

ALPINE MOUNTAIN RANCH



DESIGN GUIDELINES

JANUARY 2007

AMENDED SEPT. & DEC. 2008, MAY 2009

Oct. 2011

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I. Introduction, Design Philosophy and Design Style

A. Introduction:

The Alpine Mountain Ranch ("AMR") Design Guidelines (the "Design Guidelines") have been created to provide direction to Owners for the improvement of their properties, to establish thresholds for design quality and the suitable application of materials, and to promote sensitivity to each site's environment and neighboring properties. These guidelines constitute the standards and requirements to which each Owner must adhere, subject to waivers or variances granted by the Review Board upon acceptable justification.

The Design Guidelines are administered and promulgated by the Review Board in accordance with the Declaration of Covenants, Conditions, Restrictions and Easements for Alpine Mountain Ranch (the "Declaration"), and pursuant to the authority granted therein to the Board of Directors of the Alpine Mountain Ranch Association (the "Association").

It is not the purpose of the Design Guidelines to create uniformity of residences or improvements, or to suggest that they all be identical in design, color and materials. To the contrary, the intent is to stimulate a rich and diverse variety of creative architectural expressions drawn from a common palette of materials and blended together to form a vital residential community compatible with its striking mountain setting.

To ensure the preservation of the native forests, meadows and wetlands for the enjoyment of all residents of AMR, the concept of a maximum allowable building area called the "Building Envelope" has been developed. The preservation of the native environment is a fundamental principle of AMR. To that end, the designated portion of each lot, within which all development activity must occur, has been designated as the "Building Envelope".

The Design Review process was developed to provide adequate checkpoints throughout the design and development phases so that time and money are not wasted on plans and designs which do not adhere to the Design Guidelines. Therefore, it is extremely important that the design steps of the Design Review process be followed in their entirety and in correct sequence. This process is proven and streamlined and will not result in time delays, provided each Owner, designer and builder performs in the spirit with which the Design Guidelines are intended, namely, a site-sensitive approach to the development of the building sites within this unique community.

It is required that an Owner retain competent professional services for planning and design to ensure a thorough analysis of a particular building site, the Owner's special

needs and living patterns, as well as to provide the ability to communicate to the Review Board the concept and specific design of a proposed residence or improvement. Defined terms herein, if not otherwise defined by these Design Guidelines, shall have the meaning set forth in the Declaration.

B. Design Philosophy:

AMR presents an opportunity for Owners to live close to nature in one of the Rocky Mountain West's truly spectacular settings. The design philosophy of these guidelines is to create a residential community of the highest quality by integrating homes and other improvements into the landscape in a manner that preserves the natural characteristics of each lot to the greatest practical extent.

This will be accomplished by the use of harmonious architectural designs, materials and colors throughout the community. The home and other improvements shall be located within the Building Envelope in a manner that respects the topography and environment and does not attempt to overpower the natural setting. Site grading shall be minimized. Landscaping and revegetation shall be used to restore disturbed areas, visually integrate the home to the site and provide screening from roads and adjacent building envelopes.

C. Architectural Style:

The predominant style of architectural design can be characterized as "Colorado Regional" and is inspired by the historic ranch and lodge homes of the American West. Historically, these homes were constructed of a limited number of readily-available building materials, for example, wood siding, timbers, logs and stone. The required use of stone will provide a unifying architectural element. Timbers and logs will be exposed to express the structural form of the home.

Massing will emphasize a horizontal, rather than vertical scale and form. One and two-story structures will be designed as a composition of additive forms. Elevations will be distinguished by varied heights, off-sets, well-proportioned fenestration, decks and balconies, dormers and trim detailing. Roofs will be low-slung with relatively simple forms and exposed rafter tails. Transitioning from the indoors to the outdoors is another important design element with elements such as covered porches. Colors will be subdued to blend with the landscape with a limited use of deep-hued accent colors.

Some owners of pre-identified lots will have the option to build homes in the style characterized as "Mountain Contemporary" (such lots are designated in Appendix A). Many of the design concepts of the Colorado Regional style will be applied to Mountain Contemporary homes. However, these designs will use traditional materials to create a home that has modern features, but is tied to the past. Again, massing will emphasize horizontal scale and form. Elevations and detailing may be somewhat simplified.

Secondary roofs may be low-pitched, flat or curved. Fenestration may include more variety in the size, type and placement of windows including larger, undivided expanses of glass. Designs may incorporate dramatic but non-supporting beams and columns. For examples of these styles, refer to the photographs in Appendix B.

D. Relationship to County Review, Applicability, and Liability:

The Design Review process is intended to precede the plan review process required by Routt County for obtaining a building permit. An application for a building permit should not be submitted to the County prior to confirmation of Final Design Approval by the Review Board. However, it is important to understand that AMR's design review process is completely independent of the County's building permit review process. Therefore, each Owner and Owner's agent shall bear the responsibility for the proposed improvements' adherence to the County's conditions of approval for AMR Land Preservation Subdivision Exemption, County's zoning, subdivision and building code standards.

No building, structure, grading or any other improvement of any type whatsoever shall be commenced, erected or maintained on any building site (except for initial construction of improvements on the Common Elements by the Declarant or Declarant's successors), nor shall there be any addition to or change to the exterior of any residence or other structure or improvement upon a building site or the landscaping, grading or drainage thereof including, without limitation, the painting (other than re-painting or re-staining with the same color of paint or stain previously approved) of exterior walls, patio elements, fences or other improvements except in compliance with plans and specifications which have been submitted to and approved by the Review Board in accordance with the Design Guidelines.

By approving submitted plans and specifications, neither the Review Board, members and agents thereof, the Association and its Board of Directors, or the Declarant assumes any liability or responsibility therefore or for any defect in any structure constructed from such plans and specifications. Approval of plans and specifications by the Review Board is expressly not, and shall not be deemed, a representation or warranty that said plans and specifications comply with the applicable governmental ordinances or regulations including, but not limited to, zoning regulations and building codes.

The reconstruction after destruction of any of the Common Elements, by casualty or otherwise, by the Association or the Declarant, which is in substantial compliance with the "as built" plans for such Common Elements shall not require compliance with the provisions of these Design Guidelines.

II. SITE PLANNING

A. Introduction:

Existing terrain, vegetation and climate are all important factors that must be considered in the design of any improvements to a building site. It is expected that the design of each residence will evolve from and be tailored to the unique attributes of each individual building site.

Natural features of the site should be incorporated into the site design. Since re-vegetation is difficult, every reasonable effort should be made to preserve existing vegetation. Privacy and the relationship of improvements to neighbors, roads and common areas should also be considered.

B. Building Envelope:

The Building Envelope is that portion of each building site within which all improvements must be located and is the only portion of the building site, with the exception of the driveway, where alterations or disturbance to the natural landscape may occur. The specific Building Envelope for each lot has been determined by the Declarant and appears on the Final Plat. All portions of a home including garages, roof overhangs, decks, patios, terraces, pools, retaining walls, site walls, fences, accessory buildings and similar features shall be located within the Building Envelope. Driveway access, including grading and retaining walls necessary for access, and landscape improvements associated with driveways may be located outside the Building Envelope. The Review Board may, under extraordinary circumstances, approve on-grade outdoor living spaces outside the Building Envelope considering impact on adjacent properties, and open and public use spaces. Building envelopes may contain areas with slope greater than 30%, but buildings may not be located in these areas.

The site plan should be developed in concert with the architectural design taking into consideration of the following:

- Views
- Separation between homes
- Building height and footprint
- Existing slope
- Trees and other vegetation
- Orientation to sun, wind and views
- Rock out-croppings
- Other prominent site features

While great care has been taken in establishing the Building Envelope for each lot, minor adjustments may be permitted upon review and approval by the Review Board and Routt County. Routt County allows Administrative Amendment of Building Envelopes subject to the specific standards set out in the Routt County Land Use Code. AMR&C Design Review Guidelines require an engineer prepared overlay identifying the original building envelop with a dotted line and the proposed change in a hard line. Design Review must approve any building envelope change, lot consolidations and/or re-subdivisions prior to submission to the Planning and Zoning Department. Consult the Routt County Planning staff for specific guidance.

C. Site Work, Grading & Revegetation:

Site grading must occur with minimal disruption to the building site without altering natural drainage patterns as run-off crosses lot lines and without causing conditions that could lead to unnecessary soil erosion, slippage or subsidence. Extensive re-contouring of a site (overlot grading) is not permitted. All areas exposed by site grading shall be revegetated with a native seed mixture within one growing season. Designs for sloping building sites shall incorporate slope considerations into the design solution so that the proposed improvements step or terrace with the natural slope. This can be accomplished by the design of homes as a composition of smaller building forms rather than a single larger mass. Cut and fill should be balanced with minimal use of retaining walls. No excessive excavation or fill will be permitted on any building site, or grading outside the building envelope, except where specifically allowed by the Review Board due to unique terrain and design considerations.

No clear-cutting of vegetation on a Building Envelope will be permitted and tree and shrub removal shall be limited to that which is reasonably necessary for the construction of a home. However, it is recognized that some selective removal of trees and shrubs will be necessary for the development of a wooded building site. The retention of mature trees and shrubs is strongly encouraged. Any cutting of trees and shrubs must be reviewed and approved by the Review Board with the exception of the following: removal of dead trees, pruning of dead limbs, and removal of trees and shrubs which are damaged, bowed, leaning or diseased.

D. Drainage:

Surface drainage upon and across a building site shall be addressed through the implementation of environmentally sensitive grading and construction practices. (See Routt County, CO publication – Erosion and Sediment Control During Construction for best management practices.) Existing points of entry and exit of historic surface drainage must be respected. Drainage shall be required to be constrained on-site. Ground floor levels should be established at a vertical elevation so that final placement of backfill, walks, driveways, porches and patios will produce positive drainage away from the structures in all directions.

The inclusion of foundation waterproofing and a perforated pipe foundation drainage system are recommended along uphill and sidehill foundation walls on hillside building sites. Consultation with a professional soils engineer is strongly advised for assessment of proposed foundation and soils conditions.

E. Septic System:

A septic system or other approved waste disposal system shall be constructed for each residence in accordance with Routt County regulations. Whenever possible, the entire system, including any leach fields, should be located within the building envelope. However, because of geology, topography and design of various Lots, not all Lots or Building Envelopes will be able to accommodate a septic system on site or within the Building Envelope. Accordingly, the Declaration has provided for a blanket leach field easement over all other Lots and lands within AMR. Locations of all septic systems are subject to AMR Review board approval.

F. Propane Gas Storage Tanks:

Natural gas utility service is not available within the community. If gas is desired, the installation of propane gas storage tanks is required. All propane tank storage facilities shall be installed underground and shall conform to applicable Routt County Building Department regulations. Tanks shall be located within the building envelope unless site constraints dictate otherwise.

G. Driveways:

Each building envelope shall be accessed by a single driveway. Whenever possible, driveways shall be located to avoid and preserve important natural features such as steep slopes, significant trees, drainageways and rock out-croppings. In some cases, lots may share a common driveway (refer to the Final Plat for the location of common driveway easements). Common driveways are subject to a Shared Driveway Agreement setting forth terms for the use and maintenance of common driveways. All driveways shall be constructed of asphalt, chip seal, unit pavers or other hard surface material.

Driveway grades shall be 4% for the first 20 feet from the point of intersection with the road and no more than 10% elsewhere. Driveways shall be designed to intersect the road at a 90 degree angle and paving shall have a flared apron at the road with a radius not exceeding fifteen feet. With the exception of parking areas adjacent to garages and emergency vehicle turn-arounds, the paved surface of a driveway shall not exceed 15 feet in width.

A metal or concrete culvert pipe with a diameter of 18 inches or greater shall be installed beneath each access driveway between the road shoulder and the property line unless the Review Board approves another design. The invert flowline of the pipe shall be aligned and sloped so that ditch/drainageway storm flows will continue smoothly and unimpeded beneath the driveway crossing. The exposed ends of the pipe shall be aesthetically finished with stone headwalls matching the stone applied to the home.

Adequate snow storage areas shall be provided adjacent to driveways and parking areas. (See Section N., Snow Storage Areas for design detail). Snow storage shall be contained on the lot and snow shall not be pushed onto roadways.

H. Parking, Garages, and Snow Storage:

Each home shall include a minimum of two enclosed garage spaces, plus one enclosed garage space for a secondary dwelling unit (if constructed). If additional enclosed garage spaces are included, the wall plane of the third (or more) door(s) must be in a secondary wall plane offset by at least five feet. The maximum number of parking stalls in any single garage may not exceed four stalls. Parking stalls may be side-by-side or tandem (end-to-end). A minimum of two guest parking spaces shall also be provided within the building envelope (three with a secondary dwelling unit). The minimum size of enclosed spaces is 9' x 18' and the minimum size of surface spaces is 10' x 20'. The maximum size of a garage shall be no greater than 1,500 square feet (See Section B in Architectural Design on Allowable Development and Home Sizes for additional detail).

Garage doors directly facing the primary street frontage are discouraged except where the configuration of the Building Envelope makes an angled or side-entry garage impractical. Garages may be physically separated from the main residence however they shall be identical to, or compatible, with the architecture and materials of the main residence. Carports are prohibited.

Wood panel or wood-faced garage doors with fenestration or an applied panel pattern providing architectural detailing are required. Lightweight hollow metal doors are prohibited. Garage doors shall be stained or painted in a manner that diminishes their visual impact. Garage doors of Mountain Contemporary homes shall be consistent with the architecture and materials of the residence.

Owners who possess motor homes, campers, motor cycles, campers boats, trailers of any kind, trucks, buses or other vehicle which is not a conventional automobile, pick-up truck or SUV, must store or park such vehicles within an enclosed garage so as to be completely hidden from view. Temporary parking of a motor home or other large recreational vehicle on any building site is limited to 72 hours within any 30 day period.

No on-street parking is permitted between November 1 – May 1. Between May 1 – November 1, on-street parking is permitted on one side of the street only.

Site planning shall provide for adequate snow removal and snow storage, including driveways, parking areas, walkways, decks and roofs. Wherever possible, snow storage areas shall be located away from roadways or neighbors. Snow storage areas shall be equivalent to at least 30 percent of the area to be cleared. Landscape elements that could be damaged by snow removal and storage, such as small trees, shrubs, fences and railings should be located out of snow storage areas.

I. Exterior Equipment and Satellite Dishes:

All outdoor mechanical and electrical equipment such as metering devices, transformers, and air conditioning units shall be concealed from view of adjacent building envelopes. No roof mounted equipment shall be permitted. Ground and wall mounted utility meters and connections shall be enclosed, incorporated into the design of the home, or screened from view by walls or landscaping. Remote meters are allowed if they are contained in an enclosure which is consistent with the architecture of the residence.

Satellite dishes shall be 24" in diameter or less. In order to reduce their visibility, satellite dishes shall be colored to blend with the site or building.

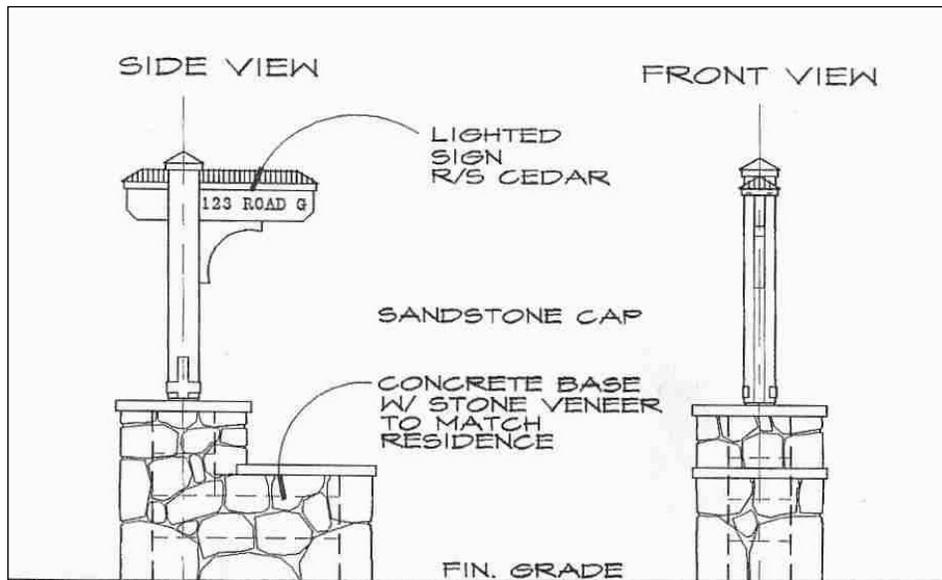
J. Easements and Utilities:

Utility services are stubbed to the property line of each lot. Water, electric and telephone service locations are in utility easements as designated on the Final Plat. The extension of these services from the stub locations to the residence shall be the responsibility of each Owner, shall be located underground and routed to minimize disruption to the natural landscape. When feasible, utility service lines should be located under or along driveways in order to minimize site disturbance. All easements disturbed by construction shall be revegetated with in-kind landscape materials. Any pavement, grading and drainage systems disturbed in easements shall be restored to original configuration with clean joints, proper compaction and in-kind materials.

K. Street Address Monument:

Each lot shall be identified by a standard-design address monument to be located at the intersection of the driveway with the road. The location shall be outside the road easement and clearly visible from the road. The standard design shall be faced with stone matching that applied to the residence. The street number shall also be a standard design and shall be illuminated by low level, downcast lighting. The standard street address monument design is pictured below. Variations on the street address

monument concept will be allowed with specific review and approval of the Design Review Board.

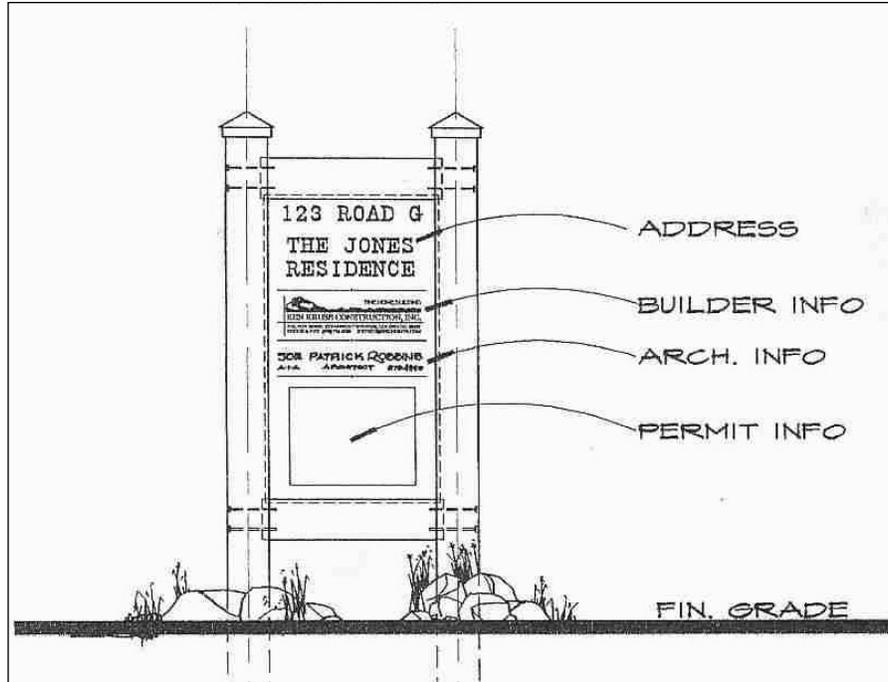


Standard Street Address Monument

L. Temporary Signage:

No sign shall be displayed on any lot except a general contractor displayed sign approved by the Review Board, meeting the following criterion:

1. Subject to the issuance of a County sign permit, a general contractor, during the active construction period of a new home or major addition, may display a single, free-standing temporary construction sign with a sign face no larger than 12 square feet mounted on posts not higher than 7 feet, subject to any restrictions imposed by Routt County regulations. Information displayed on such signs shall conform to the example below and shall be located within the property boundaries. The proposed design of temporary construction signs, including size, color, text, materials and location upon the lot shall be submitted to the Review Board for approval prior to installation. The Standard Construction Sign Design is below:



Standard Construction Sign Design

2. Temporary construction signs may be displayed beginning upon the date of application for a Building Permit and shall be removed within 14 days after the issuance of a Temporary or Final Certificate of Occupancy. The general contractor of a "spec" home may continue to display the allowed sign after construction has been completed until the date of closing of a contract for sale, but for not longer than a maximum of six months allowed under County regulations;

Temporary Construction Sign – Information Allowed:

- a. Project Logo and/or Name
 - b. Building Lot Address
 - c. Permit Number
 - d. Owner Name/Address/Phone #
 - e. Architect Name/Address/Phone #
 - f. Contractor Name/Address/Phone #
 - g. Landscape Architect Name/Address/Phone #
3. All "For Sale" signs displayed by individual lot Owners and/or their real estate brokers shall be of a standard design established by the Review Board.
 4. Signs owned and erected by the Declarant and the Home Owners Association shall be permitted.

M. Wildlife Mitigation Plan:

Prior to development of AMR, extensive monitoring and surveying of wildlife and wildlife habitat occurred on the lands within and surrounding each lot. This information was integrated into the land planning process resulting in a Wildlife Mitigation Plan (WMP) that was approved by the Colorado Division of Wildlife that was used as a planning tool to avoid, minimize, and mitigate the impacts of development on wildlife. Over 900 of the total 1,217 acres within the project will be undeveloped and continue to function as wildlife habitat. Another 193 acres, within development building sites but outside of building envelopes, will similarly remain largely undisturbed. A key element of the proposed development will be the setting aside of approximately 500 acres north of Priest Creek (Elk Habitat Preserve) as open space/natural areas for wildlife. A full copy of the Wildlife Mitigation Plan is available from the Review Board and all homeowners should become familiar with its contents. The following are specific requirements of the Plan that are pertinent to site design:

1. Reclamation and landscaping – Natural landscape disturbed by construction activities outside of the designated building envelopes shall be reseeded or replanted with native plant species. A list of acceptable plant species for use in landscaping is provided in Appendix C. Only the listed species may be used on the property.
2. Fencing – Only limited fencing within the Building Envelope and in close proximity to the home or other structure shall be allowed. Fencing of the perimeter of the Building Envelope or of the entire building site is prohibited. Fencing shall be of an open rail type no higher than 60 inches. Rail fencing intended to protect flower or vegetable gardens from wildlife may incorporate 4 x 4 inch welded wire fencing
3. Livestock – The keeping of livestock, farm animals, or exotic animals of any kind on a Building site is prohibited.
4. Domestic Predators/Pet runs – Uncontrolled dogs and cats are a significant source of wildlife disturbance and mortality. Pets shall not be allowed to roam free and shall be under the direct control of their owner at all times. Enclosed pet runs may be located within the Building Envelope immediately adjacent to the home or other structure and shall not exceed 200 square feet in size. The use of invisible fence systems to control pets is encouraged.
5. Bear Proof Containers - Bears and other wildlife may be attracted to food sources such as trash, pet food, bird seed, hummingbird feeders and barbecue grills.

Trash shall be stored in a bear-proof container and other foods sources shall be stored in a garage at night.

III. ARCHITECTURAL DESIGN

A. Introduction:

The following architectural standards have evolved in response to historic, cultural, climatic and aesthetic considerations. It is the intent of these standards to evoke a sympathetic response to the mountain environment and to promote architectural design that is characteristic of the region and compatible with the natural landscape.

B. Allowable Development and Home Sizes:

Each lot (total of 63 lots) is allowed one primary residence. Attached secondary dwelling units consistent with Routt County regulations will be allowed as described below. The Homesite Development Standards located in Appendix A of the Design Guidelines lists development that is permitted on each. This table indicates allowable land use and design style, and maximum allowable building height and square footage.

The minimum floor area requirement for primary single-family homes is 4,500 square feet and the maximum allowable floor area, including the Secondary Dwelling Unit, is 12,500 square feet, with some lots restricted to less due to potential visual impact (see Appendix A referenced above). Garage space(s) necessary to provide for enclosed parking shall be a maximum total of 1,500 square feet of floor area. The Review Board may, under certain circumstances, approve garage space(s) larger than 1,500 square feet.

Floor area is defined as:

"The sum of all enclosed floor space of a building, encompassing all floor levels including stair areas on floors, exclusive of attic space, areas open floor to floor, and basements, as measured from the interior face of exterior walls. A floor level shall be considered a basement where the finished surface of the floor above the basement is more than 6 feet above the finished ground level for more than 50 percent of the total building perimeter. Garage space necessary to provide for enclosed parking shall be excluded from the calculation of floor area."

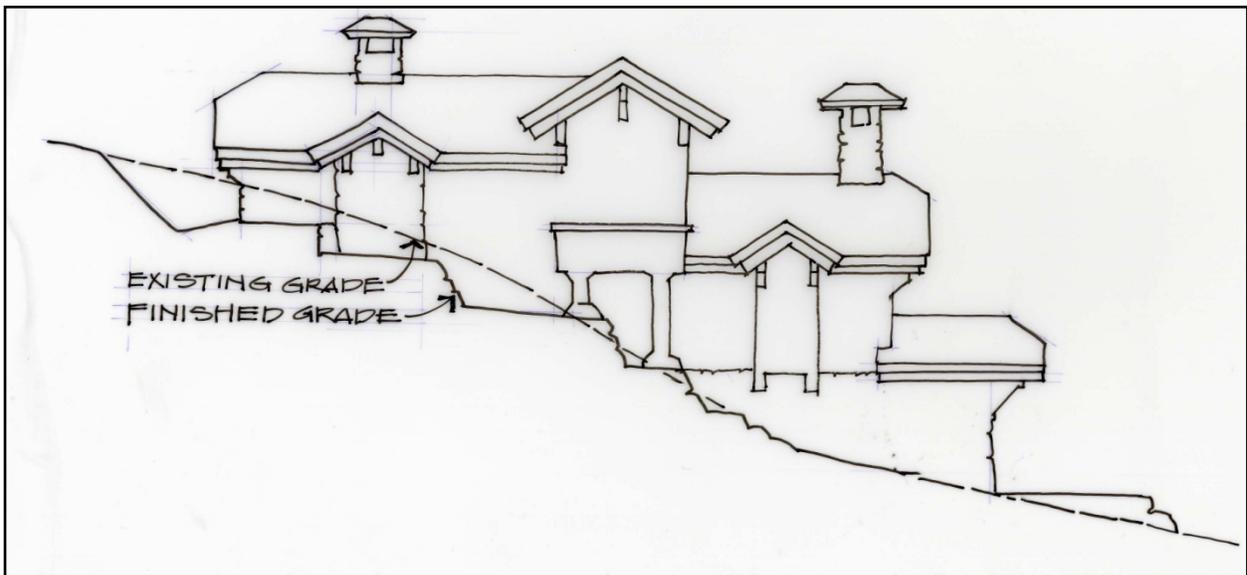
A total of 37 secondary dwelling units are allowed on Lots 1-43 only and shall be controlled and distributed by the Developer on a first come-first served basis at such time and at such cost as the Developer shall determine. Secondary dwelling units shall share a single driveway access from the project roadway, shall be attached to the Primary Unit, and shall not exceed 800 square feet in size. For purposes of calculating the Secondary dwelling unit size, the amount of allowable floor area shall be the same as above. The fire wall between the Secondary dwelling unit and the Primary Unit shall be considered an exterior wall. The secondary dwelling unit shall be architecturally

identical to the main residence and shall not be subdivided or sold separately from the main unit.

C. Massing:

Building massing shall emphasize horizontal scale and form. Massing will be characterized by varied building heights, offsets in building elevations, well-proportioned fenestration, decks and balconies, and architectural detailing. Offsets or indentations in wall planes create visual interest and add depth via shadow lines. An offset should be structural rather than simply a change in the texture of an exterior material. Low-level one to two-story building mass is encouraged, balancing the desire to minimize building envelope disturbance.

Buildings shall be designed as a composition of additive forms designed as a composition of smaller forms clustered around outdoor spaces such as courtyards, porches, or verandas. Building forms shall step with the existing contours of the site and be designed to conform to the natural terrain (as depicted in the sketch below). Large, box-like structures and monolithic, unbroken forms shall be avoided.



(Sketch courtesy of Joe Patrick Robbins, AIA)

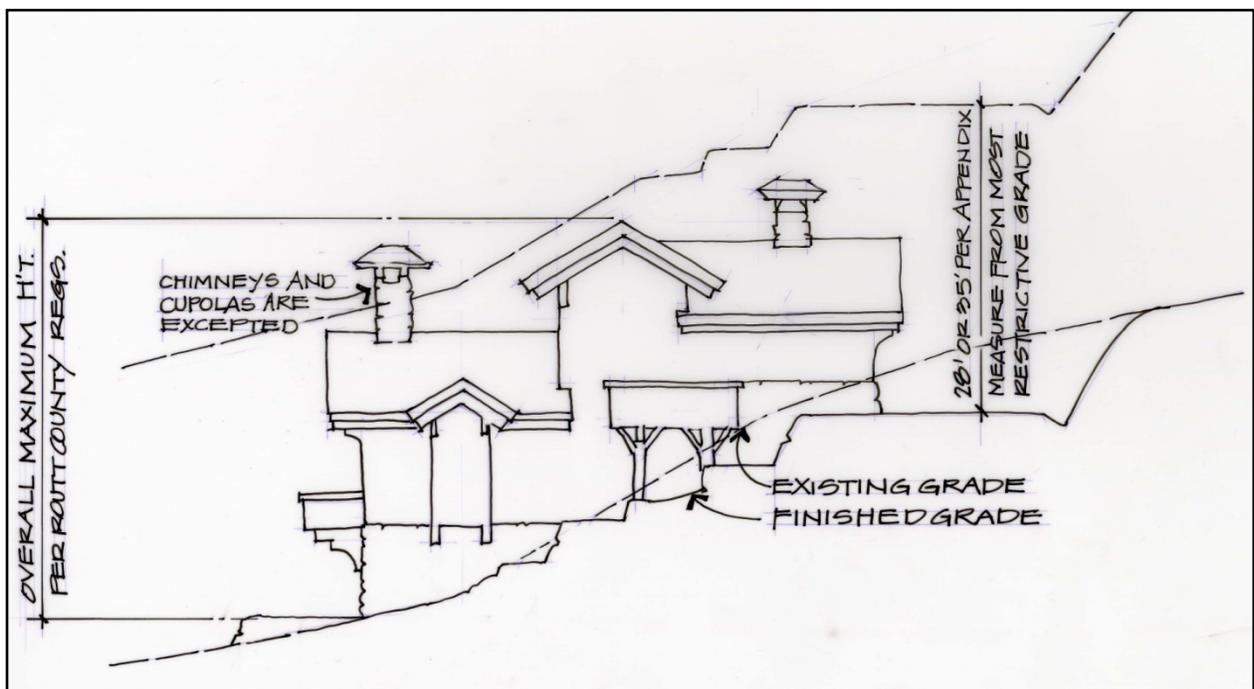
D. Building Height:

Building height limits have been established for each lot and are set forth in the Homesite Development Standards, Appendix A to these Design Guidelines. Depending on where the lot is located, building heights will be limited to either 28 feet or 35 feet. Maximum allowable building heights are not intended to imply that all portions of a building may be built to the maximum. Rather, building height and massing shall be varied and designed in relationship with the characteristics of each site. The maximum

height of any portion of a building shall not exceed two stories unless the third story is offset by at least 15' from the plane of the second story on at least two sides.

Building height is calculated as follows:

The building height shall be measured as a true vertical line from any point along a roof ridge or eave to the existing or finished grade (whichever is more restrictive) directly below said point of the roof ridge or eave. A true, below grade basement is not considered to constitute "finished grade" when calculating building height. Chimneys and similar architectural roof features are excluded from the calculation. The intended result will be a building profile that steps in conjunction with the natural landforms (as depicted in the sketch below).



(Sketch courtesy of Joe Patrick Robbins, AIA)

E. Roofs:

Roofs will be low-pitched using relatively simple forms with exposed rafter tails. In order to ensure visual coherence throughout the community, all roofs shall make use of materials and colors that integrate the home and other structures with the site and surrounding landscape. Large, unbroken roof planes shall be avoided and smaller segmented roof forms consistent with the additive form of the home or a composition of primary and secondary roof forms shall be used. The use of dormers is encouraged, but should be limited in order to maintain simple uninterrupted roof forms.

Primary roof forms may range from a minimum of 3:12 to a maximum of 12:12 with low-pitched gable, shed or double-pitched roofs preferred. Flat roofs are not allowed

on Colorado Regional design styles, but are allowed as a secondary roof form on Mountain Contemporary homes.

Appropriate materials for primary roof forms include cedar shakes, fiberglass reinforced asphalt shingles, and synthetic slate. Similar products such as "Cemwood@3" cedar shakes and non-reflective, low-gloss slate profile such as "Celedon@" are also allowed. Roof materials should be predominantly gray or brown in color and be compatible with the colors of the main residence. Other roof materials, non-reflective and muted colors that are consistent with the architectural style will be considered by the Review Board. Flat roofs, when allowed, shall be finished with colored aggregate ballast or cap sheet matching the walls or other roof materials of the residence.

The secondary roof material may be a non-reflective, naturally weathering metal such as copper, corten steel or terne metal. No painted metal roofing will be allowed. Owners are required to treat metal roof materials in order to accelerate the natural weathering process to adequately dull the finish on the roof.

A minimum of a 24 inch roof overhang is required in order to provide shade and add interest to building elevations. Alternative roof overhang minimums will be considered for structures designed as Mountain Contemporary.

Copper, terne metal, or corten steel may be used for vents, flues or other rooftop devices or features. When materials other than these are used, rooftop features shall be consolidated and enclosed in a manner consistent with the design of the home and/or painted to blend with the color of the roof.

F. Exterior Walls:

The predominant exterior wall materials shall be wood and stone, which are chosen for their functional honesty and their ability to age gracefully. The type and composition of exterior wall materials should convey an authentic expression of structural integrity. Stone should be applied to reflect the structural massing of the building and the natural forces of gravity should be considered in the placement and composition of all wall materials. The design, materials, and color of exterior walls should relate to the natural colors and textures of the site in order to reinforce the sense that the building is an outgrowth of its surroundings.

Exposed concrete or unfinished foundation walls are prohibited. All unfaced visible surfaces of concrete masonry or concrete foundation walls shall receive a stucco or mortar-wash finish and shall be painted to blend unobtrusively with adjacent materials. Walls should be comprised of no more than three materials, consistent with the specific guidelines outlined below:

1. Stone - In order to visually tie a building to its site, stone shall be used around the base of all buildings to a height of at least 24" including stone cap. No less than 25% of exterior wall surfaces shall be stone.

A minimum of 75% of all stone used on a building shall be comprised of a single primary stone material. Appropriate primary stone materials include stone indigenous to the site or a regional source.

Other complementary stone may be used in order to accent and add variety to a building. Complementary stone shall comprise no more than 25% of all stone used on the building. Applications of complementary stone include lintels, band courses, and wall caps integrated with the primary stone material.

The use of stone material with a relatively flat surface such as sandstone or quarried mountain stone is encouraged. Rounded alluvial rock or river rock may be used; however, the use of small, uniformly-sized river rock or veneer is not permitted. Stone should generally be laid in an informal coursing with deep rake mortar joints and should have an irregular, rectangular shape. Mortar joints shall be well fitted. The use of boulders and large rocks to visually anchor corners and ground levels of rock walls, fireplaces, and landscape improvements is encouraged. Stone should have the appearance of being self-supporting through the natural forces of mass and gravity. This can best be achieved by using larger stones or boulders at the bottom of walls, portraying a horizontal stacking and avoiding small "in-fill" rubble stones.

2. Siding - Western red cedar, cedar shingles, redwood, pine, teak, cypress, mahogany or spruce may be used as siding material. High quality log veneer that presents a natural appearance will be considered by the Review Board for approval.

All siding, with the exception of the approved accent colors for doors and fascia boards, shall be stained with transparent or semi-transparent stains in the amber, buff, putty, brown and gray color ranges.

Siding may be shiplap, shingles, beveled or tongue-in-groove board siding, logs, board-on-board or board and batten siding. Plywood siding is prohibited. Siding should be 6" to 12" inches in width. Cedar shingles may be used as an accent element on dormer or gable ends. Any home with exterior walls comprised exclusively of stone shall include exposed timbers or logs to express roof, porch or other ancillary framing.

3. Timbers and Logs - Timbers and logs should convey an authentic expression of the building's structural form and their size should accurately reflect the

structural load carried by the timber. The use of exposed timbers and logs for roof and porch framing, columns, lintels and sills is strongly encouraged.

Logs may be used as tacked load bearing walls but when expressed on the building exterior, logs must be set on a stone base. Logs should express a massive appearance and a typical minimum dimension of at least 14 inches in diameter is encouraged. Logs are to be hand-hewn to reflect the natural shape, grain and inconsistencies of timber. Turned or "manufactured" logs of uniform profile, finish and diameter are not permitted. Logs may be hewn round or rectangular and joints may have chinking or may be fitted into an interlocking profile without chinking. Timbers and logs shall be stained with a transparent or semi-transparent stain and no "yellowish" stains shall be allowed.

4. Prohibited wall materials – Imitation stone, stucco (except when textured and used as an accent material), plastic, exposed concrete or concrete block, plywood and hardboard siding, metal wall panels, tile, brick, and asphalt shingles or shakes.
5. Exterior Trim - Architectural details provide the opportunity to showcase the skill of the designer and craftsman while expressing the heritage and artistry of the architectural style and the Colorado setting. Many opportunities can be exploited to enrich building detail. Among these are windows and doors, gates, balconies and railings, deck and patio surfaces, chimneys and dormers, corbels, artwork and lighting. Exterior trim finishes may be transparent, semi-transparent or painted.

G. Windows and Doors:

Windows and doors provide relief to exterior walls and, in doing so, introduce human scale. Properly located and detailed, windows and doors also present an opportunity to add interest and individual character to buildings.

Openings should be located to take advantage of views and be designed in proportion to the overall structure and form of the residence. Generally windows and doors shall be deeply recessed (six to eight inches) or be trimmed in profiled wood (minimum 2" x 6") in order to provide interest and relief to building elevations. The use of timber or stone for lintels and sills is encouraged. Steel lintels will be acceptable in the Mountain Contemporary style if painted to match the window or adjoining wall material and as approved specifically by the Design Review Board.

The use of true divided light windows is strongly encouraged. When larger "picture" windows are used, true divided light windows shall be incorporated into the overall window design. Picture windows shall be limited in size to 4' x 8' maximum in the

Colorado Regional style and 6' x 8' in the Mountain Contemporary style. All windows shall be proportional to the size of the wall in which the window is placed.

Windows shall convey a traditional rectangular pattern. With the exception of Mountain Contemporary building sites, windows of unusual shapes and sizes are not permitted. Alternative window design will be considered on a case by case basis on Mountain Contemporary building sites. The use of colored, reflective or mirrored glass is not permitted. Window casings shall be wood with natural, stained, painted or clad finish. Window and door trim should be selected in concert with other building materials. Colors used on window casings, window trim, and door trim provides an opportunity to add interest and individual expression to a building. Trim colors should be selected to provide an accent element to a building.

Exterior doors, especially main entry doors, should be designed with great attention to detail in order to create an individual identity for the building. Hardware for exterior doors and windows, including hinges, latches, handles, and pulls should be designed with artistic expression consistent with the design theme of the home and constructed of materials such as wrought iron, bronze or copper.

Highly reflective glazing material and reflective sun-screening films are prohibited. All metal windows, doors, skylight frames, etc., must be painted, anodized with a matte finish, or pre-finished with a baked or powder coat finish. Raw metal materials shall be treated to present a weathered appearance.

H. Architectural Detailing:

The interpretation and application of architectural details shall be consistent throughout the residence and other structures. The structure of the roof shall be expressed by the use of exposed rafter tails and exposed beams at gable ends. The design of every home shall include porches and other similar covered outdoor spaces that provide an effective transition between a home and the outdoors and reinforce the visual connection of a building and its site. Porches, patios, decks and other outdoor spaces shall be confined to the building envelope.

The most appropriate manner for creating porches and covered outdoor spaces is to extend the roof over the outdoor space. The use of a double-pitched roof should be considered and, in all cases, the structure of the roof extension shall be expressed with exposed rafter tails. Porches and covered outdoor spaces may also be created by pergolas and similar structures. Materials used shall be consistent with materials used on the main residence.

The use of the following architectural details is encouraged:

- Carved timbers and handcrafted timber joinery.

- Lintels and sills constructed of stone or timbers.
- Handcrafted doors and decorative hardware on windows and doors.
- Deep set reveals in stone walls.
- Planter boxes.
- Decorative handrails and balcony railings.
- Decorative exterior light fixtures.
- Operable window shutters (sized in proportion to windows)
- Garage doors with architectural character
- Exposed structural connections shall contribute to the mass, stability and proportions of the supported element. Exposed steel beams, tension rods, cables and related connectors may be acceptable in the Mountain Contemporary style as approved specifically by the Design Review Board.

I. Building-Mounted Lighting:

In order to maintain the rural character of the community, every effort shall be made to screen excessive light glare from neighboring Building sites. Floodlighting is strictly prohibited. Vapor lights of any kind, including sodium or mercury vapor, are not allowed.

Exterior building-mounted light fixtures shall be integrated into the architectural composition of the residence or other structure. Light fixture enclosures shall be constructed to shield or substantially diffuse the light source. All exterior lighting shall be downcast and opaquely shielded. Up-lighting of any kind is prohibited. Catalog sheets or photographs and lamp size specifications of all proposed exterior light fixtures must be submitted with final plans.

Temporary holiday lighting is allowed to be lighted for the time period from December 1st to January 15th only.

J. Chimneys, Flues, and Fireplaces:

Chimneys should be designed to be in proportion with the residence and should reflect a simple, understated design. Chimneys shall be constructed of stone consistent with the stone used on other portions of the building and may not be encased in wood. On a log residence, the stone chimney shall count toward satisfying the 25% minimum requirement for stone on every exterior elevation.

In Colorado's semi-arid environment, the potential for a wildfire is a constant concern. One indoor EPA approved solid fuel burning fireplace is allowed with no limit to the number of non-solid fuel burning devices (gas, electric, etc.). Similarly, only one outdoor fireplace or fire pit is allowed. All indoor and outdoor fireplaces and burning of any kind, including fire pits and chimineas shall comply with the Routt County

Department of Environmental Health regulations and the Routt County Rural Fire District regulations. Charcoal-fired barbecues are allowed if they are lidded cookers.

K. Building Projections:

All projections from a home or other structure including, but not limited to, chimney flues, vents, flashing, louvers, gutters, downspouts, utility boxes, mail boxes, porch railings and exterior stairways shall be complementary in design and color to the surface from which they project or shall be painted or stained an approved color to blend with adjacent materials. An exception to this rule shall be made where the intent is architectural detailing and the material itself is an expression of quality, for example, copper flashing and copper gutters and downspouts.

L. Balconies and Decks:

The introduction of porches, terraces, patios, courtyards and similar on-grade features as outdoor living spaces is encouraged.

Balconies and decks should be understated in scale and designed as an integral element of the home. They should be designed within the mass of the building or as a cantilevered element of the building supported either by angled braces, by building mass below, or by substantial building elements such as stone columns or arches that visibly tie the deck to the ground. In no cases shall projecting decks or balconies be supported by narrow posts or columns. The underside of balconies and above grade decks shall be treated by using compatible materials consistent with the building. Protecting balconies and above grade decks from snow shedding from overhead roofs is encouraged.

M. Accessory Buildings and Uses:

Generally, all accessory buildings such as gazebos, kennels and storage buildings should be physically integrated with the main residence, but, if free-standing, shall be architecturally consistent. Accessory buildings should be physically or visually connected with the main residence with the use of similar materials, structural elements, site walls, or covered walkways or landscaping.

Dog runs up to 200 square feet in size are allowed if located within the building envelope, contiguous to the main residence and visually screened from adjacent properties and roadways. Dog runs shall be constructed of materials integrated with the design of the main residence and shall be a maximum of 6' in height and use a minimum of 4" x 4" welded wire fencing.

N. Green Building and Energy Conservation:

Many “Green Building” principles are included in these Design Guidelines. Green building incorporates environmental considerations into every phase of the home building process. Site design and development, resource-efficient building design and materials, indoor environmental quality, energy and water efficiency, home maintenance and the home’s overall impact on the environment are all taken into consideration. Owners and architects are encouraged to use green building principles in the design of their residence.

Energy conservation measures may be very cost-effective based on the “life cycle” cost of energy-conserving features; i.e. a higher initial cost is justified by long term energy cost savings. Consideration should be given to incorporating the following in the design of the home:

- Solar Heating – Passive solar design should consider window size, orientation and shading devices. Direct solar gain surfaces should be considered for south facing areas
- Entryways should be protected from wind exposure with airlock vestibules
- Plantings of deciduous trees can provide summer shade and allow winter sun on south exposures while conifers can provide winter wind protection on north exposures
- Exterior Walls should have at least R-21 insulation value
- Roofs should have at least R-49 insulation value
- Penetrations in exterior walls should be caulked and sealed
- Air infiltration barriers should be used on all outside walls not clad in stone
- Hot water heaters and pipes should be insulated
- High efficiency boilers and hot water systems

Alternative energy sources are encouraged by Alpine Mountain Ranch and Club. Ground mounted solar energy gathering apparatus must be appropriately screened and landscaped so as not to disrupt views from common areas, roads or adjacent lots. No ground mounted solar apparatus may be noticeably visible from another home site building envelope. In the case of roof mounted solar collection apparatus, such apparatus must be part of the initial roof design incorporating recesses and screening to minimize issues with view from lots with corridors that look over such roofs. Plans for solar collecting apparatus on the property must be submitted to the Design Review Board for approval and such approval will be considered based on the laws of the State of Colorado and the best efforts of the owner and committee to protect views and property values in the community.

O. Water Supply System and Conservation:

All residences and other structures shall be connected to the community water system and water use shall be metered. Individual wells are prohibited. Domestic water demand can severely tax water supplies and delivery systems. Large households may use as much as an acre-foot of water a year (325,851 gallons). However, efficiency in water use can significantly reduce this demand. The largest water users in the home are toilets, washers, dishwashers and showers. Therefore, only reduced volume fixtures and appliances may be used and, in particular, multi-head and deluge-type shower fixtures are prohibited. If replacement is required in the future, fixtures and appliances approved by the Review Board may be replaced only with other low-volume fixtures and appliances.

The Metro District will own and operate the water supply system serving the subdivision. All water systems serving an individual residence or other improvement shall comply with the "Alpine Mountain Ranch Water System Design Guidelines and Specifications" which outlines design criteria, materials, service line installation, meters and other specifications. This document is available from the Review Board. Water systems in both urban and mountain communities may experience varying water pressures in different locations within the system. While low water pressure is not typical, owners who desire high pressure at all times may wish to consider an in-home pressure booster. A number of manufacturers offer such equipment.

Outdoor irrigation is the single largest domestic water use. A maximum of 4,000 square feet of irrigated landscaping is permitted. Only turf areas may be irrigated by spray systems. Trees, shrubs and planting beds shall be irrigated by drip systems. Over-watering is not only wasteful but is unhealthy for plants. Therefore, all irrigation systems must be controlled by an automatic timer set to optimize watering for various plant species. Irrigation control systems shall be properly maintained and re-set periodically to meet seasonal needs. For example, less water is needed in the cooler spring and fall months.

The water tap fee for a primary residence only is estimated to be \$15,000. For a primary residence with a secondary dwelling unit, the water tap fee is estimated to be \$18,000. A per gallon usage charge also applies to both. All fees are payable to the Alpine Mountain Metropolitan District.

P. Fire Protection:

All homes shall include a fire suppression sprinkler system. The systems must comply with Routt County regulations. Consult the Routt County Building Department or the Fire Marshall at the Steamboat Springs Fire Prevention Services for information regarding specifications of such systems.

IV. LANDSCAPE DESIGN

A. Introduction:

The goal of landscape design within the community is to integrate homes and other structures with the site and to establish a common landscape theme. Landscape plans should address the two distinctive areas of a lot: the Building Envelope and the Native Landscape Area. The design goals for each of these areas are different. A wide variety of landscape improvements and materials are permitted within the building envelope, while improvements and plant materials permitted in the native landscape area are limited (see Appendix C for Recommended Landscape Materials).

Because of AMR's semi-arid environment, landscape improvements in both of these areas shall be designed to minimize the need for temporary and permanent irrigation. Irrigation shall be required for all landscape improvements. Temporary systems in native areas shall be removed after two years or after plant materials have become established.

B. Landscaping in the Native Landscape Area:

The native landscape area is defined as all portions of a homesite located outside of the building envelope and is intended to provide a natural buffer between homesites, including easements. Plant materials existing on site shall be preserved to the greatest practical extent. The removal of trees, gambrel oak, shrubs and other plants in the native landscape area is prohibited without a detailed plan approved by the Review Board.

All improvements in this area should be designed and constructed to minimize disturbance. Unavoidable disturbance by construction of driveways, utilities and other improvements shall be restored consistent with the native landscape. Restoration shall include revegetation with grasses, ground cover, and the introduction of shrubs and trees. All areas exposed by site grading shall be revegetated with a native seed mixture within one growing season. Landscape materials shall be located in an informal, natural-appearing manner. Planting of trees or shrubs in straight lines or other unnatural patterns is prohibited. In order to create a natural appearance and to avoid monotony, different sizes and types of landscape materials shall be used. Landscape in access easements may be allowed but shall be limited to grasses, ground cover and shrubs resistant to snow removal operations. Planting of trees in the access easements is not allowed. AMR shall be held harmless for the installation of landscape by any homeowner beyond the individuals' property line.

Enhancements outside of the building envelope may be particularly desirable where building envelope constraints limit formal landscaping opportunities. While the specific

treatment of the native landscape area will vary depending on the characteristics of each homesite, the goals of every landscape plan are restoration and enhancement. In order to achieve these goals in the long term, only those plant materials indigenous to Western Colorado that are capable of survival on natural precipitation are permitted in the native landscape area. See Table 1, "Recommended Seed Mixes" and Table 2, "Approved Plant Materials for the Native Landscape Area" found in Appendix C of these Design Guidelines.

C. Landscaping Within the Building Envelope:

Landscaping around the home should be designed in order to define outdoor spaces and entries, frame desirable views, screen undesirable views, buffer prevailing winds, provide seasonal shade, and add color and interest to courtyards and other outdoor spaces. Consideration should also be given to the size, color and texture of plant materials. See Table 3, "Recommended Plant Materials for the Building Envelope". These plants will tolerate the Western Colorado climate but do require supplemental water for peak performance.

Homes on Lots 34 through 38 shall include at least eight (8) coniferous trees located to buffer the view off the homes from US40. Such trees shall be a minimum of six (6) feet tall at the time of planting. Such plantings shall occur before the Building Department's final inspection can be approved.

All formal landscaping shall be located within the building envelope and should generally be concealed from view from adjacent roadways. Permanent irrigation and shade may be used to create "micro-climates" that will support a wider variety of plant materials. Ornamental plants, planting beds, gardens, and other formal landscape designs may be introduced, in limited amounts within the building envelope. They should be located immediately adjacent to the home at entries, in courtyards or other defined areas. Each home is limited to 4,000 square feet of irrigated landscape.

The transition between formal landscape areas within the building envelope and the native landscape area shall be accomplished with a defined edge that clearly contains formal landscape improvements or with a natural appearing transition from more formal landscaping to the native area. A defined edge may be established with the use of patio walls, retaining walls, stone edging, or planting beds.

The introduction of manicured lawns is discouraged. To the extent that they are part of the formal landscape, they should be located adjacent to the home, within courtyards or screened by buildings, walls or other plant materials in order to remain unobtrusive. The use of fescue grasses for manicured lawns is recommended in lieu of water-intensive grasses such as Kentucky Bluegrass.

Permanent underground irrigation systems serving an area up to 4,000 square feet in

size are permitted within the building envelope. The use of moisture sensors, drip irrigation, and pop-up heads that conserve water are encouraged. All such systems must be on an automatic timer and manual valves are prohibited. Backflow preventers are required.

D. Wildfire Mitigation:

All vegetation, naturally occurring or otherwise, is potential fuel for fire. Creating a “defensible space” around your home is one of the most effective steps you can take to protect your property from wildfire. Defensible space is the area around a structure where vegetation has been modified to reduce a wildfire’s intensity and to give firefighters room to do their job.

Mitigation of wildfire hazard focuses on breaking up the continuity of vegetation, both vertical (from the ground to the treetops) and horizontal (across the ground). Defensible space should be created in three zones: 1) within 15 feet of a structure; 2) within 75 feet of a structure; and 3) the balance of the Building site.

Zone 1 – little or no flammable vegetation in an area of 15 feet around the structure measured from a point under the eaves.

Zone 2 – a transitional area of fuel reduction extending 75-125 from the structure. Remove dead, diseased and stressed trees and shrubs. Thin and prune the remaining larger trees and shrubs.

Zone 3 – an area of traditional forest management where, for example, management includes maintaining tree health, enhancing aesthetics and providing visual screening. The healthiest forest is one that has multiple ages, sizes and species of trees where adequate growing room is maintained over time.

E. Weed Control:

Each owner of a Lot shall comply with the Colorado Noxious Weed Act and the Routt County Noxious Weed Management Plan to control the growth and spread of weeds to adjoining lands and shall cooperate with the (Alpine Mountain Ranch Association, Inc.) in an overall program of noxious weed control.

F. Plant Materials:

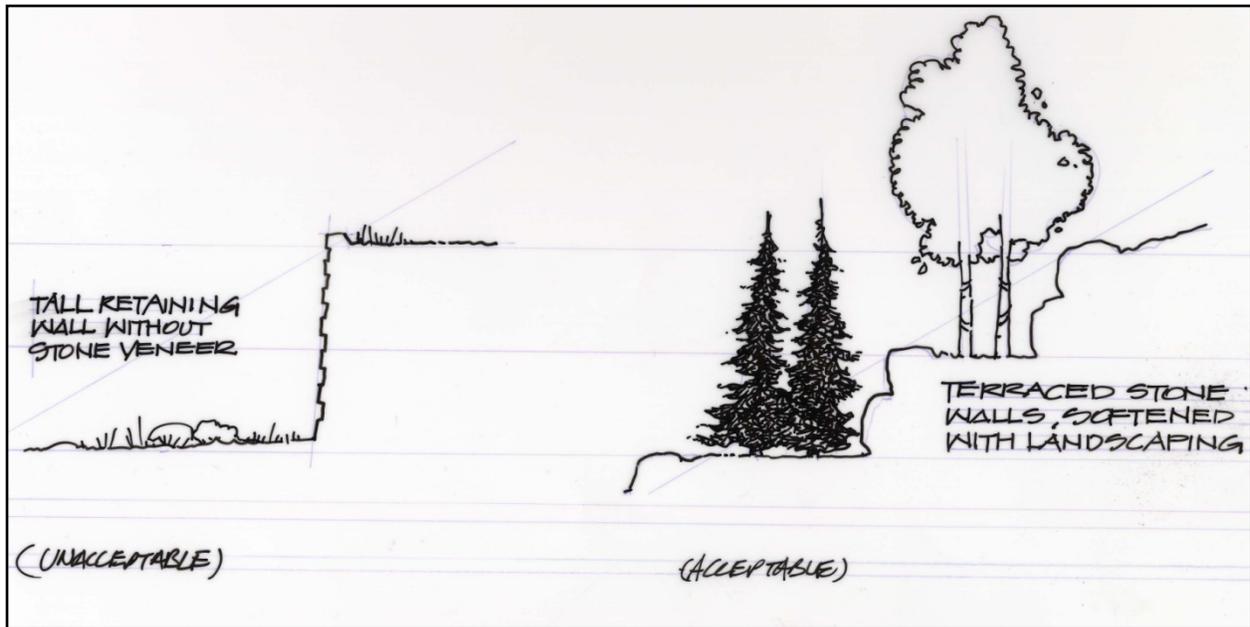
Both the size at time of planting and mature size of trees and shrubs should be considered when selecting landscaping materials. The use of large-caliper deciduous trees and mature evergreens and shrubs that exceed minimum landscape material sizes are strongly recommended in order to quickly establish landscape improvements.

Minimum landscape material sizes are 3" caliper for deciduous trees, 8' in height for evergreen trees and 5 gallons for shrubs. Due to the nature of the root systems of Aspen trees, two 1 ½" caliper Aspens may be substituted for one 3" caliper tree. In addition to materials of these sizes, a limited number of plants smaller than the standards listed above may be used in order to provide a variety of plant materials. However, in all cases the majority of plant materials shall comply with the minimum standards listed above. In order to avoid monotony, landscape plans should include varying sizes of plant materials.

G. Retaining Walls, Landscape Walls, and Fences:

In order to maintain a sense of openness throughout the community, all landscape walls, retaining walls and fences, except retaining walls required for the driveway, shall be located within the building envelope. No perimeter fencing of lots or Building Envelopes is permitted. The introduction of landscape walls and fences is limited to establishing privacy around outdoor spaces, providing an edge between formal landscaped areas and the native landscape area, creating outdoor spaces such as courtyards, and protection of flower and vegetable gardens. The design of landscape walls shall be integrated with the design of the residence and walls shall be constructed of stone or stone veneer consistent with stone used on the home. The maximum height of landscape walls shall be 3' (three feet) and shall taper to meet with adjacent grade. Fences shall be built in accordance with Chapter II, Section M, Paragraph 2.

Any retaining wall height greater than 4 feet shall be stepped and be designed by a licensed civil engineer. The benched area between stepped walls shall be landscaped. Retaining walls should be designed as an architectural extension of the residence. See the sketch below for proper design of retaining walls.



(Sketch courtesy of Joe Patrick Robbins, AIA)

H. Outdoor Living Spaces:

Privacy fences and walls used to define courtyards and other outdoor spaces should be designed as an architectural extension of the main residence and the materials used shall be consistent with the main residence. The transition between outdoor living spaces and the native landscape area should be defined by a defined edge such as patio walls, retaining walls, stone edging, planting beds or lawns.

I. Landscape Lighting:

Appropriate uses of landscape lighting may be to softly illuminate walkways, patios or other outdoor living spaces immediately surrounding a home. Up-lighting of the residence and other structures, trees and shrubs is prohibited. Landscape lighting shall be low-intensity, downcast and the light source shall be fully-shielded. Landscape lighting shall not be visible from other Lots. No elevated, free-standing lighting fixtures taller than 4' shall be permitted and only those that are down lit, and specifically approved by the Design Review Board.

J. Community Trails:

A system of trails have been developed throughout the community as shown on the Master Plan. Trail easements may traverse the lots outside the building envelope. As part of the site planning for each property, Owners may wish to design connecting trails from their building envelope to the community trails if the community trail crosses or is

contiguous to their property. Connecting trails shall not exceed three feet in width and shall be primitive in character. Trails are for non-motorized use only except for maintenance or emergency purposes.

K. Other Landscape Features:

In the interest of water conservation, major water features such as ponds and artificial streams and waterfalls are not permitted unless specifically approved by the Design Review Board and located on a natural drainage providing intermittent water at a minimum. Decorative fountains or water features that are re-circulating are permitted within the building envelope.

Jacuzzis, hot tubs and swimming pools shall be located within the building envelope. As with other landscape improvements, materials for pools, fencing and decks shall be consistent with materials used on the residence. The construction of tennis courts within building envelopes may be permitted subject to approval by the Review Board.

Artwork to be displayed outside of a residence shall be located within the Building Envelope and shall be submitted for Review Board approval. Artwork of monumental scale is prohibited unless shielded from view from roadways and other residences and approved by the Review Board prior to installation.

V. DESIGN REVIEW PROCESS

A. Five Step Review and Construction Process:

There are five major steps in the design review and construction process:

- Step One: Pre-Design Conference
- Step Two: Preliminary Design Review
- Step Three: Final Design Review
- Step Four: Construction Drawings Review
- Step Five: Construction Compliance Inspections

B. Pre-Design Conference:

Prior to preparing preliminary plans, the Owner and/or his design team shall meet with a representative of the Review Board and obtain a copy of the current Design Guidelines. The purpose of this informal meeting is to discuss the Design Guidelines and the Owner's design objectives. The Pre-design Conference should take place on site, if possible. There are no formal submittal requirements for the Pre-design Conference.

The Pre-design Conference will address the following:

- Property boundaries and building envelope
- Utilities and easements
- Architectural style and landscape design
- Site characteristics and site design
- Preliminary design concepts
- Design review and approval process
- Construction regulations, process and bond
- Other relevant design considerations and regulations

C. Design Review Fee:

A design review fee of 35 cents per square foot shall be assessed based upon enclosed floor area (*"The sum of all enclosed floor space of a building encompassing all floor levels, including basements, and stair areas on all floors as measured from the interior face of exterior walls. Attic space and areas open from floor to floor shall be excluded."*) of the primary single family home, secondary dwelling unit and garages(s). In addition, a design review fee of 20 cents per square foot shall be assessed for exterior space (*i.e.: porch, deck, patio, walkway and entry, etc.*) with or without an exterior wall, that is covered by a roof or floor above. Exterior space floor area shall be measured from outside of exterior wall to outside of column, or outside of column to

outside of column. The minimum fee, however, shall be \$1,500. The fee shall be paid at the time of Preliminary Design submittal for both new construction and additions to existing structures. The fee is non-refundable regardless of whether the Owner elects to not proceed with construction. Submittals revised once approved and resubmitted, or required to be resubmitted due to disapproval will be assessed an additional 10% of the design review fee. Phased submittals (ie: Foundation Only) will be assessed an additional 15% of the design review fee. Building envelope amendments, lot consolidations and re-subdivisions will be assessed an additional 5% of the design review fee. Variance requests will be assessed an additional 10% of the design review fee.

D. Design Review Submittal:

At each stage of the review process, a complete submittal must be received at the designated address of the Review Board (see Section F in Chapter VIII Review Board Organization and Administration) by 5:00PM of the Tuesday preceding a scheduled meeting of the Review Board in order to be included on the agenda for consideration. All submittals received after that time, regardless of when submitted, will be included on the agenda for the next scheduled meeting. Incomplete submittals will not be accepted and the review will not be scheduled until the submittal is complete.

No Owner or Owner's representative shall have the right to attend any meeting of the Review Board unless specifically invited. The Review Board will review all timely submittals and will respond in writing within 20 working days, barring unavoidable delays, but no later than 30 days. The results of reviews will not be discussed prior to the issuance of a written report.

Prior to the Review Board site visit, the applicant shall have the site staked to indicate proposed development and improvements. Staking shall indicate property lines, building envelope, footprint of all buildings, site access, and all existing vegetation to remain or be removed.

E. Preliminary Design Submittal:

When the preliminary design is complete, the applicant shall submit three complete and stapled sets of the following the preliminary plans and exhibits. The Preliminary Design submittal must be accompanied by a completed Application for Design Review, Design Review Checklist and the requisite review fee.

1. Topographic Survey – prepared by a registered land surveyor or licensed civil engineer showing the Lot boundaries and dimensions, site contours at 2' intervals, easements, and significant natural features and mature stands of trees and utility locations. (Scale: 1" = 20')

2. Site Plan – showing the entire Lot, Building Envelope, proposed home and other structures, driveway and grades, parking areas, snow storage areas, site improvements, existing and proposed grading and drainage (Scale: minimum of 1" = 20').
3. Staking – accurate staking (+/- one foot) of the building envelope, building footprint, accessory improvements, driveway, proposed vegetation to be removed and preserved, and any other proposed improvements. All stakes shall extend at least three feet above grade and shall be properly marked and flagged.
4. Floor Plans – showing the layout of all rooms, approximate size, finished floor elevations and total square footage of enclosed space for each floor level (Scale: minimum of 1/8" = 1'0"). Provide a DWF format e-file for square footage verification and fee assessment.
5. Exterior Elevations - showing the architectural character of the residence, fenestration, existing and proposed grades, plate heights, roof heights and roof pitch. Elevations should also include a description of exterior materials and colors (Scale: 1/8" = 1'0")
6. Roof Plan - showing proposed roof pitch, materials and elevations of major ridge lines and all cave lines (Scale: 1/8" = 1'0")
7. Site/Building Sections - indicating building walls, floors and roof relative to the site, including existing and proposed grades such as patios, decks, driveways and other landscape features (Scale: 1/8" = 1'0")
8. Other - Any other drawings, samples or materials requested by the Review Board.

F. Final Design Submittal:

Upon approval of the Preliminary Design, the applicant shall submit three complete and stapled sets of the following the final plans and exhibits and update Design Review Checklist.

1. Topographic Survey - prepared by a licensed surveyor showing site contours at 2' intervals, easements, and significant natural features such as rock outcroppings, drainages, and mature stands of trees (Scale: minimum of 1"=20')

2. Site Plan – showing the entire property, Building Envelope, easements, building footprint of the residence and all other improvements, finished floor elevations, existing and proposed contours, utility locations and connections, site drainage, retaining walls, driveway and grades, parking areas, snow storage areas, walkways, patios, terraces, protected terrain features and vegetation and those to be removed. (Scale: minimum of 1" = 20')
3. Re-staking (+/- one foot) of any changes to staking required at Preliminary Design Submittal.
4. Foundation Plan – showing finished floor elevations (Scale: minimum of 1/8" = 1'0")
5. Floor Plans - showing the layout of all rooms, size/function, doors and windows, mechanical and electrical rooms, finished floor elevations and total square footage of each floor level (Scale: minimum of 1/4" = 1'0")
6. Roof Plan - indicating roofing materials, roof pitch, overhangs, gutter and downspout locations, penetrations and projections above the roof, such as exhaust vents and chimneys (Scale: minimum of 1/8" = 1'0")
7. Exterior Elevations - showing all elevations, fenestration, plate heights, roof pitch, materials and colors, textures and finishes, architectural details, shadow patterns and existing and finished grade (Scale: minimum of 1/8" = 1'0"). Provide a DWF format e-file for percentage of stone verification.
8. Building Sections - showing walls, floors and roof, existing and finished grade, decks and patios and other pertinent information to demonstrate the relationship between the exterior and interior of the residence (Scale: 1/4" = 1'0")
9. Perspective Sketches - architectural rendering(s) from pedestrian level representing the primary public exposure of the building, building form and mass; fenestration; exterior materials, colors, textures and shadows, exterior character and detailing, and surrounding vegetation and landscape features.
10. Model – a computer or physical model indicating the building's three-dimensional form, scale and massing, and relationship to the site (Scale: minimum of 1/16 = 1'0")

11. Details - provide descriptions and drawings in sufficient detail to demonstrate the architectural character of the building, exposed structural connections, material interfaces, etc.
12. Exterior Finish - samples indicating type, color and texture of all exterior colors and materials.
13. Specifications - written specifications and/or cut sheets for exterior wall materials, windows and exterior doors, exterior trim materials, flashing, gutters and downspouts, fireplace and flue caps, and exterior lighting fixtures, snow/ice systems
14. Landscape Plan – comprehensive plan showing all existing site features and plants and those to be removed, a planting plan with proposed plant materials identified by common and botanical names and size; type, location and coverage of irrigation system; the location and size of all other proposed landscape materials such as retaining walls, patios and decks, walkways, walls and fences, and specifications for seeded areas including seed mix, mulch and fertilizer type, and application method and schedule (Scale: 1' = 20' minimum)
15. Erosion Control and Revegetation Plan - the means and time schedule for the prevention of soil erosion during and after construction, revegetation of cut and fill slopes, methods of controlling surface water, siltation control devices, vehicular access points, and location of soil storage areas and stabilization measures (Scale: minimum of 1" = 20')
16. Construction Management Plan and Construction Schedule - The Construction Management Plan shall identify a "Limits of Disturbance Zone", the area within which all construction activities will be contained, the location of the access drive and parking, temporary structures/trailers, chemical toilet, dumpsters, material lay-down and staging areas, construction signage and mitigation measures for protecting natural features of the lot during construction. The Construction Schedule shall include the start-up and completion dates for construction, utility hook-up, completion of landscaping and anticipated Certificate of Occupancy date.

G. Re-submittal of Plans:

In the event of disapproval by the Review Board of either a Preliminary or Final submittal, a resubmission of plans shall follow the same procedure as the original submittal. Prior to re-submittal, plans shall be revised to conform to the comments and direction provided by the Review Board. The Review Board has the authority to assess

an additional design review fee to cover the cost of duplicative reviews for plans which vary substantially from previously reviewed plans, whether they were approved or denied.

H. Variances:

The Review Board reserves the right to vary from any of the standards or procedures set forth herein for good cause shown. Upon submission of a written request by an Owner, the Review Board may, from time to time and in its sole discretion, permit Owners to construct improvements which are not strictly in conformance with the Design Guidelines. Each written request shall identify and set forth in narrative and/or graphic detail the specific guideline or standard from which a variance is sought and describe in detail the exact nature of the variance sought. Any grant of a variance by the Review Board shall be in writing and shall identify in detail both the standard from which a variance is granted and the specific variance being granted. Variance requests shall be subject to a review fee determined by the Review Board which shall be non-refundable regardless of whether the variance is granted or denied.

Each request submitted hereunder shall be reviewed separately and apart from other such requests and the grant of a variance to any Owner shall not constitute a waiver of the Review Board's right to strictly enforce these regulations. No member of the Review Board shall be liable to any Owner or other person for any claims, causes of action, or damages arising out of the granting or denial of any variance.

I. Appeal:

An Owner may appeal a Preliminary Design Review or Final Design Review decision of the Review Board by submitting a written appeal within 30 days of receipt of notice of the Board's decision. The initial appeal shall be to the Review Board. The intention of this thirty day period is to allow the Owner an opportunity to consider the comments of the Board and to develop a design solution that is consistent with these guidelines and the direction of the Board. The Board shall review the applicant's appeal at its next regularly scheduled meeting and mail a written decision to the Owner within seven days.

Following an initial appeal, any Owner, may make a final appeal to Board of Directors of the Alpine Mountain Ranch Association. The final appeal shall be in writing and shall be filed within 30 days after the initial appeal decision of the Review Board. The decision of the Board of Directors shall be in writing and mailed to the Owner and the Review Board. In its decision, the Board of Directors shall make specific findings which shall be binding on the Review Board.

J. Non-waiver:

The approval by the Review Board of any plans, drawings or specifications for any project proposed or completed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. Failure to enforce any provision of the Design Guidelines shall not constitute a waiver.

K. Construction Drawings Review:

Construction drawings shall be submitted following Final Design Review approval. The purpose of the Construction Drawings Review is to ensure that the final construction drawings are consistent with the plans approved by the Review Board. If consistent, the Review Board will provide the Owner with a Design Review Compliance letter for submittal to Routt County Building Department. No construction shall commence until a building permit has been issued.

Construction drawings shall include final grading plans, foundation plans, framing plans, floor plans, roofing plans, elevations, all relevant specifications and material schedules and the construction plan. A \$50,000 Construction Compliance Deposit shall be made by the Owner at the time of submittal of final construction drawings and the construction drawings shall not be scheduled for review until the deposit has been received. See Section V Construction Regulations, Paragraph C., Construction Compliance.

L. Pre-Construction Conference:

Following approval of the construction drawings and prior to the start of any construction, the Owner and general contractor shall schedule a Pre-construction Conference with the Review Board to review the Construction Management Plan. See Section VI Construction Compliance Inspections, Paragraph C., Inspection of Work in Progress.

VI. Construction Compliance Inspections

A. Commencement of Construction:

Upon receipt of final approval from the Review Board and receipt of a Routt County building permit, the Owner shall commence construction within two years from the date of the Review Board's approval. If construction does not commence within two years, Review Board approval shall automatically expire and plans shall be resubmitted to the Review Board as a new request for approval.

Upon commencement, the construction of all improvements upon a Lot shall be completed within two years, except and for so long as completion is rendered impractical or would render great hardship to the Owner due to labor strikes, natural calamity or national emergency.

If the diligent and earnest pursuit of completion of the improvements ceases or is abandoned for a period of one calendar month, or a cumulative period of four weeks during an eight week period, the Review Board may, upon sixty days written notice to the Owner, proceed to have the exterior or the improvements completed in accordance with the approved plans, or may remove the improvements and restore the Lot to its pre-construction condition so far as is practical. All costs relating to the completion or removal of improvements shall be borne and reimbursed by the Owner to be secured by a continuing lien on the Lot.

B. Changes to Plans and Specifications:

Any changes, additions or modifications of any kind made during construction or after completion of a residence, including color and landscaping changes, shall be submitted to the Review Board for approval prior to making any changes. Field changes without prior written approval are prohibited.

Re-staining and re-painting associated with prudent maintenance of an existing residence or other structure does not require subsequent approval by the Review Board provided that the stain/paint colors are identical to the previously approved colors.

C. Inspection of Work in Progress:

The Review Board or its representatives may inspect work in progress at any time and give notice of non-compliance. Absence of such inspections or notification during the construction period shall not imply compliance with the Design Guidelines or approval of the work in progress.

The general contractor/builder is responsible for scheduling inspections and receiving written approvals from the Review Board at three critical stages:

1. Pre-construction Conference - Scheduled prior to the start of construction, the purpose of this meeting is to review the proposed locations of building corners, driveway and parking areas, patios, cut and fill areas, and existing natural features of the site to be protected during construction. All footprints, setback lines and driveways shall be staked by a licensed Colorado surveyor prior to the Pre-construction Conference. See Section VI Design Review Process, Paragraph C., Pre-Construction Conference.
2. Framing Inspection - This inspection is scheduled to coincide with the enclosure of all exterior walls and roof systems to ensure that the residence is being constructed in accordance with approved plans.
3. Final Inspection - Final inspection is scheduled upon the completion of all construction, site work and landscaping. Approval and issuance of a Certificate of Compliance by the Review Board shall be obtained prior to the Owner seeking a Certificate of Occupancy from the Routt County Building Department.

In the event an Owner requests a Certificate of Compliance prior to completion of all building, site and landscape improvements, the Review Board may issue a Temporary Certificate of Compliance provided the Owner deposits with the Review Board an amount equal to 125% of the cost of completing all of the improvements. The Review Board and the Owner shall enter into a Completion Agreement. If the improvements are completed by a specified date, the deposited sum and any interest earned thereon shall be returned to the Owner. If the improvements are not completed as scheduled, the Review Board may complete the work and apply the deposit to the costs thereof and may pursue other remedies as set forth in the Declaration of Covenants, Conditions and Restrictions.

D. Routt County Review and Approval:

The required design review and construction inspection process is in addition to, and does not substitute for, the plan review and inspection process of Routt County. The Owner and his design and/or construction team shall be responsible for complying with all requirements and regulations of Routt County.

VII. CONSTRUCTION REGULATIONS

A. Purpose:

In order to ensure that the natural landscape and neighboring Lots are protected and the nuisances inherent to any construction project are minimized, the following regulations shall be enforced during the construction period. Any violation of these regulations by an Owner's agent, representative, builder, contractor or subcontractor shall be deemed a violation by the Owner. The General Contractor shall provide a list of all subcontractors to the Review Board and provide a copy of the Construction Regulations to all sub-contractors.

In the event that any person fails to cure, or fails to commence and proceed with diligence to complete the work necessary to cure, any violation of the Design Guidelines and these Construction Regulations within ten (10) days of receipt of written notice from the Review Board, the Review Board shall have the authority to impose upon that person a fine for such violation not to exceed \$500.00 per occurrence. Each day of a continuing violation may be deemed to be a separate occurrence.

There shall be no limit to the number or aggregate amount of fines which may be levied for continuing violations. The fine(s), together with interest at 18% annum, and any costs of collection including reasonable attorney's fees, shall be a lien upon the Lot upon which the violation occurred. The Review Board shall have the authority to pursue injunctive relief in the form of a "stop work" order and punitive damages.

B. Access Restriction:

Access to Lots for construction-related purposes shall be only via Meadow Creek Drive (main entry road) and not Kemry Lane (extension of County Road 24) as shown on the Alpine Mountain Ranch Land Plan approved by Routt County. This access limitation shall apply to all architects, engineers, consultants, contractors, subcontractors and other entities, their employees and agents engaged in constructing, landscaping, maintaining or repairing a residence or other improvements on a Lot. The only exception shall be in the case of a temporary closure of Meadow Creek Drive for maintenance, repair or emergency by the Alpine Mountain Ranch Association Inc., Alpine Mountain Ranch Metropolitan District or emergency officials. Owners are individually responsible for compliance with this access restriction, including giving notice to the above-referenced individuals and entities. Owners shall be liable for any legal fees and other costs incurred by Alpine Mountain Ranch at Steamboat Springs, LLLP, Steamboat Alpine Development, LLC, Alpine Mountain Ranch Association Inc. and Alpine Mountain Ranch Metropolitan District as a result of the failure to comply with this access restriction.

C. Safety and Health:

General contractors shall be responsible to assure that all applicable statutes, ordinances, rules and regulations pertaining to safety and health, hazardous materials, toxic substances and wastes, including Occupational Safety and Health (OSHA) regulations and guidelines, are observed at all times.

Careless disposal of cigarettes and other flammable materials, as well as build-up of potentially flammable materials constituting a fire hazard, are prohibited. At least two 20-pound ABC-rated dry chemical fire extinguishers shall be present at all times, in good working order and placed in a conspicuous location on the construction site. No on-site fires are allowed except for small, confined and continuously attended fires for heating masonry water.

No pets, particularly dogs, may be brought onto any construction site. Barking dogs and/or harassment of wildlife shall be subject to fines.

The consumption of alcohol or use of any controlled substance by construction personnel within Alpine Mountain Ranch is prohibited. The possession and discharge of any type of firearm by construction personnel within Alpine Mountain Ranch is prohibited.

D. Protection of Property:

All construction activity shall be confined to the lot on which a building permit has been issued, unless written authorization has been granted by an adjacent property owner to utilize an adjacent lot. In such cases where adjacent properties are used during construction, revegetation and restoration plans for said properties shall be submitted as an element of the construction management plan. Any open space, adjacent lots or roadways damaged during construction shall be promptly repaired and/ or restored to their original condition.

E. Protection of Natural Features and Vegetation:

The access driveway approved by the Review Board shall be the only construction access to a Lot. Every reasonable effort shall be made to protect the natural site features and vegetation not directly impacted by the placement of buildings or structures on a Lot. Within the construction area, significant natural features and vegetation shall be protected through the use of flagging, fencing or other suitable barriers. The Review Board shall have the authority to identify natural features and vegetation to be protected.

F. Erosion Control and Revegetation:

Temporary and permanent erosion control measures shall be implemented during site development and construction. The general contractor shall be responsible for controlling soil erosion through the use of soil stabilization, site drainage and runoff control, and timely revegetation of disturbed areas of the site. All land surfaces disturbed by construction or soil erosion must be satisfactorily revegetated with plant materials that establish immediate soil stabilization and blend with the adjacent landscape areas. The general contractor should consult and comply with the Routt County Guide to Water Quality and Erosion Control and shall adhere to the Erosion Control/Revegetation plans approved by the Review Board. Specific methods of erosion control should be determined based on the specific characteristics of the site, but in all cases shall include the following:

- Measures to control ground water and surface water run-off
- Temporary measures to retain all eroded soil material on site during construction
- Measures to permanently stabilize all disturbed slopes and drainage features upon completion of construction.

Soil surfaces shall be temporarily rough graded in order to control ground water and surface water run-off. Concentrated storm water shall not be allowed to flow down cut or fill slopes unless contained in an adequate channel, flume or slope drain structure. Eroded soil material shall be retained on site by using vegetated buffer strips, straw bale dikes, silt fences, sediment traps and sediment basins. These elements shall be in place before disturbance takes place.

Methods to permanently stabilize soil at final grade include seeding, mulching, use of erosion control mats, blankets and nets.

Recommended seed mixes shall be used to reclaim the final landscapes. Each seed mix is dominated by native grasses and forbes. Introduced grasses have been included to quickly colonize reducing erosion. These species are generally short-lived or unaggressive and will not impact the establishment of preferred native species. All forbes in the seed mixes are native to Colorado. Refer to Table 1, Recommended Seed Mixes in the Appendix of these Guidelines.

Temporary surface roughening, seeding and mulching shall be required to stabilize stockpiles and disturbed areas to remain for an indeterminate length of time. Seeding shall be with one or more perennial grasses: smooth brome (*Bromus inermis*) (Manchar); pubescent wheatgrass (*Agropyron trichophorum*); Greenleaf; or intermediate wheatgrass.

G. Parking:

Heavy equipment, construction vehicles and construction workers' personal vehicles shall park only in areas designated in the Construction Plan approved by the Review Board. All vehicles shall be parked within the Building Envelope or driveway. Parking is not allowed on undeveloped portions of Lots, in open space or on neighboring Lots. Changing oil or other vehicle maintenance is prohibited.

It may be difficult to park all construction vehicles within the Building Envelope during busy periods when multiple trades are on the job site. During these limited times, overflow vehicles may be temporarily parked on the shoulder of the roadway provided that there is continuous, unimpeded access for normal traffic and emergency vehicles. Day-to-day parking compliance is the responsibility of the general contractor.

H. Materials Delivery and Storage:

All building materials, equipment and machinery required to construct a home or other structure shall be delivered to and be stored within the Building Envelope, clear of all set-backs. All construction material and equipment shall be stored in a material storage area designated on the Construction Plan. This includes earth-moving and grading equipment, trailers, generators, cranes, mixers and any other vehicles and equipment. Material delivery vehicles shall not drive across adjacent Lots to access the construction site.

I. Trash Receptacles and Debris Removal:

The general contractor shall be responsible for maintaining a clean job site at all times. At the end of each day of construction, all trash and debris shall be deposited in dumpsters or other suitable storage receptacles. Lightweight materials and packaging shall not be allowed to blow onto adjacent Lots. One bear-proof container shall be maintained for the disposal of food and beverage packaging.

The dumpster shall be positioned adjacent to the driveway, clear of set-backs, adjacent road right-of-ways and adjacent Lots in a location depicted on the Construction Plan. Dumpsters shall be emptied on a weekly or as-needed basis to avoid overflow of refuse. Disposal shall be at a suitable off-site facility and dumping, burying or burning of refuse is prohibited. Heavy debris such as wood scrap, stone and the like shall be removed from the site immediately upon completion of the work of each trade that has generated the debris.

All concrete wash-out, from both trucks and mixers, shall occur within the Building Envelope of the Lot in a location where it will ultimately be concealed by a structure or covered by back-fill. Wash-out in road rights-of-way, set-backs or on adjacent

properties is strictly prohibited.

Dust, dirt, mud and debris resulting from construction activity shall be promptly removed from roads and common driveways. The general contractor shall be responsible for sweeping the roads and common driveways in the vicinity of the job site. Any clean-up or sweeping costs incurred by the Review Board or the Association in enforcing these requirements shall be payable by the Owner within 30 days of billing.

J. Hours of Operation and Blasting:

The general contractor shall be responsible for controlling noise from the construction site. Hours of construction shall be Monday through Friday between 7:00 am - 7:00 pm and Saturday and Sunday from 9:00 am - 5:00 pm. The sound of radios or other sound devices shall not be audible beyond the perimeter of the Lot and repeated violations shall be subject to fines. The fine for the first violation shall be \$25 and shall increase by \$25 for each subsequent violation.

The Review Board shall be notified a minimum of one week in advance of any blasting operations and blasting shall occur only on weekdays between 9:00 am and 6:00 pm. Blasting shall be done only by licensed blasting contractors and proof of insurance shall be provided to the Review Board. The Review Board shall have the authority to require written documentation of anticipated seismic effects, that such effects will not be injurious to any persons or property and that all appropriate protective measures will be used.

K. Construction Trailers and Sanitary Facilities:

A temporary construction field office and/or storage trailer may be placed on the Lot no earlier than two weeks prior to the actual commencement of continuous construction activity. The size, type and color of temporary construction trailers shall be submitted to the Review Board for approval. Because temporary power might be required for up to two years, temporary overhead power lines are discouraged.

Temporary trailers shall be located within the Building Envelope and shall be shown on the Construction Plan. Temporary trailers shall be maintained in good condition and shall not be used for overnight occupancy. All temporary structures shall be removed from the site within 30 days after issuance of a Temporary Certificate of Occupancy and prior to the issuance of a final Certificate of Occupancy.

The general contractor shall provide a portable chemical toilet during construction. Portable toilets shall be located within the Building Envelope, shown on the Construction Plan and should be screened from view.

L. Site Visitation and Insurance:

Due to the inherent dangers associated with an active construction site, visitors to any site should be limited to those with official business related to the job, security personnel, Review Board representatives, sales agents and clients and the Owner.

All contractors and sub-contractors shall provide evidence of insurance to the Owner and the Review Board prior to entering on the construction site. Documentation shall be evidenced in the form of a Certificate of Insurance naming the Owner and Alpine Mountain Ranch at Steamboat Springs, LLLP as additional insured parties. Insurance coverage shall include comprehensive general liability, workman's compensation and automobile liability.

M. Construction Compliance:

In order to ensure compliance with all construction regulations, a \$50,000 Compliance Deposit shall be deposited by the Owner with the Review Board prior to initiating construction. The deposit shall be made payable to the Alpine Mountain Ranch Association. If the Review Board determines that any of the improvements are not constructed in compliance with the plans and specifications by the date set forth therein or in compliance with these Guidelines, the Review Board may withdraw from the cash deposit such funds as may be necessary to complete the unfinished improvements and correct any violations. The Review Board may withdraw such funds upon determining that the improvements have not been completed as required. The Review Board shall not require concurrence of the owner prior to withdrawal of the funds. If the Construction Compliance Deposit is drawn upon at any time, then within 30 days, the Owner shall make an additional deposit equal to amount drawn. The deposited amount plus accrued interest shall be returned to the owner 30 days after the issuance of the Certificate of Compliance by the Review Board.

N. Landscaping Compliance:

Final landscape design and revegetation are critical to the long-term success of Alpine Mountain Ranch. In order to assure the completion of approved landscape and revegetation plans, a \$50,000 Landscaping Compliance Deposit shall be submitted, payable to the Alpine Mountain Ranch Association. This deposit and any interest earned thereon shall be refunded to the owner one year after the issuance of a final Certificate of Compliance, provided all landscape material have survived and are deemed by the Review Board to be in good condition.

If the Review Board determines that any of the landscape improvements are not constructed in compliance with the approved plans and specifications by the date set

forth therein or in compliance with these Guidelines, the Review Board may withdraw from the cash deposit such funds as may be necessary to complete the unfinished improvements and correct any violations. The landscape deposit does not preclude the Review Board from taking further action as permitted in the Declaration of Covenants, Conditions, Restrictions, and Easements for Alpine Mountain Ranch to ensure project compliance with design review guidelines.

Any remaining portion of the deposited amount plus accrued interest shall be returned to the owner 30 days after the issuance of the Certificate of Compliance by the Review Board, provided all landscape materials have survived and are deemed by the Review Board to be in good condition. In the event landscape materials have died or are deemed to be in poor condition, the Review Board shall notify the owner and the materials shall be replaced by the owner. In the event the owner does not replace the materials, the Review Board may be entitled to utilize the deposited amount to replace the materials.

VIII. REVIEW BOARD ORGANIZATION AND ADMINISTRATION

A. Membership:

As provided in Article 15 of the Declaration, the Review Board shall consist of the members of the Board of Directors or their appointees, who need not be members of the Board or the Association. The Review Board shall have three members and two members shall constitute a quorum for the transaction of business. At its discretion, the Board of Directors may designate an alternate member of the Review Board to substitute for any regular member unable to be present at a meeting.

The term of office for each member shall be one year commencing on January 1st of each year and continuing until a successor is appointed. Any member may be removed by the Board of Directors at any time. A successor to fill such vacancy shall serve the remainder of the term of the former member. A member of the Review Board may resign at any time upon written notice delivered to the Board of Directors.

B. Delegation of Authority:

The Review Board may delegate its authority to one or more of its members acting as a subcommittee and/or to professional design consultants retained by the Review Board. If the Review Board finds it necessary to engage a specialized design consultant to consider a unique design proposal, the Owner shall pay the consultant's fee.

C. Duties and Powers:

The Review Board shall perform those duties set forth in the Declaration and these Design Guidelines, shall review and act upon such plans and proposals related to the construction of residences and other improvements within Alpine Mountain Ranch, shall enforce the architectural provisions of the Declaration and these Design Guidelines, and shall amend these Design Guidelines from time to time whenever deemed appropriate by the Review Board.

All plans for site preparation, building construction, landscaping and site modifications, modifications to the exterior of buildings, alterations or enlargement of an existing structure, paving, fencing, sign erection or other improvements must be submitted to the Review Board for approval prior to initiating any construction activity. During the construction process, no changes, alterations or additions to any plan or specification shall be made without obtaining written approval by the Review Board. Alterations or remodeling of existing improvements which are completely within a building or

structure and which do not change the exterior appearance of a structure may be undertaken without Review Board approval.

The Review Board shall rely on and have the right to interpret the guidelines contained herein as the primary basis for evaluating development proposals. The approval or consent of the Review Board shall not be unreasonably withheld, actions taken shall not be arbitrary or capricious and decisions shall be conclusive and binding on all interested parties, subject only to the right of appeal by the applicant and review by the Review Board.

Notwithstanding the above, the Review Board shall have sole discretion to approve or deny any proposed improvement or development. Upon showing of good cause, the Review Board may approve deviations to any regulation or restriction contained herein, in accordance with the provisions of the Declaration of Covenants, Conditions and Restrictions for AMR.

The Review Board or its designated representative may monitor any approved project to the extent required to insure that the construction or work on such project complies with any and all plans and construction procedures. The Review Board or its designated representative may enter upon any property at any reasonable time to inspect the progress, work status, or completion of any project. In addition to the enforcement of these guidelines, the Review Board may withdraw approval of any project, and require all activity at such project to cease and desist if deviations from approved plans or construction procedures are not corrected or reconciled within 24 hours after written notification to the Owner specifying such deviations. Any material to be submitted or notice given to the Review Board shall be submitted at the office the Review Board.

D. Meetings and Record-keeping:

So long as the Declarant appoints the Review Board, the Declarant shall appoint the chairman of the Review Board. At such time as the Review Board is appointed by the Executive Board, the chairman shall be elected annually from among the members of the Review Board by a majority of the members. In the absence of the chairman, any one of the members present may serve as acting chairman. In the absence of a regular member of the Review Board, the chairman or acting chairman may request that an alternate member participate at any meeting in which case the acting member shall have all of the authority of a regular member. A majority vote of the members present at a meeting shall be deemed an action of the Review Board.

The Review Board shall convene at least once each month more frequently if necessary to properly perform its duties. Meetings shall be held on the 1st Tuesday of each month or as determined by the Chairman.

The Review Board shall maintain files of all submittals and copies of all correspondence with Owners and their representatives to serve as a record of its actions.

E. Design Review Fees, Construction and Landscape Deposits:

The Board of Directors established a design review fee to defray the costs of reviewing applications submitted to the Review Board. See Section V. DESIGN REVIEW PROCESS, paragraph A. Design Review Fee. A Construction Compliance Deposit of \$50,000 shall also be required in order to guarantee compliance with construction regulations and the completion of all improvements as proposed and approved. Finally, additional escrowed funds in the amount of \$50,000 to guarantee completion of proposed landscaping or other site work may be required if a Certificate of Compliance is requested prior to the completion of landscaping and site improvements. All fees and deposits shall be payable to the Alpine Mountain Ranch Association.

F. Address of the Review Board:

The address of the Review Board shall be the address established for giving notice to the Association unless otherwise specified by the Review Board. This address shall be the place for the submittal of plans and specifications and the place where the current Design Guidelines shall be maintained.

The present address for the Review Board is:

Review Board
Steamboat Alpine Development, LLC
P.O. Box 773659
Steamboat Springs, CO 80477

G. Compensation:

Unless authorized by the Board of Directors, the members of the Review Board shall not receive any compensation for services rendered. However, a professional design consultant retained to advise and assist the Review Board, whether or not also serving as a member of the Review Board, may be paid such compensation as the Review Board shall determine. Members of the Review Board shall be entitled to reimbursement of reasonable expenses incurred in connection with the performance of their duties. The expenses of the Review Board shall be paid by the Association as a Common Expense.

H. Amendment of Design Guidelines:

The Review Board may, from time to time and in its sole discretion, revise or amend any portion of these Design Guidelines. All such revisions and amendments shall be incorporated into, or appended and made a part of, the Design Guidelines. Each Owner is responsible for obtaining a copy of the most current Design Guidelines from the Review Board's representative at time of the Pre-design Conference.

I. Non-liability:

Plans and specifications shall be approved by the Review Board as to style, exterior design, appearance and location, and are not approved for engineering design or for compliance with zoning and building ordinances, and by approving such plans and specifications, neither the Review Board, the members or agents thereof, the Association, the Board of Directors of the Association, nor the Declarant assumes any liability or responsibility therefore, or for any defect in any structure constructed from such plans and specifications. Neither the Review Board, any member or agent thereof, the Association, the Board of Directors of the Association, nor the Declarant shall be liable to any Owner or other person for any damage, loss or prejudice suffered or claimed on account of:

1. The approval or disapproval of any plans, drawings and specifications, whether or not defective;
2. The construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications;
3. The development, or manner of development, of any property within AMR; or,
4. The execution and filing of a compliance or non-compliance certificate pursuant to these Design Guidelines, whether or not the facts therein are correct; provided, however, that such action, with the actual knowledge possessed by him was taken in good faith.

Every Owner or other person, by submission of plans and specifications to the Review Board for approval, agrees that he will not bring any action or suit against the Review Board, any of its members or agents, the Association, the Board of Directors of the Association, or the Declarant, regarding any action taken by or on behalf of the Review Board. The Review Board will be defended and indemnified by the Association in any suite or proceeding which may arise as a result of the Review Board's decisions. Approval by the Review Board of plans and specifications by or on behalf of the Review Board, or of the construction of any improvement at AMR, refers only to these Design Guidelines, and in no way implies, and shall not be deemed to be a representation or

warranty that, the submitted plans or specifications for the improvement comply with applicable governmental ordinances or regulations including, but not limited to, zoning ordinances and building codes.

J. Inspection and Enforcement:

The Review Board or its representative may, at any time, inspect a Lot or improvement and, upon discovering a violation of these Design Guidelines, provide a written notice of noncompliance to the Owner and Contractor causing the noncompliance, including a reasonable time limit within which to correct the violation. If an Owner or Contractor fails to comply within this time period, the Review Board or its authorized agents may enter the Lot and correct the violation at the expense of the Owner of such Lot; said expense to be secured by a lien upon such Lot enforceable in accordance with the Declaration. In some cases, a fine may be assessed immediately without written notice.

In the event of any violation of these Design Guidelines, the Review Board may, at its sole discretion and in addition to restoration or completion expenses, impose without limitation a punitive fine, commensurate with the severity of the violation.

K. Severability:

If any provision of these Design Guidelines, or any section, clause, sentence, phrase or word, or the application thereof in any circumstance, is held invalid, the validity of the remainder of these Design Guidelines, and of the application of any such provision, section, sentence, clause, phrase or work in any other circumstances, shall not be affected thereby, and the remainder of these Design Guidelines shall be construed as if such invalid part were never included therein.

L. Obligation of Owners to Maintain Lots:

The adoption of these Design Guidelines, including the standards and procedures for architectural approval, shall not be construed as changing any rights, obligations or restrictions upon Owners to maintain or repair their Lots as may otherwise be specified in the Declaration or the rules and regulations of the Association.

M. Reliance by Subsequent Owners:

As to purchasers and encumbrancer of a Lot in good faith and for value, unless notice of non-completion or nonconformance identifying the violating Lot and specifying the reason for the notice, executed by the Review Board, shall be recorded with the Routt County Clerk and given to the Owner of such Lot within one year after the expiration of the one-year time limitation for completion imposed under Design Guidelines , or, if

later, within one year following completion of the improvement, or unless legal proceedings shall have been instituted to enforce compliance or completion within such one-year period, the completed improvement shall be deemed to be in compliance with plans and specifications approved by the Review Board and in compliance with the architectural standards of these Design Guidelines and the Declaration.

N. Promulgation and Binding Effect:

These Design Guidelines are promulgated by the Review Board in accordance with, and pursuant to the authority granted in the Declaration, recorded December 24, 2006 under Reception No. 650155 in the public records of Routt County, Colorado. These Design Guidelines shall be deemed incorporated into the Declaration for all intents and purposes and shall be binding upon all Lots within The Alpine Mountain Ranch project and upon all Owners or other persons having any interest in or to a Lot within The Alpine Mountain Ranch project subject to the Declaration and any Supplemental Declaration involving the lots at The Alpine Mountain Ranch. In the event of any conflict or inconsistency between the provisions of these Design Guidelines and the provisions of the Declaration pertaining to architectural control, standards or procedures, or to the Review Board, the provisions of these Design Guidelines shall be controlling.

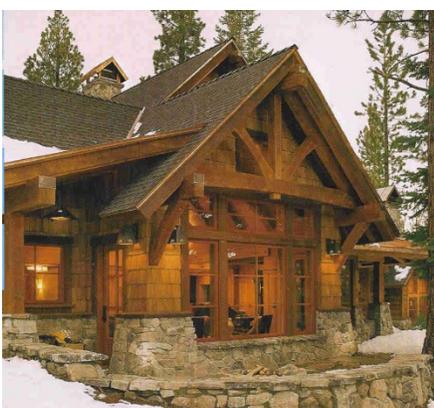
APPENDIX A: HOMESITE DEVELOPMENT STANDARDS

Lot:	Lot Size:	Building Envelope Size (Acres)	Maximum Building Height:	Maximum Square Footage:	Allowed Architectural Design Style:
1	5.03 ac.	0.59	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
2	5.00 ac.	0.40	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
3	5.02 ac.	0.51	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
4	5.02 ac.	0.61	35'	12,500 s.f.	Colorado Regional
5	5.02 ac.	0.49	35'	12,500 s.f.	Colorado Regional
6	5.02 ac.	0.65	35'	12,500 s.f.	Colorado Regional
7	5.00 ac.	0.56	35'	12,500 s.f.	Colorado Regional
8	5.01 ac.	0.68	35'	12,500 s.f.	Colorado Regional
9	5.01 ac.	0.67	35'	12,500 s.f.	Colorado Regional
10	5.00 ac.	0.44	35'	12,500 s.f.	Colorado Regional
11	5.04 ac.	0.46	35'	12,500 s.f.	Colorado Regional
12	5.01 ac.	0.50	35'	12,500 s.f.	Colorado Regional
13	5.01 ac.	0.44	35'	12,500 s.f.	Colorado Regional
14	5.01 ac.	0.43	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
15	5.00 ac.	0.50	35'	12,500 s.f.	Colorado Regional
16	5.05 ac.	1.03	35'	12,500 s.f.	Colorado Regional
17	5.03 ac.	0.87	35'	12,500 s.f.	Colorado Regional
18	5.01 ac.	0.64	35'	12,500 s.f.	Colorado Regional
19	5.00 ac.	0.81	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
20	5.01 ac.	0.37	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
21	5.00 ac.	0.36	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
22	5.02 ac.	0.39	35'	12,500 s.f.	Colorado Regional
23	5.02 ac.	0.50	35'	12,500 s.f.	Colorado Regional

24	5.01 ac.	0.40	35'	12,500 s.f.	Colorado Regional
25	5.00 ac.	0.43	35'	12,500 s.f.	Colorado Regional
26	5.04 ac.	0.50	35'	12,500 s.f.	Colorado Regional
27	5.01 ac.	0.53	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
28	5.00 ac.	0.50	35'	12,500 s.f.	Colorado Regional
29	5.00 ac.	0.71	35'	12,500 s.f.	Colorado Regional
30	5.00 ac.	0.37	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
31	5.04 ac.	0.73	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
32	5.02 ac.	0.42	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
33	5.00 ac.	0.48	35'	12,500 s.f.	Colorado Regional
34	5.00 ac.	0.45	28'	12,500 s.f.	Colorado Regional
35	5.01 ac.	0.39	28'	12,500 s.f.	Colorado Regional
36	5.03 ac.	0.41	28'	12,500 s.f.	Colorado Regional
37	5.01 ac.	0.40	28'	12,500 s.f.	Colorado Regional
38	5.03 ac.	0.41	28'	12,500 s.f.	Colorado Regional
39	5.03 ac.	0.61	35'	12,500 s.f.	Colorado Regional
40	5.02 ac.	0.50	35'	12,500 s.f.	Colorado Regional
41	5.03 ac.	0.42	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
42	5.00 ac.	0.40	35'	12,500 s.f.	Colorado Regional
43	5.03 ac.	0.44	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
44	5.01 ac.	0.40	35'	12,500 s.f.	Colorado Regional
45	5.01 ac.	0.68	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
46	5.01 ac.	0.35	35'	12,500 s.f.	Colorado Regional
47	5.03 ac.	0.38	35'	12,500 s.f.	Colorado Regional
48	5.01 ac.	0.62	35'	12,500 s.f.	Colorado Regional
49	5.00 ac.	0.52	35'	12,500 s.f.	Colorado Regional
50	5.00 ac.	0.39	35'	12,500 s.f.	Colorado Regional
51	5.00 ac.	0.52	35'	12,500 s.f.	Colorado Regional
52	5.01 ac.	0.52	35'	12,500 s.f.	Colorado Regional

53	5.00 ac.	0.52	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
54	5.02 ac.	0.44	35'	12,500 s.f.	Colorado Regional
55	5.00 ac.	0.78	35'	12,500 s.f.	Colorado Regional
56	5.00 ac.	0.68	35'	12,500 s.f.	Colorado Regional
57	5.03 ac.	0.46	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
58	5.02 ac.	0.51	35'	12,500 s.f.	Colorado Regional
59	5.01 ac.	0.53	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary
60	5.00 ac.	0.40	35'	12,500 s.f.	Colorado Regional
61	5.02 ac.	0.64	35'	12,500 s.f.	Colorado Regional
62	5.00 ac.	0.49	35'	12,500 s.f.	Colorado Regional
63	5.00 ac.	0.55	35'	12,500 s.f.	Colorado Regional or Mountain Contemporary

APPENDIX B: PHOTO EXAMPLES OF ACCEPTABLE MOUNTAIN CONTEMPORARY DESIGN



Cottle, Graybeal, and Yaw Architects





APPENDIX C: RECOMMENDED LANDSCAPE MATERIALS

TABLE 1

Due to the similarity of the understory of the big sagebrush and juniper woodland communities, one recommended seed mix has been developed for reclaiming disturbed areas in both these communities. The seed mix is dominated by native species characteristic to these communities.

Scientific Name	Common Name	Variety	Application Rate* Pounds PLS/acre
Hayfield Mix			
	Timothy		1
	Redtop		.25
	Troy Kentucky blue		2
	Garrison Creeping Foxtail		3
	Tufted Hairgrass		2
	Rye Grass		4
Total lbs/acre			12.25
Uplands Mix			

TABLE 2: Approved Plant Materials for Outside the Building Envelope

Table 2 provides a list of plants appropriate for use outside the building envelope. All these plants are native to western Colorado, capable of surviving on the precipitation at Alpine Mountain Ranch and will aesthetically blend with the big sagebrush and juniper woodland communities. However, temporary drip irrigation is needed for at least one year for these plants to become established.

This list has been prepared by morphological class; evergreen trees, deciduous shrubs, evergreen shrubs, ground covers, perennial wildflowers, and grasses to assist planners and property owners in their selections of plants for landscaping, i.e. seed or container stock.

In addition to use outside the building envelopes, all these plants can also be used to produce ornamental plantings within the home building

Scientific Name	Common Name	Availability Seed Container
Evergreen Trees		
<i>Abies lasiocarpa</i>	Subalpine fir	
<i>Juniperus monosperma</i>	One seed juniper	
<i>Juniperus scopulorum</i>	Rocky Mountain juniper	
<i>Pseudotsuga menziesii</i>	Douglas fir	
Deciduous Shrubs		
<i>Amelanchier aluifolia</i>	Saskatoon serviceberry	
<i>Cercocarpus montanus</i>	Mountain mahogany	
<i>Chrysothamnus nauseosus</i>	Rubber rabbitbrush	
<i>Chrysothamnus viscidiflorus</i>	Douglas rabbitbrush	
<i>Gutierrezia sarothrae</i>	Snakeweed	
<i>Krascheninnikovia lanata</i>	Winterfat	
<i>Purshia tridentata</i>	Bitterbrush	
<i>Rosa woodsii</i>	Woods rose	
<i>Symphoricarpos oreophilus</i>	Mountain snowberry	
<i>Tetradymia canescens</i>	Horsebush	
Evergreen Shrubs		
<i>Artemisia tridentata</i> var.	Big sagebrush	
<i>tridentata</i>		
<i>Juniperus communis</i>	Common juniper	
Ground Cover		
<i>Artemisia frigida</i>	Fringed sage	
<i>Eriogonum umbellatum</i>	Sulphur flower	
<i>Fragaria americana</i>	Wild strawberry	
<i>Mahonia repens</i>	Oregon grape	

<i>Penstemon caespitosus</i>	Mat penstemon
<i>Phlox hoodii</i>	Hoods phlox

<u>Scientific Name</u>	<u>Common Name</u>	<u>Availability</u>	
Perennial Wildflowers		Seed	Container

<i>Anaphalis margaritacea</i>	Pearly everlasting
<i>Balsamorhiza sagittata</i>	Balsamroot
<i>Castilleja chromosa</i>	Indian paintbrush
<i>Castilleja linariifolia</i>	Narrowleaf paintbrush
<i>Delphinium ramosum</i>	Branched larkspur
<i>Erysimum asperum</i>	Wallflower
<i>Gaillardia aristata</i>	Blanket flower
<i>Hedysarum boreale</i>	Northern sweetvech
<i>Helenium hoopesii</i>	Orange sneezeweed
<i>Heliomeris multiflora</i>	Showy goldeneye
<i>Ipomopsis aggregata</i>	Scarlet gilia
<i>Lathyrus leucanthus</i>	Peavine
<i>Linum lewisii</i>	Blue flax
<i>Lupinus argenteus</i>	Silvery lupine
<i>Lupinus caudatus</i>	Tailcup lupine
<i>Lupinus sericeus</i>	Silky lupine
<i>Oenothera caespitosa</i>	Evening primrose
<i>Oxytropis lambertii</i>	Locoweed
<i>Penstemon osterhoutii</i>	Osterhout penstemon
<i>Penstemon strictus</i>	Rocky Mt penstemon
<i>Sphaeralcea coccinea</i>	Scarlet globemallow
<i>Vicia americana</i>	American vetch

Grasses (For use in various combinations in seed mixes, or individually as ornamentals.)

<i>Agropyron dasystachyum</i>	Thickspike wheatgrass	X	
<i>Agropyron smithii</i>	Western wheatgrass	X	
<i>Agropyron spicatum</i>	Bluegrass wheatgrass		X
<i>Agropyron trachycaulum</i>	Slender wheatgrass	X	
<i>Elymus cinereus</i>	Basin wildrye	X	
<i>Festuca idahoensis</i>	Idaho fescue	X	
<i>Festuca ovina</i>	Sheep fescue	X	
<i>Festuca rubra</i>	Red fescue	X	
<i>Koeleria cristata</i>	Junegrass	X	
<i>Orycopsis hymenoides</i>	Indian ricegrass	X	
<i>Poa canbyi</i>	Canby bluegrass	X	
<i>Poa sandbergii</i>	Sandberg bluegrass	X	
<i>Sitanion hystrix</i>	Squirreltail	X	
<i>Stipa comata</i>	Needle and thread	X	
<i>Stipa lettermanii</i>	Lettermans needlegrass	X	
<i>Stipa viridula</i>	Green needlegrass	X	

TABLE 3: Recommended Plant Materials for within the Building Envelope

Table 3 provides a list of plants suitable for use in landscaping around homes within the building envelope. All these plants are natives to western Colorado and naturally occur in a variety of communities from sagebrush to the alpine life zones. Thus, many of the high elevation plants will require supplemental water for peak performance.

The diversity in life form, size, shape, foliage, flower color, and flowering periods should be adequate for the most discerning gardener. The ground cover listing includes plants appropriate for rock gardens. Materials other than these listed in Table 3 may be used within the Building Envelope.

<u>Scientific Name</u>	<u>Common Name</u>	<u>Availability</u> <u>Seed Container</u>
Evergreen Trees		
<i>Abies lasiocarpa</i>	Subalpine fir	
<i>Picea engelmannii</i>	Engelmann spruce	
<i>Picea pungens</i>	Colorado blue spruce	
<i>Pinus contorta</i>	Lodgepole pine	
<i>Pinusflexilis</i>	Limber pine	
<i>Pinus ponderosa</i>	Ponderosa pine	
Deciduous Trees		
<i>Acer glabrum</i>	Rocky Mountain maple	
<i>Populus tremuloides</i>	Quaking Aspen	
<i>Populus angustifolia</i>	Narrowleaf cottonwood	
<i>Quercus gambelii</i>	Gambels oak	
Deciduous Shrubs		
<i>Amelanchier utahensis</i>	Utah serviceberry	
<i>Artemisia cana</i>	Silver sagebrush	
<i>Artemisia ludoviciana</i>	Prairie sage	
<i>Artemisia nova</i>	Black sage	
<i>Ceanothus fendleri</i>	Fendler ceanothus	
<i>Ceanothus velutinus</i>	Snowbrush ceanothus	
<i>Cornus stolonifera</i>	Redosier dogwood	
<i>Ephedra viridis</i>	Green Mormon tea	
<i>Grayia spinosa</i>	Spiny hopsage	
<i>Jamesia americana</i>	Waxflower	
<i>Lonicera involucrata</i>	Bush honeysuckle	
<i>Pachystima myrsinites</i>	Mountain lover	
<i>Potentilla fruticosa</i>	Shrubby cinquefoil	
<i>Prunus americana</i>	American plum	

<u>Scientific Name</u>	<u>Common Name</u>	<u>Availability</u> <u>Seed Container</u>
<i>Prunus virginiana</i>	Chokecherry	
<i>Rhubus parviflora</i>	Thimbleberry	
<i>Rhus glabra</i>	Smooth sumac	
<i>Rhus trilobata</i>	Skunkbrush sumac	
<i>Ribes aureum</i>	Golden currant	
<i>Ribes cereum</i>	Wax currant	
<i>Sambucus racemosa</i>	Red elderberry	
<i>Shepherdia argentea</i>	Silver buffaloberry	
<i>Shepherdia canadensis</i>	Russet buffaloberry	
<i>Symphoricarpos albus</i>	Common snowberry	

Evergreen Shrubs

<i>Artemisia cana</i>	Silver sagebrush
<i>Artemisia nova</i>	Black sage

Ground Cover (For use in rock gardens, or other ornamental plantings.)

<i>Antennaria parvifolia</i>	Dwarf pussywillows
<i>Antennaria rosea</i>	Pussytoes
<i>Arenaria obtusiloba</i>	Sandwort
<i>Arctostaphylos uva-ursa</i>	Kinninnik
<i>Atriplex corrugata</i>	Mat saltbrush
<i>Draba oligosperma</i>	Few-seeded drab
<i>Phlox condensata</i>	Phlox
<i>Phlox multiflora</i>	Phlox
<i>Sedum lanceolatum</i>	Stoncrop
<i>Silene acaulis</i>	Moss campion
<i>Telesonix jamesii</i>	Telesonix
<i>Townsendia rothrockii</i>	Rothrock's townsend

Perennial Wildflowers

<i>Androsace septentrionalis</i> <i>var. puberulenta</i>	Rock jasmine
<i>Aquilegia coerulea</i>	Colorado blue columbine
<i>Aquilegia elegantula</i>	Red columbine
<i>Aquilegia formosa</i>	Western columbine
<i>Arnica cordifolia</i>	Heartleaf arnica
<i>Asclepias tuberosa</i>	Butterfly aster
<i>Aster chilensis</i>	Pacific aster
<i>Aster coloradoensis</i>	Colorado aster
<i>Aster engelmannii</i>	Engelmann aster
<i>Aster glaucodes</i>	Blue leaf aster
<i>Aster novae-angliae</i>	New England aster

<u>Scientific Name</u>	<u>Common Name</u>	<u>Availability</u> <u>Seed Container</u>
<i>Campanula rotundifolia</i>	Harebell	
<i>Castilleja sulphurea</i>	Sulpher paintbrush	
<i>Cleome serrulata</i>	Beeplant	
<i>Coreopsis lanceolata</i>	Coreopsis	
<i>Dodecatheon pulchellum</i>	Shooting star	
<i>Echinacea purpurea</i>	Purple coneflower	
<i>Epilobium angustifolium</i>	Fireweed	
<i>Geranium richardsonii</i>	Richarsons geranium	
<i>Geranium viscosissimum</i>	Wild geranium	
<i>Geum triflorum</i>	Alpine avens	
<i>Hedysarum boreale</i>	Northern sweetvetch	
<i>Helenium autumnale</i>	Sneezeweed	
<i>Hymenoxys grandiflora</i>	Old-man-of-the-mountain	
<i>Iris missouriensis</i>	Rocky mountain iris	
<i>Lupinus perennis</i>	Wild lupine	
<i>Monardo fistulosa</i>	Wild bergamot	
<i>Oenothera biennis</i>	Yellow evening primrose	
<i>Oenothera caespitosa</i>	White evening primrose	
<i>Oenothera hookeri</i>	Hooker evening primrose	
<i>Oenothera pallida</i>	Evening primrose	
<i>Penstemon rydbergii</i>	Blue mountain penstemon	
<i>Polemonium caeruleum</i>	Jacob's ladder	
<i>Potentilla hippiana</i>	Silver cinquefoil	
<i>Ratibida columnifera</i>	Prairie coneflower	
<i>Rudbeckia hirta</i>	Black-eyed susan	
<i>Sisyrinchium montanum</i>	Blue-eyed susan	
<i>Solidago nana</i>	Goldenrod	
<i>Stanleya pinnata</i>	Prince's plume	
<i>Thermopsis montana</i>	Golden banner	
<i>Verbena stricta</i>	Purple verbena	
Ferns		
<i>Athyrium filix-femina</i>	Lady fern	
Vines		
<i>Clematis occidentalis</i>	Native clematis	

Scientific Name

Common Name

**Availability
Seed Container**

Succulents

Echinocereus triglochidiatus

Opuntia polycantha

Yucca glauca

Hedgehog cactus

Prickly pear cactus

Spanish bayonet