



Architectural Guidelines

May 2000

CUSTOM ARCHITECTURAL GUIDELINES

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A. INTRODUCTION**1. Planning and Design Concepts:**

Stonebridge Park is set within a thickly wooded forest adjoining the Sheraton Steamboat Mountain Golf Course and the beautiful Fish Creek. It is accessed from Steamboat Boulevard. The Stonebridge Park lots are all one acre or larger.

The vision for Stonebridge Park is to create a truly unique and distinctive western community in one of the last remaining wooded home-sites within the City of Steamboat Springs. In order to assist Owners in designing and building their Stonebridge Park homes, this set of Architectural Guidelines has been prepared. Its provisions articulate the architectural and landscaping considerations of Stonebridge Park and its overall image. The ultimate goal of these Guidelines is to create a comprehensive and careful integration of the architecture and landscape elements that respect the surrounding natural environment.

2. Design Guidelines Role:

The purpose of these Architectural Guidelines is to establish an overall design concept for Improvements within Stonebridge Park and provide direction for the expression of that concept on the individual Lots within Stonebridge Park. These Guidelines provide an overall framework for development and seek to achieve a sense of identity, character, scale and sensitivity in the development with respect to the surrounding natural environment.

An extraordinary amount of time, resources and capital has been expended in the development of the infrastructure, landscaping and other site improvements which are integral to the creation of a strong sense of quality for each of the properties within Stonebridge Park. These Guidelines provide the vehicle to protect and maintain the long term quality and value invested in the community. They apply to the design and construction of all Improvements within Stonebridge Park, including but not limited to, homes and related structures, as well as utilities, drainage systems, trails, and other structures. They will guide new construction, remodels and additions, landscaping, signage and open space areas.

Designing a home within the mountain environment of Steamboat Springs presents a unique challenge and opportunity to each homeowner. In order to assure quality, each Owner is required to retain a Colorado licensed architect and landscape architect for the design of their home. Stonebridge Park Owners should evaluate the experience of prospective design professionals with designing in a mountain environment.

Stonebridge Park is controlled and restricted by the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Stonebridge Park (herein after referred to as "the DPC") as well as by all applicable government statutes, ordinances, codes and regulations. These Architectural Guidelines do not supercede the DPC or any applicable statutes, codes, ordinances or regulations of controlling governmental jurisdictions. The terms of the DPC shall be controlling in the event of any conflict with the terms of these Guidelines. Any term used in these Guidelines which is defined in the DPC shall have the same meaning as the DPC. It is the sole responsibility of each Owner to comply with the DPC and all applicable codes and regulations.

These Architectural Guidelines may be amended from time to time by the Executive Board of the Stonebridge Park Homeowners Association, and it is the responsibility of each Owner to obtain and review a copy of the most recently revised Guidelines.

B. SITE PLANNING CRITERIA**1. Building Envelopes:**

A Building Envelope has been designated on each Lot within Stonebridge Park and is indicated on the recorded Plat for Stonebridge Park. The locations of the Building Envelopes reflect the site-specific characteristics of each Lot. Except as specifically permitted in the Declaration, all Improvements, including the primary dwelling and all accessory buildings, garages, porches, decks, terraces, patios, walls, fences and similar built features must be located within the Building Envelope.

Driveways and associated grading, retaining walls, and landscape improvements may be located outside the Building Envelope but must be within the Driveway Corridors. All driveways and related Improvements must be consistent with the Tree Preservation provisions of these Guidelines.

The removal of trees from any portion of a Lot is strictly governed by the provisions of these Architectural Guidelines.

2. Building Site and Orientation:

All Improvements within Stonebridge Park shall be designed and constructed to fit and blend with the existing natural environment. Improvements should not dominate the natural environment and should be sited and designed to minimize site grading, loss of trees, site disturbance and visual impact. Convenient driveway access should be developed for each home.

Lots within Stonebridge Park may be combined for the building of one home in lieu of two homes, but such combination will need to be done in compliance with the terms of the DPC and all applicable requirements of the City of Steamboat Springs.

3. Driveways and Walkways:

All Lots shall have a single driveway. Driveways shall depart the adjacent roadway at a location approved by the DRB. Generally, the DRB shall require that driveways depart roadways at the locations roughed in by the developer.

All driveways shall be constructed of hard surface materials such as asphalt, unit pavers and/or concrete.

The driveway to a detached garage/caretaker unit shall be accessed off the driveway to the main home. Separate driveways for detached garage/caretaker units will not be allowed.

4. Parking:

Each Custom Home shall include a minimum of two fully enclosed parking spaces as part of the main residence, and a minimum of one additional enclosed parking space if a caretaker unit is constructed. A maximum of two surface parking spaces can be provided on a Lot and may be located on the driveway. All parking spaces shall be located within the Building Envelope of the Lot. Carports are not allowed.

5. Grading and Drainage:

All grading to be conducted in connection with the construction of Improvements on a Lot shall be carefully evaluated in advance and must be approved by the DRB. Site grading shall be carried out so as to minimize the impact to the existing natural environment. Excess site disturbance, recontouring of the site and "over lot grading" will not be allowed. The site grading shall be the minimum required for building of the proposed Improvements and driveway access.

Retaining walls will be encouraged to minimize the impact to the existing natural environment. Uncovered concrete retaining walls will not be allowed.

Unless approved by the DRB, all grading, except for that required as part of the driveway access, shall be within the Building Envelope. Cut and fill slopes shall be designed to be as steep as possible to minimize disturbance of the natural environment. All grading shall be blended into the natural environment by feathering cuts and fills into the existing contours.

A culvert must be installed under each driveway with a ditch section, at the point it meets the Stonebridge Park roads or Steamboat Boulevard. If such culverts are not already installed, then the Lot Owner shall install them at the time of driveway construction. In all cases, the Owner will need to cut the culvert ends to match the adjoining grade and, at a minimum, provide stone rip-rap around the culvert ends.

6. Site Amenities:**a. Signage:**

At the time of construction of a Custom Home on a Lot, the Owner shall install a monument address identification sign provided by the developer at the location approved by the DRB. Monument address identification signs shall not be illuminated.

b. Satellite Dishes, Antennas and Exterior Equipment:

The installation of satellite dishes, antennas and similar exterior equipment which are visible from other Lots or Stonebridge Park Roads are generally discouraged. Satellite dishes are limited to a maximum of 24" in diameter and shall be located to reduce their visibility. They shall be of a color which will blend with the site and the Custom Dwelling.

c. Site Furnishings:

All site furnishings such as sculptures, fountains, security cameras, etc. shall be located within the Building Envelope and must be approved by the DRB.

d. Sports Amenities:

Sports amenities such as pools, spas, courts, etc. will be carefully evaluated by the DRB and may not be approved due to the potential for significant adverse impact on other properties. All sports amenities which are approved shall be located within the Building Envelope.

7. Snow Storage:

All of the roadways and driveways within Stonebridge Park will be private. The Stonebridge Park Homeowners Association has been granted an easement over the various Lots for the Stonebridge Park Roads. The Association shall be responsible for the maintenance of the Stonebridge Park Roads and for clearing them of snow. The removal of snow from the driveway for each Lot, as well as all other forms of driveway maintenance, shall be the responsibility of the Lot Owner.

Snow storage areas for each Custom Home shall comply with all applicable ordinances of the City of Steamboat Springs. Snow storage areas for each Custom Home shall be located away from delicate landscaping items, delicate landscape lighting, small trees and other items that may be damaged by the snow removal procedures or storage of snow.

8. Wall and Fences:

No fence, wall, hedge or similar barrier shall be permitted at any place on any Lot except as shall constitute an integral or decorative part of a Custom Home as determined by the Design Review Board. No fences, walls, hedges or similar barriers shall be permitted for the purpose of enclosing or demarcating any Lot boundaries.

9. Utilities and Easements:

The sewer system within Stonebridge Park is a private sewer system which consists of the following components:

- a. A pressure pump for each home and the associated service line from the home to the main trunk line within the roadway. (The pressure pump and service line shall be provided, installed and maintained by the Owner).
- b. A main trunk line with associated appurtenances in the roadway for collection of each individual home site has been installed within the Subdivision and will be maintained by the Association.
- c. The connections to the City of Steamboat Springs sewer line located within Steamboat Boulevard (which connections have been installed and will be maintained by the Association), except for Lot 1, whose service line is directly connected to the City gravity trunk line in Steamboat Boulevard.
- d. The service lines have been installed from the main trunk line to the easement line. The Owner is responsible for installing the rest of the system to their home.

As part of the completion of the sewer system of each Custom Home, the Owner shall install a pressure sewer system pump and associated equipment manufactured by E-One. This is the only pump system that will be allowed within Stonebridge Park. The specifications and requirements of the specific equipment to be installed should be obtained from the Association.

Each Owner shall contract with the sewer system contractor designated by the Association, for the maintenance, installation and repair of the complete pressure sewer system.

The electric, telephone, cable TV and natural gas utilities within Stonebridge are public utilities and are provided within the roadway system. Each Owner is responsible for providing the utility service lines from the Stonebridge Roads (or from Steamboat Boulevard if the Lot is accessed directly from that street) to their Custom Home. All utilities shall be located underground. Unless approved by the DRB, utilities serving a Lot shall be located within the Driveway Corridor for the Lot. The installation of utilities shall be designed to limit site disturbance to the greatest extent possible.

C. ARCHITECTURAL DESIGN CRITERIA

1. Architectural Style:

Stonebridge Park is best promoted by individually designed Custom Homes that blend with the surrounding natural environment. Manufactured homes are not allowed. The architectural style recommended shall be "Mountain Western". Care should be taken to adapt the design of Improvements to the mountain environment and the Steamboat Springs climate. Special attention should be paid to the means of accessing home sites, roof forms and how these relate to the outside living areas, walking areas and driving areas given the heavy snowfall that is experienced in Steamboat Springs. This "Mountain Western" style will be accomplished by the implementation of these Architectural Guidelines as outlined below. Exhibit "B" attached to these Architectural Guidelines depicts examples of desirable house concepts of the "Mountain Western" style.

2. Building Mass:

The DRB will review all home designs for appropriate building massing and height which fits the characteristics of each home site and the surrounding natural environment.

Maximum building height shall be three (3) stories and must comply with applicable City of Steamboat Springs ordinances. (The City of Steamboat Springs currently requires an additional setback for each story over two (2) stories.) Due to the sloping topography of the Subdivision, most dwellings should be two-story in height with a walk-out lower level and/or attic loft space above. Both building height and massing should accommodate the individual characteristics of each Lot.

Building massing and scale should incorporate building heights, building offsets, and building forms with the use of decks, balconies, terraces and porches to achieve well proportioned architectural fenestration.

Two-story wall surfaces should be avoided or minimized. Roof lines should create interest and variety while relating to the surrounding natural environment and the adjacent residences. Single-story elements shall be provided to the extent possible at the perimeter of the residence with any larger story elements stepped back toward the center of the home, particularly for those elevations that can be seen from the public view or adjoining home sites.

A Caretaker Unit is allowed on each Lot. If it is attached to the Custom Home, the structure may have only one front entrance and should appear from the street to be a single family dwelling, and not a duplex dwelling unit. Caretaker Units also

are allowed within a detached garage structure. Only one Caretaker Unit shall be allowed per Lot. >

Owners and their design team should review with the City of Steamboat Springs any applicable regulations or information on building height, massing and caretaker units.

3. Floor Areas:

No more than one Custom Home and one Caretaker Unit may be built on each Lot. The minimum floor area for all Custom Homes is 3,200 square feet. This floor area square footage is exclusive of Caretaker Unit, porches, garages, balconies, cellars, basements, unfinished areas, vent shaft areas, areas primarily for maintenance access and areas with an unobstructed opening to the outside. Floor areas shall be measured from the exterior face of exterior walls. Atrium spaces and stairwells shall be counted for one floor only.

A Caretaker Unit may be incorporated into the Custom Home or may be separate (but only if built within a detached garage structure). The Caretaker Unit shall be no larger than 600 square feet. The Owner shall comply with the City of Steamboat Springs requirements for Caretaker Units.

4. Garages:

Each Custom Home is required to have a minimum of a two-car garage. Garages may be attached, semi-attached or detached provided that all structures are built within the Building Envelope. If the garage is physically separated from the Custom Home, it shall be compatible with the architectural materials and design of the Custom Home. <

If a Caretaker Unit is built, an additional one-car garage (minimum) is required for the benefit of the Caretaker Unit. No carports are allowed.

5. Architectural Components:

Each Custom Home shall be designed as a composition of multiple forms consisting of lower height and smaller forms clustered around any larger forms. The use of covered porches, decks and balconies are recommended to scale down any large building forms.

The predominant exterior materials should be wood and stone. Plywood siding is prohibited. The design, materials and color of the exterior should blend with <

natural colors and textures of the surrounding environment. Exterior walls should be comprised of a maximum of three (3) materials. The use of stone, heavy timbers and logs on the exterior is highly recommended.

All buildings shall have natural stone on a minimum of 25% of the exterior wall surface. To tie the building to the home site, stone should be used whenever possible around the base of homes. No more than 15% of the exterior wall surface of a building shall be completed in stucco. Stucco shall be used as an accent material to the rest of the exterior of a building. When wood siding is used, it shall be stained with transparent or semi-transparent stains in natural colors to complement the surrounding environment. Specific colors must be approved by the DRB. Generally, colors should include colors falling within the muted brown and gray ranges.

The exterior trim shall be of high quality materials and details. Windows and doors should be used to provide relief to the exterior and add interest and character to the home. Gates, balconies and railings, decks, chimneys, dormers, corbels, art work and lighting all provide opportunities to provide a high level of exterior detail. The use of timber or stone for lintels and sills is highly encouraged.

Windows of unusual shapes or sizes and that use colored, reflective or mirrored glass are not permitted. Bay windows, popped-out dormers, small-scale gable roof sections help scale down larger forms and are encouraged.

The Custom Home exterior entry door shall be of quality material and sufficient detail to provide individual character to the home. Attention should be paid to the exterior door hardware as well as the door materials and surrounding trim.

The design and details of each Custom Home shall develop a unique character and style. That character/style should remain consistent from the Custom Home to any detached structures.

Design of the garage doors shall be such that only two garage doors are on one building face, with additional garage doors recessed back or moved forward a minimum of 5'-0" from the other garage door face, and/or located on a different building surface or structure. The garage doors themselves shall portray a detailed architectural statement. A single plane flush door will not be allowed, it must have recessed trim, panels, glass, etc. applied.

6. Roof Design, Materials and Equipment:

Roof forms shall be limited to gable, shed, double pitched roofs and hip roofs. Minimum roof pitch shall be 4/12. Large, continuous roof planes shall be avoided. Broken up roof forms with smaller roofs and dormers shall be encouraged and should use similar materials and colors as well as incorporate the building and surrounding environment colors.

Roof materials shall consist of fire treated natural wood shakes, heavy tab asphalt/fiberglass shingles, concrete tile or other roofing material approved by the DRB.

The use of roof overhangs is recommended at all roofs, to break up building mass and add shade and shadow to the home. Entry roof structures are encouraged to protect the homeowners from the elements and add a sense of entry to the building mass.

The use of gutters and downspouts is encouraged. They shall be concealed, or designed as a continuous architectural feature. Exposed gutters used as an architectural feature shall be either colored to match or complement the surface to which they are attached. It is recommended that all gutters and downspouts be provided with heat tape to eliminate freezing during the winter. Each structure design shall take into account the snow shed areas of all roofs to protect individuals from possible snow slides. All drainage from the drip lines of the roof shall be developed and should be directed to an appropriate drainage way.

The design of the roof structure shall take into account the snow requirements for this mountain environment. Roofs are encouraged to be designed to hold snow rather than allowing it to slide. Appropriate ventilation shall be designed into all roofs.

Exterior roof equipment is allowed only in limited cases approved by the DRB. Flat roofs shall not be allowed.

All exposed flashing shall be of a finish that matches adjoining materials, and shall not be unfinished metal. Manufactured, pre-finished flashings or copper flashings are encouraged.

7. Building Lighting:

Exterior lighting shall not intrude, or produce glare, on adjoining lots, roadways or open space. Lighting the exterior of any structure for accent or any other reason,

is prohibited. Security lighting (flood lighting) is prohibited except for a limited time for a specific area. Exterior lighting shall be integrated into the architecture and shall be down cast. Up lighting or the use of vapor-type lamps (including but not necessarily limited to sodium or mercury vapor) will not be allowed. Other than low level guidance lighting within a Driveway Corridor, lighting will not be permitted outside of Building Envelope of any Lot.

8. Fire Sprinklers:

Residential fire sprinklers in compliance with current City of Steamboat Springs requirements are required for all structures. /

9. Chimneys, Flues and Fireplaces:

Chimneys of both the Custom Home and any detached garage/Caretaker Unit shall be designed to be in scale and proportion with the architecture of the home. Chimneys shall incorporate materials consistent with the detailing of the home elements. Use of chimneys in the architecture of the building, to help break up the building mass, are encouraged in lieu of direct vent units.

Flues shall be designed to vent at roof ridges, to prevent them from being sheared off during any snow slides. All flues shall be finished in a color to match the adjoining roof surface.

The type of combustion units (fireplaces, stoves, etc.) shall be limited to the type and number of devices permitted by the City of Steamboat Springs. Without them
by [unclear]

10. Decks, Balconies and Porches:

Decks, balconies and porches are encouraged. These elements shall be designed to fit with the architectural style of the home and be integral to the home structure. The design of these elements should take into account the potential for snow shedding from all roofs.

11. Sewer System:

The Subdivision sewer system is a privately owned, pressure sewer system as described in part B of these Guidelines. Each Owner is responsible for installing the individual residence pump system required as part of such system. Each owner must purchase and install the "E-One Pump System." Such system can be installed either within the home or at the exterior, depending on the design of the home. It is the responsibility of the Owner to install the pump and the line from the

pump to the check valve and curb stop assembly at the easement line in the manner required by the DRB and "E-One" manufacturer.

12. Accessory Buildings:

Accessory buildings will only be allowed as approved by the City of Steamboat Springs and the DRB. Any approved accessory buildings must be built within the Building Envelope.

Accessory buildings shall be located and designed to be compatible and complementary to the design and form of the Custom Home. The use of landscaping is encouraged to soften the appearance of these structures.

13. Projections and Overhangs:

Projections and overhangs are encouraged to add interest to building mass and form, and provide shade and shadow to structures. Overhangs of 2' and over are encouraged as they add to protection of the structure. Trusses, craftsman-like detailing of the roof faces, balconies, cantilevered floors, porches, entry features, etc. should be an integral part of each home design.

14. Energy Conservation:

Owners are encouraged to incorporate energy conservation measures within their home design and to exceed minimum requirements to achieve energy savings.

Suggested energy savings include solar design, protected/air-lock vestibule entryways, air infiltration barriers, insulated hot water pipes, etc. Solar panels will only be allowed as approved by the DRB.

A minimum of R-19 insulation value shall be achieved for all exterior walls. Roofs shall have a minimum of R-38 insulation value. All cantilever, overhangs, etc. of the structure shall have a minimum of R-30 insulation value.

D. LANDSCAPE ARCHITECTURE DESIGN CRITERIA

1. Landscaping Concept:

Fitting a new residence into the existing environment of Stonebridge Park presents interesting challenges and rewards. The goal of all landscaping in Stonebridge Park is to integrate the homes and related Improvements with the existing and surrounding natural environment and to blend with the existing community. The landscape design, choice of plant material, along with the architecture and site planning, will be major factors in integrating Improvements into Stonebridge Park. The preservation of existing plant materials will be an inherent goal in the design of the homes and site Improvements. Special consideration will be given to preserving as many of the existing pine trees as possible. At the time a Lot is developed, the landscaping should be immediately installed to integrate the home with the Subdivision.

Owners and the landscape architects need to consider that Stonebridge Park is at an elevation of 7,000 feet and is a semi-arid environment in which a limited number and variety of plants will flourish.

Areas around the home sites that have been disturbed by site development or home construction will need to be restored to the characteristics of the surrounding environment. Landscaping should be designed to minimize the need for irrigation. <

All landscaping shall constitute an Improvement subject to review by the DRB. <

2. Landscaping Within the Building Envelope:

Landscaping within the Building Envelope may include the use of new vegetation and irrigation. The landscape design within the Building Envelope should be developed to help define outdoor spaces, enhance entries and add color and interest to the outdoor spaces. The Building Envelope area can include formal landscaping such as ornamental plants, planting beds, and gardens. Lawn areas shall be applied only in limited amounts and are generally not encouraged. Any type of formal landscaping area should be developed so that it is not immediately visible from adjacent Lots or roadways. A transition area between the landscaping within the Building Envelope and landscaping outside the Building Envelope shall be accomplished either with a defined edge such as patio walls, retaining walls or stone edging, or by a natural appearing transition from the more formal area within the Building Envelope to the native area outside the Building Envelope.

The attached Exhibit "A" list of recommended plant material itemizes the plants which will be allowed within the Building Envelope.

3. Landscaping Outside the Building Envelope:

Except for the Driveway Corridor, areas outside the Building Envelope shall remain in the existing native environment. Existing vegetation may not be removed from, or new vegetation installed in, the area outside the Building Envelope without the approval of the DRB. The purpose of establishing a separate landscaping area outside the Building Envelope for native landscaping is to provide a natural buffer between the homes and establish a common natural landscaping element throughout the community.

It is strongly recommended that utilities be installed within the Driveway Corridor so that only one corridor area is disturbed from the main roadway to the home. The driveway and utilities shall be designed and located so that they avoid the removal of any of the existing large vegetation. The disturbed areas around the Driveway Corridor shall be restored with native landscaping vegetation that blends with the existing site vegetation. Restoration shall include both revegetation and the introduction of shrubs and trees as necessary to create a natural appearance.

The attached Exhibit "A" list of recommended plant material itemizes the plants which will be allowed outside the Building Envelope and will only be allowed with approval of the DRB.

4. Tree Preservation:

The preservation of the existing natural environment is of great importance to the character of the Stonebridge Park community. The Developer and its consultants, working with representatives of the City of Steamboat Springs, have designed the Subdivision roadways, utilities, Building Envelopes and Improvements to limit the amount of tree disturbance. Owners shall design their home sites to preserve as much of the existing natural vegetation as possible.

Please refer to the sections above entitled "Landscaping Within the Building Envelope" and "Landscaping Outside the Building Envelope" for a description of landscaping within these areas.

Any trees 6" or less in diameter located within the Building Footprint of the Custom Home and of the primary outbuilding may be removed. Trees 4" or less in diameter located within the Building Envelope but outside of the Building Footprint areas may be removed as necessary to accommodate improvements. The removal of any other trees from a Lot must be approved in advance by the DRB.

For purposes of these Guidelines, "Building Footprint" shall mean the outside perimeter of a building. A building includes the home, garage, caretaker unit, patios, deck, terrace and porches.

At the time of Design Review, the Owner shall submit a site plan which shall indicate which trees the Owner proposes to remove and their size. The Owner will physically lay out on site with flagging the location of the proposed Improvement(s) and their Building Footprints along with the center line for the proposed drive access.

Dead or diseased vegetation may be removed from anywhere on the Owner's lot. The Owner shall flag the dead or diseased vegetation which Owner proposes to remove and notify the DRB for its review and approval prior to removal. The DRB may require new vegetation to replace the removed vegetation.

5. Landscape Lighting:

Exterior lighting poses a potentially significant impact on the Subdivision and will be carefully reviewed by the DRB. All exterior lighting shall be coordinated so as to be of the same character and/or consistent with the overall design of Lot Improvements.

Exterior lighting may not produce excessive glare to pedestrian or vehicular traffic. No direct source may be visible from neighboring properties or roadways. Appropriate uses of exterior lighting include low level landscape lighting, low level walkway lighting, patio or outdoor space lighting immediately surrounding the home. No up-lighting is permitted. Lighting of trees, home, other amenities or landscape features is not permitted. Lighting associated with the holidays may be displayed for a limited duration, from Thanksgiving until the middle of January. All lighting shall only be located within the Building Envelope and/or the Driveway Corridor.

6. Landscape Hedges:

Landscape hedges are only allowed to screen outdoor spaces within the Building Envelope. Landscape hedges will not be allowed to border significant portions of the Building Envelope. All landscape hedges shall be approved by the DRB.

7. Irrigation:

Permanent irrigation systems will be allowed only within the Building Envelope.

A permanent underground irrigation system using moisture sensors, drip irrigation, or pop-up heads that conserve water is encouraged. Back-flow preventers are required, and manual valves are prohibited. The irrigation system shall meet the requirements of the local and regional jurisdictions.

No irrigation will be allowed in the landscaping area outside the Building Envelopes, except for temporary irrigation to be installed for revegetation. The temporary system shall be removed after one year of use, or the plant materials have been established, whichever occurs first.

8. Maintenance:

Each Owner shall maintain all landscaping as well as fences and walls and the irrigation system within their Lot in good and attractive condition. The DRB will determine if the landscaping is maintained adequately.

9. Revegetation:

All land surfaces disturbed by construction or slow erosion must be satisfactorily revegetated with plant materials that establish immediate soil stabilization and blend with the adjacent landscape areas. Materials to be used, and recommended seed mixes for revegetation are set out in Exhibit A "Plant List".

All Lot areas disturbed by construction shall be restored by the Owner to reflect the natural characteristics of the surrounding native environment. Revegetation shall include recommended seed mixes and the introduction of shrubs and trees planted for a natural look.

E. CONSTRUCTION PROCEDURES

1. Introduction:

The contractor on each project within Stonebridge Park shall use extreme care to insure the public health, safety and welfare during all phases of construction. This shall include, but not be limited to, providing proper warning signs, fencing of potentially dangerous conditions and security services when appropriate.

Construction shall not begin until final approval of the Plan Application by the DRB, the issuance of a Building Permit by the local Building Department, and a site inspection has been performed by the DRB. If construction does not commence within 18 months from the date of final DRB approval, said approval shall expire.

2. Pre-Construction Conference:

The Owner and his general contractor shall meet with the DRB to review a construction site management plan, construction procedures and requirements. The Owner or general contractor, shall provide a detailed construction site management plan which conforms with the City of Steamboat Springs' requirements and provides at least the following: limits of construction activity, disturbance, existing vegetation which is being removed, measures to protect existing vegetation that is not being disturbed, limits of excavation, erosion control measures, temporary access and parking areas, location of any temporary structures, toilet location, dumpster location, material lay-down and staging areas, and construction signage. The Building Footprint of any Improvement shall be flagged on site if it has changed from initial Design Review and will require DRB approval. The final Construction Documents as approved by the Building Department shall be submitted to the DRB.

3. Nuisance Control:

Construction operations shall not create nuisances at any location outside of the Lot upon which the construction operation activity is being conducted. The following are examples of nuisances (they are not exclusive): dust or other airborne particles, noxious odor, glare from lighting or reflective materials, disruption of utility services, excessively loud noise for long periods of time (no audible sounds should be heard at off-site locations), working beyond times allowed by the City of Steamboat Springs.

The DRB may enact strict procedures, temporary or permanent, at any time to ensure dust, noise abatement and other nuisance control measures are taken by lot Owners and their contractors.

Once construction on a project is initiated, completion of the project shall be pursued with due diligence until completion. In cases where construction of the project is suspended for more than thirty (30) days, the project proponents shall meet with the DRB to establish a schedule for completion. If completion of the project is to be delayed for an unreasonable length of time, the DRB may, at its discretion, require the restoration and revegetation of disturbed areas of the site.

4. Construction Fencing:

Unless waived by the DRB, construction fencing is required around the perimeter of the construction disturbance area on each Lot to help control access, wind-blown debris and to prevent access outside the building envelope, etc.

5. Erosion Control:

Each Owner and contractor shall protect Stonebridge Park's natural environment with temporary and/or permanent erosion control measures during construction. Each Owner shall be ultimately responsible for the implementation of appropriate or required erosion control methods. Areas disturbed by construction or erosion must be satisfactorily revegetated with plant materials that establish immediate soil stabilization and blend with the adjacent landscape areas. Owners and contractors shall comply with all federal, state and locally mandated water quality and erosion control methods.

6. Protection of Property:

Construction activities shall be confined to the Owner's lot. Written authorization must be obtained from an adjacent property Owner before such Owner's Lot shall be used. In cases where adjacent properties are used during construction, revegetation and restoration plans for said properties shall be submitted along with the written authorization as an element of the Construction Management Plan. Any open space, out lot, adjacent lots or roadways or Improvements damaged during construction shall be promptly repaired and/or restored to the satisfaction of the DRB.

7. Protection of Natural Features:

Site disturbance is expected during construction. The Owner and contractor shall protect and preserve the existing natural site features which are not directly impacted by the placement of buildings or Improvements. The final approved DRB Construction Plan shall specify the limits of disturbance by an outline on the site plan. In order to protect the undisturbed land areas, a snow fence or other

indication shall be installed prior to construction. In the construction area, all existing vegetation and landscape features not affected by construction shall be protected during construction with flagging, fencing, etc. All site features that are to be protected shall be shown on the final construction plans approved by the DRB.

8. Cleanliness:

All areas shall be kept free of trash, waste and any other unsightly materials. The site shall be left in a neat and orderly condition at the end of each work day, with scrap material and debris disposed of in a covered receptacle. (Such receptacles shall be collected and emptied as necessary before becoming over-filled.) Hazardous debris and material shall be removed from the site each day. No hazardous material of any kind shall be stored on site overnight. Weeds, debris and litter shall not be allowed to accumulate on site. No living quarters shall be allowed on site during construction.

9. Access and Parking:

Construction access during the time a home or other Improvement is being constructed will be from the Stonebridge Park Roads (or from Steamboat Boulevard if the drive for the Lot does not come off the Stonebridge Park Roads) directly to the Lot under construction. Construction vehicles, heavy equipment and construction workers shall only park in areas indicated on the Construction Site Management Plan and approved by the DRB. Construction and workers vehicles shall not be parked on other Lots, Open Space, out lots or roadways without approval.

10. Required Field Staking:

All Building Footprints, Building Envelopes, Driveway Corridors, as well as all trees and vegetation to be removed or saved, shall be staked in the field by a licensed Colorado surveyor. Staking of these items must be completed prior to initiating construction, and prior to the final DRB Construction Site Management Plan approval.

The Lot Owner is required to provide notice to the DRB 4 days prior to the desired observation time for approval of the staking for building foundations and/or slabs. Concrete pouring for building foundations shall not begin without DRB approval.

11. Damage Repair and Deposit:

In order to insure compliance with all construction regulations a \$10,000.00 Compliance Deposit shall be deposited by the Homeowner with the DRB prior to initiating construction. The DRB shall determine if any of the Improvements contemplated in the Construction Improvement Agreement are not conducive to compliance with the plans and specifications or, in compliance with the guidelines. The DRB may withdraw from the Compliance Deposit such funds as may be necessary to complete the unfinished Improvements or correct any violations.

Any remaining portion of the Compliance Deposit plus accrued interest shall be returned to the Owner three (3) months after the issuance of a Certificate of Occupancy and the completion of all Improvements.

Each Lot Owner has a direct responsibility for the control of all of their contractors and the actions of said contractors. All liability for violations of the DPC, Architectural Guidelines, and governmental requirements caused by the Owner or contractor shall rest with the Lot Owner.

No blasting may be undertaken without specific written approval from the DRB. Applicable government regulations must be met prior to any blasting activity.

Excess excavation materials must be hauled away from the Lot.

Damage, scarring to other property or outside the limit of construction area, including but not limited to open space, other Lots, streets, landscaping, driveways, irrigation and/or other Improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the Lot Owner. Upon completion of construction, each Lot Owner shall clean the construction site and repair or restore all property which was damaged, including but not limited to restoring grades, planting shrubs and trees as required by the DRB, repair of streets, driveways, drains, culverts, ditches, signs, lighting, fences, etc. Any damage not repaired by the Lot Owner will be repaired by the DRB. All costs of such repair will be paid from the Compliance Deposit.

Storage of any construction materials, machinery, tools or forms is not permitted on any adjacent Lots without written permission from the Owner of the adjacent Lot. This written permission shall be submitted to the DRB with the Construction Site Management Plan.

12. Hours of Operation:

All construction work and/or maintenance shall be performed during the hours approved or permitted by the City of Steamboat Springs.

13. Temporary Structures and Sanitary Facilities:

No trailers or temporary living quarters shall be allowed on site. Construction trailers may be allowed subject to approval by the DRB at the Construction Site Management Plan approval.

There shall be a minimum of one (1) temporary restroom facility per Lot during construction.

14. Contractors:

All contractors shall be licensed to the extent required by the City of Steamboat Springs and the State of Colorado, and shall meet all other applicable legal requirements.

PLANT LIST

The suggested plants listed are chosen for the following reasons:

- Native plants
- Hardiness
- Adaptability
- Ornamental Value

It is important to understand this is a list from which plants can be chosen and should be used as a guide. A landscape professional must be consulted to assure proper placement and species of plants.

A professionally prepared landscape plan will need to be presented to the DRB. During the review of that plan, flexibility will be shown in shrub and perennial species selection if the plant is a proven performer and known to be non-invasive. The DRB reserves the right to disallow plant material or its placement if it feels it may be detrimental to the native or proposed landscape.

All plants listed may be used inside the building envelope. Only those marked with * are allowed outside the building envelope and must be approved by the DRB. Botanic names with (sp.) denote plants within the species, hybrid, cultivars or other, that would be subject to review but in general terms be considered acceptable.

TREES

<u>Common Name</u>	<u>Botanic Name</u>	<u>Comments</u>
Evergreen		
Colorado Spruce*	<i>Picea pungens</i>	adaptable
Lodgepole Pine*	<i>Pinus contorta latifolia</i>	adaptable
Ponderosa Pine*	<i>Pinus ponderosa</i>	no heavy clay soils
Bristlecone Pine*	<i>Pinus aristata</i>	low water needs
Mugo Pine	<i>Pinus mugo</i>	maybe large shrub
Deciduous		
Narrowleaf Cottonwood*	<i>Populus angustifolia</i>	prefers moist soils, large shade tree
Aspen*	<i>Populus tremuloides</i>	adaptable
Ornamental		
Spring Snow Crab	<i>Malus sp 'Spring Snow'</i>	white flower, sterile-no berries
Dolgo Crab	<i>Malus sp 'Dolgo'</i>	white flower, berries

STONEBRIDGE PARK

EXHIBIT "A"

Radiant Crab	Malus sp 'Radiant'	pink flower, berries, dark foliage
Hopa Crab	Malus sp 'Hopa'	pink flower, berries
Amur Maple	Acer tataricum ginnala	fall color
Shubert Chokecherry	Prunus virginiana 'shubert'	green to burgundy foliage, berries

SHRUBS

Common Name	Botanic Name	Comments
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Evergreen

Buffalo Juniper	Juniperus sabina 'buffalo'	prefer sun
Hughes Juniper	Juniperus horizontalis 'hughes'	
Common Juniper	Juniperus communis	

Deciduous/Ornamental

Amur Maple	Acer tataricum ginnala	fall color
Serviceberry*	Amelanchier alnifolia	native, white flowers
Thinleaf Alder*	Alnus tenuifolia	riparian plant
Siberian Peashrub	Caragana aborescens	
Mountain mahogany*	Cercocarpus ledifolius	
Rabbitbrush*	Chrysothamnus sp.	
Redtwig Dogwood*	Cornus stolonifera	red twigs throughout winter
Arnolds Red Honeysuckle	Lonicera tartarica	pink flowers, berries
Dwarf Ninebark	Physocarpus opulifolius 'nanus'	
Potentilla	Potentilla sp.	many varieties & colors
Western Sand Cherry	Prunus besseyi	
Chokecherry*	Prunus virginiana melanocarpa	
Shubert Chokecherry	Prunus virginiana 'shubert'	shrub version
Gambel Oak*	Quercus gambelii	"scrub" oak
Alpine Currant*	Ribes Alpinum	
Ornamental Rose	Rosa sp.	many varieties & colors
Native Rose*	Rosa woodsii	
Willow	Salix sp.	riparian plant
Elder	Sambucus sp.	
Mountain Snowberry*	Symphoricarpos oreophilus	
Lilac	Syringa sp.	sun, protected area

PERENNIALS & GROUNDCOVERS

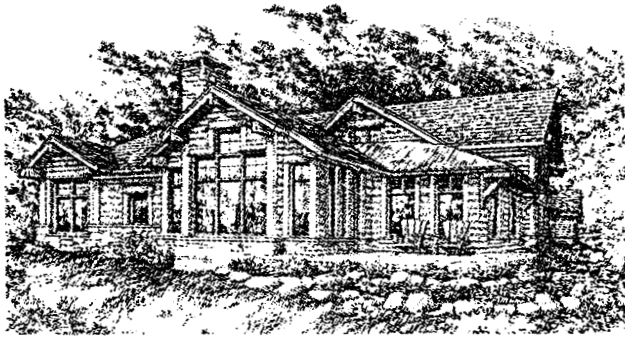
<u>Common Name</u>	<u>Botanic Name</u>	<u>Comments</u>
Columbine*	Aquilegia sp.	
Kinnikinnick*	Arctostaphylos uva-ursi	prefers shade
Fringed sage	Artemisia frigida	
Aster	Aster sp.	fall flowering
Basket of Gold	Aurinia saxatilis	
Harebell*	Campamula sp.	
Snow in Summer	Cerastium tomentosum	
Clematis	Clematis sp.	vine
Coreopsis	Coreopsis sp.	
Iceplant	Delosperma sp.	
Larkspur	Delphinium sp.	may need support
Dianthus	Dianthus sp.	
Bleeding Heart	Dicentra sp.	
Coneflower	Echinacea purpurea	
Fern*	Fern sp.	shade
Blanketflower*	Gaillardia sp.	
Cranesbill	Geranium sp.	
Daylily	Hemerocallis sp.	
Hosta	Hosta sp.	shade
Iris	Iris sp.	
Flax*	Linum perenne	
Lupine	Lupinus sp.	
Holly	Mahonia repens	shade
Peony	Paeonia sp.	sun, protected area
Poppy	Papaver sp.	
Penstemon	Penstemon sp.	many varieties
Creeping Phlox	Phlox sp.	
Potentilla	Potentilla sp.	
Black Eyed Susan	Rudbeckia hirta	
Salvia	Salvia sp.	
Sedum	Sedum sp.	
Painted Daisy	Tanacetum x coccineum	
Thyme	Tymus sp.	
Speedwell	Veronica sp.	
Periwinkle	Vinca sp.	



STONEBRIDGE

— P A R K —

HOUSE CONCEPTS

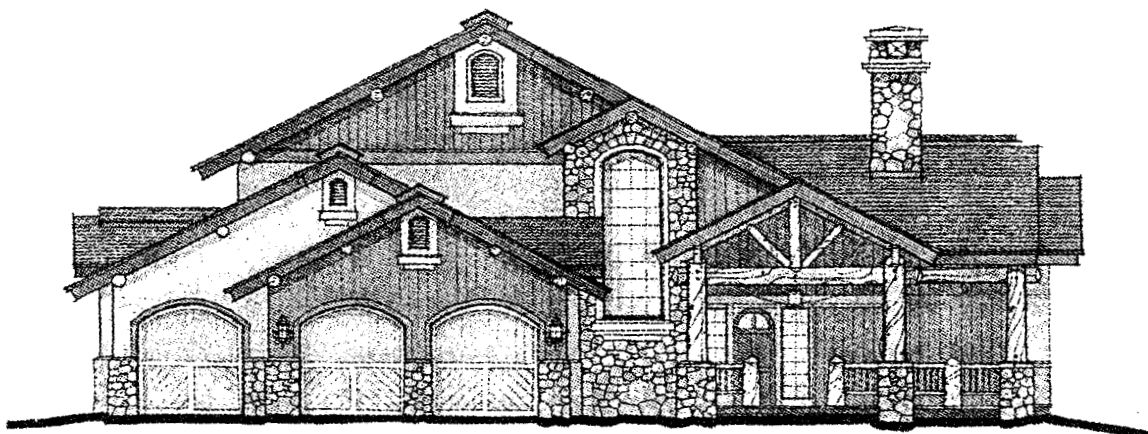
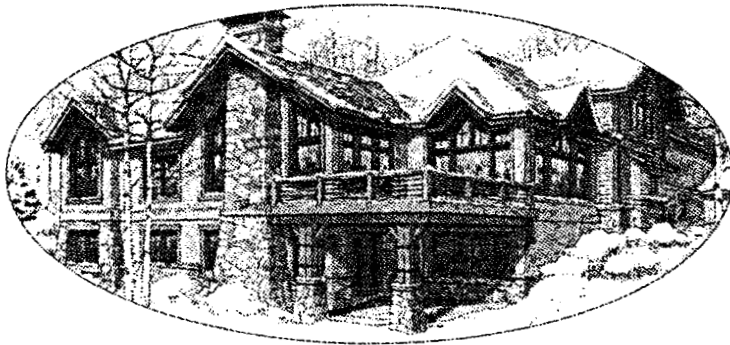
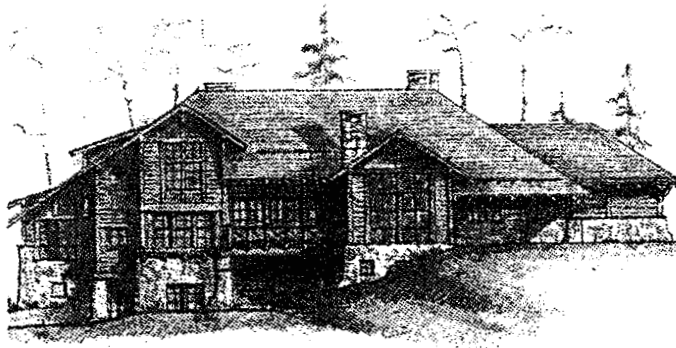




STONEBRIDGE

— P A R K —

HOUSE CONCEPTS

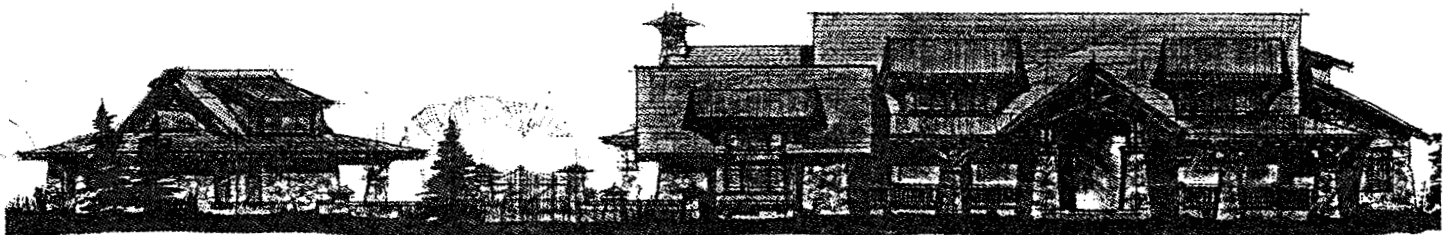




STONEBRIDGE

— P A R K —

HOUSE CONCEPTS



ARCHITECTURAL REVIEW CHECK LIST

Lot No.: _____ Owner: _____ Phone: _____

Filing: _____ Architect: _____ Phone: _____

Fee: _____ Landscape architect: _____ Phone: _____

1. **PRE-DESIGN CONFERENCE:** Date: _____

Review Process and Procedures _____

Comments: _____

2. **DESIGN REVIEW:** Date: _____

Design concept: _____

Plans submitted: _____

Comments: _____

3. **DESIGN SUBMITTAL** (four (4) copies): Date: _____

Lot Survey/Topo (scale: 1" = 20'-0" minimum) with:

Lot lines, building envelope _____

Easements _____

- Utilities _____
- Topo contours _____
- Existing Improvements _____
- Natural features (trees, rocks) _____

Proposed Site Plan (scale: 1" = 20'-0" minimum) with:

- Proposed structures _____
- Fences/walls/retaining walls _____
- Parking areas _____
- Walkways _____
- Patios and decks _____
- Grading, drainage _____
- Driveway corridor _____
- Trash storage _____
- Exterior lighting _____
- Roof plan _____
- Snow storage areas _____

Landscape Plan (scale: 1" = 20'-0" minimum):

- Existing and proposed vegetation _____
- Plant locations and species _____
- Plant size and quantity _____
- Re-vegetation _____

Erosion control _____

Irrigation _____

Building Floor Plans (scale: 1/8" = 1'-0" minimum):

Floor area finished _____

Floor area unfinished _____

Caretaker _____

Out building _____

Building Elevations (scale: 1/4" = 1'-0" minimum):

Facade material _____

Roof materials and geometry _____

Roof equipment _____

Exterior lights _____

Colored elevations _____

Exterior mechanical equipment _____

Proposed and existing grades _____

Building materials _____

Heights _____

Roof Plan (scale: 1/8" = 1'-0" minimum) with:

Roof plan _____

Pitch _____

Materials _____

Overhangs _____

Gutters/Downspouts _____

Projections _____

Site/Building Sections (scale: 1/8" = 1'-0" minimum) with:

Buildings _____

Grades - existing/proposed _____

Patios, decks, retaining walls _____

Cut Sheets/Samples:

Exterior lights _____

Exterior materials _____

Exterior doors/windows _____

Construction Schedule:

Site Management Plan _____

Time-line schedule _____

Written Information Sheet:

Building envelope in square feet _____ square feet

Landscape area _____ square feet _____ %

Buildings' footprint area _____ square feet _____ %

Drive area _____ square feet _____ %

4. APPROVAL/RE-SUBMITTAL OF DESIGN:

Approval: _____ Date: _____

Name: _____

Name: _____

Name: _____

Re-submittal:

Items for re-submittal: _____

PRE-CONSTRUCTION CONFERENCE:

City approved permit _____

General contractor _____

Landscape architect plans _____

Compliance deposit _____

Changes from design submittal _____

6. COMPLETION INSPECTION AND COMPLIANCE REVIEW:

Items not complete with dates to be completed: _____

