



RED SKY RANCH™

Tract AA

Design Standards & Guidelines

Adopted September 24, 2009
Amended September 26, 2013
Amended September 25, 2014
Amended February 16, 2015

Under the terms of Paragraphs 12.4 and 12.9 of the Declaration of Covenants, Conditions and Restrictions for Red Sky Ranch, A Planned Community recorded August 1, 2001, the Red Sky Ranch Design Review Board ("DRB") has the power to adopt Design Standards and Guidelines ("Guidelines") and to exempt any lot from the requirements of the Guidelines. DRB hereby declares Tract AA, to be exempt from any previously adopted Guidelines including Red Sky Ranch Design Guidelines and Regulations Single Family Residential Lots adopted July 1, 2001 and amended July, 2003. DRB hereby on September 24, 2009, adopts Tract AA specific guidelines, The Red Sky Ranch Tract AA Design Standards and Guidelines.

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1.0

RED SKY RANCH...STILL THE WEST

Dramatic vistas, gently rolling terrain, an abundance of indigenous wildlife and vegetation, and seclusion from the pressures of urban life — these are often the images that come to mind when describing a classic Western landscape in the Rocky Mountains. At Red Sky Ranch, just such a piece of historic Colorado ranchland has been masterfully designed to preserve and enhance those images well into the next century.

Carefully designed building envelopes ensure sensitive placement of homes in order to maximize the views and privacy for each residence.

The scale and texture of this rolling ranchland has itself dictated an architectural style that minimizes intrusion onto this extraordinary landscape. Homes will nestle into the native sagebrush, juniper, rock outcroppings and alpine wildflowers and feature a distinctive architecture that draws upon the romance of the Rocky Mountain ranch house designs from a century ago.

Low-profile, single-story designs that hug the land, combined with the use of natural materials such as wood and stone will blend residences at Red Sky Ranch harmoniously and unobtrusively with their surroundings. Yet this Western ranch-style theme has been modified with artistic refinement, elegant detailing, energy efficiency, and technological advancements designed to fit the individual lifestyle needs of today's resort homeowner.

These Design Guidelines outline the details for interpreting and executing the design of homes at Red Sky Ranch Tract AA. Where it's Still the West.

2.0

SITE DEVELOPMENT AND LANDSCAPE GUIDELINES

This section sets forth Guidelines and standards for the site development of each Homesite, including siting of structures, grading, drainage, planting and the design of outdoor living areas.

The intent of these Design Guidelines is to protect the character of the land and create new Improvements that are designed to blend with the natural topography and existing landscape. Site disturbance is to be minimized while the natural features of the Homesite are to be preserved.

The character of the land will be protected and enhanced by the designation of a “Building Envelope” on each Homesite, within which essentially all built Improvements are to be located, and by these site development Guidelines.

2.1 BUILDING ENVELOPES

Building Envelopes are areas designated on the plat within which the building structures, except utility connections, driveways and landscape enhancements, including retaining walls are to occur.

Building Envelope locations were determined based on the specific characteristics of each Homesite and on overall planning and design objectives for Red Sky Ranch. All new Improvements on each Homesite shall be designed based on the following, specifically:

- maintaining existing drainage patterns;
- minimizing grading and removal of vegetation;
- optimizing views from the home;
- protecting view corridors from other properties and/or common use areas;
- protecting sensitive environments;
- removing trees as long as they fall within the building envelope;
- protecting and utilizing distinctive natural features - rocks, vegetation, and topography;
- blending man-made Improvements into the site;
- avoiding highly prominent land forms and skylines;
- utilizing microclimates; and
- preserving the overall dominance of the natural setting by fitting buildings into the existing landscape.

2.2 BUILDING SITING

Objectives:

- *To blend buildings into the natural landforms, vegetation and unique characteristics of the Homesite;*
- *To minimize the visual impact of buildings and related structures.*

Guidelines:

It is intended that all Improvements in Red Sky Ranch are to blend with the existing topography. Therefore, the following principles for building siting should be followed:

- Existing features, such as trees outside the envelope or rock outcroppings are to be protected and integrated into the design of the home and its grounds.
- Outdoor living areas, such as terraces, and pools are to be completely within the Building Envelope.
- All building structures must be located within the Building Envelope.

2.3 SITE DISTURBANCE

Objectives:

- *To protect the natural features of the Homesite;*
- *To minimize the disturbance area.*

Guidelines:

All site disturbance is to be minimized. All disturbed areas are to be revegetated in accordance with Section 2.7.

Outside the area of disturbance, the Homesite is to remain in an essentially natural condition, maintained to blend with the adjoining predominantly natural areas. Within those conditions, limited tree cutting, new plantings of approved types, and clearing for fire safety are permitted beyond the limits of disturbance.

2.4 GRADING

Objectives:

- *To protect and preserve existing vegetation;*
- *To blend site Improvements with the natural land form.*

Guidelines:

Grading is to be designed as a combination of cuts, fills, and retaining walls that protect stands of trees outside the building envelope and blend into, and/or appear to be extensions of existing natural landforms. Slopes are not to exceed 2:1 unless it can be demonstrated that a steeper slope will not erode. Whenever possible, natural slopes are to be used instead of structures. Cut and fill slopes are to be re-vegetated with native plant materials and blended into the surrounding environment.

2.5 RETAINING WALLS

Objectives:

- *To minimize disturbance of the site;*
- *To integrate new Improvements into the existing topography;*
- *To use stone that appears to be indigenous material, salvaged from the site, constructed using traditional methods in a dry stack method that appear to be structural stone walls.*

Guidelines:

Site walls are to be built of approved boulders or laid stone. Railroad tie or other timber walls will not be permitted.

Any walls in excess of 4 feet in height are to be designed by a professional engineer registered in the State of Colorado. The

tops of walls shall be shaped to blend with natural contours. Ends of walls should not be abrupt, but are to be designed to make natural-looking transitions into the existing landforms and vegetation. Walls are to be designed with a batter. See Figure 2.1.

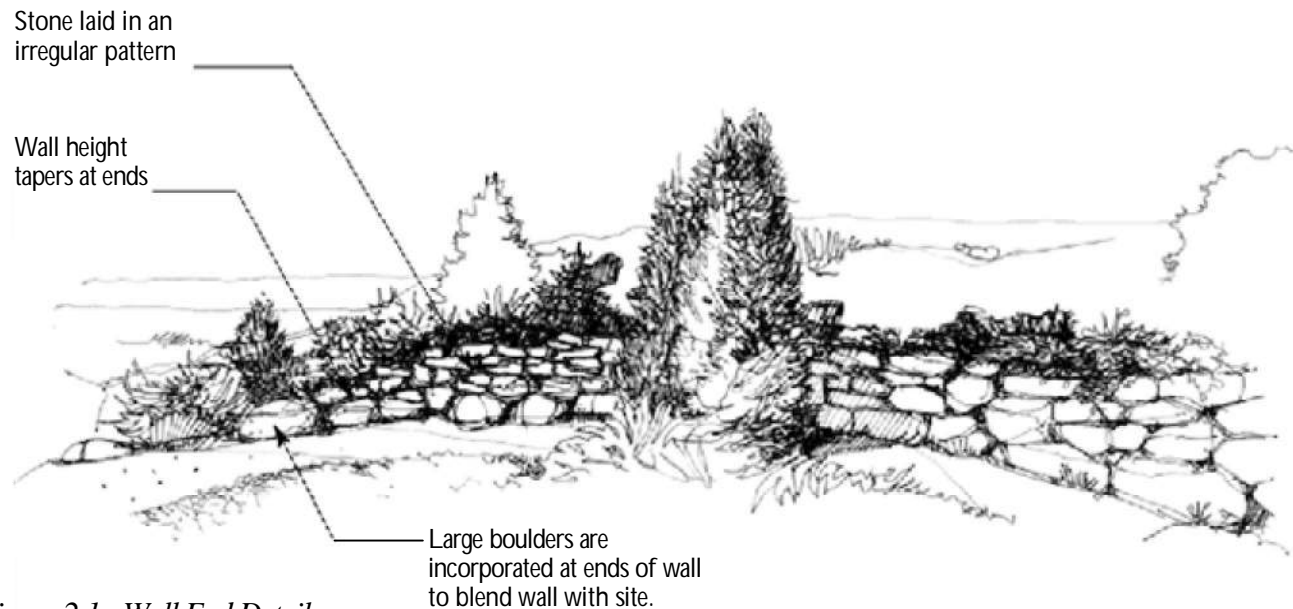


Figure 2.1 - Wall End Detail

2.6 DRAINAGE SYSTEMS AND STRUCTURES

Objectives:

- *To preserve existing drainage patterns;*
- *To minimize erosion;*
- *To minimize artificial looking drainage structures and/or systems.*

Guidelines:

In general, natural drainage courses will be protected and existing drainage patterns maintained. New drainage ways are to be designed to appear and function like natural drainage ways. Sheet drainage may not be increased and existing sheet drainage areas are to be maintained to avoid erosion. Headwalls, lined ditches, and similar drainage structures, visible from off-site, are to be built of, or lined with, an approved Red Sky Ranch stone. Ends of metal or concrete pipes are to be concealed. See Figures 2.2 and 2.3.

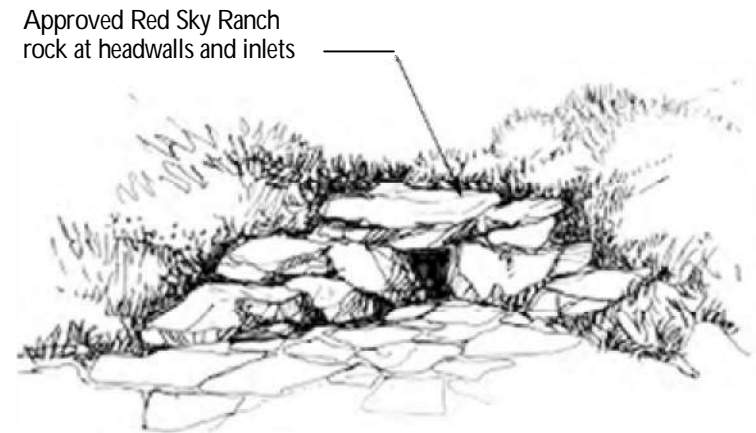
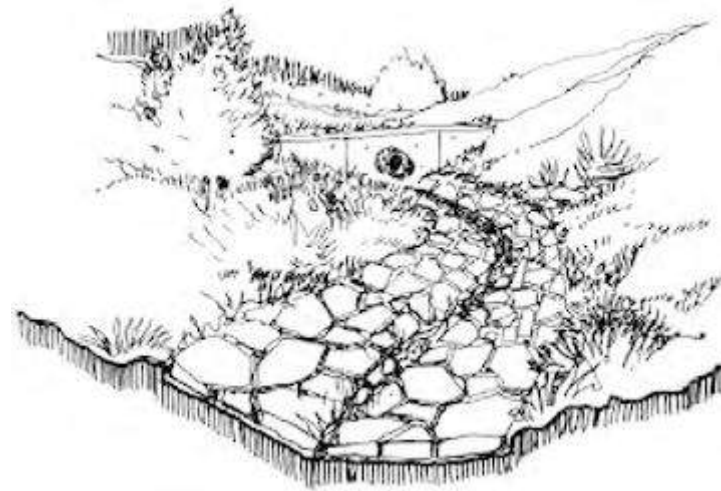


Figure 2.2 - Typical Headwalls



This...
Boulders of various sizes placed in a natural pattern.



...Not This
Drainage utilizes man-made materials in an unnatural and artificial looking pattern.
Metal pipe unconcealed.

Figure 2.3- Channelized Drainage Structures

2.7 LANDSCAPING AND PLANT MATERIALS

Objectives:

- *To revegetate disturbed areas with native material to obscure the line of demarcation between new and existing landscaping;*
- *To preserve and enhance existing trees and landscape patterns;*
- *To use landscaping to blend new Improvements into the natural landforms and vegetation.*

Guidelines:

The new landscape for each Homesite shall blend with the natural landscape setting. New plantings are to be used to enhance the important view-sheds, define use areas on the Homesite, reduce the visual impact of the residence, and screen outdoor service areas and other Improvements from adjacent Homesites and off-site views. Landscape Improvements are to incorporate, rehabilitate and enhance existing vegetation, utilize indigenous species and minimize areas of intensive irrigation. The following Guidelines apply to new landscape treatments:

- New trees and shrub plantings are to be a mix of allowable species and sizes that will blend naturally into the surrounding vegetation.
- The use of large specimen trees and shrubs is recommended in areas close to the house to help blend the building with the site.
- Ground covers, wildflower sod and seeding are to be installed in disturbed areas using native material and standard local practices.
- In areas immediately adjacent to building Improvements a greater variety of plant material including some more ornamental plants and lawns are permitted. Manicured or groomed yards, terraces, and pools are to be restricted to areas confined by buildings, walls, plantings or other defined edges and are to be permitted only within the Building Envelope.
- Eagle County permits a maximum of 5,000 square feet of irrigated area per home.
- Preserving existing large junipers is important at Tract AA. Within the Envelope, home siting should strive to preserve existing junipers. Otherwise, attempts should be made to salvage and relocate junipers to be removed for home construction, where practical.

- Plant materials used for erosion control are to establish rapid surface stabilization.
- Landscape boulders are to match the native stone and rock outcroppings found on the site. Boulders shall be placed in a natural pattern to mimic those found on-site.
- Riparian and wetland areas are to be protected during construction. Fencing and protection measures are outlined in Appendix F, Construction Regulations.

2.7.1 Tree Removal and Selective Thinning

The removal of trees on Homesites outside the Envelope is not permitted except at areas to be cleared for driveway and utilities. Layouts for driveways and utilities are to avoid existing junipers to the extent feasible.

2.7.2 Wildfire Safety Measures

Portions of Red Sky Ranch are located in wildfire hazard areas. A number of measures have been implemented that reduce the risk of wildfire in Red Sky Ranch. For example, all homes are required to have sprinkler systems and all wood shake roofs are required to be fire retardant. Outdoor fire pits and fireplaces are only to be gas fired.

In addition, existing and proposed roadways provide natural fire breaks. Nonetheless, it is essential that Homeowners be aware of the possibility of wildfire and also be aware that the threat of wildfire can be greatly reduced with thoughtful planning and preventative landscape maintenance.

The goal of fire-safe landscaping is to reduce the amount of potential fire fuel immediately surrounding a home. Along with the use of low fuel loading plant material, a 30-foot safety zone in all directions around a home is recommended. The following actions are recommended within this zone:

- Dispose of slash and debris left from thinning and periodically mow dry grasses and vegetation;
- Stack firewood away from the home;
- Maintain an irrigated area (within area limits imposed by Eagle County);
- Remove dead limbs, leaves, needles and other materials. This should also be done in areas out of the safety zone.

2.8 DRIVEWAYS

Objectives:

- *To blend driveways to existing topography;*
- *To preserve the natural features of the Lot;*
- *To maintain the natural ranch character.*

Guidelines:

Driveways are to be a maximum of 12 feet wide, except where they provide a turnaround at a garage and/or off-street parking. Every effort shall be made to minimize the paved areas of driveways and turnarounds while still conforming to parking requirements described herein.

Driveway access points are limited to one per Homesite. All driveways are to follow alignments that minimize grading, tree cutting, or other disruption of the Homesite.

Driveways are to be built of asphalt paving, generally without curbs. The first 40 feet of the driveway shall be asphalt to match Red Sky Ranch roads. After the first 40 feet, the driveway may introduce a different material provided there is a smooth transition from one material to another. Where curbs are required for drainage purposes or traffic control, they are to be made of stone or colored concrete approved by the DRB. Colors of finished paving materials are to be selected to blend the new construction into the surrounding earth colors.

Heated driveways are recommended if the driveway gradient exceeds 10%. Maximum gradient on driveways may not exceed 15%, except for the first and last 20 feet of the driveway, which shall have a maximum gradient of 5%.

If a driveway access location change results in a change to the address sequence, the homeowner must apply for a new address assignment from Eagle County. The DRB shall be notified when a new address has been assigned.

2.9 PARKING REQUIREMENTS

Objective:

- *To ensure adequate on-site parking for residents and guests on the Building Envelope.*

Guidelines:

When building Improvements are completed on a Homesite, a minimum of two parking spaces per dwelling unit is required. Homes which contain more than 4,000 square feet of Maximum Gross Floor Area require an additional one-half (0.5) parking space per bedroom (fractions are to be rounded up). Each home must have a garage sized at a minimum to park two cars.



Irregular native stone steps integrated into existing grades and landscapes

Figure 2.4 - Outdoor Stairs

2.10 PATHS, OUTDOOR STAIRS AND TERRACES

Objectives:

- *To blend outdoor site features into the natural topography and vegetation;*
- *To utilize natural materials that augments the architecture of the buildings and reinforces the ranch character;*
- *To provide for outdoor spaces that are natural extensions of the indoor areas of the buildings.*

Guidelines:

Paths, outdoor stairs and terraces are to be designed to blend with the natural topography and vegetation and with retaining walls, fences, or building foundations.

Approved materials for outdoor use include; native stone, chipped stone, decomposed granite, wood, stamped concrete or other natural looking materials approved by the DRB. See Figure 2.4.

2.11 FENCES AND GATES

Objectives:

- *To allow for privately fenced areas while maintaining views and a consistent ranch character;*
- *To minimize disturbance to the natural vegetation;*
- *To utilize fence designs that draw upon western ranching traditions.*

Guidelines:

Fences may be built within the Building Envelope to the rear of the home. No property line fences are permitted. Fences are to emanate from the home and may enclose an area up to 1,200 square feet. Fence designs must be selected from the approved Red Sky Ranch fence alternatives as designated in Figure 2.5. Approval will be subject to review of an on site mock-up panel of the fence proposed.

Fences for pool enclosures may not exceed 5 feet in height and shall be designed in accordance with applicable Eagle County codes and subject to approval by the DRB. Dog runs may have fences that are taller, provided they are sensitively located to minimize off-site impact. Wire mesh can also be added to wood rail fence for pet enclosures.

Gates are permitted only as a component of an approved fence or wall and must be located within the Building Envelope and not at the ends of driveways.

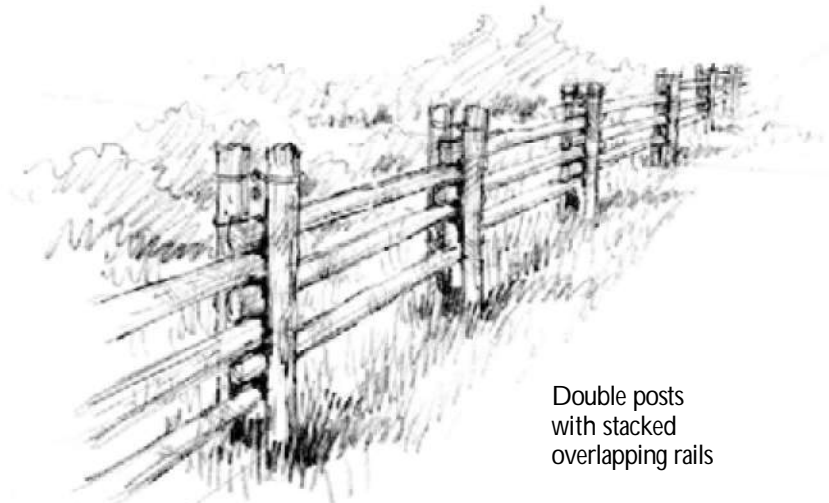


Figure 2.5 - Fence Designs

2.12 OUTDOOR LIGHTING

Objectives:

- *To provide safety and identification at entrances, driveways and walkways;*
- *To minimize off-site impacts of site lighting.*

Guidelines:

Outdoor lighting is to be minimized, and used essentially to meet the requirements of safety and easy identification of entrances, driveways and walkways. The address marker described in Section 2.15 will mark the driveway entrance.

The style of exterior light fixtures must clearly be Colorado rustic or craftsman in character, subject to the discretion of the DRB. Carriage lights and other decorative styles of lighting will not be permitted. With the exception of 2 or 3 lights at key locations, all exterior lighting is to be indirect, so that the light source is not visible. Hooded and soffit “can” lights can be used, provided the light source is concealed. Highlighting of architectural features is not permitted. Reflecting light off the underside of overhanging roof elements is acceptable in subtle ways. Temporary holiday lighting is exempt from this regulation.

Regularly spaced lights along driveways are not permitted. In some cases the DRB may approve the placement of low level lights at key places along the driveway for safety purposes, provided they meet the design requirements herein. Guard rails with reflectors may be used to help mark the driveway, instead of lighting. Except for low level lighting of driveways, as mentioned above, exterior lighting is to be located within the Building Envelope.

Flood lighting for emergency purposes may be permitted, provided the sources are not visible from off-site. “Moonlighting” and uplighting of vegetation or structures is not permitted.

2.13 EXTERIOR SERVICE AREAS/ SATELLITE DISHES

Objective:

- *To completely screen service areas and outdoor equipment from neighboring properties and off site.*

Guidelines:

Trash disposal, outdoor work areas and outside equipment are to be completely screened from off-site views and, as appropriate, made inaccessible to wildlife, by using architectural features integrated into the building design and/or site walls designed as extensions of the building.

Trash must be stored in an enclosure attached to or part of the building and accessible to trash pick-up. Bear-proof containers must be used in accordance with requirements for Red Sky Ranch.

Satellite dishes must be located to be substantially screened from view from the road. Satellite dishes must be a solid color to blend with the architecture. One dish will be allowed per building. The maximum diameter of dishes shall be one meter, or 39 inches.

2.14 UTILITIES

Objectives:

- *To minimize disturbance due to utility installations;*
- *To minimize visibility of utility boxes from streets, the Golf Course and off-site.*

Guidelines

Utilities are to be installed underground on alignments that minimize grading, tree cutting and other disruption of the land. Long, straight cuts through existing vegetation are to be avoided. Utility boxes, including any meters, are to be located and/or screened from off-site views. All exposed metal related to utilities (meters, outlet covers, etc.) must be painted to match adjacent natural materials.

2.15 ADDRESS MARKERS

Objective:

- *To provide a consistent address marker design that draws upon the Rocky Mountain ranch style of the Community.*

Guidelines:

An identification sign/address marker for each Homesite will be installed by the developer and maintained by the Metropolitan District. The design will be appropriate for the Rocky Mountain ranch motif of Red Sky Ranch and will include the address and a light fixture to illuminate the address. Owners are responsible for supplying power to their address marker, and must bear the cost to relocate the address marker, if so desired.

2.16 OTHER IMPROVEMENTS

Objective:

- *To minimize visibility of miscellaneous Improvements allowed within the Building Envelope.*

Guidelines:

The DRB may approve pools, dog runs or similar Improvements which are to be located entirely within the designated Building Envelope.

2.17 ENERGY AND WATER CONSERVATION

Objective:

- *To encourage energy and natural resource conservation.*

Guidelines:

The Eagle County Resource Conservation Award is a voluntary incentive program designed to encourage energy and natural resource conservation in new and existing homes in Eagle County. In order to qualify for this award, homeowners must incorporate energy conserving measures into the design and construction of their homes. The Eagle County Building Department then evaluates the energy conserving measures to determine whether an award has been earned. The following list is an example of some of the energy conservation options that should be considered:

- Bench buildings into hillsides
- Locate trees to provide windbreaks and shade
- Airlock/vestibules
- Radiant floor heating
- Super insulation, weather stripping, thermo-pane windows, etc.
- Water conserving toilets and flow-restricted faucets

Red Sky Ranch homeowners are encouraged to participate in this program. Please contact the Eagle County Building Department for additional information.

2.18 WILDLIFE MEASURES

Objective:

- *To develop homes where inhabitants can co-exist with wildlife.*

Guidelines:

All dog runs and enclosures, when permitted by the DRB, in order to protect dogs, are to include a restrictive roof, or fenced top (except at fenced yard areas).

Proper garbage disposal is required to prevent wildlife from destroying property and/or posing a threat to residents and their pets. Dumpsters and individual trashcans are to be stored in an enclosure structure or container that is designed as “bear proof.”

3.0



ARCHITECTURAL GUIDELINES

The following section sets forth Guidelines and standards for the design of Red Sky Ranch Tract AA, including massing, height, color, materials and overall appearance. The intent is to encourage some variety within the general western ranch house theme and at the same time produce a unified and consistent look to the community, reflecting this distinctive ranch setting. All improvements are to be integrated into the overall setting.

Inspired by the characteristics of the traditional ranch houses, from mountain ranches of Montana, Wyoming and Colorado, to the high deserts of New Mexico, the intent of these Guidelines is to create a concept at Red Sky Ranch to apply to today's Rocky Mountain lifestyle. This fundamental overall objective is to minimize the visual impact of the houses on the land by maintaining a low profile, single story look.

3.1 THE “RANCH HOUSE” CONCEPT

Objectives:

- *Low profile, horizontal building massing;*
- *Single story appearance;*
- *Traditional western ranch house forms, massing, detailing, materials and colors.*

Guidelines:

To maintain the low profile, single story look, houses may be designed with a main level and either a lower level ‘walk out’ or garden level basement, expressed as a part of the foundation, or an upper level with ‘rooms in the roof’, which utilize dormer windows. Houses may have three levels of living space, but there are limitations on expressing two and/or three-story building walls.

3.2 BUILDING FORMS

Objective:

- *To develop low profile, horizontal buildings that merge with the land.*

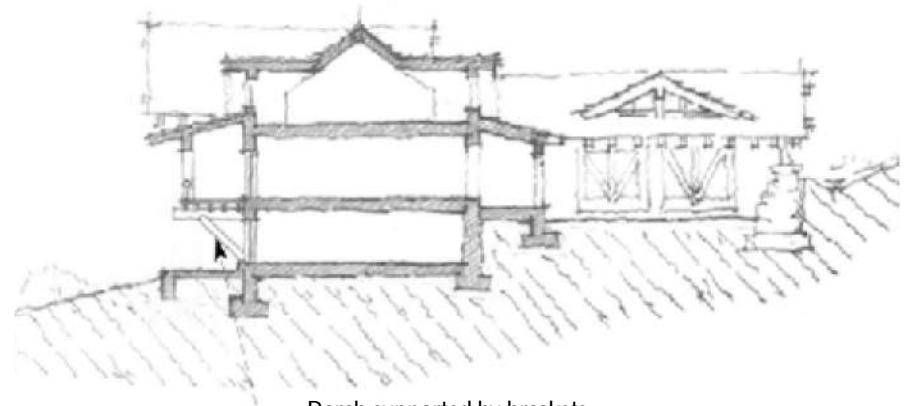
Guidelines:

In general, proportions of all building elements are to be wider than they are tall. Intersecting gables shall not project above the roof line of the main roof ridge, except for one primary intersecting gable, as described below. The primary intersecting gable may not extend to the ground on the uphill or entry elevation. Additional intersecting gables may be the same height as the adjoining roof ridge but may not extend to the ground. All building expressions on the uphill or entry side of the house are encouraged to be one story maximum in height.

3.2.1 Single Story Expression

Because of the rolling terrain, many Homesites will have the opportunity for a “walk-out basement” or “garden level” living space on the lower level. In these cases, the lower level walls are to be expressed as part of the stone foundation walls of the house.

Porches or decks at the upper level are to be supported by lower level stone and/or wood columns that appear to be part of the foundation. The deck may be cantilevered and supported on brackets rather than stone piers (see Figure 3.1a).



Porch supported by brackets

Figure 3.1a - Alternative Walk-out Basement Designs

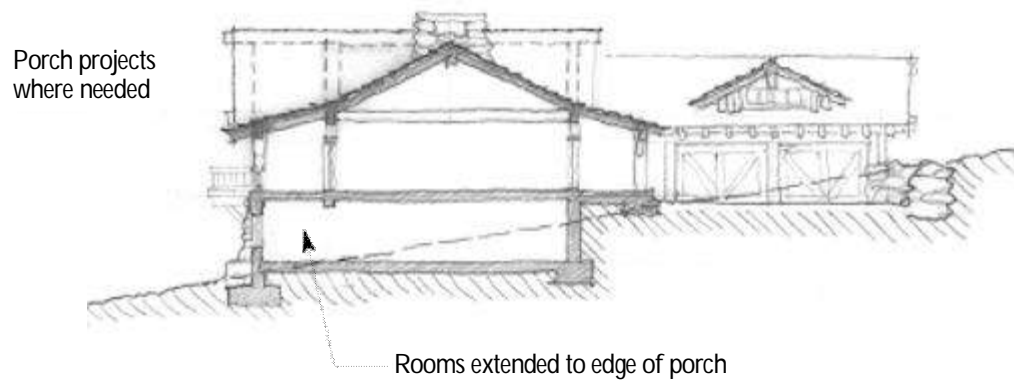


Figure 3.1b - Alternative Walk-out Basement Designs

The DRB will also allow designs that do not have continuous overhanging decks and porches above 25% of a walkout wall, provided that detailing and deep shadow lines are used to avoid a two-story look.

Living spaces may also be located in roof spaces, with windows in gable ends and/or dormers. See Figure 3.2. Dormers may be expressed as open gables or shed dormers.

3.2.2 Building Height

Building Height (exclusive of chimneys) is measured from the lowest point around the building at existing or finished grade (whichever is lower) to the high point of the main roof ridge of the main building mass. See Figure 3.3. The maximum building height permitted is 35'. The DRB may allow limited portions of the structure to exceed the maximum height based on challenging site conditions and provided the intent of these guidelines are met.

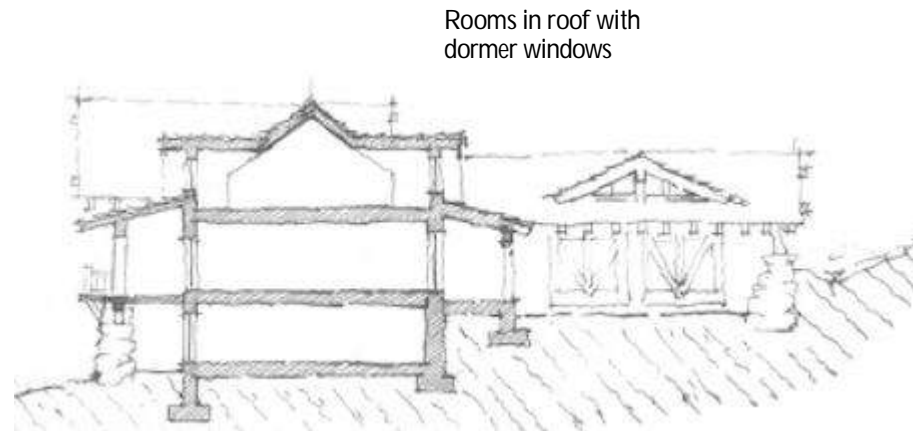


Figure 3.2 - Rooms in the Roof

3.2.3 Streetscape Variety

Building form is to vary along the streetscape so that identical homes are not adjacent. While floor plans may be the same, architectural diversity is to be achieved through alternative elevation elements, colors, materials, and rooflines.

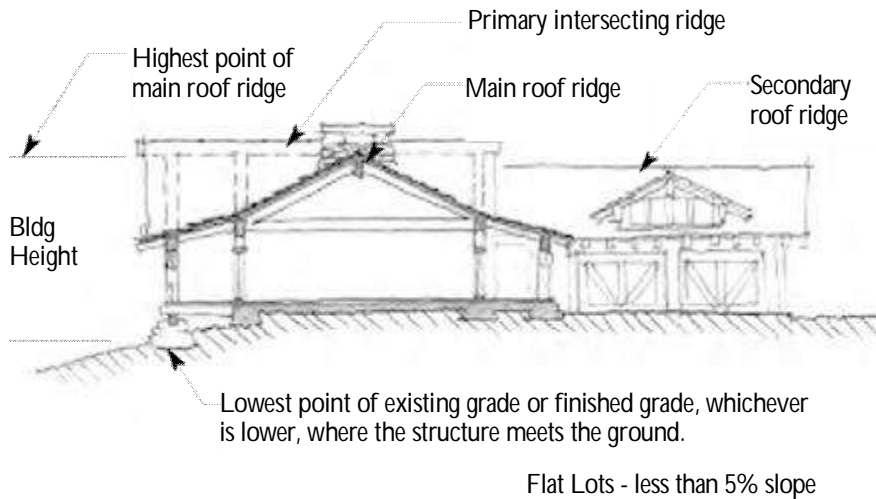
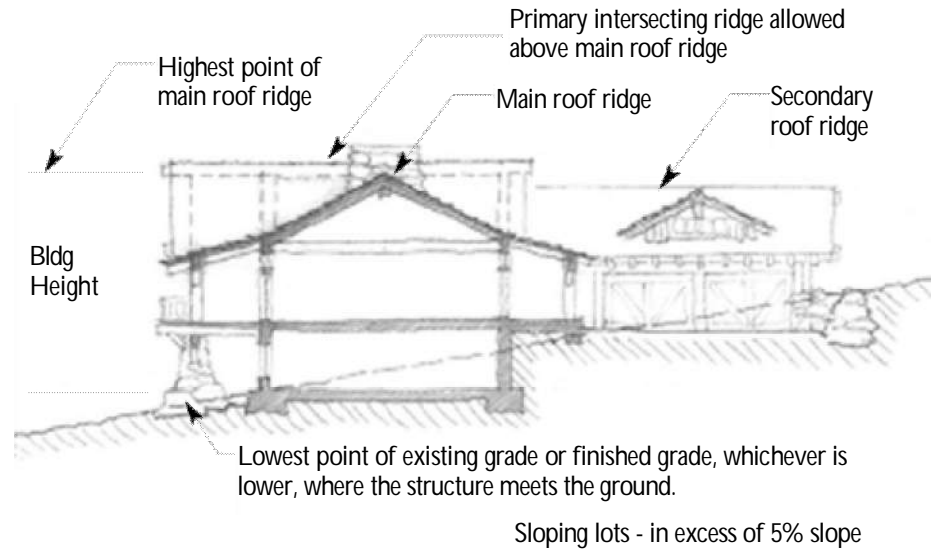


Figure 3.3 - Building Height Measurement

3.3 ROOF DESIGN

Objectives:

- *To express traditional ranch house roof designs;*
- *To express traditional roof structural systems.*

Guidelines:

Roofs are to be simple, designed with big, bold forms that utilize open-ended gables on the main roof and secondary roof forms. Shed roofs may be used on porches, dormers and small projecting wings. Clipped-gables are not permitted.

3.3.1 Roof composition

The roof is to be the dominant element of the building. Long roof ridges with generally continuous eaves are required. Either double pitched roofs and/or covered porches are required. Covered porches and the lower sections of the double-pitched roofs may have a shallower slope (such as 3:12) than the main roof (8:12 slope).

The continuous eave of the building may be broken by cross gables to provide for larger view windows. The use of shed dormers (rather than open gable dormers) is encouraged to help express more roof mass. Capturing the view from the primary rooms will be a priority. Introducing a variety of elements to accomplish this will be important to avoid repetition within the neighborhood.

3.3.2 Roof Pitches

Roof pitches are to be 8:12 or less.

When combined with a porch roof or double pitched roof, the main roof may have a maximum roof pitch of 8:12 and the porch roof or lower roof may have a shallower roof pitch, such as 3:12. For gable end elements and dormers, the maximum allowable roof pitch is 8:12. See Figure 3.4.

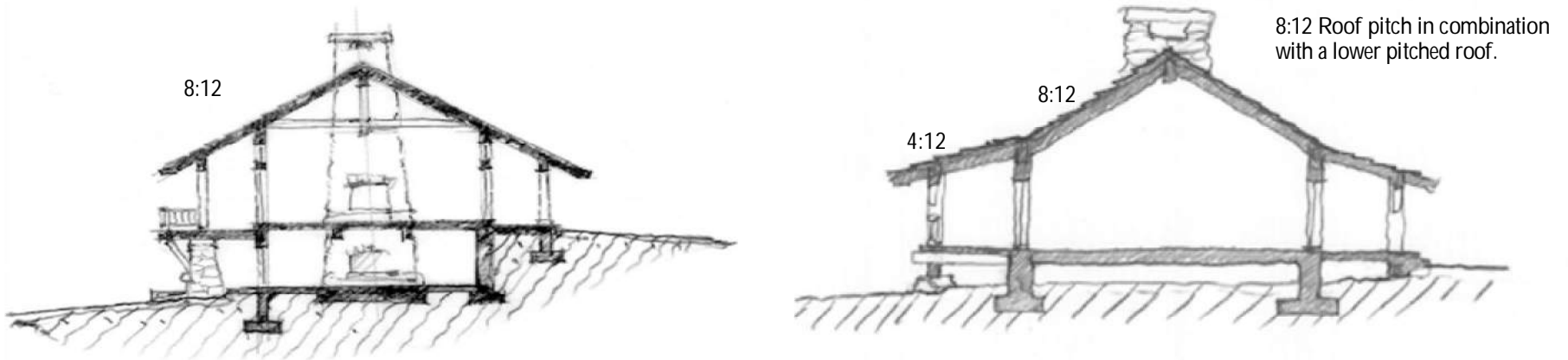


Figure 3.4 - Roof Pitches

3.3.3 Eaves and Rakes

Roof planes are to have a “thin” appearance. Roof edges at porch eaves and shallower pitches (>5:12) are to be open, exposing structural elements, and other roof elements may be boxed in.

Roof edge at eaves
open exposing
structural elements

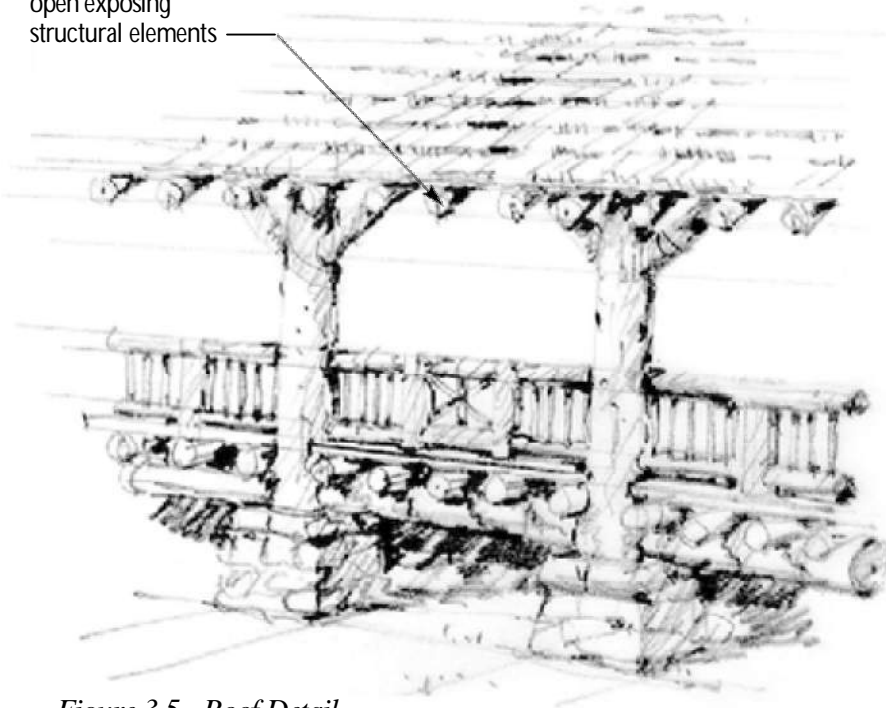
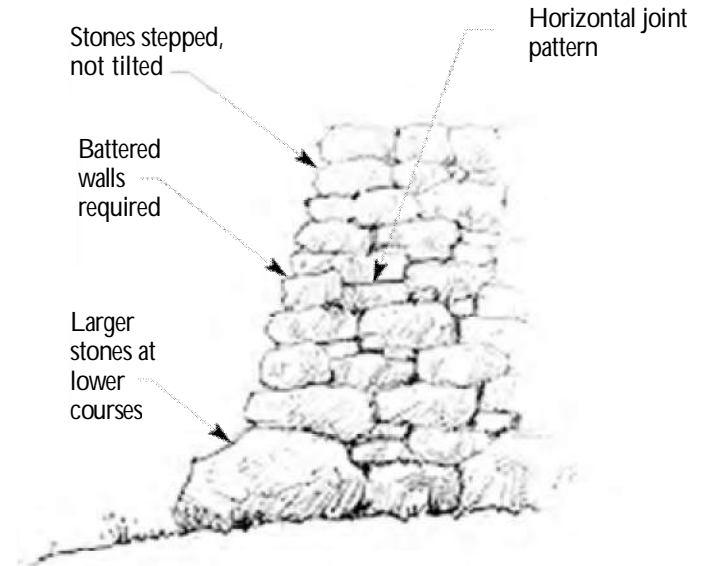


Figure 3.5 - Roof Detail

3.3.4 Roof Materials

Each building shall have one predominant roof material, however, some combinations of materials are allowed. Acceptable roof materials are:

- wood shakes or shingles
- materials which simulate wood shakes
(per specific DRB approval)
- copper roofs allowed in limited areas at lower sloped roofs
- metal roofing as approved by DRB



Stepped *Figure 3.6 - Stone Walls*

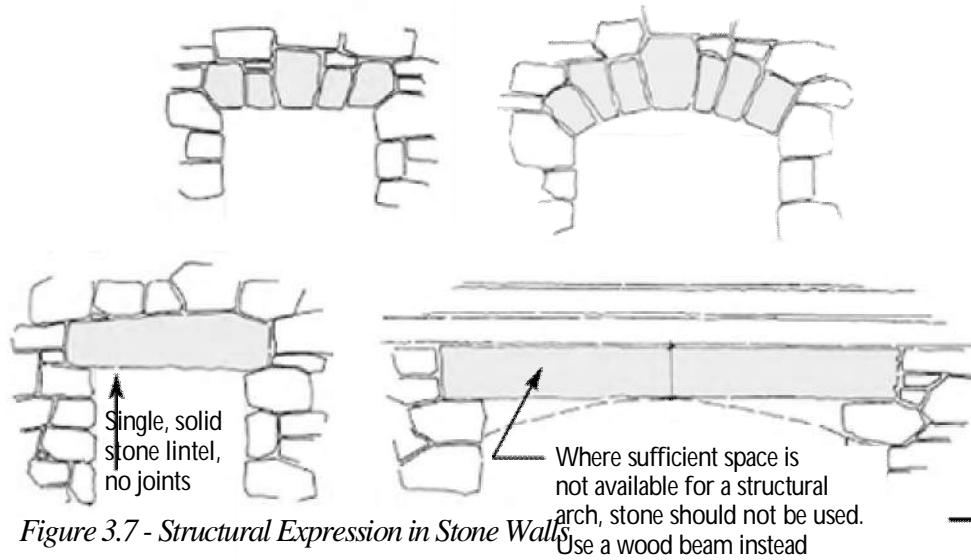


Figure 3.7 - Structural Expression in Stone Walls

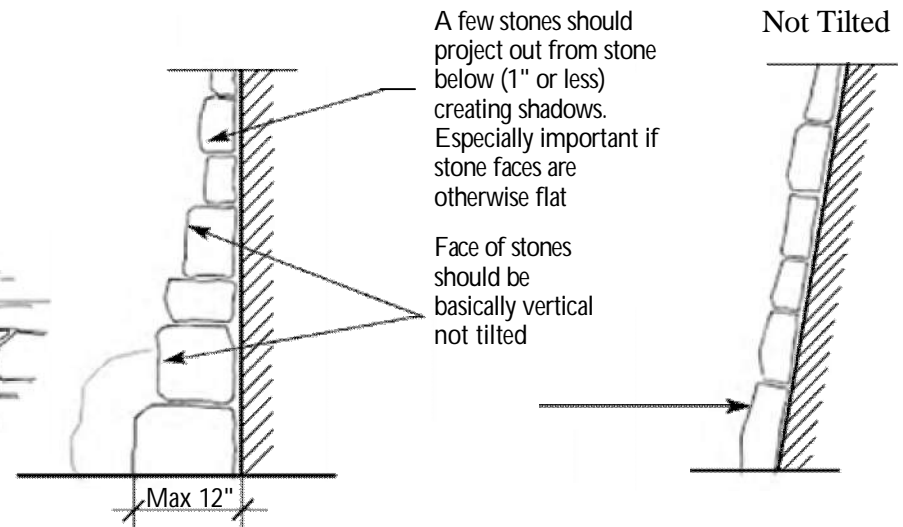


Figure 3.8 - Stone Walls

3.3.5 Flashing, Gutters and Downspouts

Flashing, gutters and downspouts are to be visually minimized. Where required, they are to be constructed of copper or durable metals, as approved by the DRB, which will weather to colors that blend with roofs and walls.

Exposed downspouts are to be located to avoid long return sections from the eave to the wall of the house, and be integrated with vertical elements on the building such as structural columns or trim.



Figure 3.9 - Mortared Stone Wall

3.4 EXTERIOR WALLS

Objectives:

- To create authentic looking western ranch houses using natural materials;
- To maintain the single story expression of building walls.

Guidelines:

The main walls of the house are to be one-story high, or up to two stories high at the peak of gable ends. Wall materials are to be limited to two, such as stone and wood. The DRB will allow designs that call for combining two types of wood materials (e.g., board & batten or shingle siding above timber siding). Foundations must always be faced with native stone.



Figure 3.10 - Stone Wall Design

3.4.1 Stone Foundation Walls

Foundation walls may be up to one-story in height and surfaced with an approved Red Sky Ranch stone. Walkout basements must always be expressed as part of the foundation. The foundation wall may also extend up to the porch, deck railing height or window sill height. Openings may be arched or spanned with a heavy wood or stone lintel, appropriately sized to have a structural appearance. See Figure 3.7. Cut stone copings and window sills are not permitted.

When walls above the foundation level are surfaced with stone, the stone may be used for a complete wing of the house or the entire house.

Stone surfaces are to be designed to have a “structural” appearance rather than a “veneered” look. Stone walls with or without visible mortar joints are allowed. However, mosaic patterns are not permitted. Dry-laid stone patterns are to look as if they could stand without mortar. In mortared stone walls, mortar joints should be a maximum of ± 3 " wide and have a flush (or “smeared”) profile. Walls are to incorporate a mix of sizes and shapes with larger stones predominantly at lower levels. Natural bedding planes are to be laid horizontally, and horizontal and vertical joints are to be frequently interrupted. Horizontal dimension of individual stone is to be greater than the

vertical dimension. See Figures 3.6 & 3.8. Subtle variations in mortar and stone colors are required; drastic contrasting colors in the stone patterns and between the stone and mortar are not accepted.

3.4.2 Wood Siding Materials

Wood siding types are limited to two types per building, such as shingle and horizontal siding or shingle and board and batten. All wood siding is to have a heavy and rustic appearance, a minimum of 1½" thickness, and detailed to create texture and strong shadow lines (except for wood shingles and board and batten.)

Approved wood siding materials are the following:

- horizontal timbers with or without chinking
- horizontal logs with chinking
- horizontal wood siding
- vertical board and batten
- rustic, natural colored shingles

Combining siding types is recommended to avoid a vertical appearance. Any combination of siding materials that emphasizes a vertical appearance may not be approved.

All milled wood must have a rough-sawn, hand-hewn or reclaimed appearance. Logs are to be natural looking and not milled. All construction shall reflect traditional building techniques and craftsmanship. See Section 3.9.

When combining siding types, lighter weight materials must always be used above heavier appearing materials. Wall materials may change at gables where the wall meets the roof eave. Breaks between different materials must occur only to define separate building wings, not to highlight individual gables and dormers such as at an entry.

3.5 STRUCTURAL EXPRESSION

Objectives:

- *To create buildings with the appearance of authentic, traditional structural systems and construction techniques;*
- *To create buildings that express the rustic, western, Rocky Mountain or Southwestern ranch house styles.*

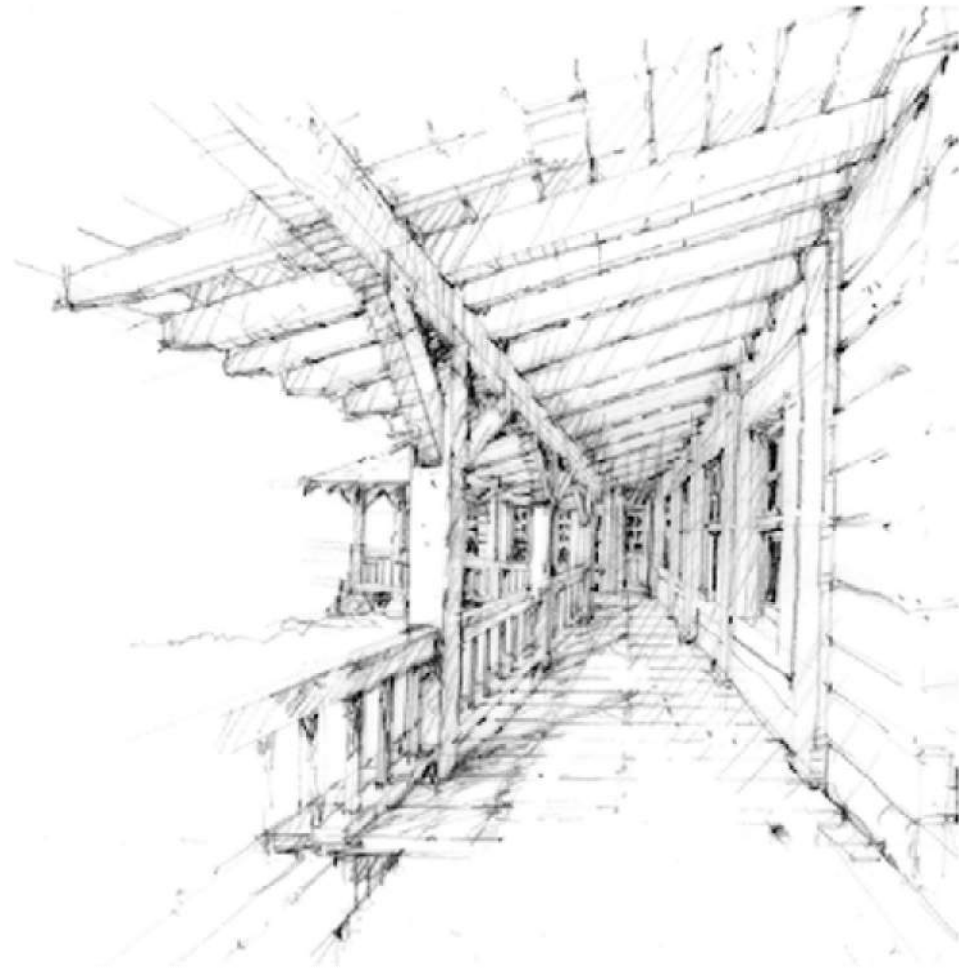


Figure 3.11 - Timber Porch Design

Guidelines:

Structural systems for the buildings are to be visibly expressed

throughout. The columns, beams, purlins, brackets, rafter tails, trusses, etc. that make up the roof, decks, porches, balconies and building wall structure shall all be exposed, treated and finished in rustic, rough-sawn, hand-hewn or natural textures and colors. Structural members and connections shall be detailed to have the appearance of authentic, traditional western or southwestern ranch house buildings. Structural elements may be built of logs or timbers, but not a combination of the two (except for timber rafters). See Figure 3.11.



Figure 3.12 - Windows

Traditional trusses, braces, brackets, and column spacing are to be used where they are needed to keep the appearance of unsupported spans and cantilevers consistent with the structural properties of the visible logs and/or timbers. Design and detailing of these materials is to result in an authentic-appearing structure.

Porches, decks or balconies projecting out beyond an enclosed building form, are to be supported on stone, heavy log, or timber structures no more than one-story in height. If elevated, the undersides of porches and/or decks are to be fully detailed with finished architectural treatments to express the structural system. Small projections may be supported by brackets.

3.6 WINDOWS AND DOORS

Objectives:

- To allow windows to capture distant views;
- To minimize reflectivity of large areas of glass;
- To design window patterns that express traditional western ranch house and craftsman styles.

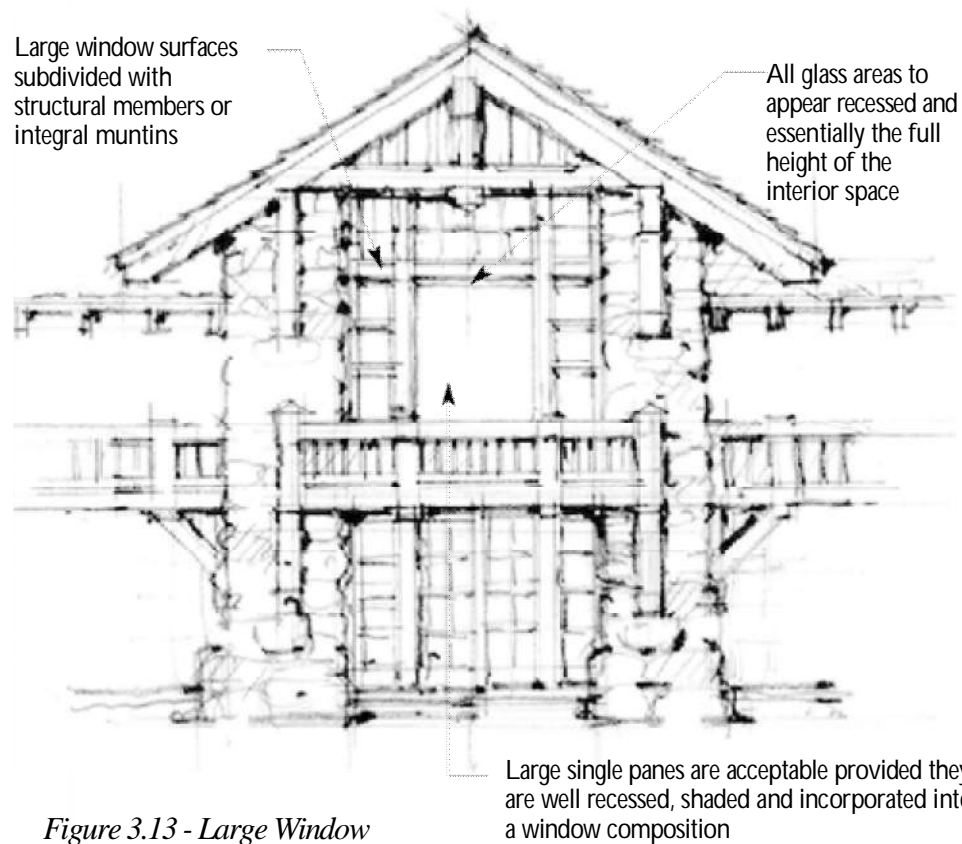


Figure 3.13 - Large Window

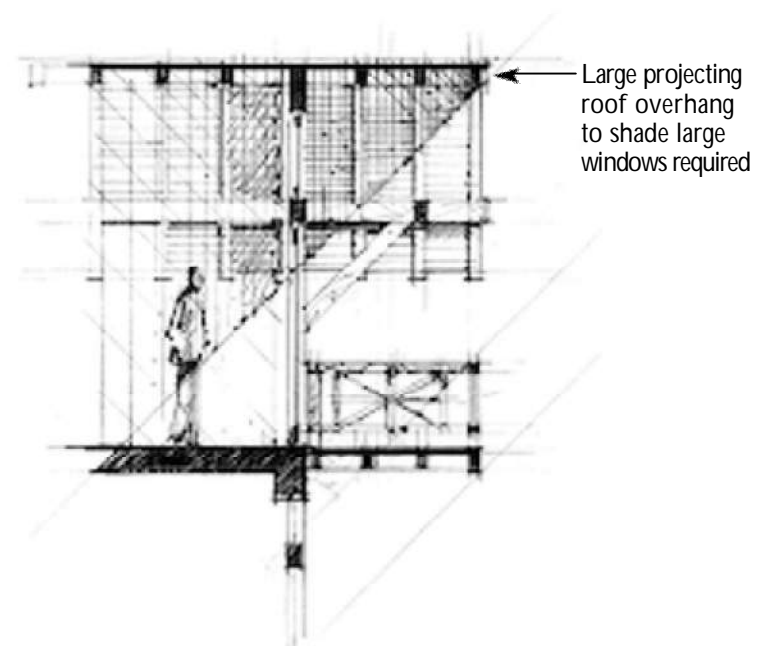


Figure 3.14 - Shading of Windows

Guidelines:

Openings for windows and doors are to be appropriate to the structural expression of the building. For example, if windows or doors are located in a stone wall, they are to be topped with a properly scaled lintel or arch. See Figure 3.12. In log or timber structures, properly sized columns, trusses and lintels can accommodate larger window openings.

All glass areas are to be deeply recessed and shaded. Specifically, large areas of glass, as shown in the accompanying figures, are to be shaded by projecting roof overhangs, balconies or porches, so that their visibility and reflections are minimized as seen from off-site. See Figure 3.14. Window frames are to project out beyond recessed glass surfaces a minimum of 1.5 inches, to provide further shading and to emphasize the wood

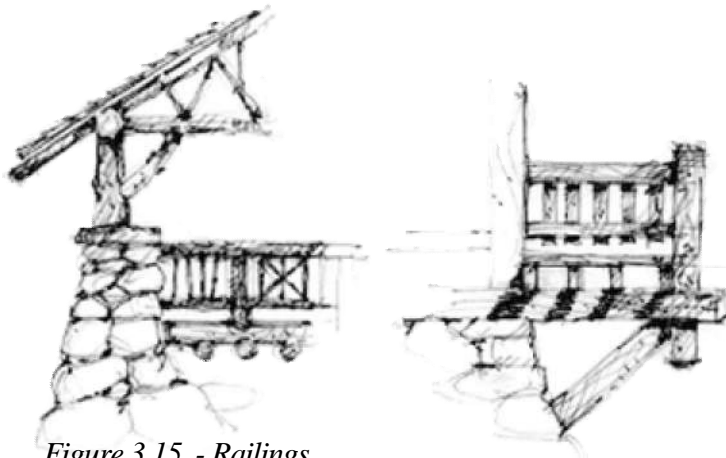


Figure 3.15 - Railings

and/or stone structure.

Large window surfaces are to be subdivided with structural members or integral, (not snap-in) muntins. Large (such as 5 feet x 10 feet) single panes are acceptable in primary view locations provided they are well recessed, shaded and incorporated into a window composition that uses large scale vertical and horizontal structural members and includes multiple smaller sized window elements. See Figure 3.13.

In general, and subject to considerations of views and ample day lighting, solar and other energy-use considerations are to be applied. Glass may be coated and tinted to control solar heat gain, but a mirrored appearance is not acceptable.

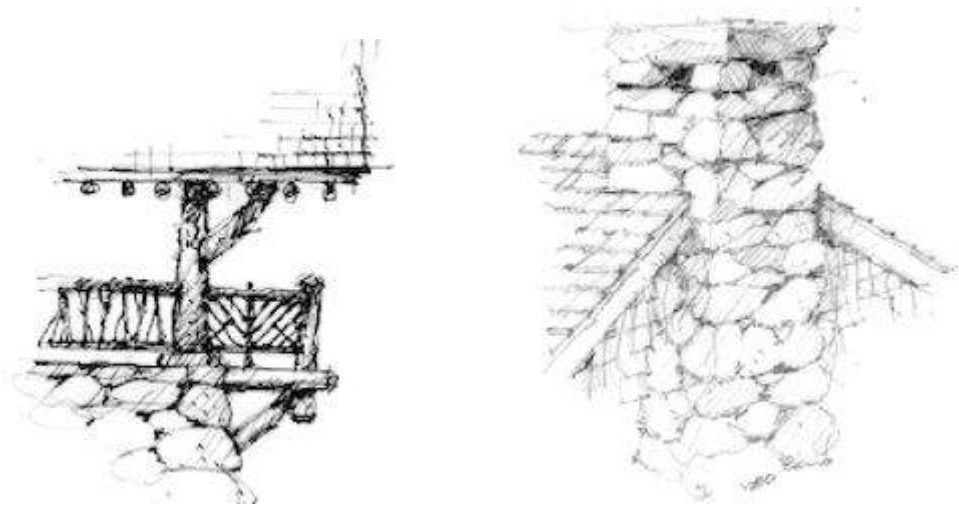


Figure 3.16 – Chimney Design

Arched windows and doors may be used in stone walls but not wood. Windows and doors are to be designed with sills.

Doors, windows and door frames may be stained, painted, clad wood, or painted steel. Refer to Section 3.9 for appropriate colors.

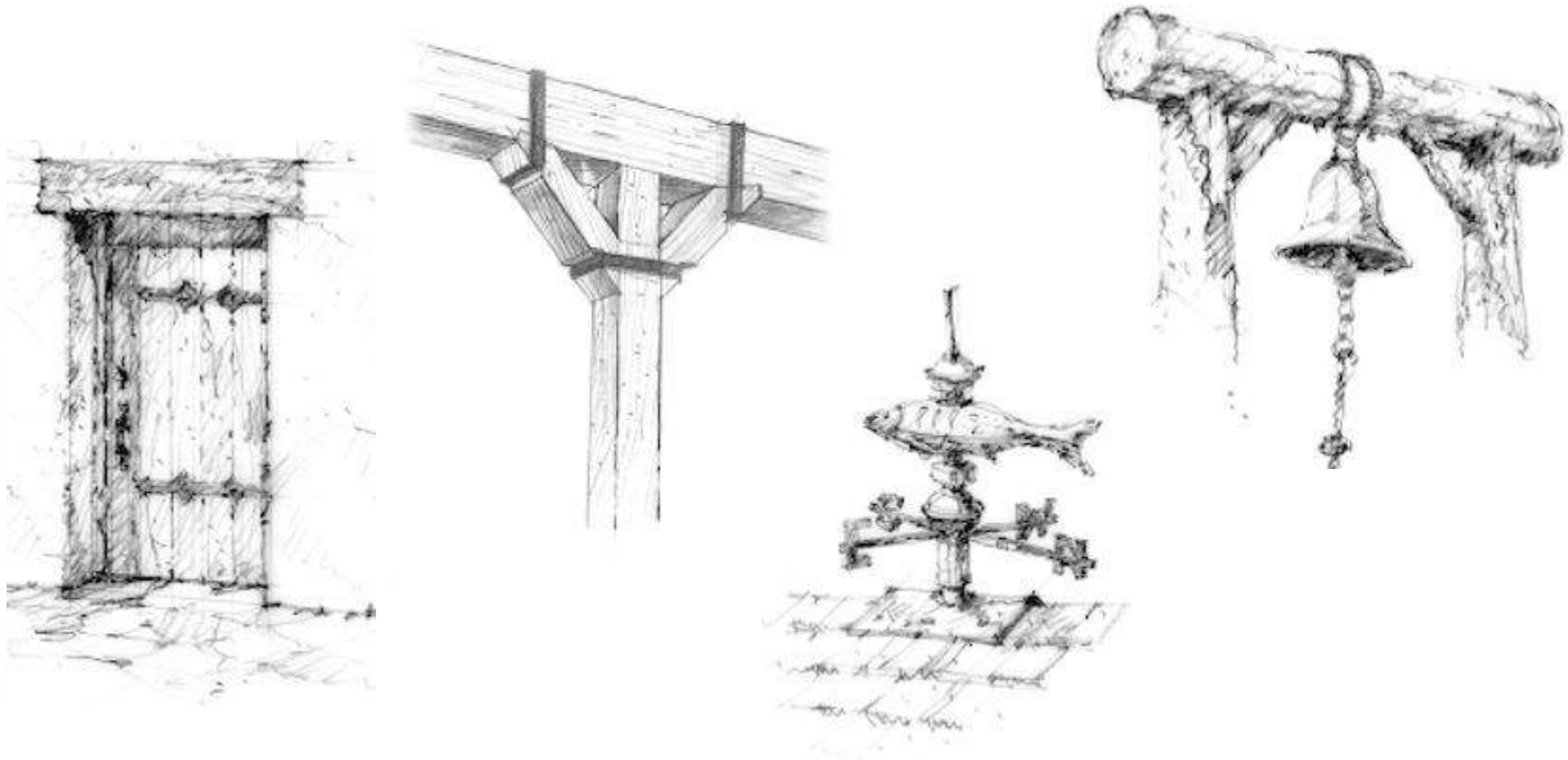


Figure 3.17 - Traditional Metal Elements

3.7 RAILINGS

Objectives:

- *To create authentic appearing railing detailing that draws upon the Rocky Mountain ranch traditions.*
- *To allow for individuality and personal expression*

Guidelines:

Railings on balconies, decks, stairs and porches, are to be made up of structures and materials that meet code requirements and appear as natural extensions of the buildings. Within those limits, personalized designs are encouraged. See Figure 3.15.

3.8 CHIMNEYS

Objective:

- *To provide a traditional expression that conceals flues, vents and other mechanical equipment.*

Guidelines:

Chimneys are to be finished in stone rather than wood or stucco type materials. Flat profile or other simple stone or metal chimney caps are required. See Figure 3.16. In addition, chimney caps must meet current code requirements of Eagle County.

Rooftop equipment and large vents may be grouped and concealed in chimney-like structures that are an integral part of chimney, roof and/or wall designs. All roof penetrations (flues, vents, etc...) must be concealed and/or treated to blend with adjacent materials.

3.9 COLORS

Objective:

- *To blend buildings into their natural settings.*

Guidelines:

The intent is to use the colors of traditional ranch houses that blend into the natural setting. In general, this means:

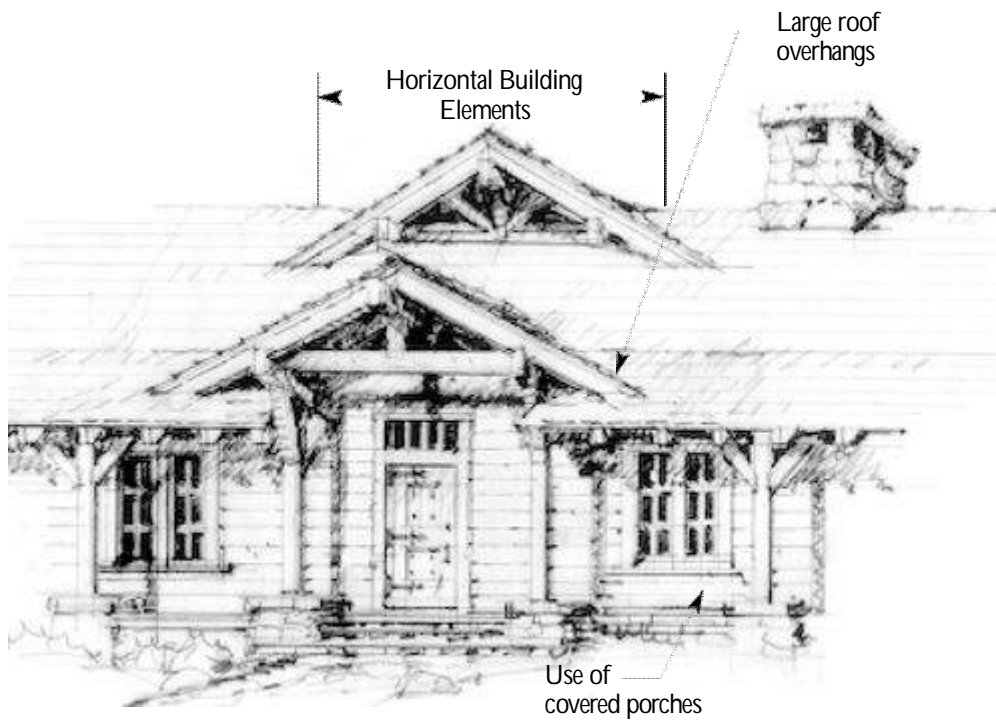
Colors must be such that they will blend the buildings into the surrounding landscape in early spring and late fall. Colors, stains and/or paints must be chosen to create the appearance of weathered materials. All exposed wood siding is to be treated with a semi-transparent stain or sealer to accentuate the grains and natural color variations in the wood. Opaque stains or paint may be used on wood trim.

Windows, doors and their related trim colors are to be selected from darker shades of red, green or other natural colors found on the site, and must complement the overall colors of the building. Bright or light colors, which create strong contrast, will not be acceptable.

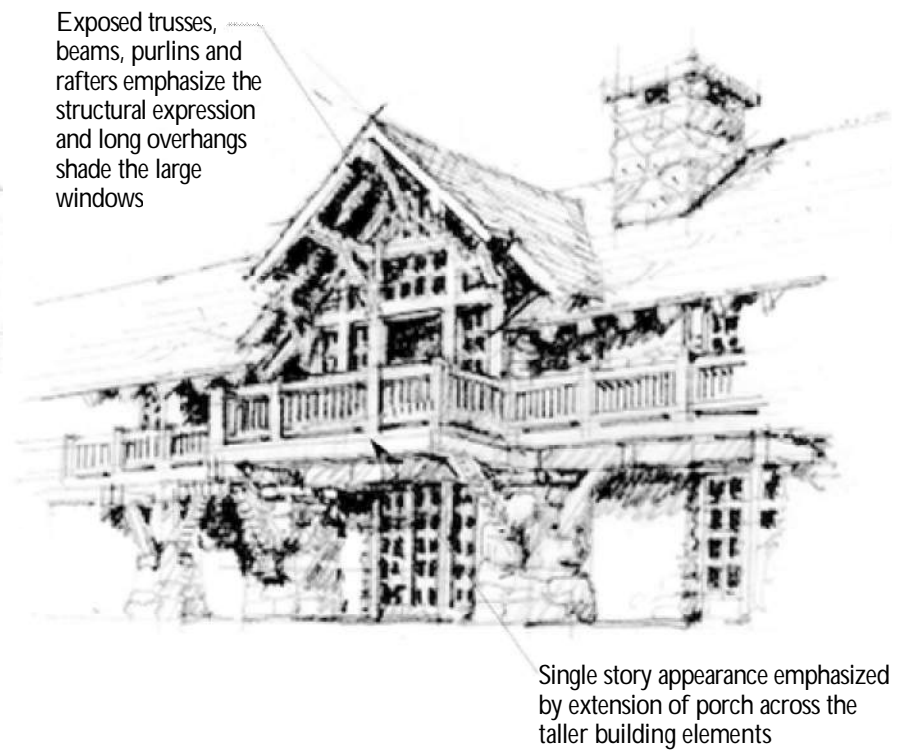
Roof colors are to be the natural colors of wood shakes, or copper in limited areas.

3.10 ARCHITECTURAL PATTERNS

Application of Design Guidelines: Examples of Building Forms and Massing



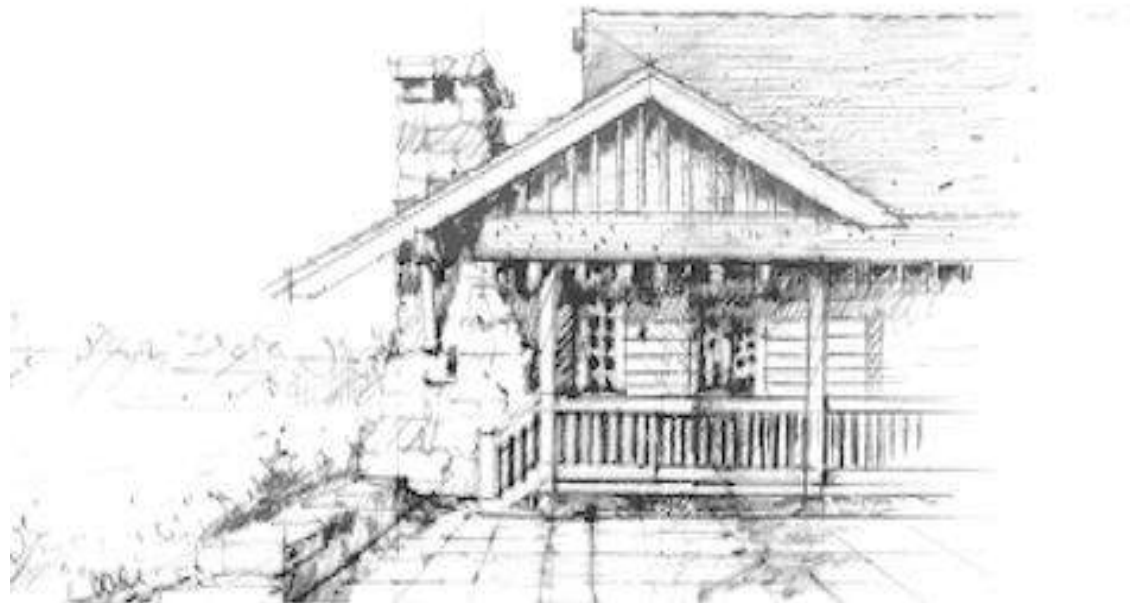
Acceptable Entry Composition



Example of Prominent Gable Structural Expression

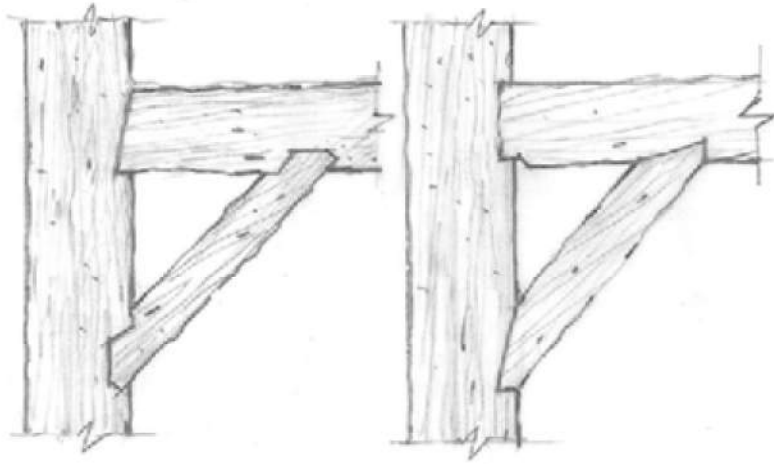
Architectural Patterns

Example of Building Materials and Composition

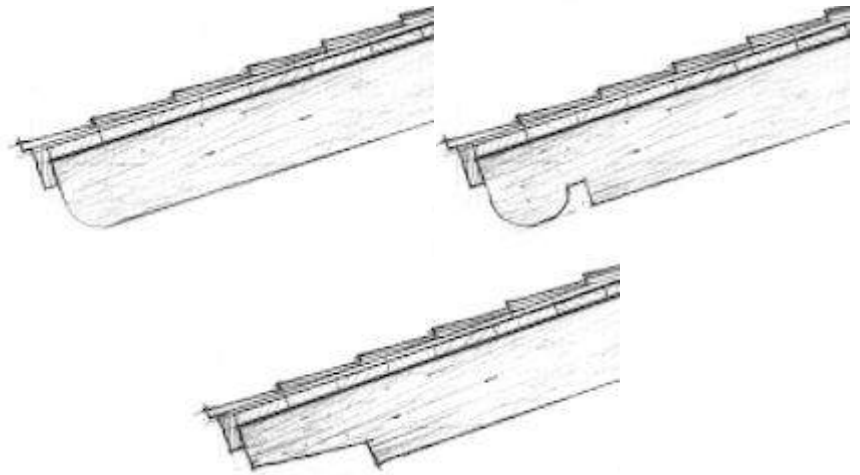
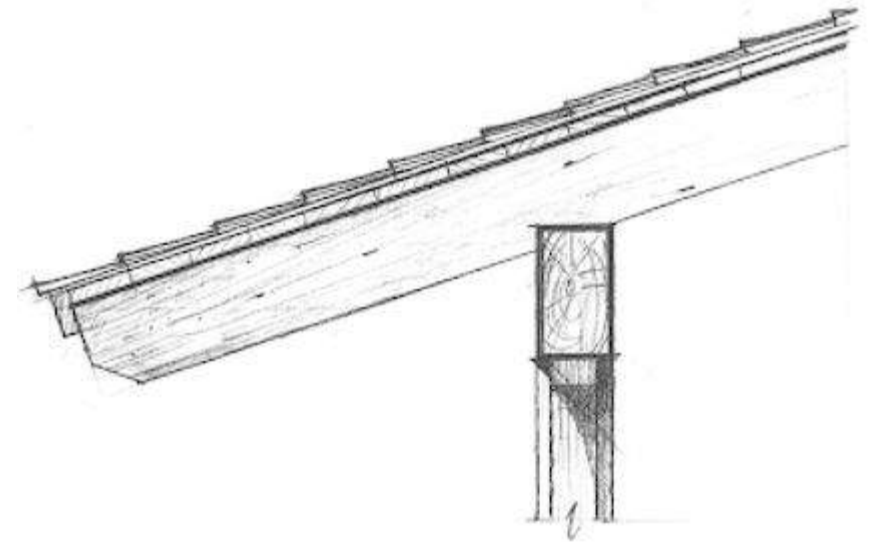


- *Separation of wood siding materials*

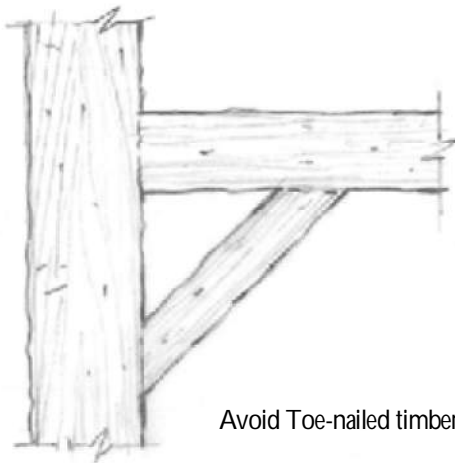
Application of Design Guidelines: Examples of Timber Framing Details



Examples of let-in braces and traditional timber joinery techniques



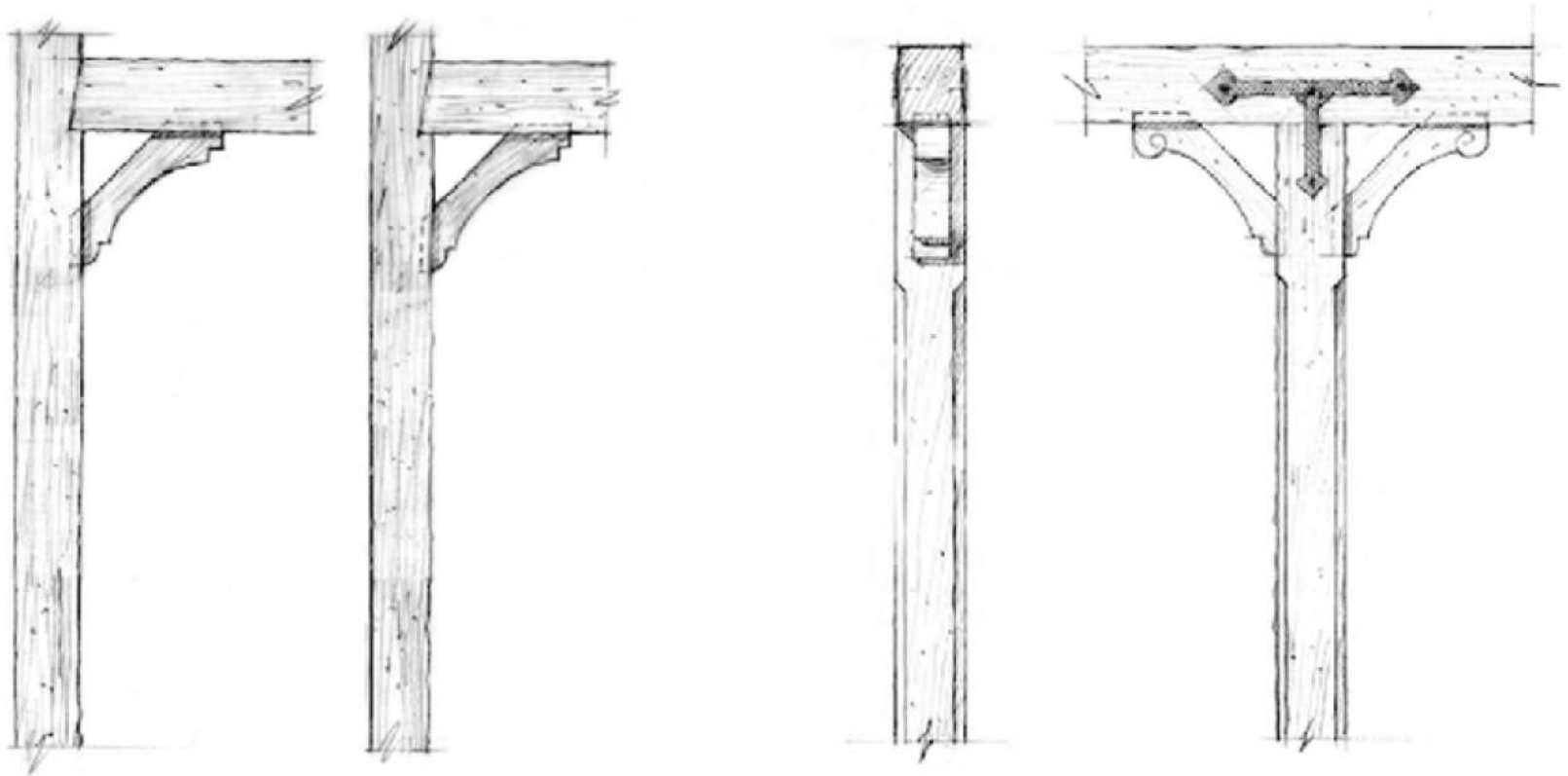
Examples of cut rafter-end detailing



Avoid Toe-nailed timber braces

Architectural Patterns

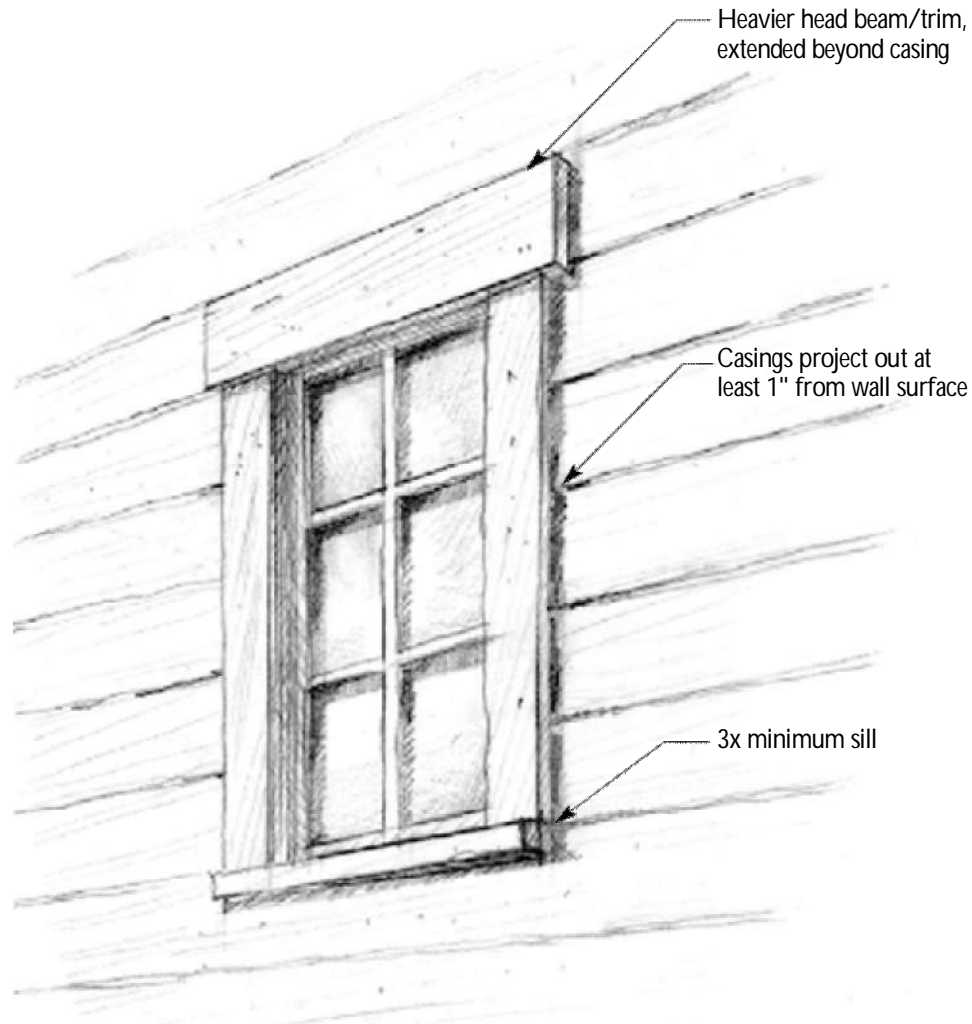
Application of Design Guidelines: Examples of Timber Framing Details



Examples of more elaborate and stylized timber detailing

Architectural Patterns

Windows and Doors



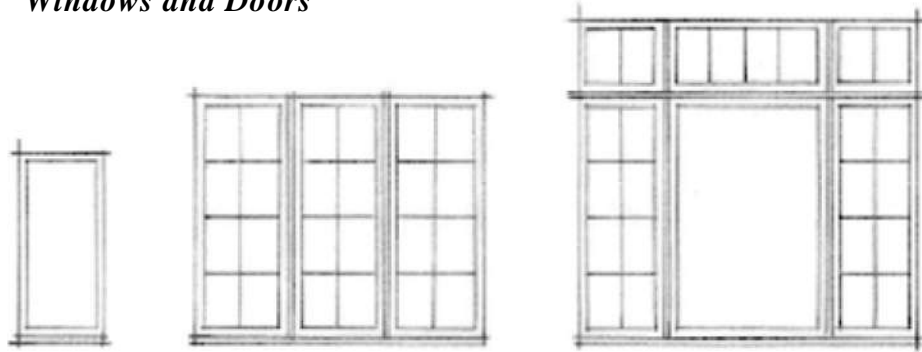
Acceptable window trim detailing



Windows in Stone walls

Architectural Patterns

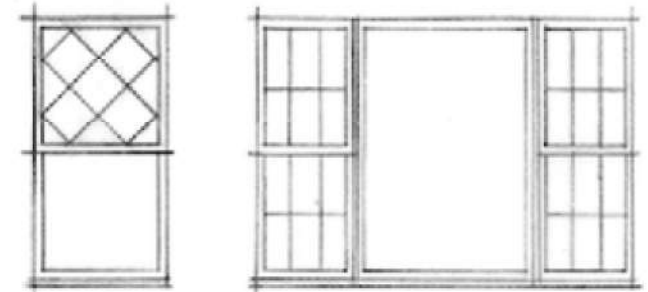
Windows and Doors



These Window Types:

- *Casement windows with or without muntins, and in combination with large picture units and transoms.*

Construction of Doors



Not These Window Types:

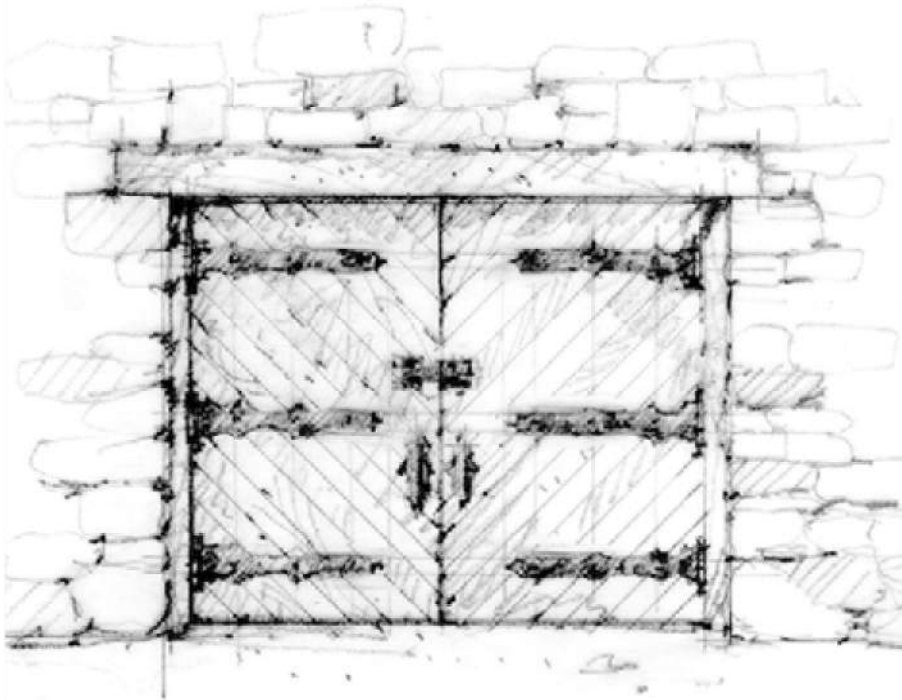
- *Double hung windows in any combination.*



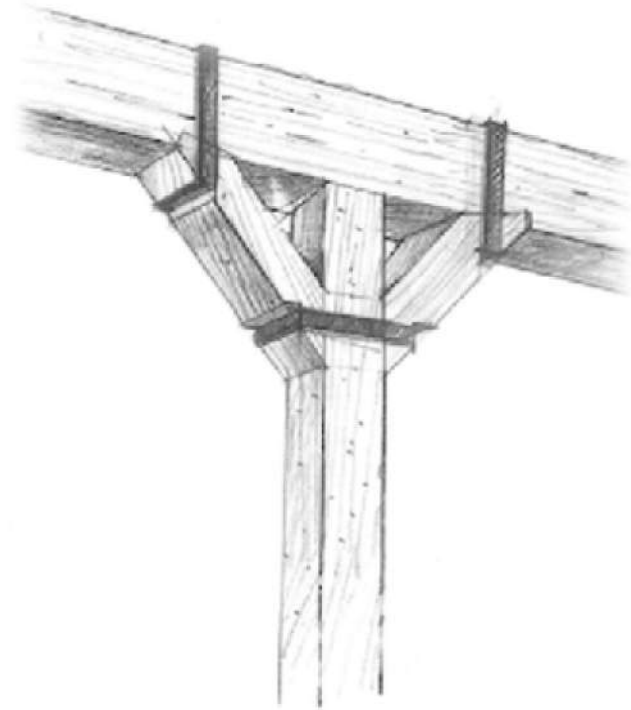
Doors

Architectural Patterns

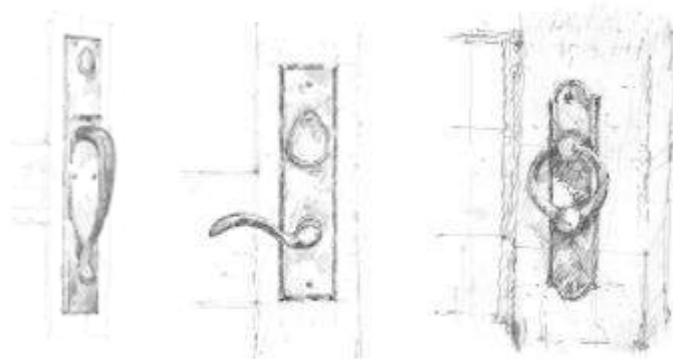
Use of Ornamental Metal Details



Garage door with strap hinges and iron hardware



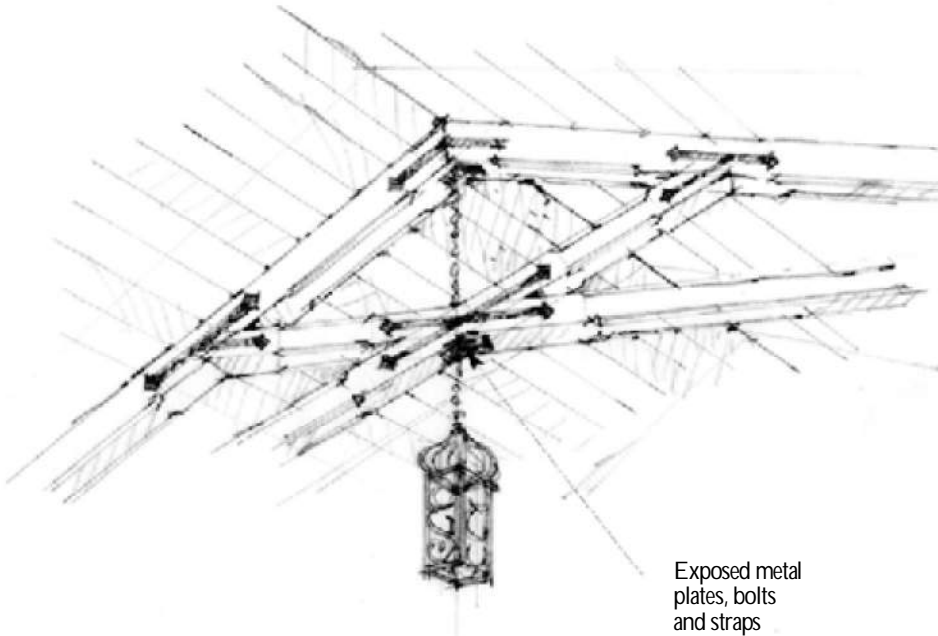
Use of exposed metal fasteners and straps for structural support



Use of rustic hardware

Architectural Patterns

Use of Ornamental of Metal Details



Timber truss detail

Exposed metal plates, bolts and straps

Exposed metal used, for example, for structural connections and finish hardware, is to have a weathered or aged finish or patina in dark colors. Polished metal may be used in very limited applications as accents.



Use of ornamental metal accents

Application of Design Guidelines: Examples of Wood Siding Details

This

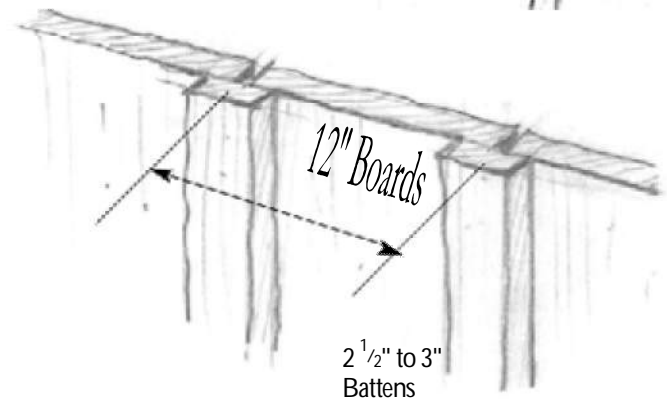
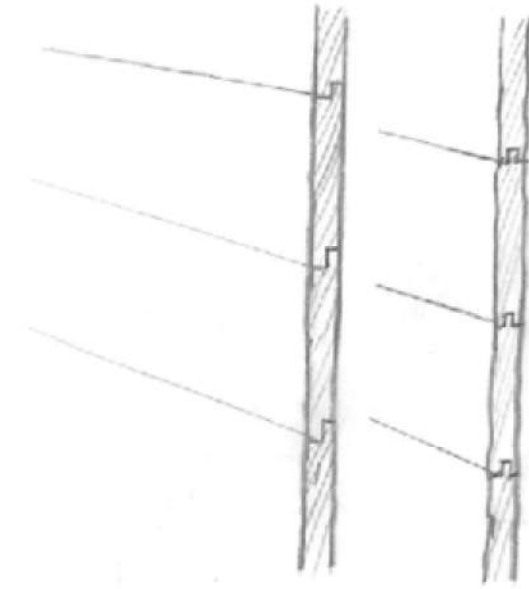
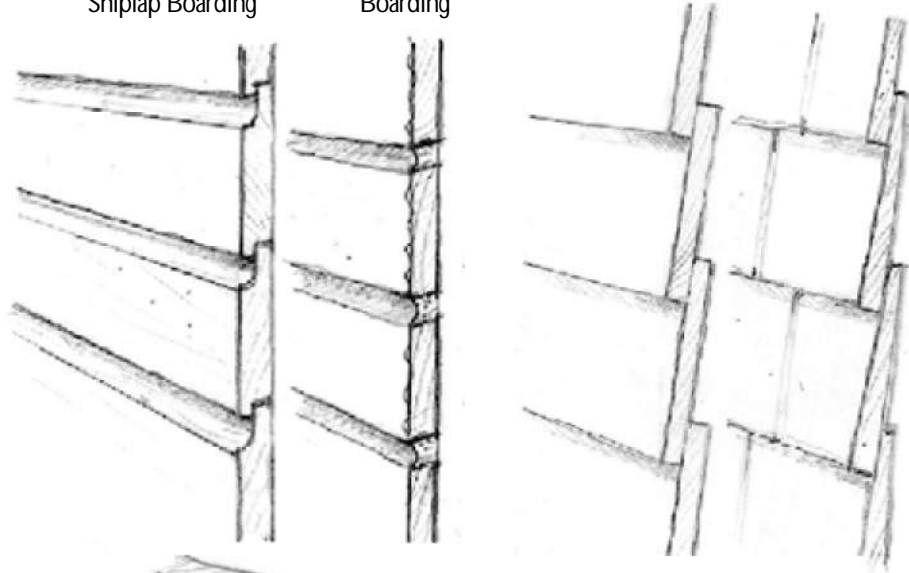
Not This

Grooved Horizontal Shiplap Boarding

Chinked Timber Boarding

Clapboarding

Shake Siding



Vertical Board and Batten Siding

To avoid flat unmodulated wall surfaces, no tightly joined shiplap or T&G siding is allowed. All wood siding should be detailed and applied to create strong shadow lines on wall surfaces.

4.0



RED SKY RANCH DESIGN REVIEW BOARD

The Red Sky Ranch design review process consists of a series of meetings between the Lot Owner and Architect and the Red Sky Ranch Design Review Board (DRB). This process starts with an informal introductory meeting and ends with the completion of home construction. Throughout the process is a series of meetings, or check points designed to ensure a smooth and efficient review of the design of each home. The DRB is intended to assist Owners through the design review process and should be thought of as a member of the Owner's design team.

The DRB is comprised of five members who are selected to represent a cross-section of design professionals and others familiar with Red Sky Ranch and with the conditions and issues involved with designing and building in mountain environments. The DRB meets on a monthly, or as needed, basis and is responsible for reviewing all new construction and modifications to existing homes.

The DRB will evaluate all development proposals in accordance with the Red Sky Ranch Design Guidelines and Regulations.

Some of the design guidelines contained in this document are written as relatively broad standards. The interpretation of these standards is left to the discretion of the DRB. Other guidelines such as building height and form and acceptable materials are more clearly stated as absolute design parameters. It is the intention of this design review process that all home designs comply with these absolute standards.

Each Lot within Red Sky Ranch possess unique characteristics and the Owners also each have their own individual needs and desires. For this reason, the DRB has the authority to approve deviations from any of the design standards in these guidelines. It should be understood, however, that any request to deviate from these guidelines will be evaluated at the sole discretion of the DRB and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the DRB approving any deviation from a design guideline, it must be demonstrated that the proposal is consistent with the overall objectives of these guidelines and that the deviation will not adversely affect adjoining lots or Red Sky Ranch as a whole.

5.0



DESIGN REVIEW PROCEDURES

This section provides a “road map” to guide an Applicant (Owner, Builder, Architect or Owner’s representative) through the review and approval process of the Design Review Board at Red Sky Ranch. This design review process must be followed for all Construction Activity to include:

- The construction of a new building;
- The renovation, expansion or refinishing of the exterior of an existing structure;
- Landscape changes to, any disturbance and/or improvements on a site;
- Interior renovations and modifications are to be reviewed by DRB staff to ensure compliance with the habitable space, parking, and number of dwelling units requirements of these Guidelines. Any interior remodels that would not otherwise fall under DRB review are subject to the Construction Regulations described in Appendix G of this document.

Please refer to Appendix B – Submission Requirements; Appendix C - Design Review Board Application Fees; Appendix D – Single-Family Residential Application Form; Appendix F - Design Review Board Plan Check Summary Checklists; and Appendix G - Construction Activities and Compliance Deposit Regulation for detailed plan checklists, regulations and application requirements.

Red Sky Ranch’s design review process takes place in six steps.

1. Pre-Planning Meeting
2. Conceptual Plan Review
3. Sketch Plan Review
4. Final Plan Review
5. Final Working Drawings Submittal
6. Construction Inspections and Submittals

The Applicant must also meet the submittal and approval requirements of Eagle County in order to obtain a Building Permit. Precise submittal requirements may be obtained from the Eagle County Building Department.

5.1 PRE-PLANNING MEETING

Prior to the preparation of any materials for formal DRB review, the Applicant and consultant(s) must meet with representatives of the DRB for a pre-planning meeting. The purpose of this step is to provide the Applicant with introductory information which will establish the overall regulations, restrictions and/or special considerations for the particular Lot or area involved. This step is mandatory unless specifically waived by the DRB and is for the benefit of the Applicant and the Architect. This meeting will address:

- Property boundaries
- Easements and utilities
- Homesite location
- Architectural theme and special design considerations
- Building program and design rationale
- Submittal requirements
- Timing of future meetings

5.2 CONCEPTUAL PLAN REVIEW

This step is intended to provide the Applicant early feedback on the proposed design of the Lot. The package presented to the DRB should include a conceptual site plan and a least one conceptual elevation. Areas of particular concern should be highlighted for the DRB to review and comment on. A Conceptual plan package shall be submitted at least five (5) working days before the next scheduled meeting of the DRB.

5.3 SKETCH PLAN REVIEW AND APPROVAL

In order to continue the process after the Conceptual Plan Review meeting, the Applicant shall prepare and submit to the DRB for review and approval a sketch plan package. This package should adequately convey existing site conditions, constraints, building orientation and design, vehicular and pedestrian access, the proposed use of exterior materials and colors and conceptual landscape design. A checklist of the required sketch plan documents is located in Appendix B. Sketch plan packages shall be submitted at least fifteen (15) working days before the next scheduled meeting of the DRB.

5.3.1 Sketch Plan Staking

The Applicant will stake the location of corners of the proposed buildings and all other major improvements upon submittal of sketch plan review documents to the DRB. Additionally, trees to be removed and/or protected will be appropriately tagged. In some instances, the DRB may require that ridgeline flagging be erected to indicate proposed heights of buildings.

The DRB will perform a site visit to review the preliminary staking prior to the scheduled sketch plan review meeting.

5.3.2 Sketch Plan Review Meeting

Upon receipt of the required sketch plan documents and completion of staking, the DRB will notify the Applicant of the scheduled meeting date to review the sketch plan documents.

The Applicant and/or consultant(s) must be present at the meeting, or the submittal will be postponed until the next meeting. The DRB will review and comment on the application at the meeting and allow time for discussion with the Applicant and/or consultant(s). Subsequently, within ten (10) working days the DRB will provide the

Applicant with the conclusions of the meeting in writing. A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the DRB a minimum of ten (10) working days prior to the next regularly scheduled meeting.

5.4 FINAL PLAN REVIEW AND APPROVAL

Within one year of sketch plan approval, the Applicant may initiate the final plan review process by submitting required final plan review documents and appropriate fee. The Applicant shall provide all information necessary to reflect the design of the proposed building(s), landscape or other features requiring the approval of the DRB. All architectural plans are to be prepared by a licensed Colorado Architect (see Appendix A - Definitions of this document). Required final plan review documents and procedures are included in Appendix B. All final design documents must be submitted at least 15 working days prior to the next scheduled meeting of the DRB.

5.4.1 Final Plan Review Meeting

Upon receipt of the required documents, the DRB will notify the Owner of the scheduled meeting date to review the final plan design documents.

The Applicant and/or consultant(s) must be present at the meeting, or the submittal will be postponed until the next meeting. The DRB will review and comment on the application at the meeting and allow time for discussion with the Applicant and/or consultant(s). Subsequently, the DRB will provide the Applicant, within ten (10) working days of the meeting, an approval (see Section 5.4.2 below) or conclusive recommendations in writing for refinements to the design. A second review meeting may be necessary to review refinements, revisions and/or new materials. These materials will be provided to the DRB a minimum ten (10) working days prior to the next regularly scheduled meeting.

5.4.2 Final Plan Approval

The DRB will issue final design approval in writing to the Applicant and the Red Sky Ranch Board within ten (10) working days of a vote for approval at a final plan review meeting. If the decision of the DRB is to disapprove the proposal, the DRB shall provide the Applicant with a written statement of the basis for such disapproval to assist the Applicant in redesigning the project so as to obtain the approval of the DRB.

Notification will also be posted in a conspicuous place at Red Sky Ranch. The decision will become final if no appeal is filed by Applicant or the Red Sky Ranch Board within 20 days of DRB decision.

5.5 DESIGN REVIEW BOARD APPEAL PROCESS

5.5.1 Design Review Board Appeal

The Applicant may file a formal appeal with the DRB within 20 days following any DRB decision. The DRB will review the appeal at the next regularly scheduled DRB meeting and render a decision in writing within five (5) working days. This decision will be transmitted both to the Applicant and the Red Sky Ranch Board.

5.5.2 Board of Directors Appeal

The Applicant may submit a formal appeal to the Red Sky Ranch Board within ten (10) working days following the date of notice of a DRB appeal.

The Red Sky Ranch Board shall review the appeal within 60 days from the date of the filing of the appeal and render a decision in writing for the approval or disapproval. Failure by the Red Sky Ranch Board to act within 95 days from the date of the appeal filing will constitute approval.

5.6 FINAL WORKING DRAWING

SUBMISSION

Upon approval of final plans, the Applicant shall prepare and submit final working drawings to the DRB. The contents of the final working drawings submittal should be substantially consistent with the approved final plans, while responding to any conditions or revisions imposed by the DRB at final plan review. Refer to Appendix B for the required final working drawing and procedures.

5.7 EAGLE COUNTY PLAN REVIEW AND APPROVAL

Subsequent to the delivery of final working drawings to the DRB, the Applicant must submit identical final working drawings to the DRB for review and approval prior to submittal to the Eagle County Building Department for its plan check process in order to obtain a building permit. Precise submittal requirements can be obtained from the Eagle County Building Department upon presentation to Eagle County of a photo copy of the warranty deed and a set of plans stamped and approved by the DRB.

5.8 CONSTRUCTION STAKING

Concurrent with the submission of final working drawings, the Applicant shall stake the footprints of all improvements to be constructed on the Site and all parking, storage and laydown areas, and flag all trees to be removed and/or saved according to “Tree Removal Procedures” - Appendix H.

5.9 SITE INSPECTION

Prior to the commencement of any Construction Activity the Architect/Builder will schedule a site inspection with the DRB.

The DRB shall inspect the site within five (5) working days of the request to ensure compliance with approved plan, lot survey points, driveway location, building corners, cut and fill areas, protected vegetation and proposed tree removals.

The Owner will provide the DRB with a detailed plan of the proposed “Construction Area” showing the area in which all Construction Activities will be confined, and how the remaining portions of the Homesite and Lot will be protected. The Construction Area Plan will designate the location and size of the construction material storage and parking areas, and the locations of the chemical toilet, temporary trailer/structure, dumpster, debris storage, fire fighting equipment, utility trenching, and the limits of excavation.

The plan should clearly identify the methods for the protection of adjacent areas, such as fencing, flagging, rope, barricades or other means to be set up prior to construction. Care must be taken to avoid, or if unavoidable, minimize the visual impact of the Construction Area on neighboring Parcels, public areas and roads.

5.10 SUBSEQUENT CHANGES

Subsequent construction, landscaping or other changes in the intended improvements that differ from approved final design documents must be submitted in writing to the DRB for review and approval prior to making changes.

5.11 COMPLIANCE DEPOSIT

Prior to commencing any Construction Activity, a Compliance Deposit shall be delivered to the DRB, on behalf of the Association, as security for the project's full and faithful performance of its Construction Activity in accordance with its approved final plans. (See Appendix G - Construction Activities and Compliance Deposit Regulation).

The DRB may use, apply or retain any part of the Compliance Deposit to the extent required to reimburse the DRB for any cost that the DRB may incur on behalf of the project's Construction Activity. Any fees incurred by the DRB to restore the Compliance Deposit to its original amount shall be reimbursed to the DRB by Owner. Construction Activity shall be halted until the Compliance Deposit is brought up to the original amount.

5.12 CONSTRUCTION INSPECTIONS

In addition to the building inspections required by the Eagle County Building Department, the DRB will check construction to ensure compliance with approved final design documents. If changes or alterations have been found that have not been approved, the DRB will issue a Notice to Comply. Refer to Appendix G, Construction Activities and Compliance Deposit Regulation.

5.13 NOTICE TO COMPLY

When as a result of a construction observation, the DRB finds changes and/or alterations that have not been approved, the DRB will issue a Notice to Comply within 3 working days of the observation. The DRB will describe the specific instances of non-compliance and will require the Applicant to comply or resolve the discrepancies.

5.14 CERTIFICATE OF COMPLIANCE

The Applicant will request from the DRB a Certificate of Compliance for Improvements given final design approval. The DRB will make an inspection of the property within five (5) working days of the request. The DRB will issue in writing a certificate of Compliance if the work was found to be done in compliance with the final design approval. If the work was not done in compliance with the approved final design documents, the DRB will issue a Notice to Comply within three working days.

5.15 NON-LIABILITY

Neither the DRB nor any member, employee, consultant, or agent will be liable to any party for any action, or failure to act with respect to any matter if such action or failure to act was in good faith and without malice.



DEFINITIONS

Unless the context otherwise specifies or requires, use of the following words or phrases when used in these Design Guidelines shall have the following meanings:

Applicant

An Owner or Owner’s representative who is authorized to represent and/or act upon any application materials or submittals.

Architect

A licensed Architect in the State of Colorado who is required for the design of all buildings.

Builder

A person or entity engaged by an “Owner” for the purpose of constructing any improvement within the Project. The “Builder” and “Owner” may be the same person or entity.

Building Coverage

The total area of a Lot covered by building or buildings, measured at the ground surface. Building coverage is measured from outside of all exterior walls at ground level and shall include stairways, fireplaces, covered parking and walkway areas, porte-cocheres, and all cantilevered building areas. In effect, it is the area that is covered by building(s) and does not include roof overhangs, unenclosed walkways, usable areas under above-grade decks, or

similar extensions. It excludes uncovered decks, porches, patios, terraces and stairways less than 30 inches above finished grade.

Building Envelope

That portion of a Lot, as described in Section 2.1 of this document which encompasses the area in which all improvements must be built as specified on the Lot Diagram for each Lot.

Building Height

Building Height (exclusive of chimneys) shall be measured from the lowest point around the building at existing or finished grade (whichever is more restrictive) to the highpoint of the highest roof ridge of the main building mass. Existing grade is the natural topography that exists before any development takes place. Refer to Figure 3.3.

Compliance Deposit

The deposit that the Owner is required to deliver to the Red Sky Ranch Design Review Board prior to commencing a Construction Activity.

Construction Site

A site upon which Construction Activity takes place.

Construction Activity

Any site disturbance, construction, addition or alteration of any building, landscaping, or any other improvement on any Site.

Construction Vehicle

Any car, truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

Design Guidelines

The review procedures, restrictions, and construction regulations adopted and enforced by the Design Review Board as set forth in this document and as amended from time to time by the Design Review Board.

Design Review Board (DRB)

The committee appointed by the Declarant described in the Covenants, Conditions, and Restrictions (CC&R's) as the "Design Review Board". The Design Review Board shall review and either approve or disapprove proposals and/or plans and specifications for all Construction Activity within Red Sky Ranch.

Excavation

Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation or soil testing), including any trenching which results in the removal of earth, rock, or other substance or any grading of the surface.

Fill

Any addition of earth, rock, or other materials to the surface of the land, which increases the natural elevation of such surface.

Gross Floor Area

The total floor area of a building which includes basements, covered parking, storage and mechanical area (for Metropolitan District tap fee purposes) as measured from outside wall to outside wall. The DRB fee is based on this square footage.

Improvement

Any changes, alterations, or additions to a Lot including any excavation, fill, residence or buildings, outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, landscape plantings, fences, signs, and any structure of any type or kind.

Impervious Coverage

The total Lot covered by building or buildings and related site improvements such as patios, decks, terraces, pools, tennis courts, walks, paths and all paved areas including driveways.

Owner

The term “Owner” shall mean the record holder of legal title to fee simple interest in a Unit or interest therein. The Owner may act through an agent provided that such agent is authorized in writing to act in such capacity.

Red Sky Ranch Board

The term “Red Sky Ranch Board” shall mean and refer to the Board of Directors of the Red Sky Ranch Association, a Colorado non-profit corporation, and its successors and assigns.

Red Sky Ranch Development Plan

A document showing easements, lot lines, Building Envelopes and approximate existing site features affecting development.

Residence

The building or buildings, including any garage, or other accessory building, used for residential purposes constructed on a Lot, and any improvements constructed in connection therewith.

Secondary Residence

One or more rooms which comprise a fully functional living unit, including a separate entrance, kitchen, bathroom etc. occupied by one person, family or group of people living independently from the primary Residence. No Secondary Residences are permitted on Tract AA, Red Sky Ranch.

B



DESIGN REVIEW AND SUBMISSION REQUIREMENTS

B1 SKETCH PLAN REVIEW APPLICATION

PACKAGE

A. Survey and Site Photographs

Two copies of a property survey (minimum scale: 1"=20'-0") prepared by a licensed surveyor indicating property boundaries, the area of the property, all easements of record, Homesite, topography at 2 foot intervals and any significant natural features such as rock outcroppings, watercourses, or existing trees with caliper widths of 3 inches in diameter or greater. To facilitate the review process the submission will not be considered complete without clearly identified existing tree and shrub masses with general sizes and heights noted. At heavily wooded sites, the tree survey may be limited to trees in the vicinity of the Homesite and the proposed driveway. The general masses of tree and shrub types may be information added to the survey by the Architect or Landscape Architect.

Two sets of color site photographs (4" x 6" min. size) of the site area to adequately describe the neighborhood including, site features, vegetation, views and/or relationship to roads and adjoining Lots.

B. Proposed Site Plan

Two sets full size and six sets 11"x17" reductions of the site plan (minimum scale 1"=20'-0"), indicating existing and proposed topography, property boundaries, the footprint(s) of buildings relative to the Homesite area, driveway access with proposed grades, existing vegetation, existing rock outcroppings, all easements of record, proposed limits of construction, scale and north direction.

C. Building Plans

Two sets full size and six sets 11"x17" reductions of plans (minimum scale 1/8"=1'-0"), including floor plans for each level of building(s) and exterior elevations and roof plan indicating elevations for each floor and the highest roof ridge. Overall building dimensions should be indicated.

D. Site Sections

Two sets full size and six sets 11"x17" reductions (minimum scale 1"=20'-0") of sections showing proposed buildings and elevations in relation to surrounding site, including adjacent Lots, residences and roads. A minimum of two sections, one in each direction shall be included.

E. Building Height Calculation

One copy of Building Height calculations drawn over building elevations, relating to, and coordinated with the required topographic survey. Existing and finished grades should be clearly indicated around the perimeter of all proposed structures.

F. Conceptual Landscape Plan

Two sets full size and six sets 11"x17" reductions of the landscape plan (minimum scale 1"=20'-0"), including location and type of existing vegetation, existing rock outcroppings, limits of site disturbance, proposed areas of new landscaping, revegetation specifications for reseeding and mulching and preliminary drainage plan and erosion control measures.

G. Study Model (1"=20'-0" minimum)

One study model which indicates three dimensional massing and relationship to site.

H. Design Review Board Application and Fee

Submit one copy of completed application and fee with drawings. Fee is based on Gross Floor Area in accordance with current fee schedule. (Refer to Appendix A for Definitions , to Appendix D for example of application form and Appendix C for Design Review Board Application Fees).

***B2 FINAL PLAN REVIEW APPLICATION
PACKAGE***

A. Final Site Plan (minimum scale 1"=20'-0")

The final site plan shall indicate proposed building footprint(s), roof dripline, property boundaries and easements, scale and north direction, utility locations, existing vegetation, existing and proposed 2 foot contours, areas of cut and fill, drainage, limits of construction, proposed roads, driveways, sidewalks, decks, and any other proposed improvements. Proposed driveways should include spot elevations. Snow storage areas should be located and building site coverage as a percent of land area should be noted on plans.

B. Footing and Foundation Plan (scale 1/4"= 1'-0")

Submit plans and sections to illustrate the location and size of foundation walls and footings. Foundation plans should clearly indicate unexcavated and crawl space areas.

C. Floor Plans (scale 1/4"= 1'-0")

Indicate all room dimensions, door and window locations and sizes, location of mechanical and electrical systems and fire sprinkler and monitoring systems. Indicate the location and type of all exterior lighting fixtures, proposed fireplaces, and kitchen appliances. Indicate location and area allocated to the secondary residence if applicable.

D. Elevations. (scale 1/4"= 1'-0")

Illustrate the exterior appearance of all views labeled in accordance with the site plan. Indicate the height of chimney(s) as compared with the ridge of the roof, the highest ridge of the roof, the elevation of each floor, and existing and finished grades for each elevation. Describe all exterior materials, colors, and finishes (walls, roofs, trim, chimneys, windows, doors, etc.) and locate all exterior lighting fixtures. Indicate shadow patterns and material textures.

E. Building Sections (scale 1/4" or 1/2"= 1'-0")

Indicate building walls, floors, interior relationships, finished exterior grades and any other information to clearly describe the interior/exterior relationships of the building as well as the building's relationship to the site.

F. Perspective Sketches (scale optional)

Provide a ground level perspective sketch(s) of the building from a location(s) representing a primary public exposure to the building. This sketch should indicate exterior shadow patterns, materials, textures, and trim details.

G. Model (scale 1/16", 1/8" or 1/4"=1'0")

Indicate three-dimensional building massing, form, openings, and relationship to the surrounding site topography.

H. Details

Provide design details to sufficiently represent the visual expression of the building, exposed connections, and material interfaces. Include soffit/fascia details, window head and sill details, railing details, and any other information necessary to describe the project's exterior.

I. Building Height Calculations

Submit one copy of building height calculations, drawn over the building elevations.

J. Roof Plan

Indicate areas of snow shedding and water removal, as well as the specific techniques proposed to manage snow shed areas which may conflict with pedestrian and vehicular zones. In addition, indicate the location of all mechanical devices which are proposed to penetrate the roof (chimneys, flues, plumbing vents etc.).

K. Landscape Plans (minimum scale 1"=20'-0").

The proposed landscape plans should include:

- *Grading plan* - Include existing and proposed contours at 2 foot intervals, spot elevations, drainage patterns, rim and invert elevations and snow storage areas.
- *Planting plan* - Include plant material legend which lists common and botanical names, plant sizes and plant quantities which are keyed to locations on plan. Locate rock outcrops, decks or patios, service yards, driveways, and any other freestanding structures.
- *Irrigation Plan* - Locate all temporary and permanent irrigation systems, including controllers and type and size of equipment. For seeded areas, rates and method of application per 1,000 square foot increments, mulch type, rate and stabilization technique and fertilizer type and time of application are required for review.

- *Lighting* - Locate in detail all proposed outdoor lights and signs. Submit cut-sheets of all proposed light fixtures and indicate the lighting control strategy.
- *Identification Sign* - Indicate and detail proposed identification sign.

L. Specifications

Provide written specifications, samples and color boards as appropriate for the following items:

- Exterior wall materials and colors, (samples of logs must be submitted for proposed log buildings);
- Windows and exterior doors with colors;
- Exterior trim materials and colors;
- Fireplace equipment cut-sheets;
- Exterior lighting fixture cut-sheets.

M. On-Site Mock Up

An on site full scale mock-up of all exterior materials and colors is required during the construction phase for final DRB approval.

N. Erosion Control and Revegetation Plan

Indicate the means and time schedule by which the prevention of erosion and stream sedimentation will be addressed during and after construction, including any of the following that are appropriate for the site in question:

- The limits of construction and the technique proposed for defining that limit prior to and during construction;
- Location and proposed method of tree and vegetation protection;
- Placement and type of perimeter filters;
- Water control methods;
- Vehicular access points and surface treatment;
- Spoil storage and stabilization measures;
- Siltation control devices;
- Proposed revegetation methods;
- Proposed seed and fertilizer types, application rates and methods;
- Mulch type, rate application and stabilization methods;
- Type and location of any permanent or temporary irrigation methods to be used.

O. Design Review Board Application and Fee

Submit one copy of completed application and fee with drawings. Fee is based on Gross Floor Area (see Definitions, Appendix A of this document) in accordance with current fee schedule. (Refer to Appendix D for example of application form and Appendix C for Design Review Board Application Fees).

B3 FINAL WORKING DRAWING SUBMISSION

Upon approval of final plans the Applicant shall prepare and submit final working drawings to the DRB. The contents of the final working drawings submittal should be substantially consistent with the approved final design plans, while responding to any conditions or revisions imposed by the DRB at final design review. The final working drawing submittal package shall include the following drawings:

A. Final Working Drawings

B. Initial Erosion Control Plan

C. Permanent Erosion Control Plan

D. Transportation and Parking Plan - This plan shall describe:

- how and where construction vehicles will be parked at the Construction Site during Construction Activity.
- the maximum number of Construction Vehicles that will be parked at or adjacent to the Construction Site at any one time.
- the manner in which construction workers will be transported to and from the Construction Site during Construction Activity.

B4 EAGLE COUNTY PLAN REVIEW AND APPROVAL

Subsequent to the delivery of final working drawings to the DRB the Applicant may submit identical final working drawings to the Eagle County Building Department for its plan check process in order to obtain a building permit. Precise submittal requirements can be obtained from the Eagle County Building Department upon presentation to Eagle County of a photo copy of the warranty deed and a set of plans stamped and approved by the DRB.

C

DESIGN REVIEW BOARD APPLICATION FEES

RED SKY RANCH DESIGN REVIEW BOARD APPLICATION FEE SCHEDULE FOR SINGLE FAMILY RESIDENTIAL LOTS

<i>Square Feet of Max. Gross Floor Area</i>	<i>Sketch Plan Fee</i>	<i>Final Plan Fee</i>	<i>Total Fee</i>
0 – 5,000 SF	\$2,500	\$2,500	\$5,000
5,000 – 7,500 SF	\$3,000	\$3,000	\$6,000
7,501 – 10,000 SF	\$3,500	\$3,500	\$7,000
10,001 – 12,500 SF	\$4,000	\$4,000	\$8,000
12,501 +	\$5,000	\$5,000	\$10,000

Miscellaneous Notes:

- Minor projects of under \$250,000, fee is 1.5% of project costs, minimum of \$150.
- Modification to previously approved plans if implemented during initial construction, \$150.
- The DRB may impose an additional fee of \$1,000 for any project having more than two Sketch Plan reviews or more than one Final Plan review.

- Lot Amendments - \$1,000.
- Appeals - \$500.
- Signs and/or Satellite Dishes if presented independently, \$50.
- Fees must be paid at time of submittal.
- Fees are calculated on Gross Floor Area, defined as the total floor area measured from the outside of all exterior walls, including basements, covered parking, storage and mechanical areas within a building.
- Fees for projects outside the scope of the current fee schedule will be determined by the DRB staff.
- Late submittal fee shall be an additional 50% of the fee due at that meeting. Acceptance of submittals after the deadline shall be at the discretion of the DRB staff.
- Make checks payable to Red Sky Ranch Association.

D



SINGLE FAMILY RESIDENTIAL APPLICATION

For the most recent application forms,

Please contact the Design Review Administration Office

Or

Visit www.designreviewadmin.com

E



SATELLITE DISHES - DESIGN REVIEW BOARD POLICY

A. GENERAL POLICIES:

1. An application fee, and proposed location for all satellite dishes must be received by the Red Sky Ranch DRB prior to approval.
2. Satellite dishes must be substantially screened from view from adjacent properties and from adjacent road right-of-ways without impairing the signal. Screening may utilize a portion of an existing building; however, a fence for the sole purpose of screening may not be used.
3. Satellite Dishes must be located and screened within the designated Homesite area for the Lot. If it is necessary to locate the dish outside of the Homesite area it must be demonstrated that it is completely screened from off-site views.
4. Satellite dishes may be wire mesh or solid. Satellite dishes must be a solid color, with no logos, painted to match surrounding equipment or environs.
5. One dish will be allowed per building, such as a single family, primary/secondary or duplex home, townhouse project, condominium, lodging or multi-purpose building.
6. For the purpose of assuring equal access to all Owners within a condominium building an application must be made in the name of or through the association.
7. The satellite dish shall be located in such a manner with consideration for safety.

B. SPECIFIC POLICIES FOR RESIDENTIAL SITES

1. The maximum diameter of dishes shall be one meter, or 39 inches.

C. SPECIFIC POLICIES FOR COMMERCIAL SITES

1. The maximum diameter of dishes shall be one meter, or 39 inches.
 2. Dishes may be incorporated into surrounding equipment in conjunction with screening.
-

F

DESIGN REVIEW BOARD PLAN CHECK SUMMARY CHECKLIST



RED SKY RANCH

***DESIGN REVIEW BOARD PLANCHECK
SUMMARY CHECKLIST***

***RED SKY RANCH DESIGN REVIEW BOARD
SINGLE FAMILY RESIDENTIAL
SKETCH PLAN SUMMARY***

Date Submitted: _____

Project Name: _____

Project Location: Lot: _____ Address _____

Applicant Name: _____

Owner Name: _____

Submittal Requirements:

Two sets full size and six sets reduced size of the follow:

____ Stamped survey

____ Site plan

____ Preliminary landscape plan

____ Floor plans

____ Elevations

____ Roof plan

Site sections

Two sets of site photographs

One set of building height calculations

Study Model

Application

Fee \$ _____

SKETCH PLAN REVIEW

SITE RELATED ISSUES

Yes No N/A

- ___ ___ ___ Scale indicated on site plan
- ___ ___ ___ Property lines, Easements, Building Envelope and Homesite shown
- ___ ___ ___ All improvements within Homesite
- ___ ___ ___ Existing and proposed topography shown
- ___ ___ ___ Maximum driveway width is 12 feet
- ___ ___ ___ First 40 feet of driveway is asphalt
- ___ ___ ___ Driveway grades in compliance (_____ %)
- ___ ___ ___ Required parking met (number provided _____)
- ___ ___ ___ Adequate maneuvering space provided on-site
- ___ ___ ___ Minimal grading proposed
- ___ ___ ___ Grading less than 2:1
- ___ ___ ___ Retaining walls less than 6 feet in height
- ___ ___ ___ Drainage plan resolved on property
- ___ ___ ___ Building siting parallel to contours
- ___ ___ ___ Elevations of each floor indicated
- ___ ___ ___ Elevation of lowest level within 24 inches of lowest grade

ARCHITECTURAL ISSUES

Yes No N/A

- ___ ___ ___ Building height calculations within limits (_____ ft)
- ___ ___ ___ Floor area calculations accurate (_____ sq. ft.)
- ___ ___ ___ Elevations of each floor indicated
- ___ ___ ___ Fireplace(s) in compliance
- ___ ___ ___ Secondary unit proposed - complies with requirements
- ___ ___ ___ Overall building dimensions indicated
- ___ ___ ___ Roof pitch within requirements (Roof pitch _____)
- ___ ___ ___ Elevation of highest roof ridge indicated
- ___ ___ ___ Main form has open gables with continuous eaves
- ___ ___ ___ Main ridge limited to 125', or longer with substantial break
- ___ ___ ___ 2' min. side overhangs on gables and dormers
- ___ ___ ___ Dormers are max. 10' wide on other sides
- ___ ___ ___ Lower level expressed as stone foundation

- ___ ___ ___ Main building walls limited to one-story; two story at gable ends
- ___ ___ ___ Decks and porches used to break up two story walls
- ___ ___ ___ Decks and porches supported by stone columns or brackets
- ___ ___ ___ Exterior wall finishes: Primary wall material
- ___ ___ ___ Secondary wall material
- ___ ___ ___ Structural expression acceptable
- ___ ___ ___ Garage does not exceed 15% of Gross Floor Area, if more than 3-car
- ___ ___ ___ Window patterns acceptable
- ___ ___ ___ Chimney and mechanical flues identified on all plans

RED SKY RANCH DESIGN REVIEW BOARD
SINGLE FAMILY RESIDENTIAL
FINAL PLAN SUMMARY

Date Submitted: _____

Project Name: _____

Project Location: Lot: _____ Address: _____

Applicant Name: _____

Owner Name: _____

Submittal Requirements:

Two sets full size and six sets reduced size of the follow:

Stamped survey

____ Site Plan

____ Grading Plan

____ Erosion Control and Revegetation Plan

____ Landscape plan

____ Floor Plans

____ Elevations

____ Roof plan

____ Building sections

____ Perspective Sketches

____ Footing and Foundation Plan

____ Details

One set of building height calculations

Color board

Application

Fee \$ _____

FINAL PLAN REVIEW

SITE RELATED ISSUES

Yes No N/A

- ___ ___ ___ Plan prepared by registered engineer
- ___ ___ ___ Scale indicated on site plan
- ___ ___ ___ Property lines, Easements, Building Envelope and Homesite shown
- ___ ___ ___ All improvements within Homesite
- ___ ___ ___ Existing and proposed topography shown
- ___ ___ ___ Maximum driveway width is 12 feet
- ___ ___ ___ First 40 feet of driveway is asphalt
- ___ ___ ___ Driveway grades in compliance (_____%)
- ___ ___ ___ Required parking met (number provided _____)
- ___ ___ ___ Adequate maneuvering space provided on-site
- ___ ___ ___ Culvert at driveway indicated
- ___ ___ ___ Limits of construction indicated
- ___ ___ ___ Minimal grading proposed
- ___ ___ ___ Re-grading blends into natural terrain
- ___ ___ ___ Re-grading limited to 2:1 slope
- ___ ___ ___ Drainage resolved on property
- ___ ___ ___ Utility routes/connection points indicated
- ___ ___ ___ Utility meter location shown
- ___ ___ ___ Maximum retaining wall 6' achieved
- ___ ___ ___ Fences/gates within Homesite
- ___ ___ ___ Roof overhangs indicated
- ___ ___ ___ Elevations of each floor indicated
- ___ ___ ___ Finished floor elevation of lowest level no more than 24" above grade
- ___ ___ ___ Satellite dish location indicated
- ___ ___ ___ Site lighting plan minimizes lighting

ARCHITECTURAL ISSUES

Yes No N/A

- ___ ___ ___ Height calculations within limits (Building Height _____ft.)
- ___ ___ ___ Floor area calculations accurate (Square Feet _____)
- ___ ___ ___ Fireplace(s) in compliance
- ___ ___ ___ Secondary unit proposed - complies with requirements
- ___ ___ ___ Roof pitch within requirements (Roof pitch _____)

- ___ ___ ___ Main form has open gables with continuous eaves
- ___ ___ ___ Main ridge limited to 125', or longer with substantial break
- ___ ___ ___ 2' min. side overhangs on gables and dormers
- ___ ___ ___ Snow shed protection at entries
- ___ ___ ___ Cold roof or super insulated roof system proposed
- ___ ___ ___ Chimney and mechanical flues identified on all plans
- ___ ___ ___ Chimney cap enclosures detailed
- ___ ___ ___ Gutters, downspouts located
- ___ ___ ___ Building mass/form primarily rectangular
- ___ ___ ___ Lower level expressed as stone foundation
- ___ ___ ___ Decks and porches used to break up two-story walls
- ___ ___ ___ Decks and porches supported by stone columns
- ___ ___ ___ Exterior wall finishes: Primary wall material
- Secondary wall material
- ___ ___ ___ Structural expression acceptable
- ___ ___ ___ Window patterns acceptable
- ___ ___ ___ Exterior lighting locations indicated
- ___ ___ ___ Exterior light fixture cut-sheets submitted
- ___ ___ ___ Trash storage/removal strategy proposed
- ___ ___ ___ Knox box located
- ___ ___ ___ Details submitted

LANDSCAPING

Yes No N/A

- ___ ___ ___ Limits of disturbed area indicated
- ___ ___ ___ Construction limits indicated
- ___ ___ ___ Significant existing trees preserved
- ___ ___ ___ Erosion control location/method indicated
- ___ ___ ___ Landscaping consistent with landscape zone requirements
- ___ ___ ___ Sod areas within Homesite only
- ___ ___ ___ Minimum sizes of trees and shrubs met
- ___ ___ ___ Snow storage areas indicated
- ___ ___ ___ Automatic irrigation system indicated
- ___ ___ ___ No irrigation system within 2' of road
- ___ ___ ___ Transition from formal to natural landscape acceptable
- ___ ___ ___ Meter locations identified and screened

G

CONSTRUCTION ACTIVITIES AND COMPLIANCE DEPOSIT REGULATION

Section 1. Title

This regulation shall be known as the “Construction Activities and Compliance Deposit Regulation.”

Section 2. Purpose

The purpose of this regulation is to regulate Construction Activity (as such term is defined below) within Red Sky Ranch to minimize the impacts of Construction Activity on Guests and Owners. The Red Sky Ranch Design Review Board (DRB) has the power to amend this Regulation from time to time without notice.

Section 3. Definitions

Unless otherwise stated, all capitalized terms used herein shall have the meanings given to them in the General Declaration of Covenants, Conditions and Restrictions for Red Sky Ranch, Eagle County, Colorado, as recorded with the Clerk and Recorder of Eagle County, Colorado, on August 1, 2001, reception #763574, as amended from time to time (the “Declaration”). In addition, as used in this Regulation, the following terms shall have the following meanings:

- 3.00 “Association” means the Red Sky Ranch Association.
- 3.01 “Compliance Deposit” means the deposit that an Owner is required to deliver to the DRB prior to commencing a Construction Activity.
- 3.02 “Construction Site” means a Site upon which Construction Activity takes place.
- 3.03 “Construction Activity” means any site disturbance, construction, addition or alteration of any building, landscaping or any other improvement on any Site.
- 3.04 “Construction Vehicle” means any car, truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.
- 3.05 “District” means the Holland Creek Metropolitan District.
- 3.06 “DRB” means the Design Review Board as appointed by the Board of Directors of Red Sky Ranch Association.

- 3.07 “Owner Representative” means any contractor, subcontractor, agent or employee hired or engaged by an Owner in connection with any Construction Activity.
- 3.08 “Regulation” means this Construction Activities and Compliance Deposit Regulation.
- 3.09 “Substantially Complete” means that stage of a Construction Activity at which the work is sufficiently complete so as to allow the owner to legally occupy or utilize the work for its intended use. Legal occupation or utilization means that the Owner has obtained a temporary certificate of compliance from the DRB and a temporary certificate of occupancy from Eagle County. Notwithstanding any other provision hereof, a Construction Activity shall not be deemed to be Substantially Complete until all exterior finish work and landscaping work has been completed.
- 3.10 “Temporary Structure” shall mean any structure erected or otherwise installed as a job office or for the purpose of storing materials in connection with a Construction Activity.

Section 4. Construction Process, Approvals and Inspections

- 4.01 Construction Process Construction shall not begin until final plan approvals have been issued by the DRB, and the District (including the issuance of Access Passes, as required by District Road regulations), and a building permit has been obtained from Eagle County. Owners and their Owner Representatives shall arrange a preplanning meeting with DRB staff to educate themselves about the Red Sky Ranch design review and development process and the DRB’s concerns with respect to particular Sites. To assist Owners and their Owner Representatives in educating themselves about Red Sky Ranch design review and development process, please refer to the following information in the Design Guidelines for Red Sky Ranch and information available from the DRB office:
- (a) “Sources for Information Regarding Construction in Red Sky Ranch” available from the DRB office.
 - (b) Design Review Procedures - Chapter 5 of these Design Guidelines.
 - (c) Design Review Board Plan Check Summary Checklists - Appendix F of this document.

4.02 Preconstruction Requirements No Owner or Owner Representative shall commence any Construction Activity until it has satisfied all preconstruction requirements set forth in this Section 4.02.

(a) To initiate the formal design review process, the Owner of a Site shall Submit sketch plans to the DRB for its review and approval. If the DRB rejects the sketch plans, the Owner shall make such design changes as the DRB shall require and resubmit the sketch plans to the DRB. If the DRB approves the sketch plans, the Owner shall proceed as described in subparagraph 4.02(b).

(b) After obtaining the DRB's approval of its sketch plans, the Owner shall prepare final plans and submit the same to the DRB for its review and approval. If the DRB rejects the final plans, the Owner shall make such design changes as the DRB shall require and resubmit the final plans to the DRB. If the DRB approves the final plans, the Owner shall proceed as described in subparagraph 4.02 (c) below.

(c) After obtaining the DRB's approval of its final plans, the Owner shall

- (i) prepare and submit the following documents:
 - (A) Final Working Drawings
 - (B) Initial Erosion Control and Soil Stabilization Plan (as described in paragraph 6.01 below)
 - (C) Permanent Erosion Control and Revegetation Plan (as described in paragraph 6.01 below).
 - (D) Transportation and Parking Plan (as described in paragraph 6.11 below).
- (ii) stake the footprints of:
 - (A) All improvements to be constructed on the Site
 - (B) All parking, storage, laydown areas and limits of disturbance
 - (C) Tree removal/protection as described in Appendix H of the Regulation
- (iii) request a site inspection from the DRB;
- (iv) deliver its Compliance Deposit to the DRB in accordance with Section 5 below.

If the DRB rejects such submittals or finds the results of the site inspection to be unsatisfactory, the Owner shall make such changes as the DRB shall require and then resubmit such submittals to the DRB and/or request a follow-up site inspection from the DRB, as the DRB may require. If the DRB approves such submittals, finds the results of the site inspection to be satisfactory and receives the Owner's Compliance Deposit, the DRB shall approve the Owner's proposed Construction Activity and the Owner shall proceed as described in subparagraph 4.02 (e).

- (d) Subsequent to its delivery of final drawings and the Compliance Deposit to the DRB under subparagraph 4.02 (c) above, the Owner may submit identical final working drawings to the Eagle County Building Department for its plan check process. In no event shall an Owner (i) initiate the plan check process with the Eagle County Building Department prior to the DRB's approval of the Owner's final plans, or (ii)

submit final working drawings to the Eagle County Building Department that differ from those that the Owner submits to the DRB.

- (e) After the DRB approves the Construction Activity contemplated by the Owner as described in subparagraph 4.02 (c), the Owner shall request a building permit from the Eagle County Building Department and Request any and all other necessary permits and approvals from Eagle County, Colorado, the District and any other governmental or quasi-governmental entity with jurisdiction over the Construction Site. In no event shall an Owner (i) request a building permit from the Eagle County Building Department prior to the DRB's approval of the Owner's proposed Construction Activity as described in subparagraph 4.02 (c), or (ii) commence any Construction Activity prior to obtaining (A) the DRB's approval of such Construction Activity as described in subparagraph 4.02 (c), and (B) a building per-

mit and all other necessary permits and approvals from Eagle County, Colorado, the District and any other governmental or quasi-governmental entity with jurisdiction over the Construction Site.

4.03 Construction Inspections. In addition to any inspections required by the Eagle County Building Department, the District and any other governmental or quasi-governmental entity with jurisdiction over the Construction Site, an Owner must schedule the following inspections with the DRB.

- (a) Prior to commencing its Construction Activity, the Owner shall request a site inspection as described in subparagraph 4.02 (c).
- (b) Upon completion of foundation construction and prior to commencing framing, Owner shall request a foundation inspection from the DRB and, simultaneously therewith, deliver to the DRB an improvement location certificate for the Construction Site, which (i) is certified by a surveyor registered in the State of Colorado, (ii) shows the location of all permanent improvements then located on

the Construction Site; and (iii) sets forth the elevations of the tops of all foundation walls of all such permanent improvements. Thereafter, the DRB will inspect the foundation to ensure the Construction Activity is being performed in compliance with the approved final working drawings and this Regulation.

- (c) Upon completion of core and shell framing, and prior to enclosing exterior walls and roofs, Owner shall request a framing inspection from the DRB and, simultaneously therewith, deliver to the DRB an updated improvement location certificate for the Construction Site, which (i) is certified by a surveyor registered in the State of Colorado; (ii) shows the location of all permanent improvements then located on the Construction Site; and (iii) sets forth the elevations of all floors and the highest roof ridge of all such permanent improvements. Thereafter, the DRB will inspect the framing to ensure that the Construction Activity is being performed in compliance with the approved final working drawings and this Regulation.

- (d) Upon substantial completion of the Construction Activity, and prior to obtaining Eagle County Certificate of Occupancy, the Owner may request a temporary certificate of compliance inspection from the DRB and the District. Thereafter, the DRB shall inspect the Construction Site to ensure that the Construction Activity is substantially complete and has been performed in compliance with the approved final working drawings and this Regulation.
- (e) Upon final completion of all portions of the Construction Activity, including all landscaping required in connection therewith and all remedial work that the DRB required the Owner to perform following the temporary certificate of compliance inspection described in subparagraph 4.03 (d) above, the Owner shall request a final inspection from the DRB. Thereafter, the DRB shall inspect the Construction Site to ensure that all portions of the Construction Activity, including all such landscaping and remedial work, are fully complete and have been performed in compliance with the approved final working drawings and this

Regulation. The DRB shall use its best effort to conduct the inspections described in subparagraphs 4.03 (a) through (e) above within seventy-two hours after receiving written requests therefor. The DRB may enter upon a Construction Site at any reasonable time to inspect the progress of a Construction Activity and ensure compliance with approved final plans and this Regulation.

4.04 Certificate of Compliance and Occupancy.

“Certificates of compliance” are issued by the DRB and the District. “Certificates of Occupancy” are issued by the Eagle County Building Department. An Owner may not occupy or otherwise use any improvement constructed on a Construction Site until it has received (i) a certificate of compliance or temporary certificate of compliance from the DRB and the District (pursuant to the District’s rules and regulations), and (ii) a Certificate of Occupancy or a temporary Certificate of Occupancy from the Eagle County Building Department.

- (a) If an Owner has performed its Construction Activity in compliance with its approved final plans and this Regulation, the DRB will issue a certificate of compliance to the Owner follow-

ing a final inspection conducted under subparagraph 4.03 (e) above. If the Owner has failed to perform its Construction Activity in compliance with its approved final plans and this Regulation, the Owner shall promptly perform such remedial work as the DRB shall require.

- (b) If an Owner has performed its Construction Activity in compliance with its approved final plans and this Regulation, but certain insubstantial details of construction or landscaping remain to be completed, the DRB may, but is not required to, issue a temporary certificate of compliance to the Owner following an inspection under paragraph 4.03 (d). If the Owner has failed to perform its Construction Activity in compliance with its approved final plans and this Regulation, the Owner shall promptly perform such remedial work as the DRB shall require. The DRB may condition its issuance of a temporary certificate of compliance upon an increase in the amount of the Owner's Compliance Deposit as described in subparagraph 5.03 (f).

- (c) In no event shall an Owner apply for a Certificate of Occupancy from the Eagle County Building Department without first having obtained a certificate of compliance from the DRB and the District. Similarly, in no event shall an Owner apply for a temporary Certificate of Occupancy from the Eagle County Building Department without first having obtained a temporary certificate of compliance from the DRB and the District.

Prior to receiving permission to occupy the home, the Owner must demonstrate installation of a Knox Box to the required specifications as prescribed by the Fire Marshall or Red Sky Ranch Security.

Section 5. Compliance Deposit

After the DRB approves an Owner's proposed Construction Activity as set forth in paragraph 4.02 (c), and prior to commencing such Construction Activity, the Owner shall deliver a Compliance Deposit to the DRB, on behalf of the Association, as security for the Owner's full and faithful performance of its Construction Activity in accordance with its approved final plans and this Regulation.

5.01 Amount of the Compliance Deposit.

- (a) The amount of the Compliance Deposit shall be based upon the maximum gross floor area, as measured from the outside of all exterior walls of all enclosed structures to be built on a Construction Site as follows:

<u>Square Footage</u>	<u>Deposit</u>
0 - 499	\$5,000
500 - 1,999	\$10,000
2,000 - 4,999	\$20,000
5,000 - 6,999	\$30,000
7,000 - 8,999	\$40,000
9,000 and greater	\$50,000.

- (b) Notwithstanding the foregoing, with respect to any Construction Activity that consists solely of a Remodel the amount of the Compliance Deposit shall be equal to the greater of (i) two percent (2%) of the estimated cost of the Construction Activity as determined by the Red Sky Ranch Design Review Board submitted by the Owner to the Eagle County Building Department for

Such Construction Activity (up to, but not to exceed \$50,000) or (ii) \$5,000.

- 5.02 Form of Compliance Deposit. The Compliance Deposit shall be delivered to the DRB, by certified or cashier's check or by wire transfer.

- 5.03 Administration of Compliance Deposit. The DRB, on behalf of the Association, shall administer each Compliance Deposit as follows:

- (a) The DRB shall hold the Compliance Deposit as security for the Owner's full and faithful performance of its Construction Activity in accordance with its approved final plans and this Regulation. No interest will be paid on the Compliance Deposit to the Applicant.
- (b) The Association may use, apply or retain the whole or any part of a Compliance Deposit to the extent required to reimburse DRB for any cost which DRB may incur, or may be required to incur, by reason of an Owner's non-compliance in respect of any of the terms and conditions set forth herein. The DRB shall be entitled to a fee in an amount equal to 15 percent of the amount of any costs incurred by DRB to cure any

noncompliance by an Owner, which fee may be paid from the Compliance Deposit. If the amount of the Compliance Deposit is not sufficient to cure any such noncompliance by an Owner, DRB may apply the Compliance Deposit in a manner which best mitigates the effects of such noncompliance. In addition, DRB may use, apply or retain the whole or any part of a Compliance Deposit to pay to DRB any fine imposed by DRB under paragraph 7.02 below that is not paid as and when the same becomes due and payable.

- (c) The Association's decision to use the Compliance Deposit as permitted hereunder shall be at the sole and absolute discretion of the DRB.

- (d) If DRB so uses part or all of the Compliance Deposit as set forth in subparagraph 5.03 (b), then the Owner shall, within five days after written demand therefor from DRB, pay DRB the amount used to restore the Compliance Deposit to its original amount. Neither the Owner nor any other party shall have any rights of any kind or nature against DRB, its officers, agents, employees, directors or attorneys arising out of DRB use of the Compliance Deposit, unless DRB is grossly negligent, or intentionally acts in bad faith.
- (e) DRB shall be under no obligation of any kind or nature to take any action to comply with all regulations pertaining to the Construction Activity.

- (f) Any part of the Compliance Deposit not used by DRB as permitted by subparagraph 5.03 (b) shall be returned to the Owner within thirty days after the issuance of a certificate of compliance for the Site by the DRB. No portion of the Compliance Deposit shall be returned to an Owner upon the DRB's issuance of a temporary certificate of compliance. The DRB may condition its issuance of a temporary certificate of compliance upon its receipt from the Owner of funds sufficient to increase the amount of the Compliance Deposit to an amount equal to the product obtained by multiplying (i) the cost of that portion of the Construction Activity that remains to be completed, as estimated by the DRB, by (ii) 1.15.

Section 6. Construction Requirements

Each Owner shall ensure that all Construction Activity that is performed on its Construction Site is performed in accordance with the following requirements.

6.01 Erosion Control and Vegetation Protection.

DRB shall not approve any proposed Construction Activity under subparagraph 4.02(c), unless and until it has first approved an initial Erosion Control and Soil Stabilization Plan and a permanent Erosion Control and Revegetation Plan for the Construction Site. The Owner of the Construction Site is responsible for preparing and submitting such plans to the DRB. If the DRB rejects any such plan submitted by the Owner, the Owner shall make such changes to the plan as the DRB shall require and resubmit the plan to the DRB. Once the DRB has approved such plans for a Construction Site, the Owner shall ensure that all Construction Activity is performed in compliance with such plans. In addition, the Owner shall ensure that (a) trees not authorized for removal are not damaged; (b) brush, surplus soil, and other excavated debris are promptly removed from the Construction Site; (c) dust is controlled by a dust abatement method approved by the DRB; and (d) during all Construction Activity, all driveway, parking and lay-down areas are covered with at least two inches of three/quarter inch screened rock.

6.02 Construction Hours/Noise. Each Owner shall use all reasonable efforts to minimize external noise resulting from its Construction Activity.

Construction Activity within Red Sky Ranch is permitted during the following times;
Monday-Friday: 7:30am-7:00pm
Saturday: 8:00am-5:00pm
Sunday: No Construction
Holidays: No construction

6.03 Protection of Property. An Owner's Construction Activity shall be limited to its Construction Site, unless the DRB Security Department provides specific written authorization to the contrary. Access to the parcel shall be only from the approved road adjoining the site. An Owner shall restore promptly any adjacent lots or roads damaged during its Construction Activity to the DRB's satisfaction and, in any event, within thirty days after such damage occurs. If restoration is not accomplished by the end of the growing season following completion of construction, all required repairs will be performed by Red Sky Ranch Association, with all costs plus 50% thereof charged to the person in whose name the building permit was issued. The Owner shall ensure that a temporary visual screen or temporary fence of not less than four feet in height be constructed and maintained along the limits of disturbance line.

6.04 Temporary Structures Temporary Structures may be maintained on a Construction Site. Temporary living quarters shall not be permitted on a Construction Site. All Temporary Structures erected on a Construction Site shall be removed within thirty days after completion of the Construction Activity. Temporary structures shall be screened to minimize the visual impact to other Owners and Guests. Plans for the placement and screening of Temporary Structures must be approved by the DRB prior to the erection of the Temporary Structures. Trash dumpsters maintained on a Construction Site are deemed to be temporary structures and shall be visually screened to the greatest extent practicable. Once a trash dumpster is one-half (1/2) full, it shall be covered with a cover supplied by the owner of the dumpster, or with a cover that has been approved by the DRB, until emptied or removed from the Construction Site.

6.05 Water Connections and Toilets. A temporary water connection and on site enclosed chemical toilets must be available at all times when Construction Activity is taking place on a Construction Site. Chemical toilets shall be screened from view and shall be located so as to minimize any adverse impacts on adjacent Sites.

6.06 Blasting Restrictions No blasting shall be performed on any Construction Site without the DRB's prior consent. Blasting may be subject to certain restrictions, which shall be determined by the DRB in its sole and absolute discretion and which may vary from Site to Site.

6.07 Signs No signs shall be displayed on a Construction Site without the prior written approval of the DRB.

One construction sign will be allowed for each project. The sign shall not exceed 16 square feet of total area, and shall be located within the project boundary and visible from an adjacent roadway and/or entry to the project. The sign will be freestanding and constructed in a standardized format as provided by the DRB. Construction signage will be allowed for the duration of construction or 18 months, whichever is less.

Signs with the intended use of selling property are prohibited. No other or additional signs may be displayed on the property without written approval of the DRB.

6.08 Roadway Maintenance. An Owner shall repair any damage to roads within Red Sky Ranch caused by Construction Vehicles used in connection with such Owner's Construction Activity and shall keep all such roads free and clear of all materials rubbish and debris resulting from such Owner's Construction Activity. No road cuts, deletions or additions shall be made without the consent of the District.

6.09 Access and Parking

- (a) Access to Construction Sites shall be subject to regulations governing the use of roads within Red Sky Ranch as adopted by the District from time to time.
- (b) Construction Vehicles shall gain access to Construction Sites only from existing roads adjacent to the Construction Sites.
- (b) Prior to the site inspection described in subparagraph 4.02 (c), an Owner of a Construction Site shall submit a written Parking and Transportation Plan to the DRB and the District for review and approval. Each such Parking and Transportation Plan shall describe (i) how and where Construction Vehicles will be parked at the Construction Site during the Construction Activity; (ii) the maximum number of Construction Vehicles that will be parked at or adjacent to the Construction Site at any one time; and (iii) the manner in which construction workers will be transported to and from the Construction Site.

(c) No Construction Activity shall commence at a Construction Site until the DRB and the District have approved a Parking and Transportation Plan for that Construction Site in writing. The DRB may require modifications to any proposed Parking and Transportation Plan submitted by an Owner. Such modifications may include, without limitation, modifications that (i) alter designated Construction Vehicle parking areas; (ii) limit the maximum number of Construction Vehicles that may be parked at or adjacent to a Construction Site; (iii) alter the manner in which construction workers will be transported to and from the Construction Site; and (iv) require the Owner to pay a reasonable fee to the Red Sky Ranch DRB to use DRB bus system to transport construction workers to and from the Construction Site if the DRB determines that use is necessary.

6.10 Construction Lighting No Construction Site or Construction Activity shall be lighted unless and until a construction lighting plan has been submitted to, and approved by, the Security Department and the DRB. All exterior construction lighting shall be connected to a motion sensor. All interior construction lighting, including lights within temporary structures such as construction offices, shall be turned off when not actually in use. The DRB shall not approve any construction lighting plan unless it determines that the proposed lighting will not cause unreasonable glare upon or the excessive lighting of property not owned by the Owner of the Construction Site.

6.11 Business License All Owners and Owner Representatives shall obtain an Annual Business License if required to do so by Red Sky Ranch Association Annual Business Licenses Regulation. Business licenses for general contractors and architects are subject to DRB approval.

6.12 Animals No Owner Representative or Construction worker may keep or maintain a dog or other pet on a Construction Site at any time.

6.13 Continuity of Construction Unless otherwise approved by the DRB, each Owner shall ensure that each Construction Activity it performs (a) commences within one year after the DRB's approval of final plans therefor; (b) is substantially complete within 16 months after commencement thereof; and (c) is fully and finally complete, including all required landscaping, within 24 months after commencement thereof.

The DRB, at its sole discretion, may impose a fine if all Construction Activity, including all required landscaping, is not fully and finally complete within 24 months of commencement. In this case, the Owner shall be subject to a \$3,000 fine for the first month construction continues past 24 months. This fine will increase by \$1,000 for each additional month construction continues.

Once a Construction Activity commences, the Owner must actively and diligently pursue the project to its completion.

6.14 Compliance with Laws and Regulations.

- (a) Each Owner shall, at its own expense, comply with all terms and conditions of this Regulation, District road regulations, the Declaration and all other regulations promulgated from time to time by DRB that are applicable to its Construction Activities.
- (b) Each Owner shall, at its own expense, comply with all federal, state, and local laws, ordinances, orders, rules, regulations and other governmental requirements relating to its Construction Activities.
- (c) Each Owner shall, at its own expense, ensure that its Owner Representatives comply with the terms and conditions of subparagraphs 6.13 (a) and (b) above.

Section 7. Enforcement

If an Owner or any Owner Representative violates any term or condition set forth herein, DRB shall have the following rights and remedies.

- 7.01 Right to Cure. DRB may, but is not obligated to, enter upon the Construction Site and cure such violation at the Owner's cost and expense. If DRB cures any such violation, the Owner shall pay to DRB the amount of all costs incurred by DRB in connection therewith, plus an administrative fee equal to 15 percent of all of such costs, within five days after the Owner receives a written invoice therefor from DRB.
- 7.02 Right to Fine. The DRB may impose a fine of \$100 against the Owner for the first violation of any term or condition of this Regulation. For each subsequent violation of that same term or condition, DRB may impose a fine in twice the amount of the fine imposed against the Owner for the Owner's last violation of that same term or condition. The Owner shall pay any fine imposed under this paragraph 7.02 within five days after the Owner receives written notice thereof. DRB hereby delegates its power to fine under this paragraph 7.02 to the DRB and the Security Department.
- 7.03 Right to Sue for Injunctive Relief. DRB may sue the Owner to enjoin such violation.
- 7.04 Right to Sue for Damages. DRB may sue the Owner for all damages, losses, costs and expenses, including, without limitation, reasonable attorney's fees and disbursements incurred by DRB as a result of the violation.
- 7.05 Lien. DRB shall have a lien against the Site and all of the Owner's other properties within Red Sky Ranch to secure payment of (a) any fee, charge, fine or other amount due from the Owner to DRB under this regulation, (b) interest on any unpaid amounts at the rate of 18 percent per annum from the date due until paid, and (c) all costs and expenses of collecting any unpaid amounts, including, without limitation, reasonable attorney's fees and disbursements. Any such lien may be foreclosed as a mortgage under the laws of the State of Colorado.
- 7.06 Other Rights and Remedies. DRB shall have all other rights and remedies available to it at law or in equity. All rights and remedies of DRB shall be cumulative and the exercise of one right or remedy shall not preclude the exercise of any other right of remedy.

Section 8. Appeals of Fines

An Owner may appeal any fine imposed against the Owner by the DRB to the DRB's Fine Appeals Committee (the "FAC") in accordance with the following terms and conditions. Within five days after receiving written notice from the DRB or the Security Department that such entity is imposing a fine against the Owner, the Owner may file a written appeal with the FAC. If the Owner fails to file a written appeal with the FAC within such five-day period, the Owner shall have no further right to appeal the fine under this Section 8. If the

Owner files a written appeal within such five-day period, the FAC shall review such appeal and within 45 days deliver a written decision with respect thereto to the Owner and to the DRB or the DRB, as the case may be, within thirty days after its receipt of such appeal. If the FAC decides in favor of the Owner, the DRB shall revoke its notice imposing the fine. If the FAC decides in favor of the DRB, the Owner shall pay such fine within five days after its receipt of the FAC's decision.

H

TREE REMOVAL PROCEDURES

1. Concurrently with the submission of the final working drawing package, a DRB site inspection is to be scheduled. During this site inspection, the DRB will be reviewing the stakes for the house and driveway. In addition, the Owner is to identify trees planned for removal and trees to be saved within disturbed areas:

For proposed tree removals:

- Bright pink flagging with a single band on all trees greater than 8 inches in diameter within the Homesite.
- Bright pink flagging with a double band on all trees greater than 3 inches in diameter outside the Homesite.
- Where removal of prominent clusters or groves of Aspen is proposed, wrap flagging tape around entire group.

For trees to be saved within disturbed areas:

- White flagging on all trees with handwritten note “save.”

Prior to the site inspection, the owner is to submit plans, details, and specifications for proposed tree protection and maintenance during construction and permanent improvements such as tree wells, aeration systems etc., for trees to be saved within disturbed areas.

2. The DRB Staff will review the flagging on site and the plans with the Owner and will notify the Owner of its findings.
3. Flagging on the trees is to be changed as directed by the DRB and left in place on the trees to be saved for the duration of the construction process.
4. The final working drawings are to include existing trees to be saved on the site plans and landscape plans along with the previously reviewed and approved documents for tree protection, maintenance, fertilization, and permanent improvements such as tree wells, aeration systems, etc.

5. Any person who removes, destroys, or significantly damages a tree of three inches caliper or more beyond the reasonable limits of construction or outside of the Parcel, shall be liable to the Red Sky Ranch DRB for the sum of \$10,000 for each tree destroyed. The Red Sky Ranch DRB may authorize the removal of trees in the event a tree is disease bearing or poses a threat to health and safety. This does not preclude the DRB from requiring trees to be replanted as further restitution to the irreparable damage caused by the unauthorized destruction of trees. After staking of Parcel, driveway, parking areas, patios, etc., it is the obligation of the Applicant to notify the DRB for an appointment to inspect the site.

I

APPROVED PLANT LIST

* Denotes Native Plants

<i>BOTANICAL NAME</i>	<i>COMMON NAME</i>	<i>BOTANICAL NAME</i>	<i>COMMON NAME</i>
Trees			
Juniperus osteosperma*	Utah juniper	Purshia tridentata*	Bitterbrush
Juniperus scopulorum*	Rocky Mountain juniper	Quercus gambelii*	Gambel oak
Picea pungens	Blue spruce	Rhus aromatica ssp. trilobata*	Skunkbrush
Pinus aristata	Bristlecone pine ¹	Rhus glabra	Smooth sumac
Pinus cembroides	Pinyon pine	Ribes aureum*	Yellow currant
Populus tremuloides*	Aspen	Ribes cereum*	Wax currant
		Ribes spp.*	Gooseberry
		Rosa rubrifolia*	Readleaf woods rose
		Rosa woodsii*	Woods rose
		Rubus parviflorus*	Thimbleberry
		Sambucus microbotrys	Red elderberry
		Sambucus racemosa *	Red elderberry
		Sorbus scopulorum*	Mountain ash
		Symphoricarpos oreophilus*	Snowberry
		Tetradymia canescens*	Horsebrush
Shrubs			
Acer glabrum*	Mountain maple		
Amelanchier alnifolia*	Serviceberry		
Artemisia tridentata ssp. vaseyana*	Mountain big sagebrush		
Cercocarpus montanus*	Mountain mohogany		
Chrysothamnus nauseosus*	Rubber rabbitbrush		
Chrysothamnus viscidiflorus*	Low rabbitbrush		
Juniperus communis*	Common juniper		
Lonicera involucrata*	Honeysuckle		
Pentaphylloides floribunda*	Shrubby cinquefoil		
Prunus virginiana*	Chokecherry		

1 with DRB Approval

BOTANICAL NAME***COMMON NAME******BOTANICAL NAME******COMMON NAME*****Subshrubs**

Arctostaphylos uva-ursi*
 Artemisia frigida*
 Eriogonum umbellatum*
 Eurotia lanata*
 Mahonia repens*

Kinnikinnik
 Fringed sage
 Sulphur flower
 Winterfat
 Oregon grape

Elymus glaucus*
 Festuca idahoensis*
 Festuca ovina*
 Festuca rubra*
 Festuca thurberi*
 Koeleria cristata*

Blue wildrye
 Idaho fescue
 Sheep fescue
 Red fescue
 Thurber fescue
 Junegrass

Perennial Graminoids

Agropyron dastystachyum*
 Agropyron smithii*
 Agropyron spicatum*
 Agropyron trachycaulum
 Bromus inermis
 Bromus lanatipes
 Bromus marginatus
 Bromus pumpelliana
 Carex geeyeri*
 Dactylis glomerata
 Deschampsia cespitosa*
 Elymus canadensis*
 Elymus cinereus*

Thickspike wheatgrass
 Western wheatgrass
 Bluebunch wheatgrass
 Slender wheatgrass
 Smooth brome
 Nodding brome
 Mountain brome
 Native brome
 Elk sedge
 Orchard grass
 Tufted hairgrass
 Canada wildrye
 Basin wildrye

Oryzopsis hymenoides*
 Phleum pratense
 Poa ampla*
 Poa canbyi*
 Poa compressa*
 Poa pratensis
 Poa sandbergii*
 Sitanion hystrix*
 Stipa columbiana*
 Stipa lettermanii*
 Stipa nelsonii*
 Stipa viridula*

Indian ricegrass
 Timothy
 Big bluegrass
 Canby bluegrass
 Canada bluegrass
 Kentucky bluegrass
 Sandberg bluegrass
 Squirreltail
 Columbia needlegrass
 Letterman needlegrass
 Nelson needlegrass
 Green needlegrass

BOTANICAL NAME***COMMON NAME******BOTANICAL NAME******COMMON NAME*****Perennial Forbs**

Achillea lanulosa*

Western yarrow

Epilobium angustifolium*

Fireweed

Actea rubra ssp. arguta*

Baneberry

Erigeron simplex*

Daisy

Anaphalis margaritacea*

Pearly everlasting

Erigeron speciosus*

Showy daisy

Antennaria rosea*

Pussytoes

Fragaria vesca ssp. bracteata*

Strawberry

Aquilegia coerulea*

Blue columbine

Frasera speciosa

Green gentian

Aquilegia elegantula*

Red columbine

Galium septem*trionale*

Northern bedstraw

Artemisia dracunculus*

Wormwood

Geranium viscosissimum*

Sticky geranium

Aster ascendens*

Aster

Helianthella quinquenervis*

Little sunflower

Aster chilensis*

Pacific aster

Heliomeris multiflora*

Showy goldeneyed

Aster coloradoensis*

Colorado aster

Heracleum spondylium ssp montanum

Cow parsnip

Aster engelmannii*

Engelmann aster

Lathyrus leucanthus

Peavine

Aster glaucodes*

Glaucous aster

Linum lewisii*

Blue flax

Balsamorhiza sagittata*

Balsamroot

Linum perenne*

Blue flax

Campanula rotundifolia*

Harebell

Lupinus argenteus*

Blue lupine

Castilleja sulphurea*

Sulphur paintbrush

Lupinus bakeri spp. bakeri*

Baker lupine

Chrysanthemum leucanthum

Ox-eye daisy

Lygodesmia juncea*

Skeleton weed

Cisium arvense

Canada thistle

Monarda fistulosa*

Beebalm

Cirsium eatonii

Eaton thistle

Osmorhiza depauperata*

Sweet cicely

Clematis columbiana*

Blue clematis

Pedicularis procera*

Lousewort

Disporum trachycarpum*

Fairybells

Penstemon strictus*

Rocky Mountain

Penstemon

BOTANICAL NAME**Perennial Forbs (cont.)**

Penstemon whippleanus*
 Potentilla pulcherrima*
 Rudbeckia hirta*
 Senecio serra*
 Silene vulgaris
 Smilacina stellata*
 Solidago canadensis
 Solidago spathulata*
 Sphaeralcea coccinea*
 Taraxacum officinale
 Thalictrum fendleri*
 Trifolium repens
 Trifolium pratense
 Vicia americana*
 Viguiera multiflora*
 Viola canadensis*

COMMON NAME

Whipple penstemon
 Cinquefoil
 Blackeyed Susan
 Saw groundse
 Champion
 False Solomon's Seal
 Canada goldenrod
 Goldenrod
 Scarlet globemallow
 Dandelion
 Meadowrue
 White Dutch clover
 Red clover
 American vetch
 Showy goldeneye
 Canadian violet

BOTANICAL NAME**Annual/Biennial Forbs**

Arabis glabra
 Carduus nutans ssp. macrolepis
 Chenopodium berlandieri
 Ipomopsis aggregata*
 Lactuca serriola
 Melilotus officinalis
 Orthocarpus luteus*
 Plantago major
 Thlaspi arvense
 Tragopogon dubius

COMMON NAME

Tower mustard
 Musk thistle
 Goosefoot
 Scarlet gilia
 Prickly lettuce
 Sweet clover
 Owl clover
 Plantain
 Pennycress
 False salsify