

The Town of Eagle is a small and close knit community where the streets have a human, friendly character. Charming homes have yards, porches and sidewalks that foster neighborliness. The vision of Eagle Ranch is not of a gated community or a resort, but of a close knit community where neighbors meet in their yards to chat while kids ride bikes down tree lined streets.

Like the building designs of the original residences and stores of Eagle, as well as other western Colorado communities such as Glenwood Springs, Carbondale, Telluride and Durango, the architecture in Eagle Ranch will represent the dominant styles brought to Colorado by settlers between the late 19th century and World War II. These styles include late Victorian, Prairie, and Craftsman vernacular of architecture.

The goal of these guidelines is to create a series of harmonious, people friendly neighborhoods with house designs that strengthen the sense of community within Eagle Ranch. The intent of the guidelines is to create buildings at ease with Eagle's ranching and mountain setting. The Victorian, Craftsman and Prairie architectural styles may be expressed in traditional vernacular or as contemporary, interpretative recreations of the traditional styles.

All new buildings, modifications to existing buildings, landscaping, site improvements and the use of property within Eagle Ranch must be reviewed and approved in accordance with the provisions of these guidelines. The Eagle Ranch Design Review Board (DRB) has been established to implement these guidelines and assist owners with the design review process.

These guidelines may be amended from time to time and it is incumbent upon each owner architect, realtor, contractor or other interested party to obtain and review the most recent version of the Eagle Ranch Design Guidelines.

The overriding vision for Eagle Ranch is to create a contemporary community based upon traditional architecture, planning, and design principles. The design philosophy is driven by a desire to allow Eagle Ranch to develop with a true, strong sense of community values and traditions that will foster a close knit small town culture.

The planning principles behind the overall design of Eagle Ranch and the inclusion of a neighborhood center, an elementary school, plentiful formal and informal parkland and features such as community gardens, ball fields and a public golf course all lay the foundation for the creation of a sense of community, sense of place, and a feeling of belonging. Equally important to the community's foundation are the various neighborhoods of Eagle Ranch and the carefully selected architectural vernaculars expressed in the home designs within these neighborhoods.

The neighborhoods of Eagle Ranch consist of three separately defined yet related design zones referred to as The Neighborhood Center, The Meadow and The Foothills.

Neighborhood Center

The Neighborhood Center consists of the traditional residential neighborhood that surrounds the civic and commercial center of Eagle Ranch. In this area, commercial buildings will follow an historic, traditional land pattern and selected design vernaculars seen in other historic western slope communities. One and two story buildings will front sidewalks and streets with on-street parking. Larger parking areas will be tucked to the side or rear of the buildings and a small civic park will anchor the block. The residential neighborhoods have been designed in a contemporary vision of a pre -World War II community land pattern. Homes will front sidewalks and tree lined streets will have convenient on street parking to further buffer the tranquility of the front yards. Front porches and picket fences will enhance the streetscape and most garages will be accessed via alleys rather than from the street. In this neighborhood a variety of homesite sizes and the option of three traditional styles of architecture, Victorian, Craftsman and Prairie will provide for a wide palette of architectural style

T H E E A G L E R A N C H D E S I G N P H I L O S O P H Y

and color to further enhance the neighborhood character. Within the Neighborhood Center the design guidelines will allow a contemporary interpretation of these three styles, while ensuring that the architectural style, size and height of the individual houses will be appropriate to the image and character of the neighborhood center.

The Meadow

The neighborhoods that surround the golf course and begin to extend into the adjacent foothills follow a more conventional street and homesite size pattern. These neighborhoods clustered in and around the golf course are collectively known as The Meadow. The streetscape atmosphere of the neighborhood center will be maintained by extending the sidewalks and the tree planting into The Meadow neighborhoods. The placement of garages to the side or rear of the buildings and the front porch architecture of the homes will maintain the vitality of the front yard. The guidelines for these neighborhoods allow a more liberal interpretation of the architectural styles that define the neighborhood center.

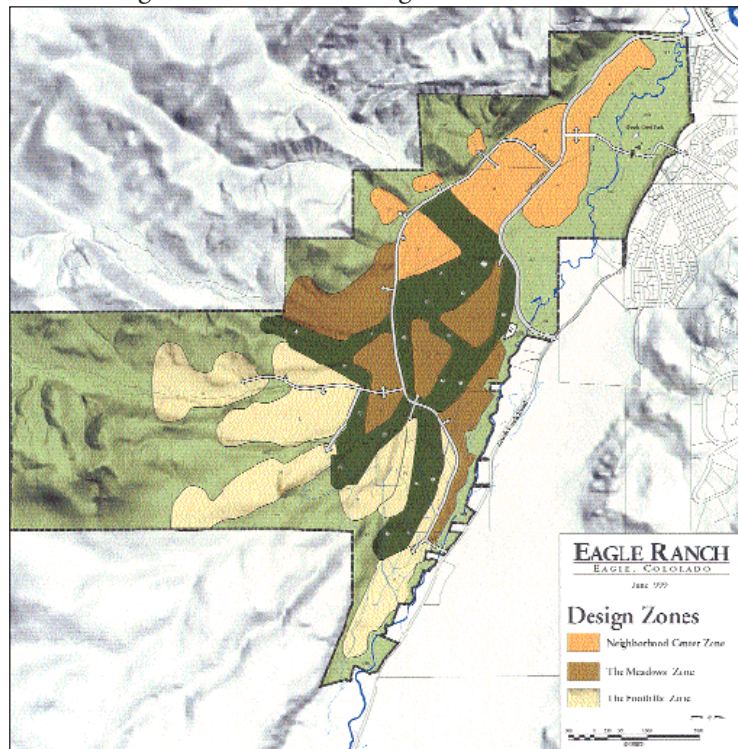
The Foothills

Further away from the neighborhood center located in the rolling foothills of the property are the more rural neighborhoods of Eagle Ranch. These neighborhoods are referred to as The Foothills. In this setting low density neighborhoods are served by rolling, low traffic roadways. The sidewalks give way to a more rural streetscape with homes nestled into a natural landscape. The Foothills design guidelines may introduce several other architectural style options that are appropriate to the rural, mountain setting and define a natural earth tone color palette designed to harmonize with the dominant natural landscape.

An important concept of these guidelines is to recognize the unique characteristics of each of these design zones with specific architectural and landscape guidelines that respond to each setting. These guidelines include separate sections for each of these areas that set forth distinctive design characteristics and establish specific development controls intended to preserve the integrity

THE EAGLE RANCH DESIGN PHILOSOPHY

of each design zone. The variations in the guidelines are intended to create smooth transitions between the small town character of the Neighborhood Center and the more natural landscape character of the residential neighborhoods around and away from the golf course. Although the architectural and landscape sections are separate for each design zone the introduction, philosophy, Design Review Board procedures, construction regulations, and organization chapters of the guidelines pertain to the Eagle Ranch community as a whole. The Eagle Ranch Design Guidelines provide the primary tool for guiding the design of all development within Eagle Ranch. These guidelines are not, however, the only document that addresses development within Eagle Ranch. The Eagle Ranch P.U.D. Guide, the Declaration of Covenants, Conditions and Restrictions and other documents, including Town of Eagle regulations, contain information regarding design and construction within Eagle Ranch that should be reviewed prior to initiating the home design process. These Design Guidelines and design review are not exact. Rather



THE EAGLE RANCH DESIGN PHILOSOPHY

they establish architectural and land pattern direction that will be implemented in balance with each site's unique attributes. These design review provisions are purposeful and appropriate in the interests of facilitating architectural and land pattern excellence to achieve a truly liveable community, cost effective design and to enhance property values. Owners and Declarant share these interests. Both benefit from their conscientious application. Declarant has a proven record in successful community development and management and looks forward to implementing effective Design Review at Eagle Ranch.

It is important that each Owner contact the Design Review Board at the very beginning of the design process to facilitate timely, cost effective design and review. These Guidelines may evolve over time as provided in the Declaration for Eagle Ranch. The Board's interpretations of these Guidelines may vary based upon the neighborhood area and site specific considerations.

The Design Review Board is part of the Eagle Ranch Association and operates under the authority of the Eagle Ranch Covenants, Conditions and Restrictions. The Declaration of the Eagle Ranch Association provides (in part) that the Design Review Board will be appointed, removed and replaced by Declarant, in its sole discretion, until all the Units comprising Eagle Ranch are sold, or at such earlier time as Declarant may elect. The Executive Board of the Association is the successor to Declarant.

The Design Review Board may establish a Design Advisory Group (DAG) to advise the Design Review Board concerning the efficacy of its procedures and implementation of the Design Guidelines. The Design Review Board will carefully consider such advice and respond as it finds appropriate. The DAG shall have no consent authority over actions of the Design Review Board.

3.1 INTRODUCTION

The goal of the design guidelines for the Neighborhood Center Residential Design Guidelines is to create harmonious pedestrian friendly neighborhoods with house designs developed from the building traditions of surrounding Colorado towns. The Neighborhood Center land pattern comprises the formal, gridded street pattern of Eagle Ranch surrounding its commercial district. Befitting the location of The Neighborhood Center, the architectural and landscape styles are intended to provide more traditional interpretations of the Eagle Ranch design concepts. The guidelines should not limit creativity, but encourage a variety of building solutions which will complement each other within the context of the Victorian, Craftsman and Prairie Styles. Exceptions to these guidelines may be granted upon special review.

The design concept of The Neighborhood Center creates a pattern that fosters strong neighborhood character and identity. It includes a more formal streetscape, uniform building setbacks, clearly articulated front porches, and on-street parking. Wherever alleys are provided, garages are required on the alleys which will enhance people friendly front yards. For homesites without alleys, narrow driveways and recessed garages will reinforce the design concept.

The following illustrations provide examples of how The Neighborhood Center Residential Design Guidelines may be interpreted in both land form and building architecture. These illustrations are conceptual in nature. They demonstrate the design principles sought within The Neighborhood Center but should not be taken as a specific design solution for any homesite. Each proposal will be evaluated individually based upon the entirety of these design guidelines.

The Neighborhood Center Residential Design Guidelines are organized into two principal parts: 1) General Considerations which apply to any homesite within The Neighborhood Center and 2) style specific design characteristic sections which further define the Victorian, Prairie and Craftsman architectural styles permitted in The Neighborhood Center.

TOWN CENTER



TYPICAL NEIGHBORHOOD CENTER STREET



TYPICAL NEIGHBORHOOD CENTER ALLEY



GENERAL CONSIDERATIONS

3.2 STREET SCAPE DESIGN/HOME SITING

House Location on Homesite, Mass and Height

3.2.1

A. Maximum Lot Coverage/Minimum Floor Area

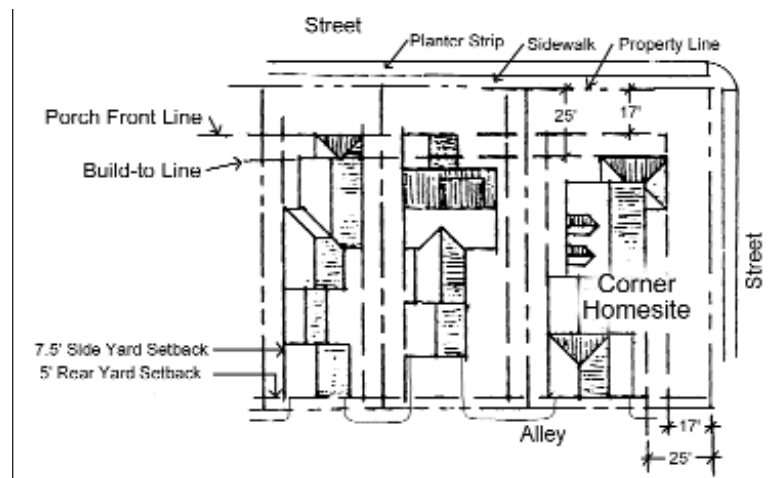
- Buildings, including garage may not cover more than 40% of the homesite.
- Total impervious materials may not cover more than 60% of the homesite.
- Minimum Floor Area of any single family residence in the Neighborhood Center is 900 square feet.

B. Facade Zone/Build-to Line/Porch Front Line

- The Facade Zone is the area on each homesite between 25' (Build-to Line) and 17' (Porch Front Line) as measured from the front property line of each homesite.
- In instances where the forward most principal wall of the house is placed at the Build-to Line, the front porch (including eaves) may extend forward to the Porch Front Line.
- The front of any porch (including eaves) which exceeds 8' in depth should be placed at the Porch Front Line.

D. Rear and Side Setbacks

Facade Zone, Build-to and Porch Front Lines

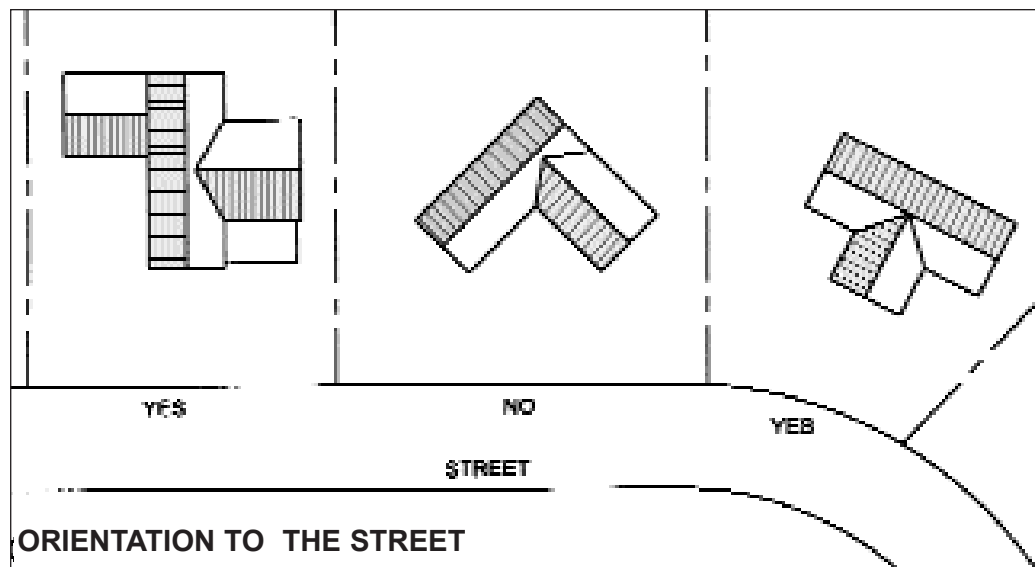


GENERAL CONSIDERATIONS

- The minimum setback for the house and garage from the side property lines is 7.5' (except as provided for side street setback for corner homesites).
- The minimum side street setback is 25' from the side property line, except for side porches which may not be placed nearer than 17 feet (including eaves) from the side property line
- The minimum setback for the house or garage areas from the rear property line is 5' except as platted easements may amend.
- The minimum setback for the driveways from the side property lines is 5'.

C. Orientation to the Street

- The front mass of the house including the porch shall be parallel to the street.
- On corner homesites, the house must be parallel to the facade zone in which it is built.
- On curved streets the front of the house should be tangent to the curve directly in front of the house.

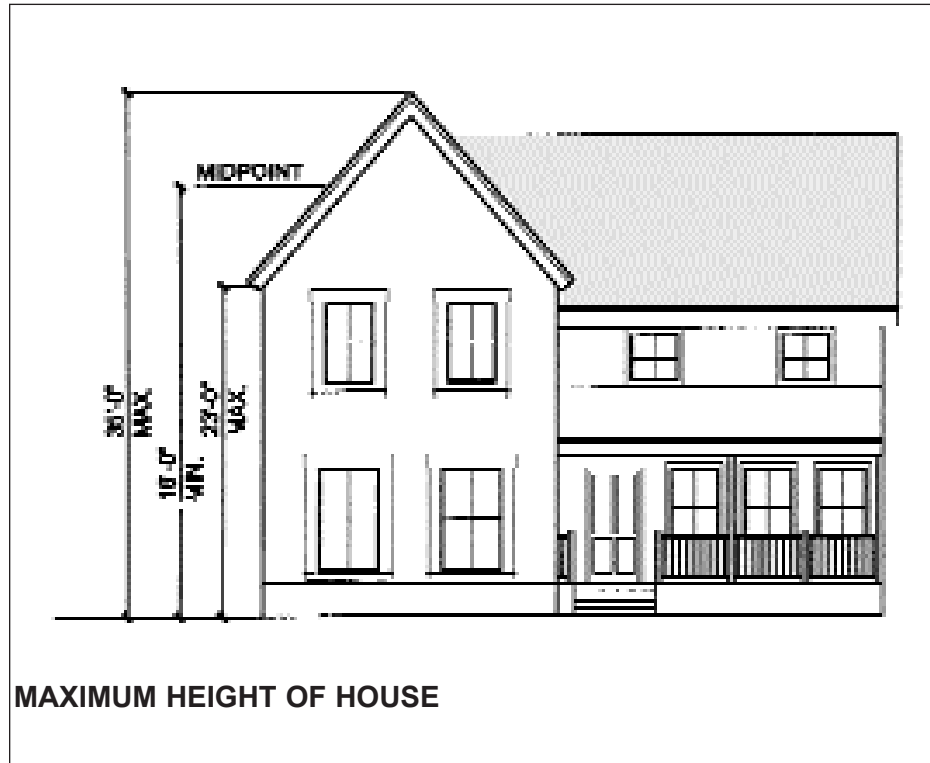


F. Maximum Height of House

GENERAL CONSIDERATIONS

- The maximum height allowed is 35' to any point on the house, excluding chimneys, as measured from existing grade or finished grade, whichever is more restrictive, at any point along the building perimeter. The finished grade shall be determined by averaging the finished ground surface elevation at the principal corners of the house. In the case of garden level egress from a lower story, the lower finished grade shall be used in the calculation.
- The maximum eave height of any roof element, excluding dormers, shall not exceed 23' from the finished grade directly below it.
- The minimum height of the main mass of the house at the facade zone should be at least 16' to the mid point of the sloped roof measured from the existing grade directly below it.

Garage Location and Size



GENERAL CONSIDERATIONS

3.2.2 A. Homesites with alley frontage

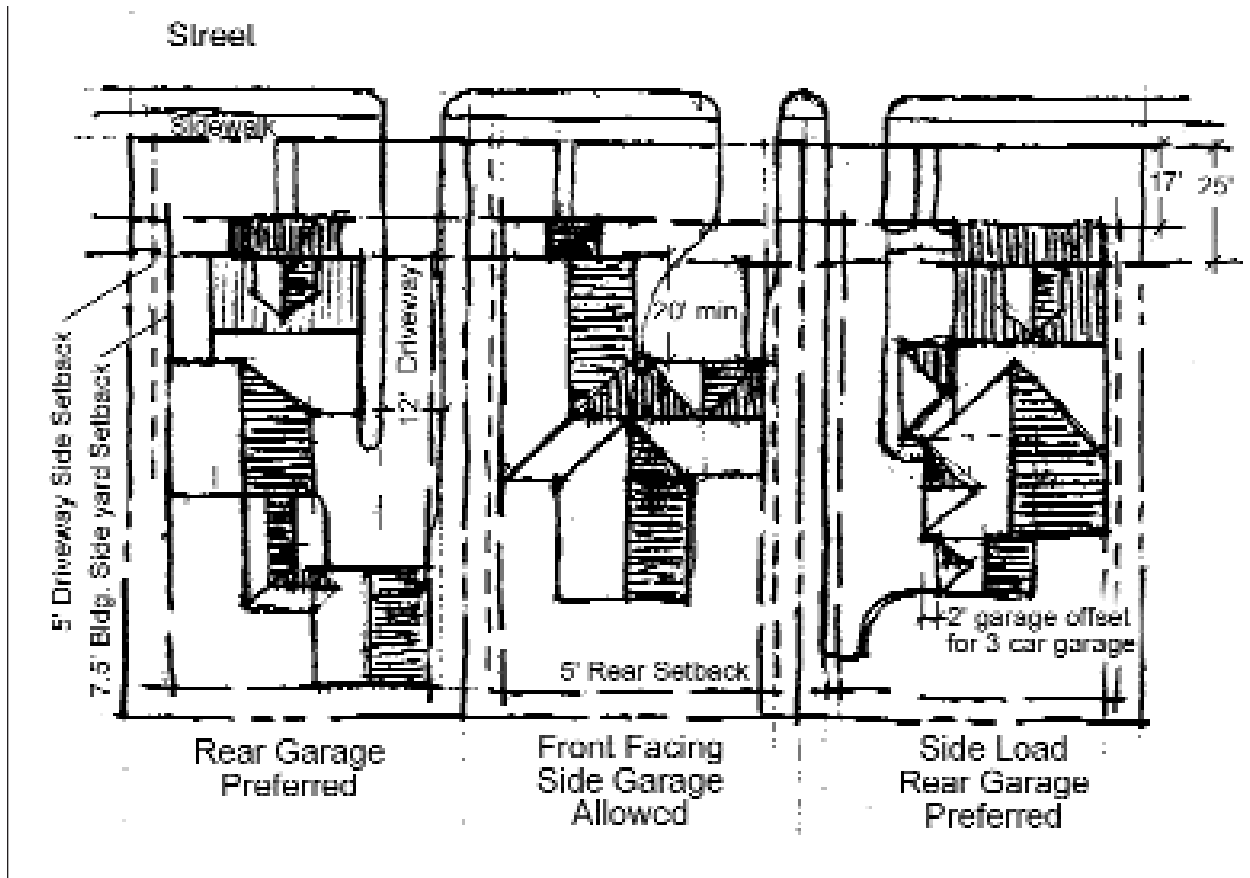
- For all homesites with direct alley frontage, automobile access to the garage must be from the alley.
- For homesites with side alleys, the garage may access from the side alley. However, any side alley garage and its access must be at least 75' from the front property line.

B. Homesites without alley frontage

- For homesites without direct alley frontage, strong preference is given to garage placement behind the house. Garages may be detached from the house but must match the architectural style of the house and should include a breezeway or other sheltered connection. Measures which minimize snow shedding over garage doors are strongly encouraged.
- If the garage is attached along side the house, the garage doors must be set back at least 25 feet from the front wall of the house; and the garage must be architecturally subordinate to the house as seen from the street.
- It is strongly encouraged that garage doors not face the street. However if the garage doors face the street, a two car garage is the maximum allowed. The maximum garage door opening should not exceed two 10' wide by 9' high single car doors or one 18' wide by 9' high two car door. The doors should be recessed approximately 12". The entire width of the garage should not exceed 25'. The width of the house in the facade zone should exceed the width of the garage.
- If the garage doors do not face the street, a three car garage is the maximum size allowed. The street wall of the garage must be set back at least 15' from the front of the house. The maximum size for a garage door opening should not exceed 18' in width and 9' in height. If the garage is greater than two cars wide, the third garage door should be set back at least 2' from the other doors.

GENERAL CONSIDERATIONS

DRIVES AND GARAGES FOR HOMESITES WITHOUT ALLEYS



Porches

3.2.3 Houses must have a front porch or large covered entry facing the street and located within the facade zone. The porch/entry may be built along the side of the house, projecting in front of the house or be recessed into the mass of the house. An entry door should face the street and directly access the front porch.

- Minimum porch width should be 12'.
- Minimum porch depth should be 7'.
- Porches not recessed into the mass of the house should be covered by a sloped roof supported by columns. The maximum height of the porch is one story. No two story

GENERAL CONSIDERATIONS

porches or 2 story columns are permitted. Decks above the front porch are discouraged. Second story decks must be well integrated into the architectural mass of the home.

- The front porch/entry shall be elevated a minimum of 18" above grade. Exceptions may be made for sloping homesites.
- Refer to discussion of Porch Line and Build-to Line in Section 3.2.1 B above

Accessory Units

- 3.2.4** The Eagle Ranch PUD allows an accessory dwelling unit, not to exceed 600 square feet, to be incorporated into an owner occupied single family home. 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. Accessory unit off-street parking is required.

Roofs

3.3 BUILDING ELEMENTS AND MATERIALS

- 3.3.1** The intent of this section is to encourage variety in roof form while maintaining harmony among houses by basing the roof design principles on the building traditions of homes from the Colorado mountain region, and as described in the Victorian, Prairie and Craftsman style sections incorporated into these Design Guidelines.

A. The main mass of the house

- The main mass of the house must have sloped roofs with a minimum pitch of 4/12 and a maximum of 12/12 regardless of the particular architectural type of the house.

B. Secondary massing elements of the house

- Secondary massing elements of the house may have curved, hipped, gabled and shed roofs with a minimum 2/12 pitch.

C. Dormers

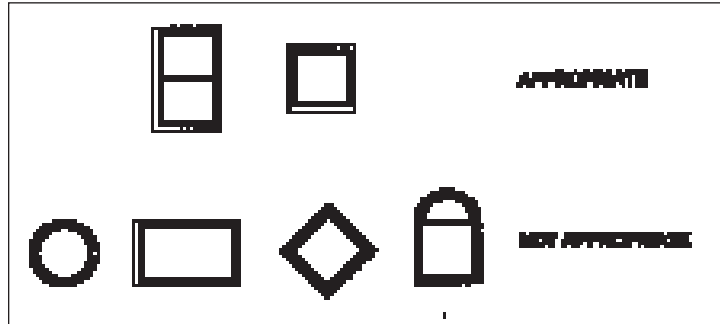
- Dormers are encouraged and may have gabled, hipped, curved or shed roofs with a minimum 2/12 pitch and a maximum 12/12 pitch.

GENERAL CONSIDERATIONS

Windows

3.3.2 A. Orthogonal Windows

- Windows must be square or vertical in proportion. In general vertical windows are preferred. Horizontal transom windows above other windows or doors are acceptable.
- Arched, circular, octagonal or triangular windows are strongly discouraged. If incorporated, they should be used sparingly, such as on the gable end of the building in the “attic”.



B. Ganged Windows

- Except as provided in specific architectural styles sections below, it is preferred that no more than three windows be ganged together. Ganged means windows attached to each other, not separated by siding.
- Window arrangement should be consistent with the architectural type of the house. See the specific house type requirements for more information.

C. Bay Windows

- Three sided bay windows of which the projecting bay continues to the ground are preferred. Bay windows which are cantilevered and supported by architectural elements consistent with the house style may be approved. Curved bay windows are discouraged.

GENERAL CONSIDERATIONS

D. Maximum Window Height

- The maximum height of a continuous window opening is 10'. There must be at least 12" of wall/trim between upper and lower windows over 10' in height.

E. Window Trim

- Windows set in wood or simulated wood siding must have trim around them.
- Windows set in stucco should have trim around them or raised relief in the wall which has the appearance of trim.
- Linking windows on the first and second story of the house with trim and different siding types is prohibited.

3.3.3 Exterior Materials

In general, the type of exterior materials used should be consistent with the architectural style of the house. All exterior materials must be approved by the DRB. A sample board with all the exterior materials to be used must be submitted to the DRB at the preliminary plan stage of the review process. Any material substitutions must be resubmitted to the DRB for approval.

A. Use of Different Materials

- The type and detailing of exterior materials should be consistent on all sides of a particular massing element of the house.
- 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 should not be used above a lighter material such as stucco, nor should stucco or stone be used above wood.

B. Wood (or simulated wood) Siding

- Wood (or simulated wood) siding is a traditional building product in the mountains and is encouraged.
- Some simulated wood siding products are acceptable, but others are not. Acceptable materials include Hardiboard and hardiplank fiber reinforced cement board bevel siding as well as masonite siding with a minimum of 3/8" thickness. Non acceptable materials include aluminum

GENERAL CONSIDERATIONS

- siding, vinyl siding and thinner than 3/8" masonite siding.
- Log or faux log siding is not permitted in The Neighborhood Center.
- Shingle siding may be allowed upon review by the DRB.

C. Stucco

If used, stucco should not be used as a primary exterior material. No more than 50% of an exterior elevation may be stucco. It is appropriate as a base material with siding above or as a wall material above stone.

- See the restrictions of stucco for each specific house type used.

D. Trim

- Corner boards should be provided with wood (or simulated wood) siding. If decorative trim elements are used, they should be in the tradition of the selected architectural vernacular.
- The use of round logs for trim, beams or columns is not permitted.

E. Roof Materials

- Roofs may be architectural grade composite or asphalt shingles, slate or simulated slate, cedar shingles or shakes, simulated cedar shingles or shakes.
- Terra Cotta clay tile and glazed tile roofing are not allowed.
- Main roof elements may not have metal roofing materials. Non reflective metal roofing such as standing seam products may be used for porches and other minor roof elements as approved by the DRB.
- Particularly bright, light or saturated roof colors are typically not appropriate. Muted earthtones of greens, blue grays, grays and browns are typically appropriate.

F. Satellite Dishes

- Satellite dishes with a diameter of less than 30" are allowed, subject to location review by the DRB. Screening of dishes may be required if they are visible from the street.

G. Design Elements to Avoid

GENERAL CONSIDERATIONS

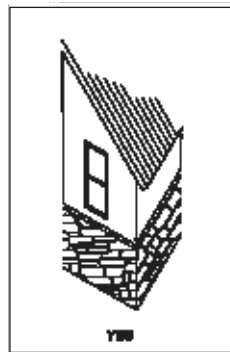
- Large cantilevered second story elements are discouraged, because they are foreign design elements in the traditional Colorado vernacular. The maximum width of a cantilevered element is 8', the maximum projection is 3'-6".

3.3.4

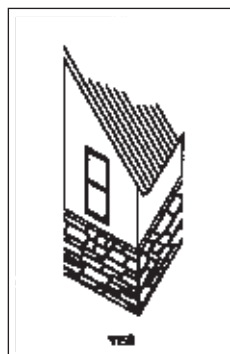
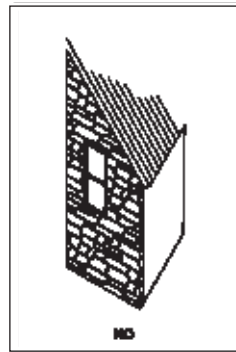
Masonry



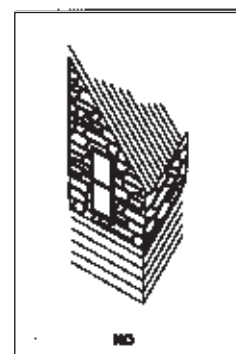
USE OF STONE AS BASE



STONE WRAPS CORNER



LIGHT MATERIALS ABOVE HEAVY



GENERAL CONSIDERATIONS

Use of masonry as an exterior element material is limited to indigenous Rocky Mountain stone or regionally produced fired clay brick. If used, masonry must appear to be load bearing and may not be used as a primary exterior material. No more than 50% of an exterior elevation may be masonry.

- Traditional coursing or ashlar layup of masonry is required.
- Simulated stone may be approved by the DRB.
- The masonry should appear to be self supporting or structural.
- No masonry which appears glued on may be used.
- At corners of the house, masonry should turn at least 12" around the corner to give the appearance that the masonry wall is at least 12" thick.

3.4 INDIVIDUAL LOT SITE DESIGN

Landscape and site design greatly affects the pedestrian friendly qualities of a house and neighborhood. Landscaping in the front yard should not block the view of the house and yard from the street.

3.4.1

Driveways and Parking

A. Location on homesite

- Driveways are permitted in front yards of only those homesites with no alley frontage. The driveway for any homesite with alley frontage must be from the alley. Driveways and parking areas must be a minimum of 5' from the side homesite line.

B. Within the front yard

- Front yard driveways from the lot line to the Build-to Line can not exceed 12' in width. Between the front lot line and the street paving the driveway may flare to 15' in width at the point of connection to the street. Maximum driveway grade should be 10%, and the first 20 feet from back of sidewalk should not exceed 6 %.

C. Curb Cuts and Roadside Ditch Crossings

GENERAL CONSIDERATIONS

- Driveway curb cuts standards shall be designed in accordance with specifications provided by the Design Review Board at the Pre-Design Conference.

D. Parking

- Off-street residential parking must be provided as follows:
 - 2 spaces for residences of 2 bedrooms or less; or
 - 3 spaces for residences of 3 bedrooms or more; plus
 - 1 additional space for an accessory dwelling unit.
- Parking credit shall include garage and surface spaces.
- Parking is not permitted within any front yard.
- On-street parking is permitted in the Neighborhood Center single family residential neighborhoods; and will be managed during winter to facilitate snow removal.

3.4.2

Walkways

- A walkway must be provided from the sidewalk to the front porch. The front porch must have steps leading up to it, if it is elevated. A ramp meeting Americans with Disabilities Act standards may be provided in addition to the steps.

3.4.3

Fences

The intent for fences in The Neighborhood Center single family residential neighborhoods is to accent the street-scape without creating visual barriers between home and sidewalk; and to provide visual privacy between residence side yards and rear yards as desired.

A. Front Yard Fences

- Painted wood picket type fences are allowed but not encouraged in front yards. Front yard fences should be between 24” and 36 “ in height and be not more than 50% picket density.
- The front yard fence may not be placed closer than 18” behind the sidewalk. The ground between the fence and sidewalk must be fully landscaped and maintained.
- A pedestrian gate or opening must be provided for the front walkway. Gate structures may incorporate trellises or other design elements consistent with the residential architecture.

GENERAL CONSIDERATIONS

- At corner homesites, side street fences are governed by front yard criteria from the corner to the Build-to line of the front of the house..

B. Side and Back Yard Fences

Fences in the side and back yards adjacent to the house may be provided under the following conditions:

- Side and rear yard fences may be built to the property line. The homeowner to provide written a agreement from adjacent property owners for lot line fence installations prior to approval by the DRB.
- Side yard fences may not be taller than 72” and must be constructed of the approved design types and materials, as provided at the Pre-Design Conference.
- It is strongly recommended that rear yard fences be of the “picket” vernacular and not taller than 36“. Taller privacy fences may be approved for specific uses such as hot tub screens, pools dog run enclosures, etc. These may be up to 72” in height with the top 24” of the fence being open or transparent.
- Side and rear yard fences should attach to the house and be compatible with the architecture of the house.
- Fenced side and rear yards must be accessible through gates from the front yard or alley respectively.

3.4.4

Landscaping Guidelines

The landscape guidelines for Neighborhood Center single family residential homesites recognize that these homesites are smaller and more intensively managed and used by residents. This urban landscape incorporates the more formal, manicured treatments of residential areas of America’s small towns. The landscape concept includes fully landscaped front yards with a neighborly presence. Rear yards are expected to be private enclaves designed for outdoor living uses. Side yards will serve as quiet zones between homes.

A. Pre-Construction Homesite Maintenance

- Each homesite owner shall be responsible to maintain any unoccupied homesite in such a manner as to minimize fire hazard (mow two or three times per season), control wind

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and water erosion and to minimize the presence of noxious weeds and dust.

- In the event that a homesite is not maintained as described above, the DRB shall have the authority to enter 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.

B. General Design Considerations

- The purpose of these landscape guidelines is to allow for creativity and personalized design of the landscaping within individual homesites while maintaining a cohesive neighborhood design that respects adjacent properties.
- Recommended plant lists are included in the appendix to assist owners. These lists are not all inclusive nor does the inclusion of a plant guarantee its survival. Micro climate conditions created by the orientation, earth forms and structures on each site should be considered in plant selection. Introduction of plants with high allergy response history are strongly discouraged.
- It is strongly recommended that a landscape architect or designer familiar with local climate conditions and with knowledge of appropriate plant materials be utilized to design or consult upon the landscape and irrigation design.
- A variety of plant materials and sizes are encouraged. Minimum acceptable plant sizes for new plantings are as follows: 1) Evergreen trees - 6 feet in height above the root ball. 2) Deciduous trees - 2 inch caliper 3) Shrubs - 5 gallon pot.

C. Irrigation

- In recognition of the arid climate and to promote appropriate stewardship of our water resources, all homesites shall be required to install an underground automatic timer controlled irrigation system as approved by the DRB.
- Controlled flow drip irrigation is encouraged for shrubs and perennial beds within the landscape.

D. Front Yard

GENERAL CONSIDERATIONS

- Front yards are to include manicured lawn areas, carefully tended flower gardens, shrub beds, and street trees. The area from the back of the curb to the front of the facade zone shall be maintained as irrigated lawn.
- Front yard and planting strip lawn areas must be sodded.
- Builder will plant street trees for each homesite of the species, size, variety, and plant spacing as specified in the Appendix. Street trees should be aligned and centered in the planting strip along the street frontage.
- Tree placement on corner homesites must respect intersection sight distances.
- Homeowners are required to irrigate and maintain the street trees in good health and growth habit beginning with issuance of a building permit.
- Individual trees planted within front lawn areas are allowed and encouraged; however, expansive annual or perennial flower beds, shrub or tree beds, hedges, or vegetable gardens are strongly discouraged.
- Irrigation system placement and plant material locations should respect winter snow storage requirements in areas adjacent to the roadway, sidewalk, and driveway.

E. Building Perimeter

- The building perimeter should be bordered by beds combining shrubs, perennial and annual flowers or other foundation plantings that buffer the transition from lawn to building wall. The width of this planting bed may vary but should not be less than 3'. Plant materials and locations should be evaluated with consideration to sun/shade exposure, mature growth habit, eave drip lines and snow shedding.
- Planting beds adjacent to the home which spill over the facade zone towards the street may be appropriate.

F. Side Yards

- Except for driveways, side yards should be landscaped.
- Hedges or other intensive screening landscape plantings may be located in side yards between the front of the building to the rear yard setback to provide privacy for specific window or use areas.

GENERAL CONSIDERATIONS

- Swing sets, play structures and outbuildings are allowed in the side yard but must be located outside of any required setback areas.
- Appropriate landscape screening will be required for some structures if they will be visually prominent from adjacent properties or the street.
- Side and rear yard lawn areas may be seeded.

G. Rear Yards

- Patios, decks, irrigated lawn, trees, planting beds and vegetable gardens are appropriate for rear yards. Swing sets and play structures, and dog runs must be located outside of the side and rear building setback areas.

H. Patios and Decks

- Patios and decks can serve as an effective transition between indoor and outdoor spaces and help to integrate a building into the site landscaping. Above grade decks should be integrated with the architecture and color scheme of the building and should be designed to fit appropriately with the scale of the house. Patio areas may be located anywhere outside of the side and rear building setbacks. Appropriate patio materials include flagstone, sandstone, brick pavers and exposed or colored concrete.

I. Driveway and Walkways

- Appropriate surfaces for driveways include asphalt, brick or concrete pavers, and exposed or colored concrete.
- Appropriate surfaces from walkways include brick or concrete pavers, flagstone, exposed or colored concrete.
- Asphalt is unacceptable as a walkway paving treatment.
- Gravel and other porous surfaces are unacceptable as paving treatments.

J. Outbuildings and Recreational Structures

- Free standing sheds, other similar structures are strongly discouraged and must be approved by the DRB. Integration of such uses into the house or garage is recommended.

GENERAL CONSIDERATIONS

- Swing sets and similar play structures may be located in the side and rear yards outside of any required building setback areas and are not subject to DRB review.
- Swimming pools and hot tubs may be located in any rear yard within the buildable area of the homesite. Swimming pools and hot tubs must be below ground or integrated into a raised deck that includes visual screening between deck level and the ground. Swimming pool fencing must meet all applicable local and state code requirements. Dedicated ball courts such as tennis, paddleball, and sport courts are not allowed. Casual uses such as a basket ball hoop with back board above the garage door is acceptable

K. Miscellaneous Landscape Issues

- Planting beds that incorporate a mulch material should utilize an organic mulch such as bark chips or shredded wood chips. Gravel and decorative rock mulch treatments are subject to DRB review and approval. Lava rock type of mulches are not allowed. Any plastic or sheet type weed barrier must be covered with an acceptable mulch product.

L. Exterior and Landscape Lighting

- All exterior lighting is subject to DRB approval and must meet any current Town of Eagle lighting regulations. All exterior and landscape lighting should be designed to maintain the neighborhood character, preserve the night sky views and protect adjacent properties from bright lighting and direct light sources. Driveways, porches, patios and walkways may be illuminated for safety and security. Down lighting shall be used to reduce glare and no direct light sources may be visible from off-site.

3.4.4

Landscape Installation and Maintenance

A. 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.

GENERAL CONSIDERATIONS

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

B. 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 mowing and irrigation schedules and removal of dead branches and brush.

C. 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.

3.5 ARCHITECTURAL STYLE AND COLOR

3.5.1

Colorado Mountain Regional Architecture

The exterior of every house must adhere to the design principles established for one of the three architectural styles listed below and shown in Style Design Characteristics sections below. The goal of these guidelines is not to create replicas of 100 year old homes but to create contemporary interpretations of the historical architectural precedents of the Colorado mountain region. It is fully expected that the historically based exterior architecture will be compatible with contemporary interior floor plans. Mixing of design principles between the 3 styles is not permitted.

- Three design architectural types have been established for

GENERAL CONSIDERATIONS

homes within The Neighborhood Center Single Family Residential areas:

- Victorian - Inspired by certain Victorian styles of architecture;
- Prairie - Inspired by the of Mid-western Prairie School of architecture
- Craftsman - Inspired by the Craftsman style of architecture

All three of the types are indigenous to the Colorado mountain region and are inspired by the areas unique climate, available and traditional building materials and color in the surrounding landscape. A goal of establishing three types is to create a balance between consistency and variety.

A. Repeating a house architectural type

- No more than 3 houses in a row should be of the same architectural type. Upon special review the design review board may allow a style to be repeated more than 3 times in a row.

3.5.2

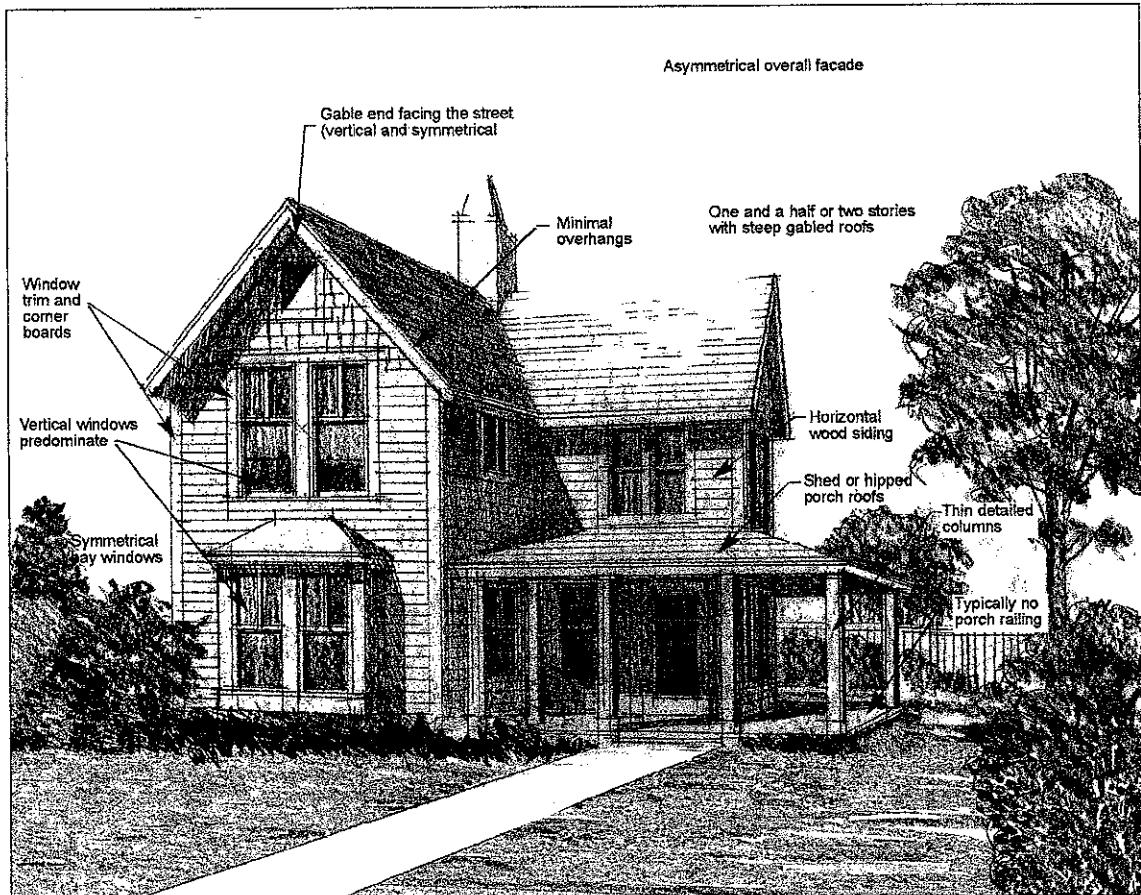
House Color

- Exterior colors for the body color in the range of the Roycroft Arts and Crafts and Victorian Romanticism arrays in Sherwin Williams Preservation Exterior Palette are strongly encouraged. (Selection of this palette of colors is not an endorsement of Sherwin Williams products).
- Solid paints, solid and semi solid stains are strongly preferred. Bright primary colors, pastels and clear stain finishes are strongly discouraged for house body colors.
- Accent colors should compliment the principal house color and may be used on doors, door jamb and trim; window jambs, sash and trim, eave details and fascia. Corner trim should be of similar or lighter value than the wall color.
- Colors must be indicated on the required material sample board and applied to the material samples. Colors will be reviewed for compatibility with the architectural style of the house and the setting and character of the neighborhood.

VICTORIAN STYLE DESIGN CHARACTERISTICS:

These Victorian Style Design Characteristics are based on the simpler expressions of the Queen Anne and Folk Victorian¹ homes on small lots in surrounding Colorado mining and ranching towns built in the late 19th and the early 20th centuries.

The Folk Victorian style includes simple rectangular masses or front and side wing masses. Roof forms are typically steep pitched front or side gabled. Spindlework detailing for porch roof supports, combined with flat or jigsaw cut lacy spandrels, trim and cornice line brackets were added to a greater or lesser degree to create the Folk Victorian style. Exterior cladding was almost always horizontal clapboard. Other wooden cladding (vertical siding, decorative shingle patterns, attic vent grills, etc) were commonly used at the gable ends. A full or partial porch occurs on the front facade. The



VICTORIAN STYLE DESIGN CHARACTERISTICS

porch roof is generally a simple shed but may incorporate a gable over the front steps.

The Queen Anne Victorian house typically includes a central rectangular mass with partial width front and side wing masses. The masses of the structure are almost always the same number of stories in height. A steep pitched hipped roof over the principal mass with similarly pitched gables over the front and side wings creates a typically irregular roof form. Dormer roof forms are often eclectic (gabled, hipped, shed, stylized) and may be intermixed. A full or partial one story covered porch extended along the front facade, and often continued around one or both sides of the building. Bay windows, areas of patterned shingles, and the complex massing combine to avoid a smooth-walled appearance to this asymmetrical vernacular. Exterior cladding was usually horizontal clapboard. Decorative shingle patterns, attic vent grills, etc were commonly used at the gable ends. Brick or stone was used regionally for foundations and chimneys.

4.1 Historic Context of the Victorian Style

Victorian architecture was the dominant style of domestic building from about 1880 until 1900 after which it declined in popularity, being replaced by the Prairie and Craftsman vernaculars. Regional Victorian designs were typically simplified versions of designs of the East, South, and Midwest regions of this country. The designs and construction practices of these homes had been modified by the builders, who had relocated here from those areas, in response to the more demanding climatic conditions, the lack of sophisticated wood working mill shops, and the modest means of their owners. Beyond the cultural context of the times, Victorian homes were popular in mountain communities because they were relatively quick and inexpensive to build. These attributes arose from the light framing and the fact that standardized windows, doors, wood trim, porch columns and other elements were able to be shipped here by rail. Regional Victorian homes ranged in size, complexity, and degree of ornamentation from simple, plainly expressed smaller, simpler working family residences to larger more elaborate expressions of the owner's business or community status.

VICTORIAN STYLE DESIGN CHARACTERISTICS

4.2 Victorian Style in The Neighborhood Center

It is strongly encouraged that Victorian style residences in The Neighborhood Center trend toward simple, asymmetrical massing, steep roofs, covered one story porches, vertical proportions, and clapboard exterior cladding. Ornamental trim such as pendants and lacy spandrels should be reduced, simplified, or eliminated. Brick or stone may be used for foundations or chimneys. Tower elements are strongly discouraged. Strong preference is given to gable roofs protecting entries and steps from snow and ice. Shed roofs over entries that require heated gutters are discouraged. 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 principles of Queen Anne and Folk Victorian Styles. In all regards, the Victorian styles must meet the other provisions contained in these Design Guidelines.

Main Massing

- 4.3
- The main mass of the house in the facade zone should have habitable spaces on one or two stories above grade. Third floor habitable spaces in the attic should be minimal.
 - The secondary masses of the house or wings may be one or one and a half, or two stories.

4.4 Roof

- All primary roofs must be symmetrical gable roofs with 8/12 to 12/12 pitches.
- The gabled ends and eaves of the roofs should have overhangs of at least 6 " but not more than 18".
- The overhanging gabled ends and eaves are typically enclosed.
- Dormers are common and may have shed or gable roofs.
- Dormers should not exceed 12 feet in width.
- No primary masses of the house may have shed roofs.
- Minor massing elements of the house such as porches may have shed and hipped roofs with roof pitches between 2/12 and 6/12.
- Roofs may be architectural grade asphalt shingles, cedar shingles or simulated cedar shingles.

VICTORIAN STYLE DESIGN CHARACTERISTICS

- Clay or concrete tile roofing is not allowed.
- Gable end cladding that introduces pattern, texture and color that differs from but complements the principal wall cladding is generally encouraged.

4.5 Porch

- The porch must be covered by a shed roof with a slope between 2/12 and 6/12. Porch roof may have a gable element over the entry steps. Porch roof should be supported by thin (6" square or less) columns.
- Typically the columns, beams and brackets have some decorative detailing along their edges, at the connections between them and at end conditions. Simplified and reserved decorative detailing is strongly encouraged.
- Porches are generally about 12" above grade and left open or latticed below
- A railing around the porch is not required aesthetically. If provided, the railing should consist of thin vertical elements.

4.6 Facade

- The overall facade should be asymmetrical.
- The design of individual elements and masses of the house including roofs, porches, windows, and doors should be symmetrical. There is often one dominant window element on a facade.
- The proportions of the facade including the windows should be vertical. The detailing of the facade and roof lines in general should emphasize vertical lines.
- In general the primary elements of the facade of the house should have some decorative detailing. This detailing need not be historically correct, it may be simplified, abstracted, modern versions of the traditional detailing.
- In general structure is de-emphasized.

4.7 Exterior Materials/Siding

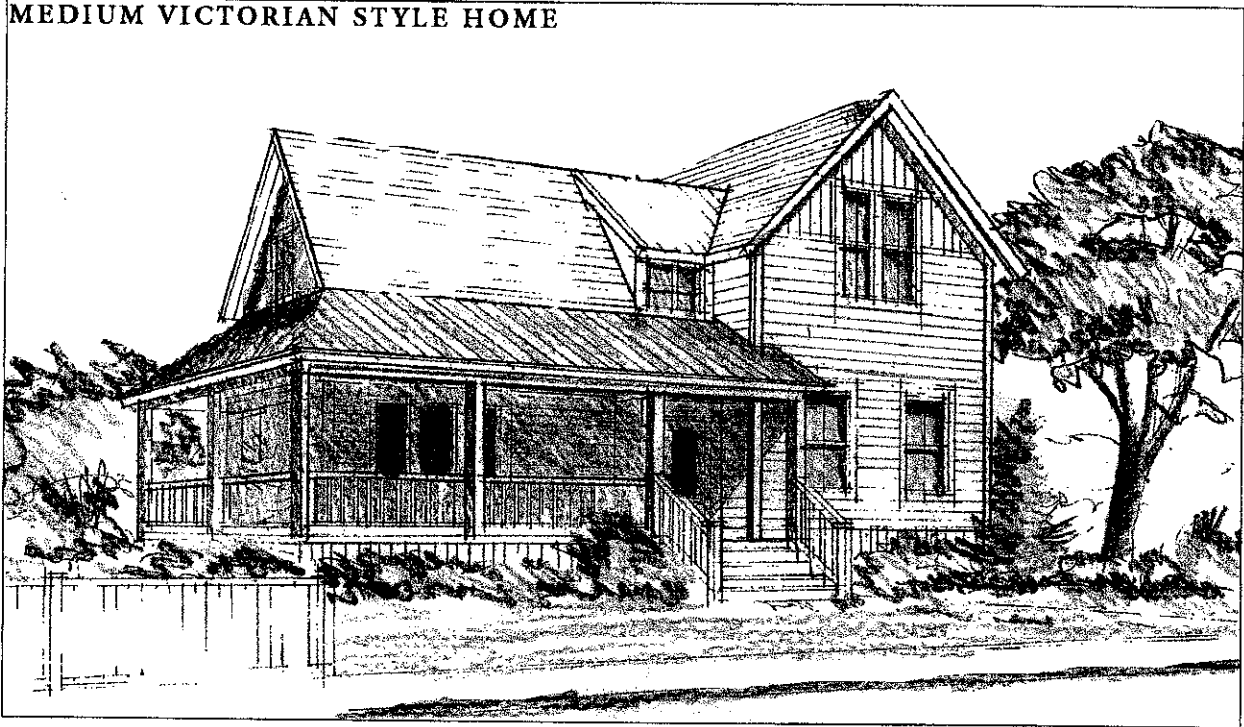
- Horizontal bevel wood or simulated wood siding is common to the vernacular and appropriate. Other common horizontal sidings include horizontal tongue and groove, and horizontal ship lap siding. Vertical board or shingle siding may be

VICTORIAN STYLE DESIGN CHARACTERISTICS

appropriate in certain accent applications - particularly in gable ends.

- A different exterior material and color may be appropriate at the base of the house such as a different wood siding, brick, stone or stucco. Metal panels may also be acceptable for a base depending on how it is detailed and colored. The base should be low, approximately 12" to 24", and not higher than approximately 3' above the floor level.
- If stucco, brick, or stone is used, it should cover no more than 50% of any elevation.

MEDIUM VICTORIAN STYLE HOME



¹ A Field Guide to American Houses, Virginia and Lee McAlester, Alfred A. Knopf, New York, 1998

SMALL VICTORIAN STYLE HOME



Chapter 5

PRAIRIE STYLE DESIGN CHARACTERISTICS:

The 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. Ornamentation is rare and every feature of the building from the basic mass to the smallest detail is clear, precise, and angular².



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

PRAIRIE STYLE DESIGN CHARACTERISTICS

Exterior materials typically include brick, stucco, and wood. Stone was rarely employed. Stucco is used in combination with rough-sawn, stained wood that either suggested structure or served as trim. Brick, though not interspersed with other materials, was sometimes used on the first story with stucco and wood combined above. Horizontal wood siding was often employed in smaller communities of the Rocky Mountain west where brick and stucco materials and trades were not readily available, and where short construction seasons conspired against the more traditional Midwestern materials.

The Prairie Style includes asymmetrical compositions of low rambling rectangular shapes with forward and/or laterally projecting elements. However the most common vernacular form is more symmetrical, formal, and compact- the American Foursquare.

5.1 Historic Context of the Prairie Style

Prairie Style architecture arose and came to prominence in the American Midwest. The style evolved in Chicago. The Prairie School of architecture's acknowledged master was Frank Lloyd Wright. Wright was unusual in that he focused his creative genius on residential architecture. In his early designs, symmetrical rectangle footprints predominated. Later the asymmetrical hipped roof forms evolved. Prairie Style architecture was spread widely by pattern books and popular magazines. Prairie style homes are common throughout the country. Most were built principally between 1905 and 1915. It continued relatively unchanged into the 1930's.

5.2

Prairie Style in The Neighborhood center

Prairie Style residences in The Neighborhood center should tend toward a compact expressions of the vernacular though they need not be symmetrical or highly formal. 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. In all regards, the

PRAIRIE STYLE DESIGN CHARACTERISTICS

Prairie Style residence must meet the other provisions contained in these Design Guidelines.

5.3

Main Massing

- The main mass of the house should be one or two stories plus roof.
- The secondary masses of the house or wings may be one story.
- In general occupied space should not be created within the roof due to the lower roof pitches.

5.4

Roof

- All primary roofs should be hipped roofs with slopes between 4/12 and 8/12.
- The eaves of roofs should have large overhangs of at least 30' which may be supported by thin simple brackets or struts. The overhanging gabled ends and eaves may be open or enclosed with exposed rafters.
- Dormers are dominant elements, generally centered on the roof or aligned with the center of the porch.
- Dormers may have shed or hipped roofs.
- The house should have no gabled roofs.
- Roofs may be asphalt shingles, cedar shingles and simulated cedar shingles.
- Clay tile or concrete roofing is not allowed.

5.5

Porch

- The porch is generally centered on facade.
- The porch must be covered by a hipped or shed roof supported by beams and large detailed columns.
- The base below the porch should be solid.
- The railing should be as open as possible. If an enclosure is provided, it should be thin vertical elements spaced as far apart as possible.

5.6

Facade

- The overall facade should be symmetrical.
- The design of individual elements or masses of the house including roofs, porches, windows, and doors should be symmetrical.

PRAIRIE STYLE DESIGN CHARACTERISTICS

- The detailing of the facade and roof lines should emphasize horizontal lines.
- In general, with the exception of the porch columns, structure is de-emphasized.

5.7

Exterior Materials/Siding

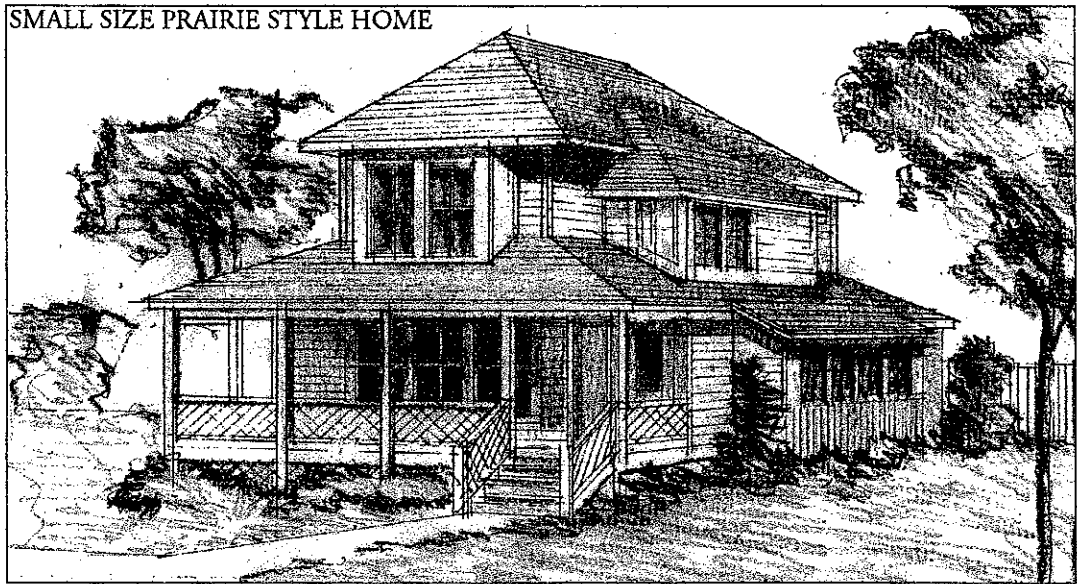
- A horizontal bevel wood or simulated wood siding is most common. Other common horizontal sidings include horizontal tongue and groove and horizontal ship lap siding. Vertical siding may not be used.
- Often a different exterior material and color is used at the base of the house such as a different wood siding, brick, stone or stucco. Metal panels are not acceptable for a base. The base should be low, approx. 24" to 36" above the floor level.
- If stucco brick, or stone is used, it should cover no more than 50% of any elevation.

5.8

Windows

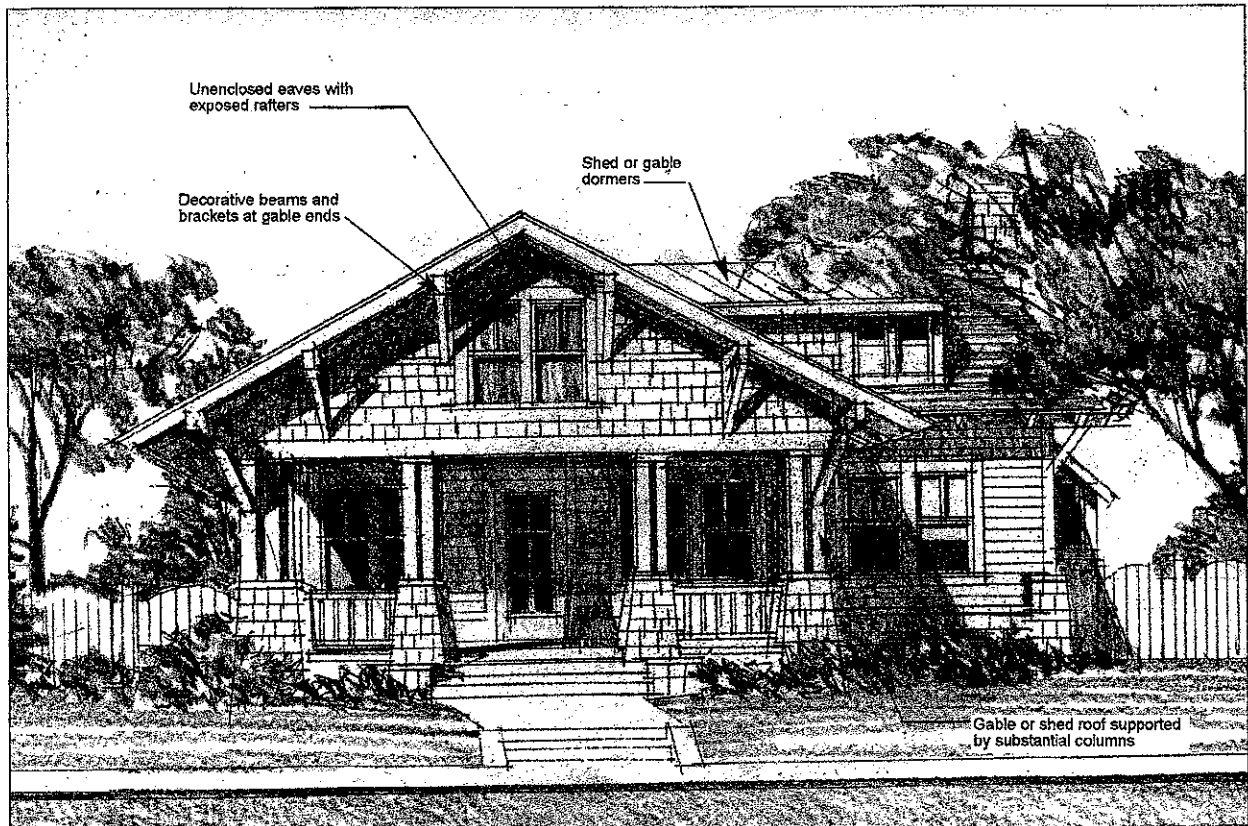
- In keeping the horizontal emphasis of the Prairie style, windows may be ganged to a greater extent than with other architectural styles. Individual windows within the series should be square or vertically oriented rectangles.

SMALL SIZE PRAIRIE STYLE HOME



CRAFTSMAN STYLE

The Craftsman Style of architecture is identified by a principal rectangular mass of 1, 1 1/2, or 2 stories. When present, side wings are subordinate to the principal mass. The predominate roof form is gabled with medium to low pitched gable roofs, either front, cross or side. A minority of the 2 story expressions of the vernacular has hipped roof forms. All roofs have wide eave overhangs. Among the most distinctive features of the style are the eave and gable ends which are almost never boxed or enclosed. The roof rafters are almost always exposed under the eaves. Substantial, decorative beams or braces appear under the gable rake ends. Second story dormers are more prevalent in side gabled roof forms. Dormer roofs are typically gable or shed, however the two forms are rarely intermixed.



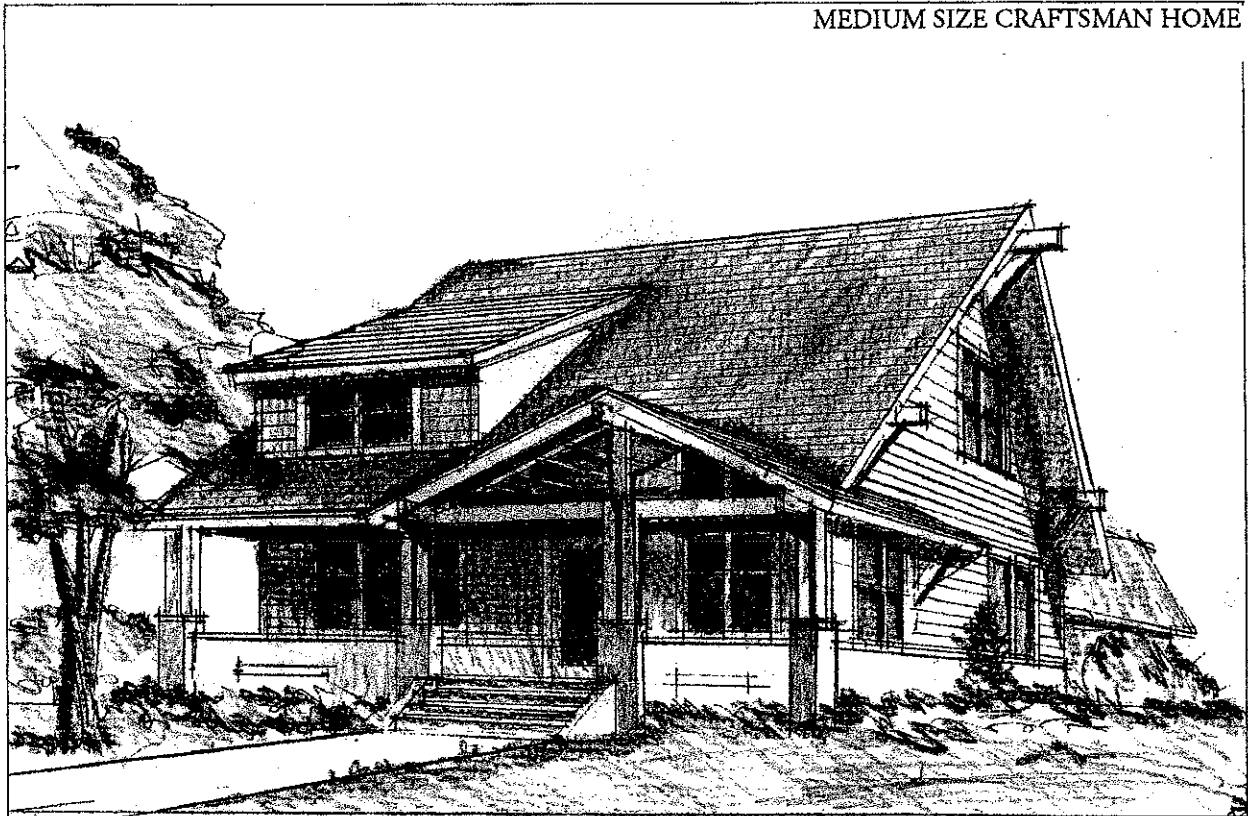
Chapter 6

CRAFTSMAN STYLE DESIGN CHARACTERISTICS:

One story covered porches of either full or partial width along the front of the building are common. Partial width porches are rarely less than half the facade width of the principal mass of the structure. The porch roof is typically supported by short, tapered square columns or groupings of columns resting on more massive pedestals which rise uninterrupted from the ground to above the porch floor level.

Symmetrical expressions of the vernacular are not as common in the Rocky Mountains as they were in other regions of the country. The symmetry is created by full width or centered partial width porches, window and door placement, and in the case of side gabled roofs, by a large centered dormer or a pair of minor dormers. Asymmetrical expressions are well within the vernacular - typically being front gabled with an offset partial width porch and its substantial roof gable.

MEDIUM SIZE CRAFTSMAN HOME



CRAFTSMAN STYLE DESIGN CHARACTERISTICS

The most common exterior wall cladding in the Rocky Mountain west is clapboard primarily because of ready availability, ease of construction, and affordability, and where short construction seasons conspired against brick, stone, and stucco. Shingle, stone, brick, and stucco are sometimes used as exterior materials of the vernacular. Masonry was generally reserved for foundations, porch roof support pedestals, and chimneys.

The interior treatment is arguably the most distinctive feature of the Craftsman Style. 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 on 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 furnishings³. A combination of interests in the English Arts and Crafts movement, oriental wooden architecture, and appreciation for the manual arts strongly influenced these intricately detailed interiors.

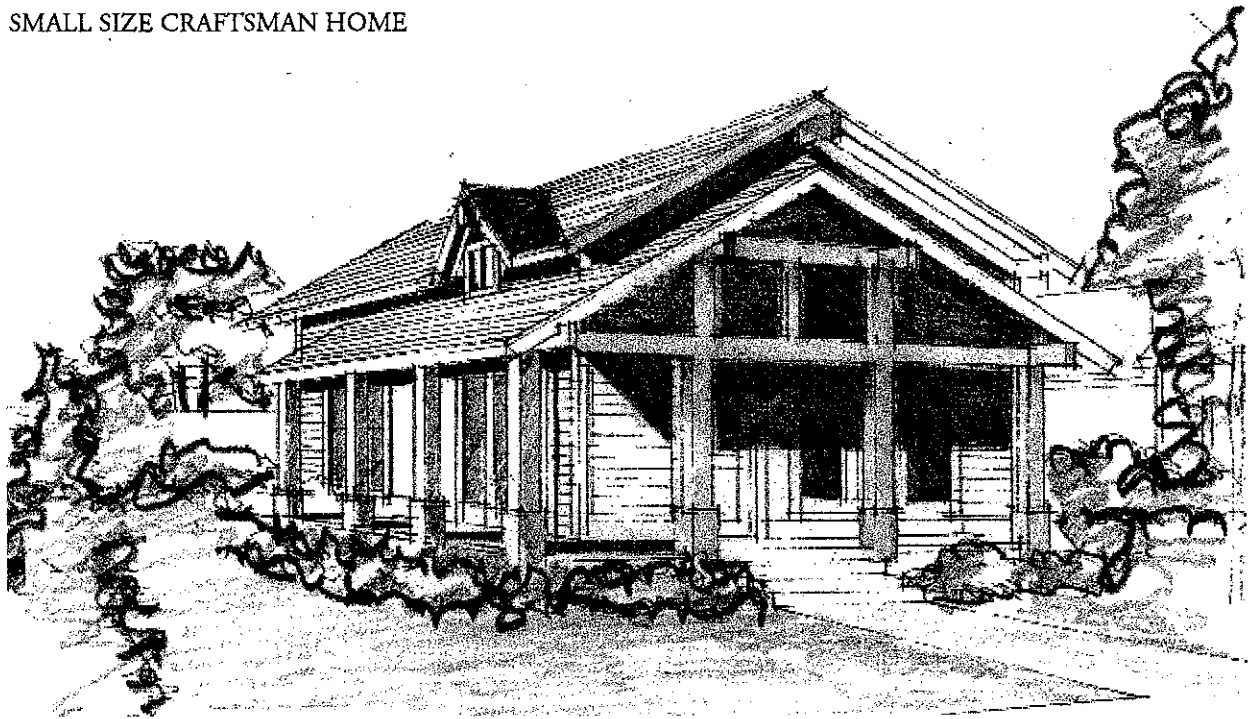
6.1 Historic Context of the Craftsman Style

The Craftsman style was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920's. The vernacular was inspired primarily by the work of Charles S. and Henry M. Greene, Pasadena brothers who worked together from 1893 to 1914. In about 1903 they began designing simple bungalows. The Craftsman bungalow became wildly popular and spread rapidly via pattern books and magazines much like the contemporaneous Prairie style.

³ p.9, Gustav Stickley, Craftsman Homes, Dover Publications, Inc., 1979

CRAFTSMAN STYLE DESIGN CHARACTERISTICS

SMALL SIZE CRAFTSMAN HOME



6.2 Craftsman Style in The Neighborhood Center

Strong preference is given to gable roofs protecting entries and steps from snow and ice. Shed roofs over entries that require heated gutters are discouraged. Designs that evoke an international motif are strongly discouraged. 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 Craftsman Style. In all regards the Craftsman Style residence must meet the other provisions contained in these Design Guidelines.

6.3 Main Massing

- The main mass of the house should be one and a half stories (second story within the roof). A two story plus roof design may be approved upon special review.
- The secondary masses of the house or wings may be one or

CRAFTSMAN STYLE DESIGN CHARACTERISTICS

one and a half stories.

6.4 Roof

- All primary roofs should be gable roofs with slopes between 5/12 and 8/12.
- The gabled ends and eaves of the roofs should have large overhangs of at least 30" supported by beams and brackets. Typically these beams and brackets have some ornamental detailing at the connections and end conditions.
- The overhanging gabled ends and eaves are typically open with exposed rafters.
- Dormers may have shed or gable roofs.
- The house should have no hipped roofs.
- Roofs may be asphalt shingles, slate, simulated slate, cedar shakes or shingles and simulated cedar shakes or shingles.
- Clay tile roofing is not allowed.

6.5 Porch

- The porch must be covered by a gable or shed roof supported by large columns of at least 12", beams and brackets.
- Typically the columns, beams and brackets have some decorative detailing along their edges, at the connections between them and at end conditions.
- The base below the porch should be solid.
- Portions of the railing or wall around the porch are typically solid up to approximately 3 feet high.

6.6 Facade

- The overall facade may be symmetrical or asymmetrical.
- The design of individual elements / masses of the house including roofs, porches, windows, and doors should be symmetrical.
- The detailing of the facade and roof lines should emphasize horizontal lines.
- In general the primary elements of the facade of the house should have some decorative detailing.

6.7 Exterior Materials/Siding

- It is common to have a different exterior material and color at the base of the house such as brick, stone and stucco or heavier wood siding in a different color is another option. The base should have a horizontal emphasis or banding and should not be higher than 3' above the floor level.
- Often wood or simulated wood siding is used above the base. Typical wood or simulated wood sidings include bevel, horizontal tongue and groove and horizontal ship lap siding.
- If stucco is used, it should cover no more than 50% of any elevation.

The following sections describe the major 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.

7.1 TOWN OF EAGLE DEVELOPMENT REGULATIONS

While these design guidelines constitute the primary tool for controlling the development 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. Each of these documents establish regulations which also control development in Eagle Ranch. In some cases, there may be conflicting provisions within these control documents. In the event of such conflict, the most restrictive provision shall apply.

7.2 MODIFICATIONS TO EXISTING HOMES

DRB approval is also required for any exterior modifications to an existing home or homesite. This would include improvements such as changes to color, landscaping, 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 outline a review process and submittal requirements for the modification.

The Design Review Process encompasses three design stages followed by construction inspections as follows:

7.3 STEP ONE: PRE-DESIGN CONFERENCE

Purpose: The purpose of the Pre-Design Conference is to facilitate the smooth, timely and cost effective review and approval of development at Eagle Ranch. The Pre-Design Conference is an informal review to exchange introductory design information between the DRB and the Owner, architect or builder. 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.

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

- Site visit (scheduled separately prior to meeting);
- Property boundaries and setbacks;
- Easements and utilities;
- Topographic survey;
- Site characteristics (e.g. views, sun, adjacent properties, etc.);
- Architectural theme, land use pattern, and special design considerations; and
- Design Guidelines and other related Town of Eagle regulations.

Meeting materials to be submitted by Owner 1 week prior to the Pre-Design Conference include:

1. Design Review Application.
2. Pre- Design Conference Fee - see Fee Schedule attached.
3. Topographic survey prepared by a licensed surveyor drawn at scale 1" = 10' of the subject homesite. The survey shall show:
 - Property boundaries of the subject homesite and adjacent property lines 20' outside of the subject homesite,
 - Setback lines,
 - Platted easements,
 - 2' contour intervals, significant natural features including but not limited to rock outcrops, drainages, trees greater than 8" diameter at breast height, and
 - Other improvements or structures affecting development on

the homesite.

4. Soils groundwater report for buildings with basements as appropriate.
5. Photos indicating the relationship of proposed development to the site and adjacent homesites.
6. Conceptual site plan of the homesite indicating the location of all proposed structures and other site improvements
7. Perspective and other informal character sketches, clippings, etc. of the proposed residence floor plans and elevations.

7.4 STEP TWO: PRELIMINARY PLAN REVIEW

Purpose: 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.

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

- Site visit (scheduled separately prior to meeting) to review staking if improvements are proposed within 2' of any required setback;
- Response to matters identified at the Pre-Design Conference;
- Design specific site plan and architecture responsiveness to the Plat, Design Guidelines and other applicable regulations;
- Preliminary materials and color selections;
- Preliminary exterior lighting plan;
- Preliminary landscape plant massing and irrigation concept plan;

Meeting materials to be submitted by Owner three (3) weeks prior to the Preliminary Plan Review meeting including:

1. Preliminary Plan Review Checklist and Application;
2. Preliminary Plan Review Fee - see Fee Schedule attached;

and six (6) sets of the following:

1. Proposed Site Plan at scale 1" = 10' showing:
 - Property boundaries of the subject homesite and adjacent property lines 20' outside of the subject homesite;
 - Setback lines;
 - Easements;
 - Existing and proposed contours at 2' intervals;
 - Building footprint and eave drip line locations;
 - Driveways;
 - Site drainage;
 - Utilities including evidence of adequate sewer service gradient;
 - Site improvements such as fences, decks, patios, walks, pools, etc.;
2. Proposed building plans at ¼" = 1'-0" scale showing:
 - Floor plans of the all proposed buildings buildings;
 - Square footage of all floor plans including total building(s) footprint and impervious surfaces;
 - All elevations with existing and final grade shown;
 - Longitudinal and cross building sections through all principal masses of the building;
 - Building height calculation;
 - Proposed exterior materials and colors specifications and samples including color photographs for the file.
 - Proposed exterior lighting.
3. Preliminary landscape plan at scale 1" = 10' showing:
 - Footprint of buildings;
 - Existing and final contours at 2' interval;
 - Lawn areas, building perimeter beds, other planting beds, street trees, other trees;
 - Conceptual plant massing including intended mature height and spread;
 - Sprinkler irrigation, drip irrigation, and non-irrigated areas;
 - Summary table of irrigation areas showing square footage and percent of total homesite area by type of irrigation.

7.5 STEP THREE: FINAL PLAN REVIEW

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.

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

- Pre-meeting site visit to review staking if improvements are proposed within 2' of any required setback;
- Response to matters identified at the Preliminary Plan Review;
- Design specific site plan and architecture responsiveness to the Plat, Design Guidelines and other applicable regulations;
- Final materials and color selections;
- Final exterior lighting plan;
- Final landscape plan;
- Construction Compliance Deposit - see Fee Schedule attached.

Meeting materials to be submitted by Owner three (3) weeks prior to the Preliminary Plan Review meeting including:

1. Final Plan Review Checklist.
2. Final Plan Review Fee - See Fee Schedule attached.

and seven (9) sets (5 reviewers, 1 file, 2 Town, 1 Owner) of the following:

1. Site Plan (dimensioned) at scale 1" = 10' showing:
 - Property lines;
 - Setback lines;
 - Easements;
 - Existing and proposed contours at 2' intervals;
 - Building footprint, footer, and eave drip line locations;

- Driveways and curb cut;
 - Site drainage;
 - Utilities including meter and exterior panel locations and evidence of adequate sewer service gradient;
 - Site improvements such as fences, decks, patios, walks, pools, etc.;
2. Grading/Construction Management Plan at scale 1" = 10' showing:
- Erosion, dust and trash controls, trash dumpster, construction limit fencing, and sanitary facilities;
 - Curb and sidewalk protection;
 - Site grading;
 - Soil and materials staging areas;
 - Construction trailer location (if any);
 - Site access routes construction impact limit;
 - Construction sign (4' x 4' maximum) design and location.
3. Building Floor Plans at scale ¼" = 1'-0" showing the following:
- Dimensioned floor plans of the all proposed buildings;
 - Square footage of all floor plans including total building(s) footprint and impervious surfaces;
 - All building elevations with existing and final grade shown;
 - Longitudinal and cross building sections through all principal masses of the building;
 - 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;
 - Exterior lighting plan;
 - Fence details;
 - Exterior materials and colors specifications and samples (one sample set for meeting presentation and 2 color photograph sets for the file).
4. Final landscape plan at scale 1" = 10' showing:
- Footprint and roof drip line of buildings, fences, walls, walks, patios, decks, other impervious surfaces and other site improvements;
 - Existing and final contours at 2' interval;

- Lawn areas, planting beds, trees;
- 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;
- Irrigation design for sprinkler irrigation, drip irrigation, and non-irrigated areas based on design water flow rate not to exceed 12 gpm;
- Summary table of irrigation areas showing square footage and percent of total homesite area by type of irrigation;
- Cost estimate for final grading, landscape and irrigation materials and installation;
- Completion date.

Town of Eagle Building Permit Set - Within 1 week after approval and receipt of the Construction Clean-up and Compliance Deposit, the DRB will issue to the Owner a Design Review Approval letter and a marked plan set. The Town of Eagle will use the marked plan set as their record set for review and issuance of the Building Permit.

7.6 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:

7.6.1 Improvement Location Certificate and Inspection

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.

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

7.6.2 Building Height Certificate Inspection

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

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.

7.6.3 Design Changes During Construction

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.

Action - The Owner is required present 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.

7.6.2 Certificate of Compliance Review

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.

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.

A Temporary Certificate of Completion (TCC) with specific completion date and conditions may be issued in the event that all exterior elements of the project are complete with the exception of landscape and irrigation. In the event that a TCC is requested, the Owner may be required to bond an amount sufficient to cure the conditions over and above the Construction Compliance Deposit. As soon as the TCC conditions are cured a final Certificate of Completion will be issued and the bond and Construction Compliance Deposit shall be promptly released to the owner. If the TCC conditions are not cured within the specified time, the DRB may apply the bond and Construction Compliance Deposit toward completion of TCC conditions. Any residual of the bond and Construction Compliance Deposit will be returned to the Owner upon completion of TCC conditions.

The purpose of these Construction Regulations is to promote the orderly development of homesites, avoid irreparable damage to the site and adjacent properties, and to minimize disruption to the neighborhood resulting from construction activities. Each Owner is responsible for implementation of these Construction Regulations by his contractors, sub-contractors, suppliers, their employees, and any others associated with construction on the homesite.

1. Safety -

The Owner is responsible to comply with all governmental safety regulations as regards 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.

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.

3. 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.

4. 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. 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.

6. 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 one week prior to the commencement of construction.

7. Site Cleanliness -

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. Trash and debris shall be removed from each construction site on a timely basis (not less than weekly) to a dumping site located off the project. Lightweight materials and packaging shall be covered or weighted to prevent scattering by the wind. No dumping, burying or burning of construction debris is permitted on any property in Eagle Ranch. Owner and Contractor shall police the construction site regularly to prevent visual nuisance for other properties. Mud, dirt or debris resulting from construction activities on the site shall be removed promptly from streets or adjacent properties.

8. Sanitary Facilities -

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

9. Construction Noise -

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

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.

11. Construction Hours - Construction hours are limited to the following:

Days	Hours
Monday through Friday:	07:00 to 21:00
Saturday:	09:00 to 18:00
Sunday:	No outside construction or construction support is permitted at any time on Sundays. Finish work and its support activities that occur within a fully enclosed structure are permitted between the hours of 09:00 to 18:00.

12. 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 petroleum products onto the ground 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.
- g) Contractors, subcontractors, suppliers, and their employees are prohibited from bringing or keeping any dog or other animal on the construction site.

END

APPENDIX A

**List of Recommended Plant Materials for
The Meadow (Golf Course Lots)**

* Plant species for Golf Course transition zone. Provide drip irrigation.

BOTANICAL NAME	COMMON NAME
EVERGREEN TREES	
Juniperus osteosperma	Utah Juniper
Picea glauca	Colorado Spruce *
Pinus aristata	Bristlecone Pine
Pinus edulis	Pinyon Pine
Pinus ponderosa	Ponderosa Pine *
DECIDIOUS TREES	
Acer ginnala	Amur Maple
Acer glabrum	Rocky Mountain Maple
Acer platanoides 'Royal Red'	Norway Maple
Acer negundo	Box Elder
Betula fontinalis	Native River Birch
Celtis occidentalis	Western Hackberry
Crataegus ambigua	Russian Hawthorn
Fraxinus pennsylvanica 'Patmore'	Patmore Ash
Malus sp. 'Dolga'	Dolga Flowering Crab
Malus sp. 'Hopa'	Hopa Flowering Crab
Malus sp. 'Radiant'	Radiant Flowering Crab
Malus sp. 'Spring Snow'	Spring Snow Crabapple
Populus acuminata	Lanceleaf Cottonwood *
Populus angustifolia	Narrowleaf Cottonwood *
Prunus padus	Mayday Tree
Populus tremuloides	Quaking Aspen
Prunus virginiana 'Shubert'	Canada Red Cherry
Robinia pseudoacacia	Purple Robe Locust
Tilia cordata 'Greenspire'	Greenspire Linden
SHRUBS	
Amelanchier alnifolia	Serviceberry
Caragana arborescens	Siberian Peashrub
Cornus stolonifera 'Isanti'	Isanti Dogwood
Cornus stolonifera	Red Twig Dogwood
Cornus alba elegantissima	Variiegated Dogwood

NEIGHBORHOOD CENTER SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES

Cotoneaster acutifolia	Peking Cotoneaster
Cotoneaster Dammeri 'C.B.'	Coral Beauty Cotoneaster
Euonymus alatus 'compacta'	Dwarf Winged Euonymus
Juniperus sabina 'Buffalo'	Buffalo Juniper
Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper
Juniperus horizontalis 'Wiltoni'	Wilton Carpet Juniper
Juniperus sabina tamariscifolia	Tam Juniper
Lonicera tatarica 'Zabeli'	Zabel Honeysuckle
Lonicera involucrata	Twinberry Honeysuckle
Lonicera tartarica 'Arnold's Red'	Arnold's Red Honeysuckle
Pinus mugo mugo	Mugo Pine
Pinus mugo pumilio	Dwarf Mugo Pine
Physocarpus monogynus	Native Mountain Ninebark
Potentilla fruticosa 'Jackmannii'	Jackman's Potentilla
Potentilla fruticosa 'K.D.'	Katherine Dykes Potentilla
Potentilla fruticosa 'Tangerine'	Tangerine Potentilla
Potentilla fruticosa farreri 'Gold Drop'	Gold Drop Potentilla
Prunus virginiana 'melanocarpa'	Chokecherry
Prunus virginiana 'Shubert'	Canada Red Cherry
Prunus x cistena	Cistena Plum
Ribes alpinum	Alpine Currant
Ribes aureum	Golden Currant
Rhus glabra cis-montana	Rocky Mountain Sumac
Rosa foetida 'Bicolor'	Austrian Copper Rose
Rosa woodsii 'Bonica'	Meidland Rose
Rosa woodsii	Woods Rose
Salix purpurea 'Nana'	Dwarf Blue Artic Willow
Sambucus canadensis aurea	Golden Elder
Spiraea bum. 'Anthony Waterer'	Anthony Waterer Spiraea
Spiraea bumalda 'Froebelii'	Froebel Spiraea
Spiraea bumalda 'Goldflame'	Goldflame Spiraea
Spiraea nipponica 'Snowmound'	Snowmound Spiraea
Symphoricarpos albus	Common Snowberry
Symphoricarpos chenaulti	Hancock Coralberry
Syringa vulgaris	Common Purple Lilac
Viburnum lentago	Nannyberry

GROUND COVERS

Arctostaphylos uva-ursi	Kinnikinnick
Aegopodium variegatum	Snow on the Mountain
Cerastium tomentosum	Snow-In-Summer
Fragaria vesca	Wild Strawberry
Lysimachia nummularia	Moneywort
Mahonia repens	Creeping Mahonia
Potentilla verna 'nana'	Creeping Potentilla

NEIGHBORHOOD CENTER SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES

Phlox subulata	Creeping Phlox
Sedum Acre 'Utah'	Golden Carpet Stonecrop
Sedum 'Dragons Blood'	Dragons Blood Sedum
Thymus serpyllum citroides	Lemon Thyme
Thymus pseudolanuginosus	Wooly Thyme
Vinca minor	Periwinkle
Delosperma nubigena	Hardy Ice Plant
Ajuga genevensis	Ajuga
Polygonum affine	Border Jewel Polygonum
Veronica pectinata	Blue Woolly Speedwell

PERENNIALS

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

NEIGHBORHOOD CENTER SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES

ANNUALS

Geranium sp.	Geranium
Petunia hybrida	Common Petunia
Violaceae sp.	Pansy

VINES

Lonicera heckrottii	Heckrottii Honeysuckle
Parthenocissus quinquefolia englemanni	Engleman Ivy
Parthenocissus quinquefolia	Virginia Creeper
Clematis 'Earnest Markham'	Red Clematis
	Hops

LAWN

- Kentucky Blue Grass Sod
- Kentucky Bluegrass
- Pure Tall Fescue
- Rye Fescue Blend*

BULBS

- Tulips
- Daffodils
- Hyacinth
- Iris
- Crocus
- Lillies

STREET TREES

<u>Tract</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Plant Spacing</u>
H	Populus acuminata	Lanceleaf Cottonwood	30 to 40 feet
R	Fraxinus pennsylvanica 'Pratmore'	Pratmore Ash	30 to 40 feet
S	Acer platanoides 'Royal Red'	Norway Maple	30 to 40 feet
B	Acer Fremontii 'Autumn Blaze'	Autumn Blaze Maple	30 to 40 feet