on the owner to show that a floor plan that addresses the site with the preferred garage location cannot reasonably be achieved.

2) Garages must compliment the architectural style, materials and color palette as the house.

3) All two-car garages must have single-car doors. The finished opening for single-car garage doors may not exceed 10 feet in width and 10 feet in height.

4) Three car garages may have three single-car doors (each being not more than 10 feet wide and 10 feet tall) or one single car door and one two-car door (not more than 18 feet wide and 10 feet tall).

5) Recreational Vehicle (RV) garage bays:

   a. Oversized garage bays for recreational vehicles (RV) will be considered on a case-by-case basis on lots larger than .60 acres.

   b. An RV garage door counts as one of the allowed garage doors. A total of 3 garage doors is allowed on the homesite.

c. The RV garage bay must be integrated into the mass of the garage or residence and shall not be a large mass on the street or be taller than the house.

d. An RV garage bay may be included in an auto court.

e. The RV garage door may not exceed 10 feet wide by 12 feet tall and must be designed to match the other garage doors (i.e. match windows in top panel, same trim package, same materials) or the height above 10 feet tall shall be concealed with an architectural treatment. Doors over 12 feet are not allowed.

6) See Section 2.3.2. **Garage Doors** (below) for exterior appearance criteria.

2.2.5.1 Rear and Recessed Garages

1) Rear or recessed garages that face the street are limited to two single-car doors the plane of which must be a minimum of 25 feet behind the front plane of the residential structure.

2) Rear or recessed garages the door plane of which is oriented at right angles (± 45°) from a line drawn between the two front corners of the homesite may have up to three single-car doors or one single-car and one two-car door and must be recessed a minimum of 15 feet behind the front plane of the residential structure.

2.2.5.2 Front Garages

1) Side-loaded garages with auto court are permitted in front of the residence where terrain or lot shape precludes rear or recessed garage locations. See Sect 2.2.5.1) above.

2) A front stand-alone garage with auto court may be approved for homesites, the steepness of which precludes practical driveway grading for other garage locations.

3) Garages projecting forward of the front façade of the home may be approved as follows:

a. Door plane must be oriented at right angles (± 45°) from a line drawn between the two front corners of the homesite.

b. Where practicable, the door plane should be oriented away from the principal arrival traffic flow.

c. Either a two or three car auto court garage is permitted.

d. Either end door of three car garage must be offset a minimum of 2 feet from the plane of the other door(s).

e. Provide substantial landscaping around the auto court to screen it from view as seen from the street and to soften the transition from pavement to front porch.

2.2.6 Parking

The design intent for parking is to comply with Town of Eagle standards for off-street parking. Off-street residential parking must be provided as follows:

1) 2 spaces for residences of 2 bedrooms or less; or
2) 3 spaces for residences of 3 bedrooms or more; plus
3) 1 additional dedicated space for an accessory dwelling unit.
4) Parking credit shall include interior garage and exterior surface spaces in front of the garage or within the approved auto court.
5) Additional off-street guest parking is recommended but is not mandated by the Town of Eagle.

Note: The Town of Eagle does not permit on-street parking in The Highlands. Short-term on-street parking is generally accommodated for events, parties, etc. when the homeowner notifies the Police Department *in advance* – a practiced and successful strategy in other parts of Eagle. Otherwise, one may expect the Police to ticket offenders.

2.2.7 Front Porch and Entry

The design intent for entries and front porches is to promote an inviting, neighborhood friendly street presence throughout The Highlands.

1) Provide a one-story roofed front porch at least 16 feet wide and 8 feet deep visible and accessible from the street.
2) Provide a front door that is visible from the street opening onto the front porch.
3) Multi-story entry features are not permitted.
4) Railings are not required if front porch is at grade level.

2.2.8 Walkways

1) Provide a hard surfaced walkway from the front entry to the on-site parking.
2) Appropriate materials for walkways include flag stone, pavers or concrete flat work. Asphalt and gravel walkways are not permitted to main entrance or ADU entrance.
3) Patios, Balconies, and Decks

The design intent for patios and decks is to provide attractive, convenient outdoor living spaces without compromising the architectural integrity of the house. At-grade patios and first floor decks can serve as an effective transition between indoor and outdoor spaces and help to integrate a building into the site. For

second story applications, balconies integrated into the mass of the house are strongly preferred. Imposing second story decks, particularly on front façades are not permitted.

1) Patios and Decks must respect Building Envelope and/or setbacks.
2) Appropriate materials for on-grade patios include stone, concrete pavers, or flat work, but not asphalt.
3) First story decks within 4 feet of finished grade should be enclosed below and tied back to grade at one or both ends.
4) Second story decks must be consistent with the architectural style of the residence and integrated into the mass of the structure. Scabbed-on or scaffold like decks are not permitted.
5) Second story decks not otherwise covered by roof may not project farther than 6 feet beyond the outboard wall plane of the building perimeter.
6) Second story decks may not span more than two-thirds of a building elevation.
7) Second story deck vertical supports must be masonry clad piers below the deck structure. Above the piers, the posts must present an average cross section of not less than 8 inches square. If constructed as a group of two or more post elements, each element must be a minimum of 6 inches in its minimum cross sectional dimensions.

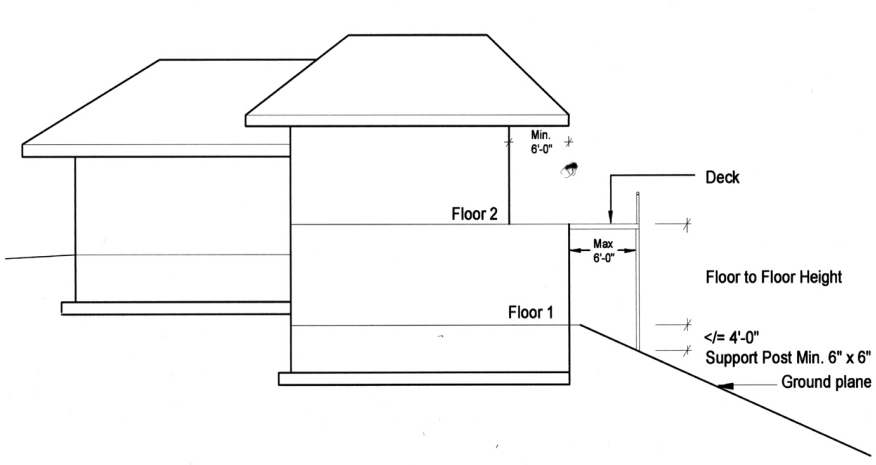


Figure 7 Second Story Deck Support

2.2.9 Outbuildings and Recreational Structures

1) See Outbuildings, Recreational Structures & Fire Pits Policy

2.2.10 Fences - See Eagle Ranch October 2020 Revised Fence Guidelines

2.3 BUILDING ELEMENTS AND MATERIALS

The intent of this section is to describe building elements and materials that apply to all residents in The Highlands neighborhoods regardless of which architectural style is proposed. Additional criteria are contained in Chapter 3 Architectural Styles below.

The architectural concept within The Highlands neighborhoods is to create robust and rustic forms in keeping with the natural setting through skillful architectural massing, proportions, and composition of exterior materials, and colors. Designs that evoke a light frame or refined appearance are not permitted.

Designs that evoke an international motif are strongly discouraged. Traditional interpretations of the vernacular are encouraged. Interpretations are expected to accommodate current residential space planning, yet must express the characteristics of the underlying style as described in Architectural Styles sections to follow.

Each design will be evaluated on the basis of this section plus the specific Architectural Style section applicable to the proposal. The DRB does not warrant, express, or imply the suitability or durability of any building material.

2.3.1 Exterior Wall Materials

The design intent of this section in concert with the specific Architectural Styles sections is to encourage a range of exterior materials, organized and arranged to evoke rustic character and logical design integrity.

1) All exterior materials must be approved by the DRB.
2) The type and detailing of exterior materials should be consistent on all sides of a particular massing element of the structure.
3) The use of different exterior materials or siding types on different massing elements of the house is permitted. However, materials shall be used in ways that are true to their characteristics. For instance, a heavy material such as stone may not be used above a lighter material such as stucco, nor may stucco or stone be used above wood cladding.
4) Siding details must be provided and match architecture style of the house.

2.3.1.1 Masonry

Masonry encompasses stone and stucco. Masonry is permitted for use as exterior materials as described both in this section and in the specific Architectural Styles sections below.

1) Not more than two-thirds of the exterior (e.g. walls, dormer and gable ends, and deck structures) of any elevation may be clad in masonry. The DRB may grant an exception for homes clad predominantly in stone that meet the requirements below.

2) Stone applications are permitted as follows:

   a. Stone should appear to be self-supporting or structural. Stone cladding expressed as a non-structural veneer is not permitted.

   b. Indigenous Rocky Mountain stone is strongly preferred. The field must include a variety of unit sizes and shapes that evoke mass and stability, and that are in proportion to the form being clad. Variation in the surface plane should provide relief to imply depth and structure.

   c. River rock may be permitted on Ranch Craftsman style homes only. See Craftsman Style section below.

   d. The DRB may approve the use of simulated stone. It must express the range of surface colors and textures of natural stone.

3) Stucco (cement or other) is permitted as follows:

   a. Stucco applications must appear to be load bearing. Appropriate details that support the load bearing appearance are required (e.g. wall batter, radiused corners, deep reveals at penetrations, substantial lintels at penetrations, etc.).

   b. Stucco must be finished in a random medium to heavy skip trowel pattern, but not “hump-and-bump” or repetitive trowel pattern. Particular attention is required to achieve a rustic surface treatment of synthetic stucco applications.

   c. Formed stucco trim, lintels, water tables and other architectural details are not permitted. Trim, lintels and other architectural details must be expressed as wood, simulated wood or stone.

4) Poured in place concrete with less than 12 inches exposure above grade is permitted as a base material.

5) Brick, concrete block, slump block, adobe, and any other unit masonry are not approved for use as exterior building materials in The Highlands neighborhoods.

6) If an entire wall of a mass is expressed as masonry within an elevation, then other exterior walls of that same mass should be expressed as masonry.

7) Masonry cladding may terminate at inside corners only.

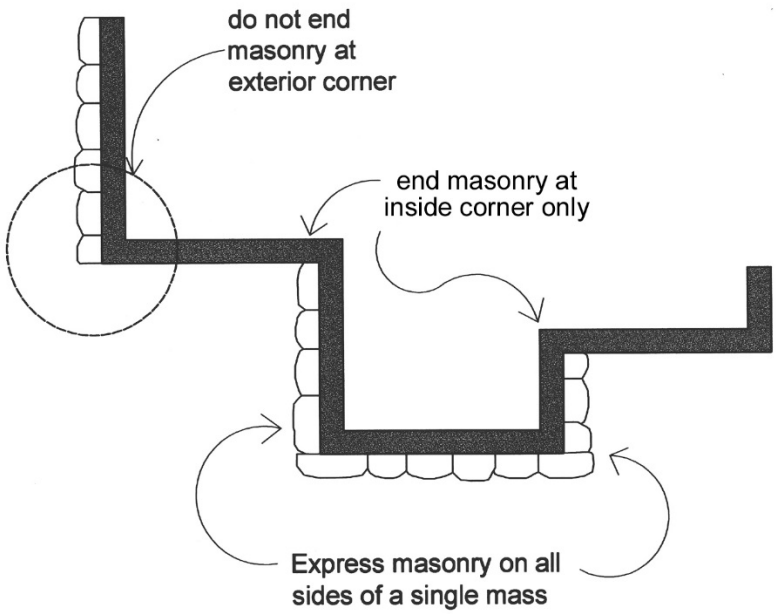


Figure 2 Masonry

2.3.1.2 Wood and simulated wood siding

1) Wood siding is a traditional building product in the mountains and is encouraged. The reveal for wood siding (either horizontal or vertical) may not be less than 8 inches. Battens shall be sized to complement the wood siding dimension.

2) Simulated wood materials including fiber-reinforced cement, engineered wood and composite products are approved for exterior wall cladding. Because simulated wood products have innately more refined dimensions and finishes, careful attention must be given to colors and supporting details to evoke the robust and rustic expression sought in The Highlands neighborhoods.

3) Flat profile heavy timber and heavy planking (fitted or chinked) are acceptable exterior materials. The surface of such materials may be smooth, rough sawn or adzed.

4) Round logs may be used as follows:

   a. The use of horizontally laid, chinked round logs as exterior wall materials is permitted residences in The Highlands. Wall logs must retain their natural taper and have an

average diameter between 8 inches and 16 inches consistent with the lodgepole pine historically used throughout this region.

b. All logs must be drawknife or adze peeled. Turned logs, radius faced log timbers, and radius faced siding are not permitted as exterior materials.

c. Round logs may be used as a unified system of post and beam frame elements, rafters, and/or exposed trusses.

5) Wood shingle siding is allowed. Fiber cement or other hardboard shingles are permitted where individual shingles are expressed by through cut divisions. Shingles implied only by an embossed pattern on otherwise continuous boards are not permitted.

6) Sheet stock products (e.g. plywood, wafer board, T-111, Masonite™, etc.) are not acceptable exterior wall cladding materials. Such products may be approved for soffit sheathing.

7) Vinyl and aluminum are not permitted as exterior wall cladding.

8) Cor-Ten™ and other corrugated weathering steel are popular and attractive exterior wall cladding materials. Their use in such architectural applications is without warrantee and in some cases is specifically identified by the manufacturers as being unsuitable. The DRB may approve its use in applications that are consistent with Section 2.3.1 Subsection 3) above on the condition that its manufacturer's recommendations are prominently disclosed by note on the plans.

9) Non-reflective metal siding panels and metal vertical corrugated siding may be used sparingly and approved on condition of integrating into the style of the house. Weathering metal is preferred.

10) Any other exterior wall cladding material must be approved by the DRB prior to installation on the structure.

2.3.1.3 Trim

1) Provide corner boards wherever wood (or simulated wood) siding is used as an exterior material. All corner boards and trim must be at least 2 inch by 6 ~~8~~ inch (nominal) dimensions to establish a rustic proportional relationship to other exterior wall materials. Interior corner shall use a 2 inch by 2 inch trim board. Corner boards are not required at vertical siding.

2) If decorative trim elements are used, they should be in the tradition of the selected architectural vernacular. (See Windows section for Window Trim discussion.)

3) All trim should be shown in detail in plans.

2.3.2 Garage Doors

1) Garage door cladding must appear to be flat panel wood with "Carriage House" trim to compliment other exterior cladding on the residence.

2) Wood or metal raised panel doors are not permitted as they project a more refined image than is appropriate in the Highlands neighborhoods. Modern flat panel metal garage doors may be considered if integrated into the style of the house.

2.3.3 Windows

The design intent for windows is to provide light and ventilation and express a unifying design element throughout the residence that is consistent with this Section and Chapter 3 Architectural Styles (below).

2.3.3.1 General Comments

1) Windows should be square or vertical rectangles in proportion. In general, vertical windows are preferred. Horizontal transom windows mulled above other windows or doors are acceptable.
2) Arched, circular, octagonal or triangular windows are not permitted.
3) Paired windows and end units of the gang must be of identical dimensions.

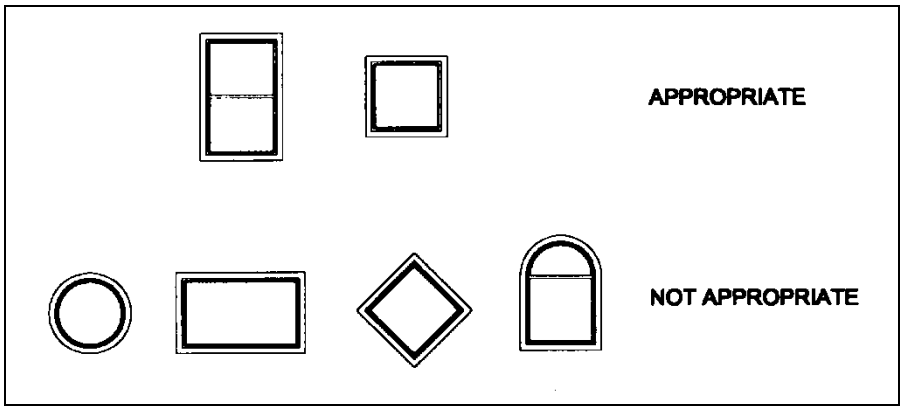


Figure 3 Windows

4) Window sizes, placement and detailing should be consistent with historic precedents of the architectural style of the house. See the specific house type requirements for more information.
5) The maximum height of a continuous window opening is limited to 10 feet. There must be at least 6 inches of wall or structure between upper and lower windows over 10 feet in height.

Exceptions may be allowed by the DRB for the Alpine Ranch Style.

6) Bay windows where the projecting bay continues to the ground are preferred. Cantilevered bay windows supported by architectural elements consistent with the house style may be approved. Curved bay windows and bays with corner angles other than 90 or 135 degrees are discouraged.

2.3.3.2 Widow Trim

1) Windows set in wood or simulated wood clad walls must have trim around them. Trim thickness should be 2-inch (nominal) stock and establish a rustic proportional relationship with the other exterior materials. It should be simple in its design, not ornate.

2) Window trim must be detailed with head or sill differentiated at a minimum, unless a 2x2 buck is used. A 2x2 buck may be approved on a case by case basis by the Board. All trim members must stand proud of the surrounding wall cladding except as may be permitted for deeply set windows within masonry constructions.

3) Trim, lintels and other architectural details for windows set in masonry-clad walls must be expressed as wood, simulated wood or shaped stone.

4) Windows set in stucco may have stucco or wood trim that completely surrounds the window opening. If the trim is expressed as head and sill only, then the window must be recessed into the wall a minimum of 2 inches.

5) Windows set in rustic barn wood siding or metal may be installed without window trim if approved by the DRB.

6) Metal band window trim not less than 2 inch is allowed if consistent with the architectural style of the house.

7) Linking windows on successive stories of the house with trim and/or exterior material patterns is prohibited.

2.3.3.3 Divided Lights

1) Windows with muntins may be either true or simulated divided light windows. Muntins must occur on both the interior and exterior surfaces of the glazing and must be not less than ¾ inch wide. Airspace-only muntins are not permitted in Highlands Neighborhoods.

2) No muntins are required with single or double hung windows. Muntin patterns on other windows (except large fixed glass picture windows) must either emulate the look of a double hung window (i.e. a single, 1 1/2" wide horizontal muntin at the mid line) or present a muntin pattern consistent with the

architectural style of the house. Such a muntin pattern may be achieved either by true or simulated divided light patterns on the window itself, or as a divided light transom mulled frame-to-frame above the operable window.

2.3.4 Roofs

The design intent of this section in concert with the specific Architectural Styles sections is to encourage a range of roof forms, materials, and colors that are harmonious with the land forms and among the houses.

1) Only roofing materials with a fire-resistive rating of Class A may be used in Filings 24 and 25 as follows:
   a. architectural grade composite or asphalt shingles;
   b. flat profile concrete tile with low reflectance color and finish;
   c. slate or simulated slate.
2) Full metal roofs may be approved on "Alpine Ranch" style homes. Low reflectance metal roofing such terne metal, "Gavlatique", pre-weathered galvanized steel, patinaed copper, weathering corrugated steel or factory applied painted and non-reflective steel may be acceptable if approved by the DRB on Alpine Ranch style homes.
   a. Cor-Ten™ and other corrugated weathering steel are popular and aesthetically attractive roofing materials. Their use in such architectural applications is without warrantee and in some cases is specifically identified by the manufacturers as being unsuitable. The DRB may approve its use in applications that are consistent with Subsection 3) (above) on the condition that its manufacturer's recommendations are prominently disclosed by note on the plans.
   b. Metal fascia is not permitted.
3) Terra Cotta clay tile, Spanish, oriental or other shaped tile, and glazed tile roofing are not allowed.
4) All roofs must be sloped within the pitch ranges described in the Architectural Styles sections below.
5) Dormers are encouraged, the forms of which are described in the Architectural Styles sections below.
6) Dormers protecting entries and steps from snow and ice are encouraged.
7) Roof penetrations and equipment (e.g. plumbing stacks, exhaust fan caps, combustion gas vents, HVAC equipment, etc.) other than chimneys should not be placed on roof planes facing the

street. The burden is on the applicant to show that the preferred roof penetration locations cannot be reasonably achieved.

8) Wood or simulated wood wall cladding, and/or sheet stock products (e.g. plywood, wafer board, T-111, Masonite™, etc.) may be approved for soffit sheathing. Masonry, metal, and vinyl soffits are not permitted.

2.3.5 Fireplaces and Chimneys

1) The Town of Eagle does not permit any solid fuel appliances (e.g. fireplaces, wood or pellet stoves, etc.) in new construction within its corporate limits including Eagle Ranch. The Town of Eagle does not regulate outdoor solid fuel devices such as fire pits and BBQ installations.

2) Direct-vent appliance vents may not be placed on the front elevation of any residence.

3) Chimneys must be clad in masonry materials (i.e. stone, metal or stucco) only.

4) Decorative chimney caps are required of such scale and configuration as to screen vents and other roof penetrations housed therein.

2.3.6 Utility Connections

Gas meters, electric panels, telephone equipment etc. must be enclosed, screened, or located such that they are visually screened from the street. The enclosure must be architecturally consistent with and integrated into the design of the residence.

2.3.7 Fire Suppression Systems

Town of Eagle Code requires all structures that are more than 3 miles from an existing or planned fire station must be fully sprinklered. This TOE Code provision currently applies to all development in Filings 24 and 25. At some future date it is likely that a fire station will be constructed as a location that would eliminate the sprinkler requirement.

2.3.8 Exterior Lighting

The design intent for exterior lighting is to encourage exterior lighting practices and systems that will minimize light pollution, glare, and light trespass; conserve energy; maintain night-time safety; and preserve the irreplaceable beauty and majesty of our diamond studded cobalt velvet drape of night – the dark night sky.

Except as contained in the Ridgeline Visibility Addendum (attached at end of this document), exterior lighting is conditioned as follows:

1) All exterior lighting is subject to DRB approval and must meet the more restrictive of these guidelines or Town of Eagle lighting regulations.

2) No lamp (light bulb) may be directly visible from off site. All lamps must be frosted. Clear lamps in clear glazed luminaires are prohibited.

3) Luminaires (light fixtures) glazed with translucent glass (e.g. opalescent glass or colored art glass) are strongly preferred over transparent (clear) glass. If transparent glazing is used it must be seeded. All other white "milk glass", clear, or facetted glazing is prohibited. Spotlights are not permitted.

4) Total lighting output of all exterior lamps on any residential lot may not exceed 5,500 lumens of which in aggregate not more than 2,000 lumens may be from unshielded luminaires.

5) Exterior luminaires that meet the following criteria are permitted:

   a. Unshielded luminaires with lamps rated at not more than 500 lumens per fixture.

   b. Partially-Shielded luminaires with lamps rated at not more than 1100 lumens per fixture. Partially-Shielded luminaires must be constructed in such a manner that not more than ten percent of the light emitted directly from the lamp or indirectly from any part of the fixture is projected above the horizontal.

   c. Fully-Shielded luminaires with lamps rated at less than 2000 lumens per fixture. Fully-Shielded luminaires must be constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal.

   d. The table below gives wattage and lumen output for commonly available lamps approved for the various luminaire types:

Lamp Type	Luminaire Type		
	Unshielded	Partially-Shielded	Fully-Shielded
Incandescent	25 – 40 watts/ 200 - 500 lumens	60 watts/ 800 - 900 lumens	100 watts/ 1420 - 1750 lumens
Compact Fluorescent	7 watts/ 400 lumens	15 watts/ 1100 lumens	23 watts/ 1500 lumens

e. Fully shielded low voltage lighting not exceeding 10 watts per luminaire may be used to illuminate driveways and walkways.

5. Up-lighting or lighting intended to illuminate or accent landscape elements or structure exteriors is not permitted.

6. Exterior seasonal lights, not to exceed 15,000 lumens in aggregate on any homesite may be displayed from mid-November through mid-January.

7. Motion-activated, dimmer, and/or timer-controlled switches for exterior lights are strongly encouraged.

8. Per Town of Eagle codes, except when in actual use, all exterior lights must be turned off from 11:00 p.m. until 5:00 a.m.

2.3.9 Satellite Dishes

Satellite dishes with a diameter of not more than one meter (39") are allowed, subject to location review by the DRB. Installations visible from the street must be placed in the most inconspicuous location possible and painted to blend with proximate building colors. Dish locations visible above the ridgeline of the roof are not permitted. See attached Satellite and Antennae Guidelines for installation details.

2.3.10 Cantilevered Upper Story Elements

Large cantilevered upper story elements are discouraged, because they are not typical of regional architectural precedents.

2.3.11 Exterior Colors

The design intent for house colors is to introduce richness and variety of color without creating harsh contrasts either within the composition of a given house or within the streetscape.

1) Exterior colors in the range of the Roycroft Arts and Crafts and Victorian Romanticism arrays in Sherwin-Williams Preservation Exterior Palette are strongly encouraged.

   (Note: Selection of this palette of colors is not an endorsement of Sherwin-Williams products).

2) Bright primary colors, pastels colors and light value colors (e.g. white, off-white, beige) are not permitted for house body colors.

~~3)~~ Accent colors should complement the principal house color and may be used on doors, doorjamb and trim, window jambs, sash and trim, eave details and fascia. Corner trim should be of similar value to the wall color.

4) An exterior materials and color sample board must be prepared for review on-site prior to installation on the structure. Colors

will be reviewed for compatibility with the architectural style of the house, and the setting and character of the neighborhood.

2.4 LANDSCAPE GUIDELINES

The design intent for The Highlands landscaping is as follows:

1) Provide wildfire defensible landscapes surrounding homes and other improvements on Highlands homesites;
2) Retain and promote as much healthy native vegetation as practicable for wildlife habitat and scenic values;
3) Provide sufficient irrigated and manicured landscapes for customary outdoor activities;
4) Conserve water by creating microclimate-responsive landscapes where water-wise plants predominate. Reserve the use of water-heavy plants to specific focal areas.
5) Encourage creativity and personalized design of the landscaping;
6) Eradicate noxious weed infestations; and
7) Minimize site grading.

2.4.1 Wildfire Defensible Space Criteria

2.4.1.1 Introduction

These Wildfire-Defensible Space Criteria (Wildfire Criteria) apply to all lots in Eagle Ranch Filings 24 and 25.

When prudently implemented, these Wildfire Criteria will reduce wildfire risks. However, no practicable set of Wildfire Criteria can completely eliminate such risks. Some degree of risk from wildfire is inherent within the natural environment. Persons who choose to construct and/or occupy homes in Filings 24 and 25 recognize and accept those risks, and are responsible to implement and maintain these Wildfire Criteria, and to exercise vigilance and care in their activities as occupants of the land.

The Town of Eagle has also prescribed additional vegetation management protocols that affect the efficacy of wildfire hazard reduction upon these areas. Wildlife habitat comprises one of the principal values that the Town of Eagle seeks to preserve. Nurturing healthy native vegetation improves wildlife habitat and improves scenic values as well. These are among the values that attract those who choose to live within the natural setting. Visual impact of development along ridgelines as seen from Brush Creek Road is another environmental quality value the Town of Eagle seeks to manage.

The following Wildfire Criteria intend to strike a balance of reducing wildfire risks without abandoning the other values. These Wildfire Criteria do not insure or warrant against the occurrence of wildfire and any resulting damages or losses to property or life.

The two primary determinants of a structure's ability to survive wildfire are the quality of the surrounding defensible landscapes and the use of fire-resistive roofing materials.

Defensible space is the area surrounding a structure or specimen landscaping where fuels and vegetation are treated, removed and/or thinned to slow the approach of wildfire and reduce its intensity. Defensible space also reduces the chance of a structure fire spreading to the surrounding wild lands. Defensible space provides room and time for firefighters to do their job.

Wildfire hazard refers to the continuity of fuel both horizontally across the terrain and vertically from the ground into the vegetation crown. Slope also plays an important role in determining the level of hazard. Steep slopes add to the vertical component of fuel continuity.

The vegetation in Filings 24 and 25 is mostly 2 to 3 foot high sage brush with moderate to strong horizontal continuity. Interspersed within the sage brush are scattered taller shrubs (5 to 10 feet high) and juniper trees (3 to 15 feet high). The combination of vegetation type and slope results in the Town of Eagle's rating as noted above. There are no trees taller than about 15 feet and no contiguous overstory forest canopy on the site.

These Wildfire Criteria focus on reducing fuel load and continuity with added consideration for slope.

Effective defensible spaces are developed using different treatment techniques in a sequence of management zones. Zone 1 is the area of maximum modification and treatment surrounding structures and nearby landscaping to be retained. Zone 2 is a transition area on private land outside of Zone 1 where fuel is reduced and its continuity disrupted. Lots in Filings 24 and 25 are small enough that their entireties may be contained in these two zones. No other vegetation management is anticipated on public open spaces surrounding Lots in Filings 24 and 25.

In balancing Defensible space interest with its other retained values, the Town of Eagle has directed that the Zone 1 Defensible Space be broadened to 25 feet over typical protocols' 15 feet. Zone 2 protocols are marginally reduced in furtherance of wildlife habitat values.

2.4.1.2 Wildfire-defensible Zone 1

Zone 1 extends a minimum of 25 feet from the drip lines of structures, decks, and associated shrubs and trees. A continuous non-combustible inner border not less than 5 feet wide comprised of washed river cobble mulch placed over weed barrier under elevated decks, surrounding structures and associated landscaping is required. Any landscaping taller than 1 foot within 5 feet of a structure is considered part of the structure with the Zone 1 inner border extended accordingly.

Care must be taken in landscape design to avoid creation of vertical continuity (ladder fuels) that would carry fire upwards into structures or taller vegetation such as adjacent shrubs and trees. Appropriate spacing between the drip lines of plants is at least 2 1/2 times the height of the plant or grouping of plants. Maintain at least 15 feet between the drip lines of single trees or between occasional groupings of trees. Allow for the growth of plants in the initial design and installation to insure appropriate spacing as plants mature.

Provide irrigated and maintained turf a minimum of 10 feet beyond the inner non-combustible border mulched area. All landscape materials other than turf must be maintained and drip irrigated for healthy growth and to reduce their vulnerability to fire.

Annually prune and routinely maintain all landscaping within Zone 1 to insure vigorous growth. Remove dead branches, stems and leaves to maintain the non-combustible border.

Do not store any combustible materials under decks or adjacent to structures.

Maintain all grounds from the outer margin of the irrigated turf to a distance of 25 feet from the structure and associated landscaping either as non-combustible mulch or dryland grasses mown to less than 6 inches height.

2.4.1.3 Wildfire-defensible Zone 2

Zone 2 extends beyond the Zone 1 boundary a minimum of 100 feet or to the Lot boundary. Zone 2 is the area of fuel reduction to reduce the intensity of wildfire approaching Zone 1 and the structures and landscaping contained within it.

Thin the sage brush and other shrubs in a randomized pattern such that the openings between individual plants are at least 2 times the height of retained plants. For example, if the sagebrush is generally 2 feet high, then the space between plants after thinning should be on the order of 4 feet. It is best to select older, larger plants for removal first as they typically contain a higher proportion of dead

wood (wildfire fuel) and are of lower wildlife forage value. This will result in removal of between one third and one half of the sagebrush.

Remove all shrubs and sagebrush under and within 10 feet downslope and alongside of juniper trees to be retained within Zone 2. Remove all shrubs and sagebrush within 7 feet upslope of juniper trees to be retained in Zone 2. These actions will remove ladder fuel hazards affecting the trees to be retained.

Remove the lower branches of shrubby juniper trees to one quarter the plant's height. By example, the lower 2 ½ feet of branches would be removed from a 10 foot tall juniper shrub.

Remove all prunings and trimmings from the site. Reseed disturbed soils with Wildlife Grasses and Forbs Seed Mix (see below) in late October or late April as follows:

1) Scatter seed by hand on all disturbed soils at a rate of 16 ounces per 1000 square feet.

2) Broadcast slow release fertilizer on all Zone 2 treatment area per manufacturers' recommendations to yield 2 lbs nitrogen, ½ lb. Phosphorous, and 1 lb. Potassium per 1000 square feet.

3) Rake seed and fertilizer into disturbed soils.

4) Implore the Universe, as may be your practice, for ample snow or rain (winter or spring and summer respectively).

Routinely evaluate Zone 2 treatment areas per the above protocols. It is likely that new growth will occur over time that may necessitate re-treatment to maintain the desired wildfire defensible spaces.

Wildlife Grasses and Forbs Seed Mix:

Grasses

Common Name	Scientific name	PLS#/1000 sf
Squirrel-tail bottle brush	Elymus elymoides	4 oz.
Green needle grass	Nassella viridula	3 oz
Indian rice grass	Achnatherum hymenoides	3 oz
Basin Wild Rye	Leymus cinereus	4 oz
Subtotal Grasses		14 oz./1000 sf

Forbs and Shrubs:

Common Name	Scientific name	PLS#/1000 sf
Rocky mountain penstamon	Penstemon strictus	½ oz.
Cicer Milk vetch	Astragalus cicer L.	½ oz.
Small burnett	Sanquisorba minor	½ oz.
Four Wing Saltbush	Atriplex canescens	½ oz
Subtotal Forbs and Shrubs		2 oz./1000 sf

Total all seed		1 lb/1000 sf

2.4.1.4 Landscape Design within Wildfire Defensible Zone 1

General considerations in the design of landscaping within Wildfire-Defensible Zone 1 are as follows:

1) It is strongly recommended that a landscape architect or designer with expertise in the local climate, and appropriate plant materials including water-wise (xeriscape) design principals be retained to consult and/or design landscapes and irrigation systems.

2) All grading must be contained within a 16,500 square foot Building Envelope. Vegetation management outside the Building Envelope is limited to implementation of Wildfire Criteria, noxious weed controls, and utility line restoration.

3) Landscape plans should favor the use of water-wise (xeric) plant materials wherever possible. The recommended plant lists identify the water requirements of many selections.

   Note: Xeric plant materials typically require as much water to become established as other plant materials. Once established (typically after one or two grow-in seasons), xeric plants require substantially less irrigation than non-xeric plants.

4) Plantings of non-xeric ornamental plant materials with high water demands should be reserved to specific focal areas to accent front porch entries, views, and outdoor living spaces.

5) Introduction of plants with high allergy response history is strongly discouraged. Further, introduction of State and Federally listed noxious weed species is prohibited.

6) A variety of plant materials and sizes are encouraged. Minimum acceptable plant sizes and quantities for initial plantings are as follows:

Plant Type	Minimum Size	Minimum Quantity
Evergreen Trees	6 ft. in height	A total of 5 evergreen trees with a combined height above the root crowns of 40 ft.
Deciduous Trees	2 inch caliper	Not less than 8 individual deciduous trees or multi-stem aspen clumps or a combination thereof.
Shrubs	#5 pot	Not less than 25 shrubs
Perennials	#1 pot	Not less than 40 perennials
Annuals	No minimum	No minimum

2.4.1.4.1 Mulched Perimeter Planting Beds

A continuous non-combustible inner border not less than 5 feet wide comprised of washed river cobble mulch placed over weed barrier under elevated decks, surrounding structures and associated landscaping is required. Any landscaping within 5 feet of a structure is considered part of the structure with the Zone 1 inner border extended accordingly. These perimeter beds may be un-irrigated or irrigated by drip irrigation systems only. No overhead spray irrigation systems may be placed within 3 feet of any building foundation.

Edging and weed barrier fabric placed beneath mulch installations are strongly recommended due to the difficulty of weeding through mulch in place.

2.4.1.4.2 Landscape Lighting

The design intent for landscape lighting is to preserve the night sky views and to provide way-finding light for specific areas and uses (e.g. pathways, porches, timed or motion detector activated security lighting). See Section 2.3.7 Exterior Lighting (above).

1) Up-lighting of any kind is prohibited.
2) Low wattage full cut-off pathway lighting is permitted.
3) All exterior lighting is subject to DRB approval and must meet any current Town of Eagle lighting regulations.
4) Per Town of Eagle codes, except during periods of actual use, all landscape lighting must be turned off from 11:00 p.m. to the following dusk.

2.4.1.4.3 Water Features

Water features may be approved after review of a site specific geotechnical evaluation and recommendation provided by the applicant.

2.4.1.4.4 Berms

The design intent for berms is to provide visual interest in the landscape and privacy from adjacent uses, but not to screen the front of home from the street or appear to delineate property boundaries. Berm grading must not obstruct access along Town of Eagle lot perimeter easements.

Design criteria for earthen berms are as follows:

1) Berms must be fully contained within the 16,500 square foot Disturbance Limit of the lot.

2) Berms must be delineated for DRB review on the ground prior to construction.

3) Berm height may not exceed 4 feet above natural grade.

4) Side slope gradients must vary in steepness with no slope exceeding 2:1 gradient. (By example: In section, a berm 4 feet high with 2:1 side slopes on level ground would be 16 feet wide across its base).

5) The transition to other finished grades must present a smooth gradation over several feet in section. Sharply defined margins are not permitted.

6) The crest of any berm must vary in height by at least 1 foot in each 15 feet of berm length. In plan view, the crest of any berm must meander substantially to imply a natural feature and avoid the straight lined impression of a windrow of soil.

7) Side yard berms between houses are strongly discouraged.

8) Rear yard and front yard berms may not exceed 1/3 the length of the respective property or disturbance area boundary.

9) Boulders integrated into earthen berms must constitute less than 1/4 of the berm's plan view area with the resulting height being less than 4 feet above the berm's base grade. Boulder terracing may be approved on steep lots.

2.4.1.4.5 Pre-construction Homesite Maintenance

Each homesite owner is responsible to maintain any unoccupied homesite in a clean and orderly condition, to control erosion from wind and water, and to actively manage against the presence of listed noxious weeds.

In the event that a homesite is not maintained as described above, the Eagle Ranch Association shall have the authority to enter upon the property and conduct such maintenance measures as may be required to bring the homesite into compliance with these terms. The homesite owners shall then be assessed the cost of performing these tasks.

2.4.1.4.6 Front Yard

The design intent for front yard landscaping is to provide a driveway border and welcoming corridor to the front entry of each home. It is not the design intent to create a streetscape of expansive front lawns.

1) Wildfire-Defensible Zone 1 and Zone 2 landscapes are appropriate for front yards.

2) Irrigated front yard landscapes should be moderate in extent and configured to complement the home's entry and façade.

3) Appropriate plant materials for front yards include native vegetation or wildflowers, trees, planting beds and modes areas of irrigated turf.

4) Irrigated borders for driveway and auto court (if any) should include all areas disturbed during their construction.

5) Irrigation systems should be designed to avoid watering closer than 5 feet of the street pavement edge. Irrigation systems may not be placed in the road right-of-way.

2.4.1.4.7 Side Yards

The design intent for side yard landscaping is to reduce fire hazards around the perimeter of each residence, to promote drainage, to provide visual screening between residences, and to revegetate areas disturbed during construction.

1) Wildfire-Defensible Zone 1 landscapes are appropriate for side yards.

2) Hedges or other intensive screening landscape plantings may be located in side yards between buildings to provide privacy for specific window or use areas. However, these plantings must be carefully designed to avoid creating a fence like delineation along property lines.

3) Swing sets, play structures and outbuildings are allowed in the side yard but may not be located in any required setback and/or outside disturbance limit areas. Placement of such structures to respect adjacent property privacy and views is appreciated. Appropriate landscape screening may be required for such structures if they will be visually prominent from adjacent properties or the street.

2.4.1.4.8 Rear Yards

The design intent for rear yards is to provide sufficient irrigated and manicured landscapes for each homeowner's customary outdoor activities.

1) Wildfire-Defensible Zone 1 and Zone 2 landscapes are appropriate for rear yards.

2) Irrigated turf, native grasses or wildflowers, trees, shrubs, planting beds and vegetable gardens are appropriate for rear yards.

3) Rear yard landscaped areas should be broadly contiguous with the rear of the residence to limit disruption of surrounding native areas.

4) Rear yard plantings should be designed to avoid creating delineation between properties.

2.4.1.4.9 Permanent Irrigation

The design intent for permanent irrigation is to provide for efficient, conservative use of water resources appropriate to approved landscapes.

1) All homesites shall be required to install an underground automatic timer controlled irrigation system as approved by the DRB. Each system shall be designed for a water flow rate of not more than 12 gallons per minute at a minimum residual pressure of 40 pounds per square inch at the street.

2) Individual plant drip irrigation systems of fully planted beds comprised of larger perennials, shrubs, and trees are encouraged. Beds planted with annual flowers, and smaller plants are better irrigated with overhead sprinklers. When conscientiously managed, drip systems use about 60% of the water as compared to overhead sprinkler and mini-spray irrigation. In this regard, credit is given for areas under drip irrigation against the total allowable irrigation area as follows:

Irrigation Type	**Conversion Factor**
Overhead sprinkler system	1.0
Mini spray system	1.0
Individual plant drip system	0.6

2.4.1.4.10 Temporary Irrigation

Temporary (2 full irrigation seasons) overhead sprinkler irrigation is typically required to re-establish healthy vegetation on otherwise non-irrigated portions of setback governed homesites, and on disturbed areas of Building Envelope governed homesites that are not permanently irrigated. Temporary systems should be surface mounted and must be removed at the end of the second full irrigation season after installation.

Note: Temporary irrigation is intended to reduce probable noxious weed infestations on disturbed areas. Effective eradication protocols are elusive and will change over time. Owners are responsible to keep informed of and implement the protocols as may be promulgated from time to time by regional agencies.

2.4.1.4.11 Landscape Installation, Maintenance, and Remedy

2.4.1.4.11.1 Installation Performance

Each homesite shall be fully landscaped in compliance with plans approved by the DRB within 180 days of the issuance of the Temporary Certificate of Completion of the residence.

The DRB may approve extension of this performance period due to winter conditions that are not conducive to the survival of the plantings.

2.4.1.4.11.2 Maintenance

The homesite owner shall diligently maintain the landscape plants in a manner that is consistent with the normal character of the plants. This shall include cooperation with the Association to minimize fire hazard through appropriate pruning, weeding, mowing, irrigation schedules and fuel load reductions.

2.4.1.4.11.3 Association Authority to Remedy

If recommended by the DRB, the Association has the authority to enter upon a homesite and undertake such maintenance measures as may be required for the landscaping to meet the minimum quality of appearance, health and fire safety that is consistent with the character of Eagle Ranch.

The Association may then levy a Reimbursement Assessment against such homesite owner for all costs and expenses incurred by the Association in completing such landscape maintenance work, including any costs and expenses of collection and attorney fees.

3 ARCHITECTURAL STYLES

3.1 Design Intent

The design intent for architectural styles in the Highlands neighborhoods is to establish design criteria that restate and extend the architectural traditions of the Uplands neighborhoods with greater emphasis on lower massed interpretations where 1 story, 1 story over a walk-out level, and 1 ½ story structures predominate. Full footprint 2 story structures are inappropriate in the Highlands neighborhoods.

The Highlands homes employ rustic materials, forms, proportions, massing, and architectural elements derived, from traditional styles to create rustic interpretations of the historical architectural precedents of the Colorado mountain region.

While the traditional, refined American architectural styles are appropriate to the flat terrain, traditional streetscapes, and manicured surroundings of The Meadow's neighborhoods, neither the refined materials (e.g. brick, narrow reveal smooth siding, painted surfaces, etc.) nor flat lot architecture are appropriate to the Highlands neighborhoods' sloped terrain and natural dryland surroundings.

The forms, massing and exterior of every house must adhere to the design principles established for the architectural styles described in Style Design Characteristics sections below. Four design architectural styles are established within The Highlands:

a) *Alpine Ranch* – A relatively new style for the Highlands neighborhoods only, Alpine Ranch architecture presents buildings of simple, additive parts that reflect a more human scale and express the functions they enclose. Large, monolithic forms of harsh geometric shape are to be avoided in favor of building compositions of smaller-scaled components that recall our ranching traditions. Central forms of simple geometry enhanced by additive elements such as porches, bay windows, dormers, balconies, doorways, and divided window patterns can present a rich and varied architecture.

b) *Highlands Victorian* – Incorporates the vertically proportioned masses and steeply pitched gable roofs of Victorian architecture arranged in stepped, parallel or right angled asymmetrical compositions.

c) *Highlands Craftsman* - Inspired by the compact 1 and 1 ½ story Craftsman bungalow style having living spaces within the volume of moderately pitched gable roofs over simple masses in

stepped asymmetrical compositions; and that express structural elements such as rake brackets and exposed rafter tails.

d) *Highlands Prairie* – Incorporating the horizontally proportioned asymmetrically massed and shallow pitched hipped roofs of the Prairie School of architecture arranged in stepped compositions. Two story symmetrical American Four Square designs are not permitted.

3.1.1 Architectural Style and Plan Repetition

a. The Design Review Board must find that sufficient differences exist in elements such as massing, roof forms, fenestrations, colors, exterior materials, and details between the homes to avoid the appearance of repetition within six (6) inter-visible lots.

b. A previously approved plan may be repeated following a finding and approval by the Design Review Board that:

i. Written agreement for the plan's reuse provided to the Board by the Architect/Designer, the Owner of the plans, and the owners of record of all previously built instances of the floor plan;

ii. The re-use instances are not inter-visible; and

iii. Elevations are expressed in sufficiently different exterior finishes, details, and colors as not to be a replica of the previously built instance of the plans. Such differences shall include but not be limited to exterior materials, trim and other architectural details, and colors. Other differences that are strongly encouraged include but may not be limited to mirrored floor plan, fenestration placement, front porch variations, and roof massing.

iv. The reuse of a plan shall be subject to a full design review process as with any other submittal for consideration.

v. Design Review Preliminary or Final Approval will extend for up to twelve (12) months during which time construction must commence. Additional review fees may apply when approved plans are submitted for Technical Review after a lapse of twelve (12) months from approval

3.1.2 Architectural Style Reservation

The intent of this section of these Design Guidelines is to facilitate timely construction of architecturally varied streetscapes comprised all four architectural styles.

3.2 HIGHLANDS VICTORIAN STYLE

Figure 4 Highlands Victorian in Stone and Siding

3.2.1 OVERVIEW

The Highlands Victorian Style encompasses a more rustic expression of asymmetrically massed Victorian homes in surrounding Colorado mining and ranching towns built in the late 19th and the early 20th centuries. In contrast to the refined, light frame Meadows Victorian vernacular, Highlands Victorian homes should express rustically proportioned exterior cladding and frame elements. In keeping, there are fine regional examples of timber or log homes with strong Victorian proportions.

Figure 5 Highlands Victorian in Timber with Board and Batten

The Highlands Victorian Style results from a composition of simple vertically oriented gable roofed rectangular masses aligned and connected either at right angles or off-set but parallel to each other. At connections, the masses step up or down to respect the natural terrain. The principal masses of the structure are almost always the same number of stories in height. One story secondary masses or wings are encouraged to settle the structure into the landscape. A full or partial width one-story porch always occurs on the front facade and may wrap around one or both sides of the building.

Principal roofs are steep, symmetrically pitched gables with moderate overhangs at the eaves and rakes. A steeply pitched hip roof may form the connection between principal gable roofs. However the hip roof element must remain visually subordinate to the principal gable forms.

(HIGHLANDS VICTORIAN CONT')

Porch roofs are generally low pitched sheds. Dormer roof forms are often eclectic (gabled, shed, stylized) and forms may be intermixed.

Detailing and brackets should be very simplified rather than the lacy spandrels, trim and cornice line brackets of more refined, urban examples. Exterior cladding was almost always horizontal clapboard with decorative accent cladding at the gable ends.

3.2.2 HIGHLANDS VICTORIAN DESIGN CRITERIA

In all regards, the Highlands Victorian Style residence must meet the other provisions contained in these Design Guidelines except as modified below.

3.2.2.1 Main Massing

1) The house must be comprised of a one or two principal 1 1/2 or 2 story masses. The principal masses are simple, vertically oriented, and rectangular.

2) The principal masses should be aligned and connected either parallel or at right angles to each other and are almost always the same number of stories in height.

3) The secondary masses or wings are encouraged. They should be visually subordinate to the principal masses either in height or mass or both, and should also be aligned and connected either parallel or at right angles to other masses of the structure. In the case of an auto court arrangement, the garage mass need not be set at right angles to the remainder of the structure.

4) No wall plane that forms any part of the perimeter of the structure may extend above finished grade more than two stories plus 2 feet of foundation. Where the downhill side of a structure includes three stories, the upper floor must be contained within the volume of the roof.

5) A full or partial one-story covered porch must be placed on the front facade and may wrap around one or both sides of the building. Porches must have a depth of not less than 8 feet (see Section 3.2.2.3 below).

3.2.2.2 Roofs

1) All primary roofs must be gable roofs with 10:12 to 12:12 pitches. A hipped roof may be employed at the connection between the gable roofs of primary building masses.

(HIGHLANDS VICTORIAN CONT')

2) The hipped roof pitch must match the gable roofs that it connects. If a hipped roof is proposed, it must be visually subordinate to the primary gable roofs. The latter may not appear simply as dormers on a large hipped roof but must be borne upon expressed masses beneath.

3) Minor roofed elements (e.g. dormers, porches, and first story bump-outs) of the house may have shed, hipped or gable roofs with pitches between 2:12 and 12:12. Shed roof connections may not occur above a line ¾ ths the height of the roof from which they spring.

4) Gable rake and eave overhangs should be moderate, not more than 24 inches or less than 12 inches and may either be open or enclosed.

5) Dormers are common and may have shed, or gable, roofs.

6) Gable end cladding that differs from but complements the other wall cladding is strongly encouraged.

3.2.2.3 Front Porch

A full or partial one story front porch including the front door to the house occurs on the front facade and may wrap around one or both sides of the building.

1) The front porch must be covered by a shed or hipped roof with a slope between 2:12 and 6:12. Porch roof may have a gable element on it for snow and drip protection at the front steps. Porch roof columns spring from deck level and be of more rustic proportion than in more traditional Victorian forms.

2) Porch columns should have some decorative detailing at base, capitol, connections to beams and brackets and at beam end conditions. Simplified, rustic, and reserved decorative detailing is strongly encouraged.

3) Front porches should not be higher than 30 inches above finished grade. All Highlands Victorian porches may be left open or screened with lattice below. Porches less than 18 inches above grade may be solid below.

4) Where provided, railings should consist of vertical elements between top and bottom rails. (not required if front porch is at grade level)

(HIGHLANDS VICTORIAN CONT')

3.2.2.4 Façade

1. The overall facade must be asymmetrical.
2. The design of individual elements and masses of the house including roofs, porches, windows, and doors should be symmetrical. There is often one large dominant window element on the first story of principal masses on the facade.
3. The proportions of the facade including the windows should be vertical. The detailing of the facade and rooflines in general should emphasize vertical lines.

3.2.2.5 Exterior Materials

Highlands Victorian exterior materials should be more rustic than the traditional materials in other parts of Eagle Ranch.

1) Frame and timber Highlands Victorian homes should employ exterior materials as follows:
   a. Base course materials may include a stone, stucco, or wood.
   b. Wall cladding should be wide reveal horizontal siding or timbers (fitted or chinked).
   c. Vertical board and batten siding is also permitted with a belt course not less than 2x12 (nominal) at each floor. The intent is to eliminate butt joints in board and batten cladding.
   d. Trim for doors and windows and corner boards should be 2x (dimensional) or thicker.
2) Horizontally coursed round log walls may be constructed of naturally shaped, drawknife peeled logs whose average diameter is between 8 inches and 16 inches. No portion of any log may be less than 6 inches or greater than 18 inches in diameter. The specified size range is in character with the native lodge pole trees historically used in regional log construction.

3.2.2.6 Windows

All window design elements of Section 3.4.2 above apply to the Highlands Victorian style except as described below:

3.3 HIGHLANDS CRAFTSMAN STYLE

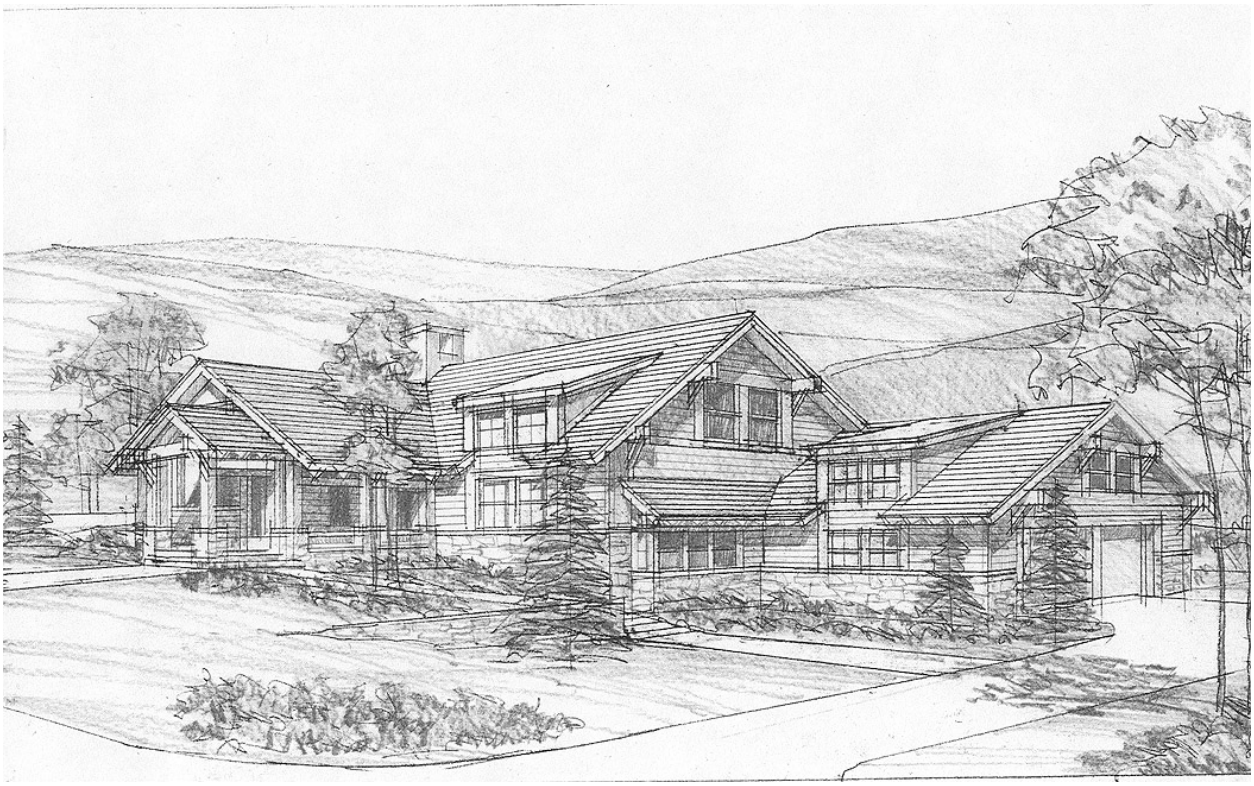
3.3.1 OVERVIEW

The Highlands Craftsman Style differs from the other styles in its roof forms, detailing, and expression of structure.

Medium pitched gable roof forms with moderate to wide overhangs dominate. Substantial second story dormers are prevalent because occupied spaces are incorporated within the volume created by the roof.

Among the most distinctive features of the Craftsman style are the level and type of exterior detailing - thence the name "Craftsman." Structural elements are expressed rather than hidden. Shaped rafter tails are always exposed under the eaves. Substantial, decorative beams or braces appear under the gable rake ends.

(HIGHLANDS CRAFTSMAN CONT')



Principles that underlie the Craftsman Style are durability, fitness for the life that is to be lived in the house, and harmony with its natural surroundings. Craftsman houses are designed with regard to economy of space and material; to secure openness of space and freedom in the interior; and the avoidance of crowding. The vernacular depends upon the liberal use of wood finished to reveal its friendliness; upon warmth, richness, and variety of color; and the charm and expression of structural features and built in furnishings[1]. The interior treatment is arguably the most distinctive feature of the Craftsman Style. A combination of interests in the Arts and Crafts movement, wooden architecture, and appreciation for the manual arts strongly influenced these intricately detailed interiors.

[1] p.9, Gustav Stickley, Craftsman Homes, Dover Publications, Inc., 1979

(HIGHLANDS CRAFTSMAN CONT')

Craftsman Style in The Highlands neighborhoods incorporates asymmetrical compositions of the Craftsman style of architecture with emphasis on American Bungalow forms as described below.

3.3.2 DESIGN CRITERIA

In all regards, the Highlands Craftsman Style residence must meet the General Considerations contained in these Design Guidelines and as supplemented below.

3.3.2.1 Main Massing

1) The Highlands Craftsman Style of architecture is identified by one or at most two principal rectangular masses of 1 or 1½, stories with or without a walk-out level beneath.
2) Second story habitable spaces, not incorporated into the volume created by the roof, may not be more than 25% of the building footprint.
3) No wall plane that forms any part of the perimeter of the structure may extend above finished grade more than two stories plus 2 feet of foundation. Where the downhill side of a structure includes three stories the upper floor must be fully contained within the volume created by the roof.
4) Secondary masses are clearly subordinate in floor area and height of the primary masses.
5) The masses should be set on a strong base that does not extend more than 30 inches above the first floor elevation of the mass. Stone veneer may extend more than 30 inches above the first floor elevation.
6) Parallel or 90° alignment between masses are preferred but not required.

3.3.2.2 Roof Forms

1) Roofs are simple, sheltering gable forms with pitches from 6:12 to 10:12. Upper-story living spaces are incorporated into the volume created under these roof forms.
2) The gable rake ends and eaves are open and have large overhangs of at least 30 inches but not more than 48 inches.
3) Exposed rafter tails having some ornamental detailing (other variations require board approval) at the end conditions are required at all eave overhangs. Maximum spacing of exposed rafter tails is 48 inches. Tail dimensions should be proportional to the spacing to imply structural adequacy.

(HIGHLANDS CRAFTSMAN CONT')

4) Beams and/or brackets having some ornamental detailing (other variations require board approval) at the connections and end conditions must support rake ends.

5) Gable or shed dormers are typical. The two forms are rarely intermixed. The "eyebrow" gable (a Greene & Greene trademark) may also be used. Dormer roofs may have 2:12 to 10:12 pitches.

3.3.2.3 Front Porch

1) A one story covered front porch incorporating the front entry is required. The porch must be at least 16 feet wide and 8 feet deep and may wrap onto one or both sides of the residence.

2) The porch is always solid below being clad with the same material as the base of the house. Front porch enclosures, if provided, may be either full parapet, half height parapet with truncated railing, or full railing between piers or columns. Vertical railing elements should be of substantial dimension and detailing. (not required if front porch is at grade level)

3) Front porch roof supports are massive and composed of short tapered, square or grouped-post columns resting on more massive, capped piers that rise uninterrupted from the ground level to above the porch railing level. The piers may extend to the porch roof structure.

4) Porch columns have simplified, rustic, and reserved detailing at base, capitol, connections to beams and brackets and at beam end conditions.

3.3.2.4 Façade

1) In general the primary elements of the facade of the house should have some decorative detailing.

2) The façade should express elements of underlying structure.

3.3.2.5 Exterior Materials

Exterior materials in Highlands Prairie Style include stone, stucco, wood or simulated wood siding and shingles as follows:

1) The base of the house may be of stone, stucco, or heavier wood siding. The base should have a horizontal emphasis or banding and should not be higher than 30 inches above first floor level or full wall height of a walk-out level. Stone veneer may extend higher than 30 inches.

2) Wall cladding above the base should be horizontal wide reveal timbers (fitted or chinked); wood, simulated wood products and/or

(HIGHLANDS CRAFTSMAN CONT')

shingles. Board and batten cladding enhances verticality and may be used only sparingly

3) Trim for doors and windows and corner boards should be 2x (nominal) or thicker and must stand proud of other wall cladding by not less than ½ inch.

3.3.2.6 River Rock

Native Eagle River Valley river rock is conditionally permitted as an exterior material on Highlands Craftsman style homes only. Careful and purposeful lay-up of river rock is critical. Examples abound of poorly executed river rock applications that appear to be ill fitted, and glued-on. River rock applications in Eagle Ranch must evoke the sense of mass and structural integrity that is implicit in masonry structures. The individual rocks' size range, general shape, orientation in the lay-up, tightness of fit, and resulting narrow, deeply raked mortar joints must be carefully and purposefully executed. To this end, a 4-foot high by 8-foot wide sample panel of the specified lay-up shall be constructed for DRB inspection and acceptance prior to approval of river rock. Applications that differ from the approved sample panel are subject to removal and re-installation. River rock applications in Eagle Ranch shall meet the following specifications:

1) Size range of exposed face of any individual stone:
   a. Minimum stone size = 4" x 6"; Smaller fitting-stones may be used occasionally to manage mortar joint width.
   b. Maximum dimension = 16" in any dimension
   c. The overall lay-up shall contain an evenly graded blend of sizes within the range.
2) General shape and proportion exposed face of individual stones:
   a. Not less than 70% of the exposed surface shall be comprised of distinctly oval or round-cornered rectangular shapes;
   b. Not more than 30% of the exposed surface may be comprised of round or other polygonal shapes;
3) Orientation of stones in the lay-up:
   a. Orient shapes horizontally;
   b. Place round or polygonal stones randomly within the field of horizontally placed oval stones;

c. Place larger, thicker stones within lower parts of the lay-up;

d. The overall exposed surface should be closely planar with a batter (if any) accommodating the use of the larger stones;

(HIGHLANDS CRAFTSMAN CONT')

e. Where river rock capstones are used, they shall be selected and fitted to form a strongly horizontal course not less than 6" in height.

4) Fit and Mortar Joints:

a. Select and fit stones to nest into irregularities of and between the stones below;

b. Mortar joints shall be as narrow (1/4" to 3/4") and deeply raked while respecting the lay-up's stability.

3.3.2.7 Windows

1) General Considerations Windows section 3.4.2 et al apply.

2) Bay windows shall be composed of three flat planes symmetrically arranged about the midline to imply a right angled box bay. Bay windows that emulate hexagonal or octagonal forms are discouraged in the Highlands Craftsman style as they are more suited to the Victorian vernacular.

3.4 HIGHLANDS PRAIRIE STYLE

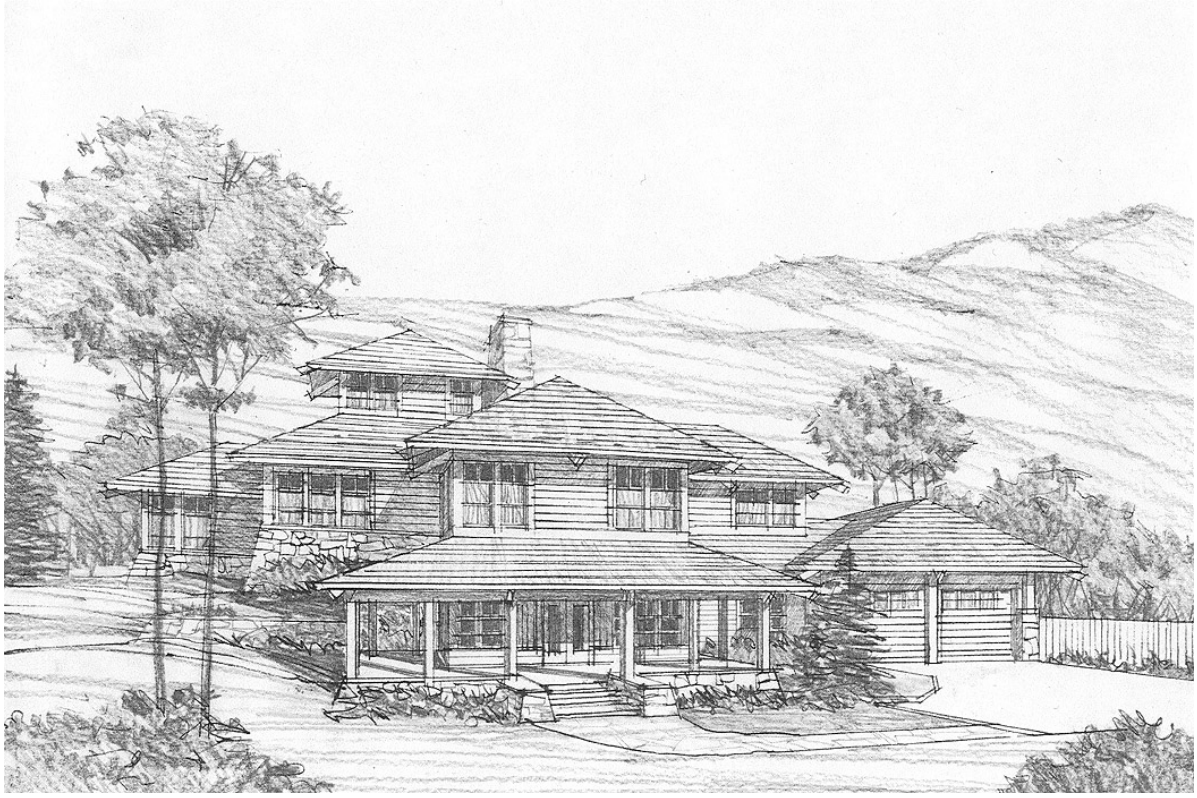


Figure 8 Highlands Prairie in Stone and Horizontal Siding Front-load Garage

The Highlands Prairie Style is an eclectic architectural vernacular defined by the dominance of horizontal line with a spirited interplay of short vertical accents. Virtually every aspect of the design establishes the horizontal line. The structure is often set upon the broad base. The disposition of the principal or composite masses of the structure, the shape and proportion of the low hipped roof, the horizontal banding of windows, with often a belt course or shelf roof between stories reinforce the horizontal. The resulting continuity of line, edge, and surface lends horizontal unity to the design. Short vertical accents such as piers, mullions and subsidiary masses enliven the design[2].

[2] p. 3 - 6, H. Allen Brooks, The Prairie School, 1972

(HIGHLANDS PRAIRIE CONT')

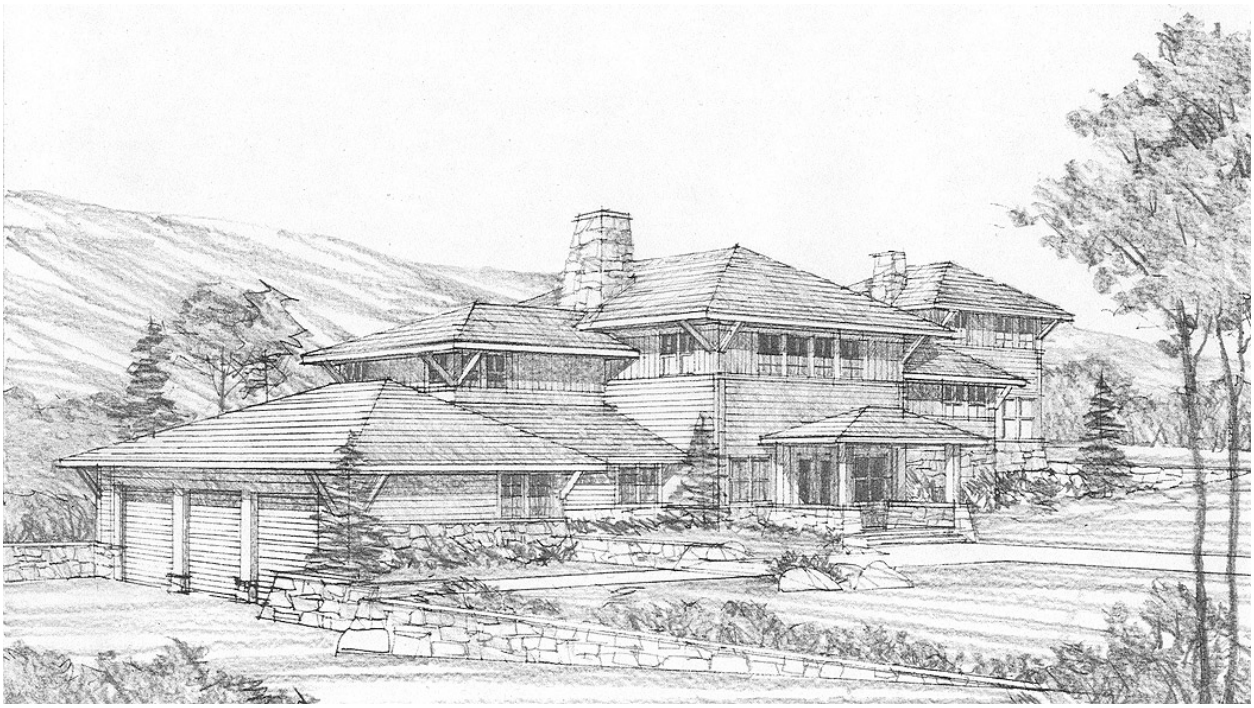


Figure 9 Highlands Prairie Design Criteria Side-load Garage

Contemporary interpretations of the vernacular are encouraged. Interpretations are expected to accommodate the changes in residential spaces and uses that have occurred over time, yet must express the underlying characteristics of the Prairie Style. Designs that evoke an international motif are strongly discouraged.

3.4.2 DESIGN CRITERIA

In all regards, the Prairie Style residence must meet the other provisions contained in these Design Guidelines except as modified below.

(HIGHLANDS PRAIRIE CONT')

3.4.2.1 Main Massing

1) The "American Foursquare," vernacular within the Prairie style is not permitted in The Highlands. Its symmetry and blocky 2-story massing are not suited to the Highlands' rustic, natural setting.

2) An asymmetrical 1 story or 1 story over a walk-out level composition that steps with the terrain is appropriate. Full height second story spaces may not exceed 33% of the building footprint. The highest roof ridge should be located toward the upslope end of the structure. The lowest roof ridge should be located toward the downslope end of the structure.

3) The house should be placed on a strong horizontal base.

4) The principal mass of the structure should be distinctly rectangular (not square).

5) No wall plane that forms any part of the perimeter of the structure may extend above finished grade more than two stories plus 2 feet of foundation. Where the downhill side of a structure includes three stories the upper floor or floors must be set back from the lower floors by not less than 6 feet and demarked by a shelf roof.

3.4.2.2 Roof Forms

1) Low pitched (4:12 to 6:12) hipped roof are required.

2) Wide overhangs 36 inches or greater with enclosed flat boxed soffits are required.

3) In general occupied space should not be created within the roof due to the low roof pitches. Roof volume may be incorporated into living spaces below.

4) Use gables sparingly. All gables must be hip roofed.

5) Gable roof dormers to protect entry and garage doors are permitted.

3.4.2.3 Front Porch

1) A covered, one story porch must be placed on at least 16 feet of the front facade and may wrap around one or both sides of the building to form a broad veranda. This porch must have a depth of not less than 8 feet and be less than 5 feet above finished grade at its highest point. This porch must be closed

(HIGHLANDS PRAIRIE CONT')

below by a wall and/or parapet clad in a suitable base material.

2) The porch roof must be supported on substantial columns. The columns (with plinth and capitol) are typically set upon a porch parapet or masonry piers that terminate at or slightly above railing height. A beam must be expressed resting on the porch columns.

3) It is encouraged to tie first floor porches directly to finished grade as site topography permits.

4) Railings, if provided, should be constructed of slender vertical elements between substantial top and bottom rails. (not required if front porch is at grade level)

3.4.2.4 Façade

1) The overall composition should be asymmetrical.

2) The detailing of the facade and rooflines should emphasize horizontal lines including a strong horizontal base and horizontal façade detailing.

3) Primary elements of the facade of the house may have some decorative detailing. This detailing need not be historically correct. It may be simplified, abstracted or modern versions of the traditional.

4) In keeping with the Highlands' rustic character structural elements should be expressed.

3.4.2.5 Exterior Materials

Exterior material applications in Highlands Prairie Style include stone, stucco and wood as follows:

1) The strong horizontal base, including first story deck and porch parapets (if any), is typically expressed in stone or stucco. If wood is used it should be expressed as a more substantial material than other siding materials.

2) The base may extend not more than 42 inches above the first floor elevation. Stone veneer may extend up more than 42 inches.

3) Wall cladding above the base may be any material permitted in the General Considerations section above. Shingle cladding is permitted.

4) Horizontal siding for the main body of the house should express a wide reveal. A narrower reveal is permitted for the second story frieze (if any).

5) Trim for doors and windows, and corner boards should be 2x (nominal) or thicker and must stand proud of adjacent siding.

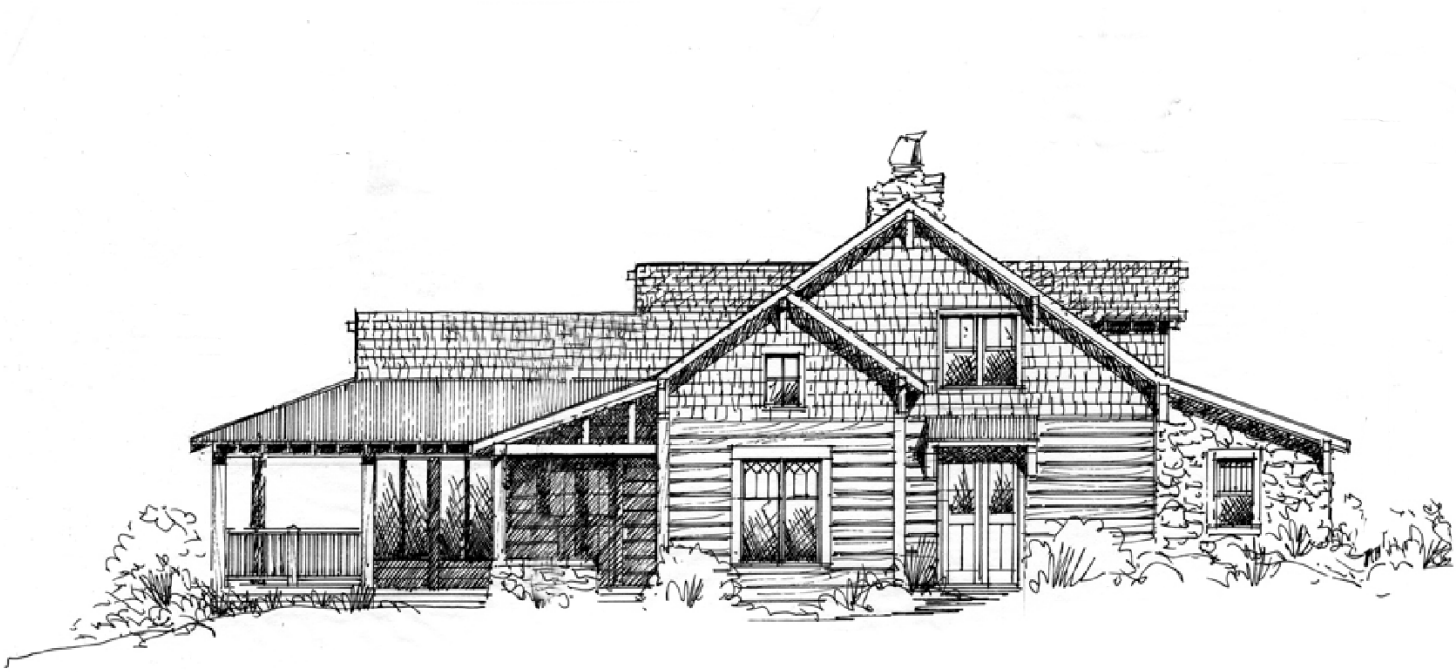
(HIGHLANDS PRAIRIE CONT')

3.4.2.6 Windows

1) In keeping the horizontal emphasis of the Prairie style, windows may be ganged to a greater extent than with other architectural styles rather than as single windows punched into the wall plane.

2) Individual windows within the gang should be vertically oriented rectangles of identical height and width.

3.5 ALPINE RANCH



3.5.1 OVERVIEW

The form and scale of this style presents buildings of simple, additive parts that reflect a more human scale and express the functions they enclose. The Alpine Ranch Style favors building compositions of smaller-scaled components that recall traditions in regional high country ranch and alpine buildings. Central forms of simple geometry enhanced by additive elements such as porches, bay windows, dormers, balconies, doorways, and divided window patterns add richness and variety.

The Alpine Ranch Architectural Style is expressed in direct and authentic use of stone, wood, and painted metals comprised of an honest simplicity of form and structure. The composition evokes a relaxed, casual lifestyle.

The use of rustic materials (e.g. shingles, board and batten siding, heavy planks, chinked timbers, and siding) should be carefully

balanced with craftsmanship in detailing. Timber trusses, beams, rafters, corbels and trim must be carefully proportioned and detailed to avoid an unnatural coarseness[3].

3.5.2 DESIGN CRITERIA

3.5.2.1 Main Massing

The overall form and massing shall be based upon combining one or more central forms of simple geometry with secondary elements added to them. The result will be a composition of additive forms, creating interest in massing while maintaining a pleasing human scale. The goal is to retain a simple order, and an honest and direct structure that can respond to the topography and create visual interest without being overly complex.

Form and massing should avoid rigid symmetry and allow a casual marriage of forms to evolve. While individual components of the home may express repetition or symmetry, the overall composition should be asymmetric, yet balanced and well-proportioned.

3.5.2.2 Roof Forms

Roofs should be comprised of simple forms that convey a sense of shelter and protection to the home. Their scale, varied pitches and forms should be composed to reinforce the additive nature of the building mass.

Major roofs for Single-Family Homes shall have a minimum pitch of 6:12 and a maximum pitch of 12:12. Secondary roofs over building components such as porches and dormers may have lesser pitches, down to a minimum of 2:12. Lower pitched shed roofs as major roofs may be considered by the DRB if a strong case can be made for their use. If major shed roofs are to be used, it is preferable that the sheds be used in conjunction with a primary gable roof form.

Dormers are strongly encouraged as both functional and aesthetic elements of Alpine Ranch Style. Placement, shape, and size of dormers should take into consideration the scale and proportions of the primary building as well as interior spaces and functions. Dormer materials may be selected from the exterior wall materials and roofing materials used on the building.

3.5.2.3 Front porch

The design of porch column and railing detail, configuration, and color, provides a great opportunity for individual expression.

[3] Adapted from "Old Greenwood Design Guidelines for Single Family Homes", Jack Zehren, AIA, Rev. 5/15/2004

3.5.2.4 Façade

The composition of the façade must be an asymmetrical assembly of additive elements. Individual masses within the composition may incorporate symmetrical placement of windows and doors.

3.5.2.5 Exterior Materials

The Alpine Ranch Style may be rendered in any approved exterior materials. Homes with stone walls on more than 50% of walls may be considered by the DRB on a case by case basis. River rock is not acceptable for full stone walls.

3.5.2.6 Windows

General Considerations Windows section 3.4.2 et al apply.

4 THE DESIGN REVIEW AND APPROVAL PROCESS

The following sections describe the steps involved in the Eagle Ranch design review process. Submittal material required for each step in this process is also listed. The DRB may, at the request of an owner or at their own discretion, modify any of these submittal requirements. Approvals obtained will be valid for 1 year from date of approval. Administrator will determine level of review after expiration.

4.1 TOWN OF EAGLE DEVELOPMENT REGULATIONS

While these Design Guidelines are the primary tool for developing the architectural character of Eagle Ranch, other material must also be considered during the design process. In addition to these Guidelines, the annexation of Eagle Ranch into the Town of Eagle included the approval of a development guide, preliminary and final subdivision plats, and subdivision covenants. The Town of Eagle has adopted various codes and regulations, which apply to residential development (e.g. building and electrical codes, lighting ordinance, etc.). The Town of Eagle Building Official may be contacted by phone at (970) 328-6354. In some cases, there may be conflicting provisions within these control documents. In the event of such conflict, the most restrictive provision shall apply.

4.2 MODIFICATIONS TO EXISTING HOMES

DRB approval is also required for any exterior modifications to an existing home or homesite. This includes improvements such as changes to color, landscaping, outbuildings, play structures, or the addition of new windows or an outdoor patio. The review of modifications to existing homes will generally follow the procedures outlined in the Preliminary Review Step. Submittal requirements will generally be limited to plans, written information, material samples or color samples necessary to demonstrate the proposed modification. Prior to beginning the design of any modifications to an existing home, owners are encouraged to contact the DRB to facilitate the review process.

4.3 NEW CONSTRUCTION DESIGN REVIEW

The design review process for new construction encompasses three design stages followed by construction inspections as follows:

4. THE DESIGN REVIEW AND APPROVAL PROCESS

4.3.1 STEP ONE: PRE-DESIGN CONFERENCE

4.3.1.1 Purpose:

The Pre-Design Conference is an informal review to exchange information between the DRB Administrator and the Owner, architect and/or builder. The purpose of the Pre-Design Conference is to facilitate the smooth, timely and cost effective design effort, review, and approval of development at Eagle Ranch. It is intended that the Pre-Design Conference be held at the very beginning of the design process prior to the owner committing substantial professional design costs.

4.3.1.2 Topics of Discussion:

The typical Pre-Design Conference, without limitation, will focus on:

- ❑ Property boundaries and setbacks;
- ❑ Easements and utilities;
- ❑ Topographic survey;
- ❑ Site characteristics (e.g. views, sun, adjacent properties, etc.), land use pattern, site planning and construction;
- ❑ Architecture and other design considerations; and
- ❑ Design Guidelines and other related Town of Eagle regulations.

4.3.1.3 Required Materials

Meeting materials to be presented by the Owner at the Pre-Design Conference include:

1. Pre-Design Conference Application (provided at the meeting).
2. Pre-Design Conference Fee - call DRB Administrator.
3. Soils report for buildings with basements as appropriate.
4. Conceptual site plan of the homesite indicating the location of all proposed structures and other site improvements.
5. Perspective and other informal character sketches, clippings, etc. of the proposed residence floor plans and elevations. Formal detailed plans are not required at the Pre-Design stage.

4.3.1.4 Action

Actions taken at the Pre-Design Conference are informal. After discussing the materials presented, the DRB Administrator will summarize those elements that he believes may raise potential issues at the Preliminary Plan Review.

4. THE DESIGN REVIEW AND APPROVAL PROCESS

4.3.2 STEP TWO: PRELIMINARY PLAN REVIEW

4.3.2.1 Purpose:

The Preliminary Plan Review is the first of two review stages conducted with the full Design Review Board. The purpose of the Preliminary Design Review is to ensure that design development level drawings conform to the Design Guidelines prior to construction level drawings being undertaken. It is intended to provide the Owner and DRB with the information needed to avoid wasted time and professional fees that result from pursuing a design in conflict with the Design Guidelines.

4.3.2.2 Topics of Discussion:

The typical Preliminary Plan Review, without limitation, will focus on:

1. Response to matters identified at the Pre-Design Conference;
2. Design specific site plan and architecture responsiveness to the Plat, Design Guidelines and other applicable regulations;
3. Preliminary materials and color selections;
4. Preliminary exterior lighting plan;
5. Preliminary landscape plant massing and irrigation concept plan;

4.3.2.3 Required Materials

Meeting materials are to be submitted electronically by Owner as described by the DRB Administrator (posted on website). Items may include:

1. Preliminary Plan Review Application;
2. Preliminary Plan Review Fee (call DRB Administrator); and
3. Topographic survey prepared by a licensed surveyor drawn at scale 1" = 10' of the subject homesite. The survey shall show:
    a. Property boundaries of the subject homesite and adjacent property lines and structure footprints within 25 feet of the subject homesite,
    b. Setback lines,
    c. Platted easements,
    d. 2' contour intervals, significant natural features including but not limited to rock outcrops, drainages, existing trees greater than 4" diameter at breast height, and

e. Other improvements or structures affecting development on the homesite.

4. Full-scale plan sets (File and Technical Review copies) of the following:

a. Proposed Site Plan using Topographic Survey information (see above) (Full-scale: 1" = 10'; Half-scale: 1"=20') showing:

1) Property boundaries of the subject homesite and adjacent property lines and structure footprints within 25 feet of the subject homesite,

2) Design Guideline Setback lines;

3) Easements;

4) Existing and proposed contours at 2' intervals;

5) Building footprint and eave drip line locations;

6) Driveways;

7) Site drainage;

8) Utilities including evidence of adequate sewer service gradient;

9) Site improvements such as fences, decks, patios, walks, pools, etc.;

10) Site Coverage Table listing in Square Feet and as a % of Lot Area the Total Lot area, Area disturbed by construction, Building coverage, Impervious area coverage.

b. Proposed Architectural Plans (Full-scale: ¼" = 1'-0"; Half-scale: 1/8" = 1'-0") showing:

1) Floor plans of the all proposed buildings;

2) A Summary Table of Square footage of all floor plans including total building(s) footprint and impervious surfaces;

3) All elevations with existing and final grade shown;

4) Longitudinal and cross building sections through all principal masses of the building;

5) Building height calculation may be shown on the elevations sheets as a 35 foot offset line from the natural or constructed grades (whichever is the more severe);

6) Proposed exterior materials and color specifications and samples including color photographs for the file.

7) Proposed exterior lighting.

c. Preliminary landscape plan (Full-scale: 1" = 10'; Half-scale: 1"=20') showing::

1) Footprint of buildings;

2) Existing and final contours at 2' interval including berms and other land form features;

3) Turf areas, building perimeter beds, other planting beds, street trees, other trees;

4) Conceptual plant massing including intended mature height and spread;

5) Sprinkler irrigation, drip irrigation, and non-irrigated areas;

6) Summary table of irrigation areas showing square footage and percent of total homesite area by type of irrigation.

4.3.2.4 Incomplete/Late Submittals

Incomplete submittals will not be accepted.

Preliminary Plan Review Actions

The DRB will review the submittal prior to the meeting and then with the applicant's representatives at the meeting. The DRB may take any of the following actions:

1. Continuation with Conditions – in which event the application will be heard as a Preliminary Plan review at a subsequent meeting. An action to continue indicates that the underlying design meets the intent of the Design Guidelines, but that substantial elements that may affect Preliminary Plan review must be resolved prior to Final Plan review. A complete new proposal will be considered by the DRB as a separate, subsequent action.

2. Approval with or without Conditions – in which event the application will be heard as a Final Plan review at a subsequent meeting.

3. Denial for Cause – in which event the application will not be heard further. An action of Denial for Cause indicates that the underlying design does not comply with the Design Guidelines.

A complete new proposal will be considered by the DRB as a separate, subsequent action.

4.3.3 STEP THREE: FINAL PLAN REVIEW

4.3.3.1 Purpose:

The purpose of the Final Plan Review is to ensure responsiveness to Preliminary Plan Review guidance, and to ensure that the construction plan set including all improvements to the site conforms to the Design Guidelines. Final approval will be the record basis for issuance of the Design Review Approval letter and marked plan set required by the Town of Eagle prior to their review of a building permit application.

4.3.3.2 Topics of Discussion:

The typical Final Plan Review, without limitation, will focus on:

1. Response to matters identified at the Preliminary Plan Review;
2. Design specific site plan and architecture responsiveness to the Plat, Design Guidelines and other applicable regulations;
3. Final materials and color selections;
4. Final exterior lighting plan;
5. Final landscape plan.

4.3.3.3 Required Materials

Meeting materials to be submitted electronically by Owner as described and posted on the website:

1. Final Plan Application and Review Checklist.
2. Final Plan Review Fee (call DRB Administrator).
3. One front elevation accurately rendered in the proposed colors.
4. Full-scale (File and Technical Review) Plan Set of the following:
    a. Site Plan (dimensioned) (Full-scale: 1" = 10'; Half-scale: 1”=20’) showing:
        1) All elements required at Preliminary Plan Review;
        2) Property boundaries of the subject homesite and adjacent property lines and structure footprints within 25 feet of the subject homesite,
        3) Design Guideline Setback lines;
        4) Easements;
        5) Existing and proposed contours at 2' intervals;

6) Building footprint, footer, and eave drip line locations;

7) Driveways, culverts, and curb cut;

8) Site drainage;

9) Utilities including meter and exterior panel locations and evidence of adequate sewer service gradient;

10) Site improvements such as fences, decks, patios, walks, pools, out buildings, etc.;

11) Site Coverage Table listing in Square Feet and as a % of Lot Area the Total Lot area, Area disturbed by construction, Building coverage, Impervious area coverage.

b. Grading/Construction Management Plan (Full-scale: 1" = 10'; Half-scale: 1”=20’) showing:

1) Erosion silt fence, dust and trash controls, trash dumpster, construction limit fencing, and sanitary facilities;

2) Curb and sidewalk protection;

3) Site grading;

4) Soil and materials staging areas;

5) Construction trailer location (if any);

6) Site access routes construction impact limit;

7) Construction sign (4’ x 4’ maximum) design and location. The construction sign must display the owner’s name, street address, Building Permit Number, builder name with telephone number for routine and emergency contact. Additionally the sign may display up to two real estate brokers logos and telephone numbers. No other construction related signs are permitted (e.g. Contractor, Sub-contractors, suppliers, services, architect, bank, etc).

c. Architectural Plans (dimensioned) (Full-scale: ¼" = 1'-0"; Half-scale: 1/8” = 1’-0”) showing the following:

1) Dimensioned floor plans of the all proposed buildings;

2) Square Footage Table of all floor plans including total building(s) footprint and impervious surfaces on the site;

3) All building elevations with existing and final grade shown;

4) Longitudinal and cross building sections through all principal masses of the building;

5) Building height calculation referenced to the surveyed elevation of the nearest homesite corner or other permanent witness point, calculated elevation of top of foundation concrete and calculated ridge elevation;

6) Exterior lighting plan and table of fixture specifications including locations, fixture Model #, Lamp wattage and Lumen output, Subtotaled by shielding category;

7) Fence details;

8) Exterior materials sample board and colors and written specifications, 2 color photographs of sample board, and

d. Architectural Details - As part of the Final Plan submittal package, the Applicant shall provide architectural details and/or sections of any exterior elements that cannot or are not easily discerned on the floor plans and elevations drawn at scale of 1 ½" = 1'-0" or larger. These sections and details may include but not be limited to the following:

1) Typical eave, rafter tails (if exposed), and rake details/sections for each different type of roof/dormer.

2) Typical beam lookout/bracket details.

3) Typical foundation/wall section showing relationship of finished grade to foundation and siding above. If there are different base siding/masonry materials or profiles on the house, descriptive details and or sections are required.

4) Typical section through covered porches inclusive of all elements from foundation to roof.

5) Detail of any handrail/porch enclosure.

6) Window and trim section for frame, stucco, and other masonry wall conditions;

7) Enlarged elevation of window / exterior door and trim, indicating design and dimensions of trim elements.

8) All exterior materials including but not limited to siding types, size and type of trim, chimney materials.

9) Other exterior architectural elements, the design and construction of which are not readily apparent elsewhere in the drawings.

d. Final landscape plan (Full-scale: 1" = 10'; Half-scale: 1"=20') showing:

1) Entire lot area including existing buildings, earthworks, other improvements, and plantings within 25 feet of the subject homesite;

2) Footprint and roof drip line of buildings, fences, walls, walks, patios, decks, other impervious surfaces and other site improvements;

3) Existing and final contours at 2' intervals including berms and other land form features;

4) Turf areas, planting beds, trees;

5) Plant list (botanical and common name, size and quantity), soil amendment schedule, and planting plan indicating mature height and spread of perennials, shrubs and trees;

6) Irrigation design for sprinkler irrigation, drip irrigation, and non-irrigated areas based on design water flow rate not to exceed 12 gpm;

7) Summary table of irrigation areas showing square footage and percent of total homesite area by type of irrigation;

8) Cost estimate for final grading, landscape and irrigation materials and installation;

9) Estimated landscape completion date.

4.3.3.4 Incomplete/Late Submittals

Incomplete submittals will not be accepted.

Action:

The DRB will review the submittal prior to the meeting and then with the applicant's representatives at the meeting. The DRB may take any of the following actions:

1. Continuation with Conditions – in which event the application will be heard as a Final Plan review at a subsequent meeting. An action to continue indicates that the underlying design meets the intent of the Design Guidelines, but that substantial elements that may affect Final Plan review must be resolved prior to Final Plan approval.

2. Approval with or without Conditions – in which event the application is approved pending completion of Conditions (if any).

3. Denial for Cause – in which event the application will not be heard further. An action of Denial for Cause indicates that the underlying design does not meet the intent of the guidelines.

4.3.3.5 Town of Eagle Building Permit Sets

Following Final DRB Approval the Applicant shall provide the DRB with an electronic Full-scale Plan Sets that have been revised to address Conditions of Final Approval (if any). Within 1 week after acceptance of the Revised Final Plan Sets, Construction Clean-up and Compliance Deposit, and Eagle Ranch Metropolitan District Water Fee, the DRB will issue to the Owner a Design Review Approval letter and two marked plan sets. The Town of Eagle will retain one of these sets for their records and issue the second with the Building Permit for construction.

4.4 CONSTRUCTION INSPECTIONS

The Town of Eagle is the responsible agency for construction inspections. The Design Review Board will also inspect construction progress at certain milestones as follows:

4.4.1 Pre-Construction Meeting On Site

1. Purpose

   The purpose of the Pre-Construction Meeting on site is to assure that the builder and owner have installed the elements of the Construction management plan prior to any other construction on the site.

2. Action

   Applicant shall notify the Design Review Administrator as soon as the building permit is received and before commencement of any construction activity. At that time, the Owner, Owner's Representative, and/or Builder will schedule the on-site meeting with the DRB Administrator to review the installation of all elements of the Construction Management Plan.

   Once the Construction Management Plan elements are properly installed, the DRB Administrator will release the site for construction.

4.4.2 Improvement Location Certificate and Inspection

1. Purpose

   The purpose of the Improvement Location Certificate and Inspection is to assure that the foundation footers are located in

accordance with the approved plans and that no encroachment into setbacks or easements occurs.

2. Action

The Owner is responsible to provide the DRB with a copy an Improvement Location Certificate prepared by a licensed Surveyor. Alternatively the Owner may provide the DRB with a copy of the Town of Eagle footer and foundation forming inspection reports and surveys (if required by the Town).

4.4.3 Building Height Certificate Inspection

1. Purpose

The purpose of the Framing/Building Height inspection is to ensure that the building is being built in accordance with approved plans.

2. Action

The Owner is responsible to notify the Design Review Board at the same time as the Town of Eagle is notified for its framing inspection. The DRB will attend the framing inspection on site. If the building height is as provided in the approved drawings, the DRB will issue a Building Height Certificate. If the built height exceeds the approved height, remedial measures shall be required which may include but not be limited to construction stop order pending resubmittal for amended final plan approval, and/or framing demolition and reconstruction to the approved design.

4.4.4 Changes During Construction

1. Purpose

It is common for the design of new homes to be refined during the construction process. To the extent that such changes differ from the approved design, the Owner is responsible to seek and obtain DRB approval for such changes prior to implementation. The DRB will make reasonable efforts to review such changes promptly. However, if in the sole opinion of the DRB Administrator such changes constitute a substantial variance from the approved design, full board action at a regularly scheduled meeting may be required.

2. Action –

The Owner is required to present the proposed changes to the DRB for approval prior to implementing the changes. The DRB submittal and review process for design changes during construction will be managed to an appropriate level based on the scope of the proposed changes. Minor changes may be

addressed administratively, whereas more substantial changes may require full DRB action. The DRB will make every reasonable effort to act on such changes in a timely manner.

Changes from approved plans that are implemented without DRB consideration shall be automatically remanded to the DRB for full consideration at a regularly scheduled meeting. The Owner will be assessed a fee for DRB review of such matters.

4.4.5 Certificate of Compliance Review

1. Purpose

   The purpose of the Certificate of Compliance Review is to assure that the residence and all site improvements are constructed in accordance with the approved Final Design. The Town of Eagle requires a Certificate of Compliance from the Design Review Board prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy.

2. Action

   The Owner is responsible to notify the Design Review Board when the residence is ready for the Certificate of Compliance Review. The DRB will conduct a site visit and inspection to confirm completion of the project as approved. If confirmed, the DRB will issue a Certificate of Compliance. Also if confirmed, the DRB will release the Construction Compliance Deposit.

4.4.6 Temporary Certificate of Completion

A Temporary Certificate of Completion (TCC) with specific completion date and conditions may be issued before all exterior elements of the project are complete. In the event that a TCC is requested, the Owner will be required to increase Construction Compliance Deposit (CCD) in an amount sufficient to cure the conditions. The increased CCD may be in the form of cash deposit or an Irrevocable Letter of Credit in favor of the Eagle Ranch Association.

As soon as the TCC conditions are cured a final Certificate of Completion will be issued and CCD shall be promptly released to the owner. If the TCC conditions are not cured within the specified time, the DRB may apply the CCD toward completion of TCC conditions. Any residual of the bond and CCD will be returned to the Owner upon completion of TCC conditions.

5 CONSTRUCTION REGULATIONS

The purposes of these Construction Regulations are to promote the orderly development of homesites, to avoid unnecessary damage to the site and adjacent properties, to minimize construction impacts on the neighborhood, and to implement agreements between Eagle Ranch, its homeowners, and the Town of Eagle.

Each Owner is responsible to implement these Construction Regulations with his contractors, sub-contractors, suppliers, their employees, and all others associated with construction on the homesite. Any violation of these construction regulations is considered a nuisance per the Declaration for Eagle Ranch and may result in fines or other sanctions.

5.1 Safety -

The Owner is responsible to comply with all governmental safety regulations for construction activities arising from his homesite. The Owner should ensure that agreements with contractors, subcontractors, suppliers, their employees and other agents provide for construction site safety and cleanliness.

5.2 Erosion control and drainage -

Erosion control measures shall be installed prior to any other construction activity on the site. Such measures shall be maintained in working order throughout the construction period. Should erosion control measures fail, all other construction activity shall cease until erosion controls and any damages are repaired.

5.3 Construction Fence –

A green plastic construction fence not less than 42 inches tall shall be installed around the perimeter of the lot or construction limits within the lot prior to commencement of construction. On opening not more than 20 feet in width may be provided for access to the construction site. The construction fence must be maintained standing to help contain construction activities and debris on the construction site.

5.4 Homesite Access -

Homesite access is restricted to and from the street frontage of the homesite. Access or egress across other properties is prohibited except as prior written permission may authorize.

5.5 Restoration or Repair of Property Damage -

Any damage or scarring of other properties including but not limited to other homesites, driveways, roads, curb, gutter and other public street improvements is not permitted. Should such damage occur, it

shall be repaired and/or restored promptly at the expense of the person or entity causing the same; provided however, that the Owner of the site is ultimately responsible to fully repair any damage that occurs as a result of construction on the homesite.

5.6 Construction Trailers/Portable Field Offices -

A single construction field office may be approved for placement on the homesite during the construction period as shown on the approved Grading/Construction Management Plan.

5.7 Storage of Materials and Equipment -

At Owner's sole and absolute risk, the Owner and builder are permitted to store construction materials and equipment on the construction site during construction. Such materials and equipment shall be placed, properly covered and secured in a neat and orderly manner. No materials or equipment may be staged or stored on the site more than 3 days prior to the commencement of construction.

5.8 Site Cleanliness -

Each construction site shall be kept neat and orderly to prevent visual nuisance for other properties. Owners and contractors shall provide an adequately sized container for debris and shall clean up all trash and debris on the construction site on a daily basis.

Lightweight materials and packaging shall be covered or weighted to prevent scattering by the wind. Wind scattered debris shall be retrieved immediately and disposed of properly.

Trash and debris shall be removed from each construction site on a timely basis to a dumping site located off the project. No dumping, burying or burning of construction debris is permitted on any property in Eagle Ranch. Mud, dirt or debris resulting from construction activities on the site shall be removed promptly from streets or adjacent properties.

5.9 Sanitary Facilities -

Each builder shall provide adequate sanitary facilities on site during construction.

5.10 Vehicles and Parking -

Use of other homesites for construction parking is not permitted except as prior written permission may authorize. Construction vehicles and equipment may be parked in areas as shown on the approved Grading/Construction Management Plan.

5. CONSTRUCTION REGULATIONS

5.11 No Traffic Through Capitol Street

By request of the Town of Eagle, no construction traffic to or from Eagle Ranch may use Capitol Street between Highway 6 (Grand Avenue) and 5th Street through the Town of Eagle or within Eagle Ranch including but not limited to deliveries, refuse hauling, lunch runs, out-of Eagle employee commuting, etc.

5.12 Construction Hours

Construction hours are limited to the following:

Day of week	Construction Hours
Monday - Friday:	07:00 to 19:00 (7 a.m. to 7 p.m.)
Saturday:	09:00 to 18:00 (9 a.m. to 6 p.m.)
Sunday/Holiday:	No outside construction or construction support is permitted at any time on Sundays and the following Holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.
After Hours	Work and all its support machinery and activities that occur within a fully enclosed structure are permitted any day from 9 a.m. until 11 p.m. This provision may be revoked on any job site upon receipt of the first complaint of construction noise or violation of any other Construction Regulation.

5.13 Construction Noise -

Use of radios, tape players, CD players etc. shall be restrained so as not to be a nuisance on the golf course, any other property, or public street. Machinery shall not be operated before or after construction hours. Concrete pours shall be scheduled with customarily adequate time to complete the pour within authorized construction hours.

5.14 No Dogs Allowed –

The Town of Eagle required Eagle Ranch to adopt policies prohibiting dogs at construction sites. Contractors and subcontractors are prohibited from bringing any dog into Eagle Ranch, including dogs kept inside motor vehicles. Violations of this policy shall result in the immediate eviction of the dog and the dog's owner or owner's representative from Eagle Ranch. Repeated violations of the dog prohibition are considered continuing violations with no cure period and fines levied immediately.

5.15 Miscellaneous Construction Policies –

The following miscellaneous construction policies apply to all owners, contractors, sub-contractors, suppliers and their employees on site during construction:

a. Changing oil on any vehicle or equipment, or discharge of oil or other vehicular products onto the ground, into utility structures, or into waters of the site is prohibited.
b. Concrete truck or equipment wash-out or disposal of excess concrete is prohibited except as shown on Grading/Construction Management Plan.
c. Removal of plant materials, or topsoil from any property other than the subject homesite is prohibited.
d. Carrying any type of firearm is prohibited.
e. Only one construction sign (no larger than 4'x4') as approved by the DRB is permitted on each homesite.
f. A minimum of one 1016 ABC rated dry chemical fire extinguisher shall be conspicuously located and immediately available on each construction site.

5.16 Enforcement

5.16.1 Authority to Fine

a. Section 4.12.18 (as amended) of the Bylaws of the Eagle Ranch Association (Association) provides the power, duty and procedures to impose fines and other sanctions for violations of rules and regulations of the Association. The Design Guidelines, including but not limited to the Construction Regulations are rules and regulations of the Association.
b. Section 6.11 Enforcement of the Declaration for Eagle Ranch empowers the Design Review Board (DRB) to adopt a schedule of fines for failure to abide by DRB rules and the Design Guidelines.

5.16.2 Fine Schedule

The following Schedule of Daily Fines (Fines) is established for violations of these Construction Regulations.

a. First Violation - A courtesy verbal and written notice of the violation, as well as the required action and time within which to cure the violation.
b. Second Violation – Verbal and written demand, plus a fine of $250.00;
c. Third Violation - Verbal and written demand, plus a fine of $500.00;
d. Succeeding Violations - Verbal and written demand, plus a fine of $1000.00.

5.16.3 Notice

a. Written and verbal notice will be given to the Owner and Builder as soon as practicable.
b. Written notice will be considered to have been given three days after mailing by U. S. Postal Service.

5.16.4 Violation Abatement

a. Once notified, the owner or violator must cure the violation within the reasonable time and in the manner as directed by the DRB or its designee. Immediate abatement may be required when the violation poses a health or life safety risk or when the effects of the violation are deemed to be progressive.
b. Proposed fines will be waived automatically when the violation is cured as directed and within the specified cure time.
c. The proposed fine shall accrue daily for each calendar day beyond the specified cure time until cured.

5.16.5 Hearing

a. The DRB will hear the matter of fines at its first regular meeting not less than 10 days after notice has been given.
b. The Owner is invited to present any statement, evidence and witness on the Owner's behalf.
c. The DRB acting as Hearing Committee appointed by the Eagle Ranch Association Board will consider the matter. The DRB may waive, reduce or impose the proposed fine in full.
d. Fines are Default Assessments of the Eagle Ranch Association that are due and payable within 30 days.

5.16.6 Appeal

a. Fines imposed by the DRB may be appealed to the Eagle Ranch Association Executive Committee.

END THE HIGHLANDS DESIGN GUIDELINES –

APPENDIX A - RECOMMENDED PLANT MATERIALS

A. RECOMMENDED PLANT MATERIALS FOR THE HIGHLANDS

1. EVERGREEN TREES

BOTANICAL NAME	COMMON NAME	Water[4]	Sun[5]	Deer[6]
Juniperus osteosperma	Utah Juniper	L	F	R
Picea glauca	Colorado Spruce *	M	F	R
Pinus aristata	Bristlecone Pine	L	F	A
Pinus edulis	Pinyon Pine	L	F	A
Pinus ponderosa	Ponderosa Pine *	L	F	A

2. DECIDIOUS TREES

BOTANICAL NAME	COMMON NAME	Water	Sun	Deer
Acer ginnala	Amur Maple	M	P	
Acer glabrum	Rocky Mountain Maple	M	F	
Acer platanoides 'Royal Red'	Norway Maple	M	F	
Acer negundo	Box Elder	M	F	R
Betula fontinalis	Native River Birch	H	F/P	
Celtis occidentalis	Western Hackberry	L	F	
Crataegus ambigua	Russian Hawthorn	M	F	
Fraxinus pennsylvanica 'Patmore'	Patmore Ash	M	F	R
Malus sp. 'Dolga'	Dolga Flowering Crab	M	F	A
Malus sp. 'Hopa'	Hopa Flowering Crab	M	F	A
Malus sp. 'Radiant'	Radiant Flowering Crab	M	F	A
Malus sp. 'Spring Snow'	Spring Snow Crabapple	M	F	A
Populus acuminata	Lanceleaf Cottonwood *	M	F	A
Populus angustifolia	Narrowleaf Cottonwood *	M	F	A
Populus tremuloides	Quaking Aspen	M	F/P	A
Prunus padus	Mayday Tree	M	F	
Prunus virginiana 'Shubert'	Canada Red Cherry	M	F	
Robinia pseudoacacia	Purple Robe Locust	L	F	
Tilia cordata ' Greenspire'	Greenspire Linden	M	F	
Tilia tomentosa	Silver Linden	L	F	

[4] Water Requirements once established: L=Low; M=Medium; H=High
[5] Sun Tolerance once established: F=Full sun; P=Partial sun/hade; S=Shade
[6] Deer resistance: R=resistant; A=Attractant;

APPENDIX A – RECOMMENDED PLANT MATERIALS

3. SHRUBS

BOTANICAL NAME	COMMON NAME	Water	Sun	Deer
Amelanchier alnifolia	Serviceberry	L		
Berberis Mentorensis	Hybrid Barberry	M	P/F	R
Berberis thunbergii	Japanese Barberry	M	P/F	R
Caragana arborescens	Siberian Pea Shrub	L	P/F	
Ceanothus sp.		L	F	
Cornus stolonifera 'Isanti'	Isanti Dogwood	M	P/F	A
Cornus stolonifera	Red Twig Dogwood	M	P/F	A
Cornus alba elegantissima	Variegated Dogwood	M	P/F	A
Cotoneaster acutifolia	Peking Cotoneaster	L	F	R
Cotoneaster Dammeri 'C.B.'	Coral Beauty Cotoneaster	L	F	R
Euonymus alatus 'compacta'	Dwarf Winged Euonymus	L	F	R
Juniperius 70anade 'Buffalo'	Buffalo Juniper	L	F	R
Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	L	F	R
Juniperus horizontalis 'Wiltoni'	Wilton Carpet Juniper	L	F	R
Juniperus 70anade tamariscifolia	Tam Juniper	L	F	R
Kerria japonica	Kerria	New: M Estab: L	P	R
Lonicera tatarica 'Zabeli'	Zabel Honeysuckle	M	P/F	
Lonicera involucrata	Twinberry Honeysuckle	M	P/F	
Lonicera tartarica 'Arnold's Red	Arnold's Red Honeysuckle	M	P/F	
Pinus mugo mugus	Mugo Pine	M	P/F	
Pinus mugo pumilio	Dwarf Mugo Pine	M	P/F	
Physocarpus monogynus	Native Mountain Ninebark	M	F	
Potentilla fruticosa 'Jackmannii'	Jackman's Potentilla	M	P/F	R
Potentilla fruticosa 'K.D.'	Katherine Dykes Potentilla	M	P/F	R
Potent.fruticosa farreri 'Gold Drop'	Gold Drop Potentilla	M	P/F	R
Potentilla fruticosa 'Tangerine'	Tangerine Potentilla	M	P/F	R
Prunus virginiana 'melanocarpa'	Chokecherry	M	F	
Prunus virginiana 'Shubert'	Canada Red Cherry	M	F	
Prunus x cistena	Cistena Plum	M	F	
Ribes alpinum	Alpine Currant	M	P/F	R
Ribes aureum	Golden Currant	M	P/F	R
Rhus glabra cis-montana	Rocky Mountain Sumac	L	F	
Rosa foetida 'Bicolor'	Austrian Copper Rose	L	F	A

Rosa rugosa	Ramanas Rose	L	F	A

SHRUBS (cont')

BOTANICAL NAME	COMMON NAME	Water	Sun	Deer
Rosa woodsii 'Bonica'	Meidland Rose	L	P/F	A
Rosa woodsi	Woods Rose	L	P/F	A
Salix purpurea 'Nana'	Dwarf Blue Artic Willow	H	F	
Sambucus 71anadensis aurea	Golden Elder	M/H	F	
Santolina chamaecyparissus	Lavender Cotton	L	F	R
Santolina virens	Lavender Cotton	L/M	F	R
Spiraea bum. 'Anthony Waterer'	Anthony Waterer Spiraea	M/H	P/F	
Spiraea bumalda 'Froebelii'	Froebel Spiraea	M/H	P/F	
Spiraea bumalda 'Goldflame'	Goldflame Spiraea	M/H	P/F	
Spiraea nipponica 'Snowmound'	Snowmound Spiraea	M/H	P/F	
Symphoricarpos albus	Common Snowberry	M	S/P/F	
Symphoricarpos chenaulti	Hancock Coralberry	M	S/P/F	
Syringa vulgaris	Common Purple Lilac	L/M	P/S	
Viburnum lentago	Nannyberry	M/L	S/P	

4. GROUND COVERS

BOTANICAL NAME	COMMON NAME	Water	Sun	Deer
Aegopodium variegatum	Snow on the Mountain	M	S/P	
Ajuga genevensis	Ajuga	L/M	F	
Arctostaphylos uva-ursi	Kinnikinnick	L	P	
Cerastium tomentosum	Snow-In-Summer	M	S	
Delosperma nubigena	Hardy Ice Plant	L	F	
Fragaria vesca	Wild Strawberry	M	P	
Lysimachia nummularia	Moneywort	H	S	
Mahonia repens	Creeping Mahonia	L	P/F	
Phlox subulata	Creeping Phlox	M	F	
Polygonum affine	Border Jewel Polygonum	M/H	P/F	
Potentilla verna 'nana'	Creeping Potentilla	M	F	R
Sedum Acre 'Utah'	Golden Carpet Stonecrop	L	P/F	
Sedum 'Dragons Blood'	Dragons Blood Sedum	L	F	
Thymus pseudolanuginosus	Wooly Thyme	L	P/F	
Thymus serpyllum citroides	Lemon Thyme	L	P/F	
Veronica pectinata	Blue Woolly Speedwell	M	F	
Vinca minor	Periwinkle	M	S	

APPENDIX A – RECOMMENDED PLANT MATERIALS

5. PERENNIALS

BOTANICAL NAME	COMMON NAME	Water	Sun	Deer
Achillea millefolium 'Red Beauty'	Pink Yarrow	L	F	P
Aquilegia 'McKana Hybrids'	Columbine	M	S/P	
Artemisia frigida	Fringed Sage	L	F	R
Artemesia schmidtiana	Silvermound	L	F	R
Astibe x arendsii	Astibe	H	S/P	
Centaurea montana	Mountain Bluet / Bach.Button	M	F	
Chrysanthemum coccineum	Painted Daisy	L	P/F	
Chrysanthemum maximum	Shasta Daisy	L	P/F	R
Delphinium elatum	Delphinium	M/H	F	
Dianthus barbatus	Sweet William	L/M	F	
Dianthus deltoides	Maiden Pinks	L/M	F	
Dicentra spectabilis	Bleeding Heart	L/M	F	R
Gaillardia grandiflora	Blanket Flower	L	F	R
Gypsophila paniculata	Baby's Breath	M	F	
Hemerocallis hybrids	Daylily	L	F	R
Heuchera sanguinea	Coral Bells	H	S/P	
Hosta undulata albo-marginata	White Rimmed Plaintain Lily	M/H	S/P	R
Hosta sp.	Plaintain Lily	M/H	S/P	R
Iris, bearded	Bearded Iris	L/M	P/F	R
Iris siberica	Siberian Iris	M	F	R
Lilium x 'Rouge Pixie	Hardy Dwarf Red Lily	M	P/F	
Linum perenne	Flax	L	F	
Lupinus 'Russell Hybrids'	Lupine	M/H	P/F	R
Myosotis alpestris	Alpine Forget-me-not	H	P	R
Myostosis scorpiodes	Forget-me-not	H	P	R
Papaver orientalis	Oriental Poppy	L/M	F	R
Papaver nudicaule	Iceland Poppy	L/M	F	R
Pennisetum setaceum	Fountain Grass	L	F	
Penstemon strictus	Rocky Mnt. Penstemon	L	F	R
Phlox subulata	Creeping Phlox	M	F	
Primula sp.	Primrose	H	S/P	
Salvia x surperba	Sage	L/M	F	

~~6. VINES~~

~~BOTANICAL NAME~~	~~COMMON NAME~~	~~Water~~	~~Sun~~	~~Deer~~
~~Clematis jackmanii~~	~~Hybrid Clematis~~	~~M~~	~~Roots: S Tops: F~~	
~~Humulus lupulus~~	~~Hops~~	~~M/H~~	~~F~~	
~~Lonicera heckrotti~~	~~Heckrotti Honeysuckel~~	~~M~~	~~P/F~~	
~~Parthenocissus quinquefolia englemanni~~	~~Engleman Ivy~~	~~H~~	~~S/P/F~~	
~~Parthenocissus quinquefolia~~	~~Virginia Creeper~~	~~H~~	~~S/P/F~~	

~~7. LAWN~~

~~BOTANICAL NAME~~	~~COMMON NAME~~	~~Water~~	~~Sun~~	~~Deer~~
~~Poa pretensis~~	~~Kentucky Blue Grass Sod~~	~~M~~	~~F~~	
~~Poa pretensis~~	~~Kentucky Bluegrass~~	~~M~~	~~F~~	
~~Festuca rubra.~~	~~Red Fescue~~	~~M~~	~~F~~	
~~Lolia sp./Festuca sp.~~	~~Rye/Fescue Blend*~~	~~M~~	~~F~~	

~~8. BULBS~~

~~BOTANICAL NAME~~	~~COMMON NAME~~	~~Water~~	~~Sun~~	~~Deer~~
~~Tulipia sp.~~	~~Tulips~~	~~M~~	~~F~~	~~A~~
~~Narcissus sp.~~	~~Daffodils~~	~~M~~	~~F~~	~~R~~
~~Hyacynthus sp.~~	~~Hyacinth~~	~~M~~	~~F~~	~~A~~
~~Iris sp.~~	~~Iris~~	~~M/H~~	~~P/F~~	~~R~~
~~Crosus sp.~~	~~Crocus~~	~~M~~	~~F~~	~~A~~
~~Lilium sp.~~	~~Lillies~~	~~M~~	~~F~~	~~A~~

~~9. ANNUALS~~

~~BOTANICAL NAME~~	~~COMMON NAME~~	~~Water~~	~~Sun~~	~~Deer~~
~~Too many to name~~	~~See local garden centers~~	~~M/H~~	~~S/P/F~~	~~R/A~~

B. DISTURBED AREA REVEGETATION

The following materials and procedures shall be applied to revegetation and rehabilitation of all areas disturbed during construction.

1. **REVEGETATION SEASON** (Mid-March through early September): Follow the revegetation protocol below. Do not revegetated after September 10 as the seeds are likely to germinate but the seedlings will not survive the first winter. For fall or winter erosion control, apply straw mulch to disturbed areas. Then revegetated fully the following April.
2. **PREPARE SEED BED**: Rip and/or roto-till open soils to a depth of 4 to 6 inches to prepare the seedbed prior to seeding. Apply seed at prescribed rates and rake into prepared seedbed or hydro-mulch of seed, fertilizer and mulch. The prepared seedbed should be free of large soil clumps.

3. **FERTILIZE**: Apply fertilizer per manufacturer's specifications in an amount needed to yield 90 lbs. nitrogen, 20 lbs phosphorus and 50 lbs. potassium per acre[7].
4. **NATIVE AREA SEED MIX**: Apply a professionally recommended pure live seed mix to prepared seed bed in disturbed native areas at a rate of 41 13/16 lbs. /acre or 1 lb. /1,000 square feet.

~~a. SHRUB SEED~~

~~BIOLOGICAL NAME~~	~~COMMON NAME~~	~~PLS SEED RATE (LBS./ACRE)~~
~~Artemesia frigida~~	~~Fringed sage~~	~~1/16~~
~~Artemesia tridentata ssp. vaseyana~~	~~Mountain big sage~~	~~1/8~~
~~Ceratoides lonata~~	~~Winterfat~~	~~1/8~~
~~Chrysothamnus nauseous~~	~~Rubber rabbitbrush~~	~~1/8~~
~~Purshia tridentata~~	~~Antelope bitterbrush~~	~~1/8~~
	~~**Total Shrubs**~~	~~**9/16**~~

~~b. GRASS SEED~~

~~BIOLOGICAL NAME~~	~~COMMON NAME~~	~~PLS SEED RATE (LBS./ACRE)~~
~~Agropyron smithii~~	~~Western wheatgrass~~	~~8~~
~~Agropyron spicatum~~	~~Bluebunch wheatgrass~~	~~7~~
~~Agropyron trachycaulum~~	~~Slender wheatgrass~~	~~7~~
~~Koeleria macrantha~~	~~Junegrass~~	~~1~~
~~Orzyopsis hymenoides~~	~~Indian ricegrass~~	~~5~~
~~Poa sandbergii~~	~~Sandberg bluegrass~~	~~3~~
~~Sitanion hystrix~~	~~Bottlebrush squirreltail~~	~~2~~
~~Stipa comata~~	~~Needle-thread grass~~	~~3~~
	~~**Total Grasses**~~	~~**36**~~

~~c. FORBS-WILDFLOWERS~~

~~BIOLOGICAL NAME~~	~~COMMON NAME~~	~~PLS SEED RATE (LBS./ACRE)~~
~~Achillea lanulosa~~	~~Yarrow~~	~~½~~
~~Balsamorhiza sagittata~~	~~Arrowleaf balsamroot~~	~~½~~
~~Gaillardia aristata~~	~~Blanket flower~~	~~1~~
~~Lupinus argenteus~~	~~Silvery lupine~~	~~¼~~
~~Penstemon strictus~~	~~Rocky Mtn. penstemon~~	~~1~~
~~Rubdeckia hirta~~	~~Balckeyed susan~~	~~1~~

[7] Western Ecological Resources, Inc. recommends application of BioSol™ at a rate of 1,500 lbs./acre or 25 lbs/1,000 sq. ft. to improve soil structure, reduce erosion, and provide a slow release organic fertilizer readily available to new plantings.

	Total Wildflowers	**5 3/4**
	Grand Total	**41 13/16 lbs./acre - 1 lb./Ksf.**

5. NON NATIVE SEED MIX: Apply the following pure live seed mix to prepared seed bed in disturbed native areas at a rate of 170 lbs./acre or about 4 lb./1,000 square feet.

a. GRASS SEED

BIOLOGICAL NAME	COMMON NAME	PLS SEED RATE (LBS./ACRE)
	~~Hard Fescue~~	~~68~~
	~~Blue Fescue~~	~~68~~
	~~Chewings Fescue~~	~~34~~
	~~**Total**~~	~~**170**~~

Wild flower and other grass, forb, and shrub seed may be added ~~to the above mix upon specific review by the DRB~~.

Other revegetation protocols and products may be approved upon specific review by the DRB.

6. **MULCH**: Hydro-mulch with tackifier and certified weed seed free straw at a rate of 2,000 lbs./ acre or 50 lbs./1,000 sq. ft. Alternatively, spread dry straw mulch to a loose, uniform depth of 3 inches and anchor in place with netting per manufacturer's recommendations.
7. **TEMPORARY IRRIGATION**: Keep the seedbed continually moist for 10 to 14 days or until the seed germinates. Supplement natural rainfall to a total of: 1) First Growing Season, 1 inch moisture per week; 2) Second Growing Season, ½ inch moisture per week; 3) Third Growing Season, discontinue temporary irrigation.
8. **MAINTENANCE**: Reapply seed mix on areas that did not "take" within the first two months of the growing season. Once established, the above revegetation should discourage the invasion of noxious weeds. Until then, eradicate noxious weeds by hand or by careful spot application of Round-up™. Do not use broad leaf herbicides as these products will kill the shrubs, forbs, and wildflowers.