

KEYSTONE ARCHITECTURAL STANDARDS AND PROCEDURES

FOR

NORTH FORK

APPROVED FEBRUARY 4, 1999

I. INTRODUCTION/GENERAL

A. Granting Clause

Under the terms of the Declaration of Protective Covenants for the North Fork Subdivision (the "Declaration"), the North Fork Subdivision Architectural and Planning Control Board (the "Board") hereby exercises its rights and establishes these Design Standards and Procedures. Copies of the most recent Design Standards and Procedures may be obtained from the Administrative Offices of Declarant in Keystone, Colorado. The Declaration will control if there are any discrepancies between these Design Standards and Procedures and the Declaration.

B. General Purposes

The Board has made these Design Standards and Procedures to maintain standards in the use and development of North Fork Subdivision (the "Property"), and to guard against fires and unnecessary or unreasonable interference with the views, natural beauty and ecological integrity of the Property and homesites therein. These Design Standards and Procedures are subject to the Board's supervision and approval and to the zoning and planning regulations of Summit County, Colorado, and applicable federal and state statutes, rules and ordinances.

C. Planning and Design Philosophy

North Fork Subdivision was created as an exclusive residential community which takes full advantage of the area's unique location and environment.

The planning and design philosophy of North Fork Subdivision is intended to encourage a harmonious and consistent quality of design expression throughout its boundaries and neighboring subdivisions, while also allowing for individuality of architectural expression by its Owners.

It is in every Owner's interest and is the intent of these Design Standards and Procedures that all residences constructed on the homesites attempt to develop responsive and indigenous architecture, incorporate native and natural materials, and employ sensitive siting of improvements. Residences should not assert themselves at the expense of neighboring homes, but rather should relate to each other in their unique setting to form a harmonious community which shares and supports a common interest and appreciation of the environment.

The standards, procedures and information herein are intended to formulate and define the means by which homes built in North Fork Subdivision can be compatible with each other and with their setting. The Design Standards and Procedures which follow are the criteria for judgment and form the basis of control by the Architectural and Planning Control Board. Compliance with the spirit of these standards is crucial to the mutual enhancement and protection of the qualities of North Fork Subdivision, and to all the Owners' commitment to the preservation of this unique area.

D. Definitions

- 1) "Declarant" is Vail Summit Resorts, Inc. (as the successor to Keystone Resorts Management, Inc.) and its successors and assigns.
- 2) "Declaration" shall mean and refer to the Declaration of Protective Covenants for North Fork Subdivision recorded in the Office of the Summit County Clerk and Recorder on December 31, 1987 under Reception No. 348251 and any amendments or supplements thereto.
- 3) "Improvement" or "Development" shall mean the construction of any building, house, barn, corral, outbuilding, shed, tree house, pen, doghouse, rabbit hutch, tennis court, porch, patio, gazebo, excavation, landscaping, pit, cave, tunnel, bridge, dog run, fence, wall, or any other structure of any kind and exterior additions to or changes or alterations thereto.
- 4) "Utility Lines" or "Utilities" shall mean all water and sewer pipelines which lie beneath the surface of the ground and also all electric, telephone, gas and other wire lines, with poles and other necessary appurtenances which run above or below the surface of the ground.
- 5) "Owner" means the record owner, whether one or more persons or entities, of the fee simple title to any site as defined in Article I of the Declaration.
- 6) "Lot" or "Site" means any numbered lot shown on the recorded subdivision map of North Fork Subdivision and on the plat of any resubdivision of such lots, but shall not include any Common Areas.

II. ARCHITECTURAL AND PLANNING CONTROL BOARD

A. Composition, Officers.

The Board shall consist of five members, one of whom shall be an Owner in the North Fork Subdivision selected by owners representing a plurality of the units that can be developed within the North Fork Subdivision and one of whom shall be an Owner in the North Fork River Estates Subdivision designated by the board of the homeowner's association for such subdivision. The other three members shall be designated by Declarant, but at least one of such members shall be an accredited architect. The members of the Board shall serve a one year term, but shall be deemed to be reappointed from year to year unless removed by Declarant (with regard to members appointed by the Declarant), by the North Fork River Estates association (as to the member appointed by such association) or by a plurality of the owners of units that can be developed within the North Fork Subdivision (as to the member elected by such owners).

The Board shall elect a chairman and a secretary. The Chairman shall preside over all meetings of the Board and shall be responsible for the coordination and direction of the Board's work and for the promulgation of its Design Standards and Procedures and any amendments to the same from time to time. The Secretary shall keep the minutes of the Board's proceedings and its

records, and shall publish and disseminate such materials as may be necessary or desirable for the guidance of Owners and the enforcement of these provisions.

B. Meetings.

The Board shall meet at the convenience of its members or may utilize the mail or phone as necessary to transact its business. Applicants for Board action are encouraged to attend any Board meeting addressing their application, but an Owner or his representative need not be present for the Board to act upon such application. The initial address of the principal office of the Board shall be: ~~Box 38, Dillon, Colorado 80435, attn.~~

KEYSTONE NEIGHBOURHOOD COMPANY
140 IDA BELLE DRIVE, SUITE F4
KEYSTONE, CO 80435

C. Right of Waiver.

The Board maintains the right to waive or vary procedures or standards and criteria when conditions such as topography, location of property lines, trees, the river, vegetation and other physical limitations, or architectural appropriateness require it. No such waiver shall be deemed to set a precedent or be binding upon the Board in subsequent applications.

D. Non-Liability of Board and Declarant.

Neither the Board nor Declarant or their respective successors or assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner by reason of mistake in judgment, negligence or non-feasance arising out of or in connection with the approval or disapproval or failure to approve any plans and specifications. Every Owner or other person who submits plans to the Board for approval agrees, by said submission, that he will not bring any action or suit against the Board or Declarant to recover damages. Approval by the Board shall not be deemed to constitute compliance with the requirements of any local building codes and it shall be the responsibility of the Owner and his representatives to comply therewith.

E. Enforcement.

These Standards may be enforced by the Declarant or the Board as provided in the Declaration. Except as otherwise provided in the Declaration, the Board shall have the right to enforce, by a proceeding at law or in equity, the provisions, conditions and regulations now, or hereafter imposed by the Board. Failure by the Board to enforce any provision or regulation herein contained shall in no event be deemed a waiver of the right to do so thereafter.

F. Owner's Responsibility for Submittals.

Any Owner submitting plans for Board approval shall be responsible for the verification and accuracy of all dimensions, grade, elevations and the location of trees and key natural terrain features for the site.

G. Resubmittal of Plans and Appeal.

Should the Board deny any Review Process submission, any resubmission shall follow the same procedures as the rejected submittal. The Owner or his architect shall reply in writing to any concerns raised by Board members during the Review Process. Any proposed exterior additions or changes to a residence not part of the original Contract Document Review approval shall be submitted for Board review and approval.

As provided in the Declaration, if Owners representing 75% of the units that are or can be developed within North Fork Subdivision disapprove in writing of a discretionary action by the Board within ten days of the Board's action, the Board shall retract its prior action and exercise its discretion in accordance with the vote of the Owners, provided that said action does not violate the terms of the Declaration or applicable federal, state or local statutes or regulations. Nothing in this provision shall be interpreted as requiring the Board to notify all Owners of its actions in approving or disapproving plans and other submittals.

H. Advising Representatives of Design Standards.

The Owner shall advise all his representatives, including, but not limited to, his architect, engineer, contractor, subcontractor, and their employees of the standards and procedures outlined in the Declaration and these Design Standards and Procedures, and all such representatives shall abide by said documents.

III. ARCHITECTURAL STANDARDS.

All requirements noted within this section which are pertinent to the development of an Owner's Site shall be incorporated into the Contract Document Review submittal in the form of general notes, details or drawings.

A. Professional Design Assistance.

Owners must utilize a registered and accredited architect to design their residence. The architect should personally visit the Site prior to the Schematic Design Statement of Intent submittal. "Off the Shelf" or stock plans which do not meet the expressed intent of these Design Standards and Procedures are not acceptable design solutions for Improvements on a Site. The Board encourages individuality in exterior appearance.

B. Siting, Design and Configuration.

1) The siting of Improvements on a Lot shall be subject to the review and approval of the Board. Special consideration will be given to the siting of a residence with emphasis on the relationship of existing grades, preservation of natural site features, trees, plants and the relationship to neighboring Sites and vistas, as well as on the visibility of the proposed Improvement from other locations, including other residential sites and roadways accessing the

Property. Special consideration shall be given to the effect of fire mitigation measures required by Summit County. Excessive cuts or fills shall be avoided in siting Improvements, parking areas and access drives.

2) Residences will have exterior elevations, roofs and details that are coordinated and consistent in their architectural treatment. Care should be given to proportion, scale and massing qualities.

3) "Street-oriented" facade design or "theme" design transplanted from another time or area (e.g., chalet, hacienda, colonial, Tudor) are not acceptable.

C. Building Height.

Building height limits promote buildings in harmony with, and subservient to, the surrounding natural features. Consideration must be given to views from neighboring Sites, other residential sites and roadways accessing the Property. Building heights shall not exceed 35 feet, measured as defined in the Summit County Uniform Building Code.

D. Exterior Walls.

Materials allowed for exterior walls are logs with chinking, log siding, shakes and shingles, natural wood siding, native stone where integrated with the design, board and batten, and (as a minor design element) stucco in natural tones. Exposed architectural concrete will be considered at the discretion of the Board when stained, sand blasted and/or textured. Synthetic siding may be permitted at the discretion of the Board if its appearance is consistent with the design and other standards expressed in these Design Standards and Procedures.

Exterior materials **not** acceptable for exterior walls are plywood siding, metal siding, cement siding, concrete block, brick, unit masonry, and adobe. Log homes shall have a handcrafted look, generally utilizing logs of at least eight inches in diameter. "Kit" log homes and machined log siding typical of "kit" log homes are not acceptable.

E. Foundations.

Native stone and river rock are preferred. Exposed concrete may be used for foundation walls, provided that exposed concrete walls over three feet in height may be required to be faced with wood, sand blasted, stained, or surface with a stucco or synthetic stucco, at the discretion of the Board.

Due to standing snow and water splashing on the lower parts of buildings, which cause staining of most wood products, a durable weather resistant natural tone synthetic stucco or rock base is encouraged for a home's first 2 1/2 to 3 feet.

F. Finishes

Transparent finishes which enhance the natural materials are preferred. Semitransparent stains which relate to the surrounding natural coloring are acceptable. Muted, non-contrasting colors and color schemes are preferred. Color samples must be submitted for review at the Contract Document Review stage.

G. Decks.

Decks should complement and be an integral part of the overall design, and the Board will review the support system and detail of the deck accordingly. Decks should minimize unsightly supporting structures. Deck supports should appear substantial in relation to the house structure.

H. Roofs.

Roofs shall be pitched, and may utilize sheds and dormers as complimentary form devices. Mansard and A-Frame roof forms are not acceptable. Flat roofs may be used for linking purposes and as a minor design element, and other roof forms may be approved at the discretion of the Board. Sod roof applications are acceptable. With the exception of sodded and flat connection roofs, roof slopes shall be a minimum of 4 in 12 to a maximum of 12 in 12. No roofs shall be built over property lines. Rooflines shall be simple, but shall provide sufficient variation in height so as to provide interest and to break up the apparent mass of the Improvement.

All roofs shall be of a material, color and texture approved by the Board. Exterior material allowed for roofs are wood shingles and shakes, composition shingles and sod. Use of tile roofing, roll roofing and metal roofing are subject to the Board's reasonable discretion after considering visibility, reflectivity and appropriateness.

I. Windows.

Insulated glass windows (double or triple pane glass) are recommended. Wood and wood clad windows are recommended. Materials such as anodized metal, baked enamel or plastics of approved colors will be approved at the discretion of the Board. Mirrored glass is not acceptable.

J. Doors.

Solid core wood, plank, or hollow metal doors are acceptable for exterior doors. Any painted materials must be of an approved color. Door designs complementary to the overall residence design are preferred. Overly ornate, gaudy or period designs are not acceptable.

K. Solar Design and Skylights.

Passive solar design and energy saving features are encouraged whenever possible, as well as active solar applications integral to the architectural design. Special consideration should be given to finishes and reflective aspects of solar panels, as they may affect neighboring Sites.

If a skylight is to be used, flat glass skylights are encouraged. Bubble or gable skylights will be considered on a case-by-case basis.

L. Exposed Metal, Chimneys, Vents, Gutters.

All exposed metals such as fascias, flashing, wall vents, roof vents, metal enclosures, and chimneys shall be painted an approved color. Reflective or contrasting finishes are not acceptable. Spark screens are mandatory on chimneys. Care should be given to chimney location in relation to existing trees for fire prevention. Vents shall be grouped wherever possible. Gutters are acceptable only in limited applications due to freezing conditions.

M. Character and Size.

The nature of North Fork Subdivision as an exclusive residential community requires that any residence proposed be acceptable to the community and demonstrate a clear sense of substance and gracious detail in its design, siting, materials and workmanship.

N. Color.

Exterior residence colors shall generally be muted in tone, low in contrast, and complementary to the natural surrounding, provided that the Board consider all coloration schemes based on their architectural merit and compatibility to the community as a whole.

O. TV Dishes, Antennas.

TV dishes, antennas or exterior radio antennas are not acceptable. To the extent that such devices cannot be prohibited, they shall be built into roof structures, camouflaged as natural objects or otherwise disguised so as to effectively conceal their existence.

P. Changes.

No material changes in plans or materials previously approved may be undertaken without approval of the Board. No work shall be undertaken (other than routine maintenance and repair) which will result in material changes in the exterior appearance of an approved residence, including painting or re-staining, without prior, written approval of the Board.

Q. Special Requirements.

Special requirements for certain high visibility Sites within the Property are imposed in Appendix 2.

IV. SITE DEVELOPMENT STANDARDS.

These Site Development Standards, together with the Design Standards, form the basic visual and planning direction necessary to maintain the natural setting and integrate residential development into it. The preservation of open space, common areas and indigenous vegetation, combined with sympathetic residential design and site planning, are overriding Board goals.

A. Setbacks and Side Yards.

The lots in North Fork Subdivision do not have prescribed setbacks or side yards. Specific locations of structures and improvements in relation to property lines will be judged by the Board on an individual basis. Each building location will be analyzed as to its visual impact, relationship to views and neighbors (including lots in neighboring subdivisions), safety, general use, access, architectural importance and landscape preservation. Preservation of the natural river corridor and its scenic vistas for the benefit of all Owners is of prime concern to the Board.

The plats for some Lots may show preferred building envelopes. Building envelopes indicate the center of building massing, but do not strictly circumscribe the boundaries of all building activity on a Lot.

B. Fences, Walls, Barrier Devices, and Retaining Walls.

Fences, walls, and barrier devices may be selectively used for privacy and screening purposes but must be incorporated into the total design. The Board will review the design, appropriateness, size, and construction of such improvements in relation to the proposed residence and neighboring Lots. These features used solely for property line delineation are not acceptable.

If a Lot requires isolated retaining walls, they should be made of native stone, stained or sandblasted concrete or other materials complementary to the natural surroundings.

C. Garages and Parking Spaces.

Garages should be integrated with the home design. A minimum of two permanent parking spaces, including garage spaces, must be provided on the Site. The Board may grant an exception to these parking requirements if parking cannot be provided on the site due to its physical constraints. Parking along North Fork Road and the common portions of shared access driveways shall not be allowed except with the express permission of Summit County (as to North Fork Road) or under extenuating circumstances (as to shared access drives).

Except as otherwise provided in the Declaration, trailers, mobile homes, trucks, boats, boat trailers, tractors, vehicles other than automobiles, campers not on a truck, snow removal equipment and garden or maintenance equipment shall be kept in a closed structure or screened from view except when in actual use. Other than routine maintenance, no automobile repair work shall be performed anywhere within a Site except in enclosed areas or cases of emergency.

D. Propane Tanks, Electric Meters, Garbage Areas.

These and other related utilitarian features will be screened, buried, or enclosed from view, planned as a part of the total design, and subject to Board approval. As natural gas is readily available, propane tanks are prohibited.

E. Revegetation, Landscaping and Berms.

The Board encourages preservation of the "natural conditions" of a Site. "Natural conditions" are defined as a combination of indigenous plant material, trees, topsoil, rock formations and natural terrain and features that exist before construction on and around the Site. An Owner must submit a complete landscape plan and schedule at Contract Document Review. Installation and maintenance of plant material and other landscape related Site Improvements are an Owner's responsibility. In areas where the natural conditions have been disturbed, landscaping should generally consist of returning the Site to a natural state through the use of natural grasses, flowers and small plantings. Consistent with this philosophy, landscape berms are generally discouraged. High water consumption plantings such as sod are strongly discouraged except in limited areas or except as an erosion control device on steep slopes or on areas so heavily disturbed as to require special reclamation measures.

F. Driveways.

Driveways must be constructed of concrete, road base, or asphalt, with a minimum amount of surface coverage. Construction access is limited to the Site's approved driveway unless otherwise approved by the Board.

G. Greenhouses, Swimming Pools, Etc.

Greenhouses and swimming pools are recognized amenities but must meet code and design review standards. Temporary shelters, tents (other than for children's use) and metal storage units are not acceptable.

H. Play Areas.

The Board wishes to encourage the use of the North Fork Subdivision as a family oriented development. To this end, children's play areas, play ground equipment, play houses and similar amenities shall be permitted, subject to Board review. To the greatest extent feasible, however, such amenities shall be constructed from native materials such as rock, natural wood or logs. Brightly colored plastics or paints are not acceptable. Additionally, such amenities shall be sited so as to minimize visibility from other Lots or Improvements. Subject to the discretion of the Board, the same standards applicable to other Improvements shall apply to play area amenities.

I. Signs and Mailboxes.

Board approved house number and/or owner name signs are permissible on Sites. Freestanding construction signs with a 6 square foot maximum face are also acceptable. These signs may be placed upon a Site at ground-breaking at a location approved by the Board and shall be removed immediately upon issuance of the Certificate of Occupancy for a residence on a Site.

Real estate signs or medallions will be of uniform color, typeface and message, and shall be mounted on Board approved freestanding post systems near the road frontage of the Site.

In the case of a Realtor or Owner open house, Board approved "Open House" medallions may be placed on appropriate road signage and in place of the "For Sale" medallion for the day of the open house. The uniform color, typeface and message are determined solely by the Board and may be changed from time to time for design purposes. No other homeowner or property identification signs, real estate sale signs, temporary road signs, or other devices to attract attention are permissible without Board approval.

Mailbox design and location shall be reviewed and approved by the Board.

J. Natural Drainage and Trenches.

No owner shall interfere with or redirect the natural course of any drainage and runoff nor construct any improvement, place any landscaping or allow the existence of any condition which will alter the drainage pattern or runoff from its natural flow into or across the land of another, except to the extent such alteration is approved in writing by the Board and any other public authorities having jurisdiction; provided, Owners may cooperate with one another to remove debris and other impediments to allow the river to flow within the natural stream bed (including overflow stream beds) located on their respective properties. Further, subject to applicable federal, state and local regulations, the enhancement of wetland areas will be permitted in accordance with plans approved by the Board, the Colorado Division of Wildlife, the U.S. Forest Service, or U.S. Army Corps of Engineers.

Insofar as possible, trenches shall be located to avoid damaging tree roots. Where this is not reasonably possible, the contractor shall exercise great care to minimize root damage. Where there are major tree roots, he should hand dig the trench under the root. When roots, in particular fine feeder roots, are exposed to air and sun, they will dry out and lose their function of taking up moisture. For this reason, it is essential that the contractor keep such areas moist until such time as he backfills the trench. Where roots have been damaged or exposed, trenches shall be backfilled with loose soil suitable for plant life in order to stimulate new feeder growth. Backfill shall be kept moist until the beginning of the rainy season.

K. Trees.

Improvements should be sited to avoid unnecessarily altering the natural terrain and tree cover. Existing vegetation should be preserved as buffers between Improvements wherever possible.

Trees shall not be cut or tree roots disturbed for trenching without Board approval. Trees adjacent to the construction area shall be fenced and protected during the construction period. Such fencing shall also remain in place until the major part of the outside work is completed. There shall be no storage of any building materials outside the fenced-in areas. Trees and other vegetation are valued and should be preserved whenever reasonably possible, subject to the selected removal of isolated trees with Board approval to enhance view corridors or to improve the health of the forest. The specifications and contract agreement between an Owner and his contractor shall clearly define the intent of preserving plant life. An Owner or contractor who damages trees, shrubs or groundcover without Board approval shall be required to replace such plants or trees by appropriate replanting approved by the Board.

Chapter 14 of the Summit County Development Code entitled "Fire Hazard Mitigation Requirements for New Construction" sets forth minimum standards for building design and construction to protect life and property from fire. The regulations allow for a variety of mitigation measures which may be used in the construction of a home to meet wildfire hazard requirements. Implementation of a wildfire mitigation program, recommended by the Colorado State Forest Service, can reduce the wildfire hazard rating for the subdivision to moderate, and the response zone rating for the subdivision is very good, so wildfire mitigation requirements can be minimized. Owners shall employ the mitigation option of the creation of "defensible space" as defined in the Code (which concept generally involves cutting and thinning trees around the perimeter of a structure) only as a last resort if all other Code mitigation measures have reasonably been exhausted, in order to avoid the unnecessary cutting of trees.

All trees felled for construction shall be promptly removed or treated to prevent bark beetle infestation or other disease. Fallen, dead, beetle or mistletoe-infected trees shall be removed from the Site. Nailing to trees is not allowed.

Notwithstanding the foregoing, as provided in the Declaration, tree thinning pursuant to a wildfire hazard prevention plan approved by the Colorado State Forest Service shall be exempt from this restriction.

L. Outdoor Lighting.

All outdoor lighting is subject to Board approval. Lighting of parking areas or walkways to houses may be necessary. Lights must be functional and enhance the overall appearance of a residence, but not be disturbing to neighbors or motorists. In general, floodlights will not be allowed unless required in a particular circumstance. No lights shall be emitted from any Site which are unreasonably bright or cause unreasonable glare.

J. Construction Period Regulations.

All construction shall be conducted in strict accordance with the Construction Period Regulations attached as Appendix 1.

K. Special Conditions.

Special requirements for certain high visibility Sites within the Property are imposed in Appendix 2.

V. REVIEW PROCESS

These Design Standards and Procedures provide a framework for the Board to review, process and approve residential construction in the North Fork Subdivision. An Owner must comply with the following procedures to secure the necessary approvals. An Owner should reply in writing to any concerns expressed by the Board during the Review Process.

Address all written materials to the North Fork Subdivision Architectural Planning and Control Board, ~~Keystone Resort, Box 38, Dillon, Colorado 80435, attn: _____~~. The Board shall attempt to respond to all written submittals within 14 days of their receipt.

KEYSTONE NEIGHBOURHOOD COMPANY
140 IDA BELLE DRIVE, SUITE F4
KEYSTONE, CO 80435

A. Orientation Meeting (Optional).

1. Purpose: To ensure familiarity with the Design Standards and Procedures.
2. Composition of Meeting: Generally an on-site Board meeting with the Owner and his architect to address standards and Site constraints.

B. Schematic Design Statement of Intent (Required).

1. Purpose: To communicate the Owner's design intentions to the Board.
2. Form of Submittal:
 - a) Two copies of a written and/or graphic explanation to include the design approach, siting philosophy, and materials to be used.
 - b) Two copies of a site plan (Scale 1/8" = 1') to including building location, driveway, parking, grading, tree locations, general revegetation plan, retaining walls (if any), designated storage areas for excess fill, construction debris and materials, proposed utility service lines and a designated parking area for construction vehicles.

Note: Prior to submitting the site plan, the applicant shall cause the plan to be reviewed by the Colorado State Forest Service or other agency enforcing the fire mitigation policies of Summit County, and all trees to be removed as a result of such policies shall be marked on the plan.

- c) Two copies of any other explanatory materials the Owner may submit.

3. A meeting at the site shall be required unless the Board decides that it is not necessary.

C. Preliminary Design Review (At Board's Discretion).

1. Purpose: To communicate to the Board through drawings and related materials the Owner's design and conformance to standards.

Note: An Owner who submits combined preliminary and working drawings does so at his own risk, since the Board may require changes that materially alter the submittal. A resubmittal evidencing required changes must then be submitted to the Board.

2. Form of Submittal: Two copies of the following items:

a) Site plan (Scale 1/8" = 1'), to include, but not be limited to, building location, driveway, parking, grading, tree locations marking those intended for removal or protection by snow fencing enclosures, designated storage areas for excess fill, construction debris and materials, a designated parking area for construction vehicles, the location of other temporary structures to facilitate construction, existing and proposed contour lines at 2' intervals, decks, utilities and accessory site development of any kind.

b) Floor plans, roof plans, building sections (1/4" = 1').

c) Exterior elevation (1/4" = 1') to include existing and proposed grade levels, material and color indications.

d) Schematic landscape plan to include existing and proposed plant material and configuration.

e) At Board discretion, a model or perspective sketches to explain building form and character.

3. Site Staking: The location of each improvement within the buildable area must be reviewed and approved by the Board. In determining the proper location for each improvement, the Board shall consider the location of existing and future Improvements on adjacent Sites or in neighboring subdivisions and other monetary or aesthetic considerations.

Four foot (4') wood or steel stakes shall be used to identify all significant corners of a planned Improvement. The Board may require that side and front parcel lines be similarly marked or that the outline stakes be connected by string or surveyor's ribbon. The main floor elevation of the structure shall be clearly marked on the stakes. All property corners shall be clearly marked by the Owner, and such stakes shall remain in place during construction. All trees proposed for removal shall be tagged with orange plastic tape. No trees, shrubs or groundcover shall be removed before the stakeout inspection. Driveway locations shall be staked at each side of the drive at 10 foot intervals from the access road or driveway to the residence. All other

improvements shall be staked at this time. Storage areas for dirt or construction staging shall be delineated. Preservation fencing shall be in place, or rope or string shall define the proposed fencing.

D. Contract Document (Working Drawing) Review (Required)

1. Purpose: To ensure contract document conformity with the approved preliminary design. Any changes from the preliminary design should be brought to the Board's attention.

2. Form of Submittal: Two copies of the following items.

- a) Site plan at 1/8" = 1'; Lot plan and roof plan at 1" = 100'.
- b) Floor plans, roof plans, exterior elevations and details and building sections at 1/4" = 1'.
- c) One collage (8-1/2" x 11") of exterior materials, colors, textures.
- d) Specifications and finish schedules, incorporating Construction Period Regulations.
- e) Landscaping plan and schedules, including existing and proposed plant material and configuration.
- f) A construction schedule to include starting and completion dates of the dwelling as well as the revegetation and site reclamation work.
- g) At the Board's discretion, a model or perspective sketches to explain building form and character.

3. Site Staking (must be completed for Contract Document Review): If not approved during Preliminary Design Review, the location of the Improvements on the Site shall be staked and reviewed at this time (see Section V(C)(c)).

4. Contract documents must be approved in writing by the Board prior to submission to the Summit Building Department for a building permit.

5. Upon approval by the Board, the Owner and his contractor shall be required to execute an agreement that they promise to construct the improvements consistent and in accordance with the approved Contract Documents and the provisions, conditions and regulations contained herein.

F. Pre-Construction Site Meeting

1. Purpose: To insure that construction staging is consistent and in accordance with the Design Standards and Procedures and the Construction Period Regulations.

2. A Board member or its agent shall meet with the Owner and his contractor at the Site after the Contract Documents have been approved and prior to construction. Items of review are shown on the attached sample Pre-Construction Review Checklist (see Appendix 3, page 1).

G. Construction Progress Review

A Board member or its agent shall periodically visit the construction site to monitor compliance with the approved Contract Documents and the Construction Period Regulations. Items of review are shown on the attached Interim-Construction Review Checklist (see Appendix 3, page 2). Any items of non-compliance will be immediately corrected or removed by the Owner or his representative.

H. Project Completion Review

The Owner or his representative shall inform the Board in writing 10 days prior to the occupancy permit inspection by the Summit County Building Department. The Board shall then schedule an on-site meeting with the Owner and his representative to review the final construction to ensure that the final exterior building form is substantially in accordance with the approved Contract Documents. Non-conforming improvements identified by the Board shall be promptly removed or corrected by the Owner or his representative.

VI. TECHNICAL AND INFORMATIONAL MATERIAL

The following is a guide to Owners, architects, and contractors doing residential design and construction in the North Fork Subdivision.

A. Applicable Codes and Regulations

The following documents are administered by the Summit County Building Department or other regulatory agencies and should be verified for amendments, corrections and applicability before construction.

- * Uniform Fire Code and National Life Safety Code.
- * Uniform Building Code (with Summit County amendments).
- * Uniform Plumbing Code.
- * Uniform Mechanical Code.
- * Occupational Safety and Health Act (OSHA)

B. Permits, Approvals and Inspections

- * North Fork Subdivision Architectural Review Process, Section V.
- * Submission by the Owner or his representative of all documents necessary to procure a Summit County building permit.
- * Summit County Building Department Inspections: periodic on-site inspections, foundation, rough framing, final.
- * State Electrical Inspector-electrical inspection
- * Construction Period Review, Section V(G).
- * Project Completion Review, Section V(H).
- *Certificate of Occupancy, Summit County Building Department.

C. Soil, Drainage and Geology

General geotechnical information available in a report entitled "Preliminary Geotechnical Study" by Koechlein Consulting Engineers dated September 29, 1987. This is by no means a comprehensive site-by-site study. It is a general statement concerning water, soils, and vegetation now existing. All Owners should verify their Site and soil conditions. Soils reports and legal surveys are recommended.

D. Natural Vegetation

Reading sources are:

Guide to the Wood Plants of Colorado, by George W. Kelly, Pruett Publishing, Boulder 1970.

Field Guide to Rocky Mt. Wildflowers, by John J. Craighead and Frank Jr., and Ray Davis, Outdoor Recreation Institute, Houghton, Mifflin Company, Boston 1963.

E. Climatic Conditions

<u>Elevation</u>	<u>Degrees North Latitude</u>	<u>Degree Days</u>	
		<u>Heating</u>	<u>Cooling</u>
9400 to 9140	Approximately 39 degrees - 36'	10854	0

Summer: Dry Bulb - 83 degrees F
 Wet Bulb - 59 degrees F
 Winter: Dry Bulb - 20 degrees F

F. Utilities and Services

- * Water: Snake River Water District, 22869 US Hwy 6, Keystone, Colorado; 468-0328

- * Sewer: Snake River Wastewater Treatment Plant, 297 County Rd. 120, Summit Cove, Dillon, Colorado; 468-5794
- * Electric and Gas: Public Service Company of Colorado; 800-772-7858
- * Telephone: US West; 800-244-1111
- * Cable TV: TCI Cablevision, 249 Warren Ave., Silverthorne, Colorado; 468-2222
- * Refuse: Waste Management of the Rockies, 314 W. 3d., Silverthorne, Colorado; 468-2475

VII. ADOPTION BY ARCHITECTURAL REVIEW BOARD

These Design Standards and Procedures and appendices attached hereto are hereby adopted by the Architectural and Planning Control Board for North Fork Subdivision this ____ day of _____, 199_. These Design Standards and Procedures shall not be applied retroactively to Improvements constructed prior to their adoption, but shall apply to any subsequent additions to or modifications of such Improvements.

APPENDIX 1: CONSTRUCTION PERIOD REGULATIONS

These regulations shall be a part of the construction contract document specifications for each residence and all contractors and Owners shall abide by these regulations. The contractor should be familiar with and abide by applicable sections of the North Fork Subdivision Declaration and Design Standards and Procedures with respect to construction on a Site.

1. Construction Limits

The architect shall provide a detailed plan of construction limits on the site plan prior to construction at the Schematic Design Review stage. The plan shall be implemented with snow fencing, rope, barricades or like material prior to construction. The plan shall include size and location for a construction material storage area, limits of excavation, drive areas, parking, chemical toilet location, temporary structures, dumpster, fire extinguisher, utility trenching, and construction design.

2. Construction Trailers, Sheds or Temporary Structures

Use of construction shelters shall be approved in writing by the Board prior to installation on the Site. Request for approval must address the structure's size, configuration and location. All temporary structures shall be removed after the occupancy permit issuance.

3. Daily Operation

Daily construction working hours shall be 7:00 A.M. to 7:00 P.M.

4. Excavation

Excess excavation material may be stored within a snow fenced area for up to two weeks maximum before it must be removed from the Site. Excess topsoil which will be used for landscaping purposes may be stored within a snow fenced area for longer periods provided it is promptly used when construction of a residence dictates. Excavation material shall not be placed in common areas, roads or other lots. Any excess excavation material should be disposed of in a authorized location. Excavation, except for utility trenching within designated easements, shall be solely on the Owner's Site.

5. Debris and Trash Removal

Daily cleanup of the construction site is mandatory. Proper disposal of refuse and storage material is of prime importance and is the contractor's responsibility. Debris and trash shall be removed on a weekly basis by being hauled, covered or enclosed to a designated Summit County dump area. Burning of trash or construction debris is prohibited.

6. Storage of Construction Material, Trash and Equipment

Storage areas shall be fenced according to approved "construction limits" areas designated on the site plan. The contractor shall maintain and store construction materials, trash and equipment in these areas. The contractor shall provide chemical toilets in an approved location.

8. Vehicles and Parking

All vehicles will be parked in the designated area shown on the site plan so as not to inhibit traffic or damage surrounding natural landscape. Vehicles shall not be left on the Property's roads overnight. Construction vehicles shall not park in the easements for the North Fork Road or for shared driveways.

9. Blasting

Blasting plans must be reviewed and approved by the Board before commencement. Proper safety and protective actions shall be used, including the use of monitoring devices to measure the intensity of the blast.

10. Restoration and Repair

Damage to any property other than the Owner's shall be promptly repaired at the expense of the person or entity causing the damage.

11. Dust, Noise and Odor

Every effort shall be made to control dust, noise and odor emitted from a construction area. Radios, tape players, or other such devices must be played at a volume which does not disturb adjacent Owners. The contractor will be responsible for watering, screening or oiling dust problem areas and controlling noise and offensive odors from the Site.

12. Signage

One free standing construction sign is allowed per Site, not to exceed 6 square feet of total surface area. No signs shall be placed on or nailed to trees.

13. Fire Extinguishers

A serviceable 1016 ABC rated dry chemical fire extinguisher shall be located on each construction site in a conspicuous location.

14. Construction Access

The only approved construction access during the time a home is being built will be over the approved driveway for the Lot unless the Board approves an alternative access point.

15. Prohibited Activities

The following items are prohibited in the Property: (a) oil changing of vehicles and equipment without proper receptacles and removal procedures; (b) concrete equipment cleaning or concrete dumping without proper cleanup and restoration; (c) careless treatment of trees or preservation areas; (d) removing any rocks, trees, plants, topsoil, etc. from any portion of the Property other than the Owner's; (e) exceeding the speed limit of 10 miles per hour on any roads or driveways in the Property; (f) careless use of cigarettes or flammable items; (g) burning of trash or construction debris; (h) firearms; (i) signs other than approved construction or real estate signs; (j) use of spring, surface or irrigation water for any purpose.

APPENDIX 2: SPECIAL STANDARDS FOR HIGH VISIBILITY SITES

Certain portions of the Property enjoy a special prominence due to their exposure, lack of native vegetation, or other factors which will make any improvements constructed on them highly visible from other Sites, from improvements in neighboring subdivisions, or from roads accessing the North Fork area. The Architectural and Site Development Standards contained in these Design Standards and Procedures take on special importance with regard to these locations. Additionally, preservation of the design philosophy applicable to the subdivision requires added attention to certain features of these Improvements, and special standards applicable to such Sites are enunciated in this Appendix.

1. Identification: Sites fitting this special category shall be identified by the affected owner or as part of the subdivision approval of a Lot by Summit County, but shall at a minimum include Lot 2 of North Fork Reserve, a resubdivision of Tract 1, North Ford Subdivision.

2. Location of Improvements: Special attention shall be given to the location of Improvements proposed on Sites identified by the Board. Improvements shall be located on the Site so as to maximize the screening qualities of existing tree cover, other vegetative barriers, or natural terrain features while not unreasonably impairing the view from or solar exposure of the proposed improvement. Submittal materials by the Owner at the Contract Document Review stage shall include an analysis of the visibility of the proposed Improvement from existing and probable residences, both within the subdivision and within North Fork River Estates.

3. Height of Improvements: The Board may impose stricter height restrictions upon the identified Sites than apply to other sites within the Property. The object of such restrictions shall be to lessen the visibility of the proposed improvement by limiting the building height to the average tree height in the vicinity, preventing the proposed improvement from rising unreasonably above the elevation of a natural terrain feature, or the like. In no event, however, shall the Board impose a height limitation of less than 28 feet, measured in accordance with the Summit County Uniform Building Code.

4. Massing and Configuration of Improvements: The Board shall consider the visibility of the proposed Improvement in assessing the massing and configuration of the building. Insofar as is reasonable and feasible, the more massive design elements shall be located so as to minimize the apparent size and impact of the structure.

5. Exterior Appearance: Improvements located on identified Sites shall be simple and elegant in design, shall utilize natural materials, and shall adopt a color scheme echoing the tones of the rocks, grass, trees, and vegetation of their surroundings. Bright or contrasting color schemes, mirrored glass, metal or other materials, and unduly "busy" or ornate profiles are unacceptable on identified Sites.

6. Lighting: Building or post mounted downward directed spot or flood lights shall be permitted in areas visible from other improvements. Other outdoor lighting shall be carefully evaluated by the Board after considering the visibility of the light from other locations. Any permitted outdoor lighting shall utilize light bulbs of a type approved by the Board: mercury vapor lamps, colored lamps or the like shall not be permitted; provided, however, that restrained seasonal lighting displays shall be permitted.

7. Outdoor Displays: Sculpture or other outdoor displays shall not be permitted to visually intrude into the open spaces or vistas of the area, whether by the use of reflective materials, discordant design, size, or other features.

8. Landscaping: Because of the prominence of identified Sites, improvements must be landscaped in a manner which is in keeping with the natural condition of the Site and which helps reduce the visual impact of the Improvement by blurring the distinction between the building and its surroundings. Strategic plantings of native evergreens and aspen shall be used to break up views of the facade of the Improvements, while preserving views from the structure. The use of rounded boulders is discouraged in these locations, but angular, naturally weathered rock may be used to blend the structure with surrounding cliffs or rock fields. The Board shall critically evaluate and, if necessary, require supplements to the landscaping plan to achieve the desired result.

Keystone Design Review Board Application

- A Date of Application _____
- B Date of DRB Meeting _____
- C Type of Review ___ New Home ___ New Building ___ Existing Modification ___ Misc.
- D Name of Lot Owner _____
Mailing Address _____
Phone _____
- E Name of Applicant _____
Mailing Address _____
Phone _____
- F Name of Architect _____
Mailing Address _____
Phone _____
- G Lot Number(s)/Location _____
- H Application Fee (See Attached Schedule) due at the first meeting.
- I Refundable Compliance Fee \$3,000 (without interest) or two times the application fee, whichever is greater which is due at the completion of the construction document phase, prior to the commencement of construction. Payable to KNC. Minor applications (hot tub install, reroof, etc) will require a refundable deposit of \$1,000.

Important Information: All new single family home construction and any proposed exterior improvements must be submitted via application and receive prior review/approval by the Keystone Design Review Board (KDRB) before any construction commences. A non-refundable application fee is required with the submission of an application. The fee covers pre-design meetings with a representative of the KDRB, schematic and preliminary meetings with the KDRB and construction site visits by a representative of the KDRB. Should the applicant desire or should the applicant's proposal not receive final approval from the KDRB and the applicant is required to attend additional meetings, such additional meetings shall require the applicant to pay in advance \$100 per KDRB meeting. In order to ensure compliance with the final plans as approved by the KDRB, the applicant is also required to submit a \$3,000 refundable, without interest, deposit with the KDRB to pay for additional construction site visits due to failure of the applicant or its agent to comply with the approved final construction plan, the approved final landscaping plan, the construction period rules or other violations of the architectural guidelines and procedures for the property in question. Additional construction site visits deemed necessary by the KDRB shall be charged \$100 per construction site visit and shall be withdrawn from the deposit. Additionally, if the KDRB determines that the lot improvements, including any landscaping, as approved by the KDRB is not being or has not been constructed in compliance with the approved final plans or if construction practices are not in compliance with the construction period rules, the KDRB may withdraw from the deposit the necessary funds to correct the improvements, including landscaping, or to correct any construction period violation. Final written approval by the KDRB for the application is valid for one year from the date of the approval letter. If the project is not started within the one-year approval time frame the applicant must re-apply and pay again the same fees as noted above. **Please refer to the Architectural Guidelines specific to the location listed in item G for any additional information and/or requirements.**

I have read the above important information and will comply with the Architectural Guidelines specific to the location specified in item G, application fees and construction compliance deposit regulations.

Owner's Signature _____ Date _____
(Applications will not be processed without the owner's signature)

Keystone Neighbourhood Company
140 Ida Belle Drive Suite F-4
Keystone, CO 80435
800.919.0038

Keystone Design Review Application Fees

Fees are calculated per gross square footage or the sum of all floors of all buildings measured from the outside of the framing walls, including but not limited to lofts, halls, habitable attics, bathrooms, closets and finished or unfinished basements including mechanical areas and garages.

Square Footage	Total Fees
0 - 5,000	\$3,000
5,001 - 10,000	\$4,000
10,001 - 25,000	\$5,000
25,001 - 50,000	\$8,000
50,001 - 100,000	\$10,000
100,001 and higher	\$20,000

Miscellaneous Fees

Exterior Modifications without design changes	\$100
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Exterior Modifications with design changes. Cost under \$50,000	\$500
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Exterior Modifications with design changes. Cost over \$50,000	\$1,000
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Modifications to approved plans	\$200
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Appeals	\$250
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Refundable Compliance Deposit	\$6,000 Minimum or two times the application fee whichever is greater.
or;	\$1,000 For Minor applications such as hot tub install, reroof, etc.
	Checks payable to KNC

Review Fees include:

- Orientation Materials
- Orientation meeting at Boards discretion
- 2-Schematic Design Reviews
- 2-Preliminary Design Review
- 1-Contract Document Reviews
- 1-Pre-Construction Site Meeting
- 3-Construction Period Reviews as needed
- Project Completion Review