



Design Guidelines and Regulations

Arrowhead Village Design Guidelines

Adopted December 8, 1998

These Design Guidelines have been promulgated pursuant to Article 6 of the Declaration of Covenants, Conditions, Restrictions and Easements for Arrowhead at Vail recorded August 27, 1985 in Book 423 at Page 27 in the records of Eagle County, Colorado, and as thereafter amended from time to time. The Design Guidelines and Regulations are administered and enforced by the Design Review Committee in accordance with the Declaration and the procedures herein and therein set forth. These Design Guidelines are intended to complement, but not supersede or conflict with, Eagle County's zoning and land use regulations. The Design Guidelines and Regulations may be amended from time to time, and it is the responsibility of each owner or owner's representative to obtain and review a copy of the most recently revised Design Guidelines.

TABLE OF CONTENTS

| | page |
|--|-----------|
| 1. Introduction | 1 |
| 2. Design Review Process | 2 |
| 3. Site Guidelines | 5 |
| 3.1 Land Use Categories | 6 |
| 3.2 Views | 7 |
| 3.3 Building Envelopes/Setbacks | 7 |
| 3.4 Building Envelope Modifications | 7 |
| 3.5 Parking | 8 |
| 3.6 Drainage | 8 |
| 3.7 Easements | 8 |
| 3.8 Services and Trash Collection | 9 |
| 3.9 Privacy Walls | 9 |
| 3.10 Swimming Pools and Tennis Courts | 9 |
| 3.11 Signs | 9 |
| 3.12 Exterior Lighting | 10 |
| 3.13 Accessory Equipment | 11 |
| 3.14 Common Use Elements | 11 |
| 4. Architectural Guidelines | 12 |
| 4.1 General Design Considerations | 12 |
| 4.2 Building Uses | 12 |
| 4.3 Building Height | 12 |
| 4.4 Building Massing | 13 |
| 4.5 Building Square Footage | 13 |
| 4.6 Building Coverage | 13 |
| 4.7 Exterior Walls and Finishes | 13 |
| 4.8 Fireplaces, Woodstoves and Chimneys | 14 |
| 4.9 Roofs | 14 |
| 4.10 Doors and Windows | 15 |
| 4.11 Commercial Storefront | 16 |
| 4.12 Balconies | 16 |
| 4.13 Ornament | 16 |
| 4.14 Utility and Meter Connections and Treatment | 16 |
| 4.15 Fire Sprinkler | 16 |
| 4.16 Monitoring System Installation | 17 |
| 5. Landscape Guidelines | 18 |
| 5.1 General Design Considerations | 18 |
| 5.2 Transition Landscaping | 18 |
| 5.3 Time of Installation | 19 |
| 5.4 Irrigation | 19 |
| 5.5 Maintenance | 19 |
| 5.6 Revegetation/Erosion Control | 19 |

| | |
|--|-----------|
| 6. Construction Regulations | 20 |
| 6.1 Definitions | 20 |
| 6.2 Pre-Construction Approvals and Process | 21 |
| 6.3 Compliance Deposit | 22 |
| 6.4 Construction Inspections | 23 |
| 6.5 Certificates of Compliance and Occupancy | 24 |
| 6.6 Construction Site Management | 25 |
| 6.7 Meeting of Contractors | 29 |
| 6.8 Business License | 29 |
| 6.9 Compliance with Laws and Regulations | 29 |
| 6.10 Enforcement | 30 |
| 6.11 Appeals of Fines | 30 |

Appendices

| | |
|---|---|
| A | Sources of Information Regarding Construction |
| B | Fee Schedule |
| C | Application for Design Review |
| D | Submittal Requirements |
| E | Suggested Plant List for Arrowhead |
| F | Schematic Plan Checklist |
| G | Final Plan Checklist |
| H | Arrowhead Village Master Plan |

1

INTRODUCTION

Welcome to Arrowhead, a planned community designed to take advantage of a site with remarkable natural beauty that provides an unsurpassed range of summer and winter recreational opportunities. The purpose of these Design Guidelines and Regulations is to ensure that the full potential of Arrowhead is realized, and that the master plan as originally conceived is carried out.

The Design Guidelines and Regulations are administered and enforced by the Design Review Committee and are binding upon all persons who construct, refinish or alter any part of the exterior of any building; make other improvements upon, under or above any property; or create, fill, make any change in the existing topography.

The intent of the Design Guidelines is to avoid harsh contrasts in the landscape, preserve established view corridors, encourage design adapted to the climate, and foster harmony between and among buildings and their sites.

Building sites within Arrowhead are each unique and are conveyed to individual buyers subject to deed restrictions and covenants designed to create pre-established patterns of land development and to ensure structures are designed to conform to these overall design principles. In addition, the Design Guidelines allow careful consideration of the opportunities and constraints unique to each site. Whenever an owner proposes to build, reconstruct, add to, or refinish the exterior of an existing improvement, or create major landscape features, the provisions of the Arrowhead Planned Unit Development Plan (PUD), the Arrowhead Declaration of Covenants, Conditions, Restrictions and Easements (Declaration), and these Design Guidelines and Regulations must be followed. In the event of any conflict between the Design Guidelines and either the Declaration or the PUD, the Declaration and PUD shall control.

There is an established Design Review Committee (DRC) in the Declaration. DRC is responsible for the administration and enforcement of Design Guidelines to carry out the purpose and intent of the Declaration. DRC shall exercise its best judgment in its sole discretion to see that all improvements conform and harmonize with existing structure as to external design quality, and type of construction material, colors, location on the site, height, grading and all aesthetic considerations set forth in the Declaration and Design Guidelines and Regulations. This document also includes a description of the design review process, submittal requirements, and the application forms required to initiate the design review process.

2

DESIGN REVIEW AND CONSTRUCTION PROCESS

The following is a guide to help owners, architects and contractors (applicant) prepare to build in Arrowhead.

Step 1: Choose an Architect

A **Colorado licensed architect** must design all primary buildings at Arrowhead. All plans must be stamped and signed by a licensed architect.

Step 2: Pre-planning: process

Applicants are encouraged to schedule a pre-planning meeting with DRC staff in order to discuss the design regulations, the construction process and specific site concerns. This meeting will provide applicants with guidance prior to the initiation of design work, including expectations of the DRC with respect to general design and Arrowhead standards. In addition, the following information should be reviewed:

- The Arrowhead Planned Unit Development Plan as approved and recorded with Eagle County;
- The Covenants, Conditions, Restrictions and Easements for Arrowhead;
- The Uniform Building Code and all other applicable codes of Eagle County.

Step 3: Schematic Plan Review

The next step is preparation of Schematic Plan. This allows the DRC to review the design early in the development stage to ensure that the initial design conforms to the concepts contained in these Design Guidelines. An early response by the DRC is intended to avert wasted time and professional fees that result from pursuing a design in conflict with the Arrowhead Design Guidelines.

Plans and other required information must be submitted to DRC staff at least **21 days** prior to the scheduled meeting. The required submittal information is in Appendix D. DRC staff will review the plans in accordance with those requirements. DRC will consider the application and formal action will be taken.

Step 4: Final Plan Review

After receiving Schematic Plan approval, the applicant submits plans and other required information for Final plan review at least **21 days** prior to the scheduled DRC meeting. DRC staff will review the plans in accordance with those requirements and DRC will consider the application and formal action will be taken.

No change in plans or materials may be undertaken without approval by DRC. No work shall be undertaken (other than routine maintenance and repair) which will result in changes to the exterior appearance of units or improvements without prior written approval of DRC.

If construction does not commence within 12 months from date of Final Design Review Committee approval for a project, it will be subject to a \$200 resubmittal fee and must be reviewed for compliance with the then-current General Design Guidelines. The DRC may grant approvals for longer than one year if deemed appropriate for the development.

Step 5: Pre-Construction Process

Construction cannot begin until the following is completed:

- A. Pre-Construction meeting - The applicant must arrange for a meeting with the DRC Inspector and Arrowhead Security. Applicant submits an initial erosion control and soil stabilization plan, permanent erosion control and revegetation plan, transportation and parking plan to Security. The applicant must coordinate the on-site staking of the footprint of all improvements to be constructed on the site, relative to the platted building envelope as well as parking, storage and laydown areas.
- B. Compliance Deposit - The compliance deposit, calculated at five (5) times the amount of the initial application fee must be deposited with the DRC office.
- C. Final Plans - The [mal working drawings that will be submitted to Eagle County for a building permit must be submitted for review by DRC staff. If those plans are substantially identical to the Final Plans, approval will be granted. Any substantial variations in plans from the originally approved DRC plans will automatically void any and all approvals and may result in penalty [meso

Once the above have been completed, the DRC will submit a letter to Eagle County authorizing release of the building permit. Eagle County has certain submittal requirements that must also be met and approval by the DRC does not automatically grant approval by Eagle County.

Step 6: Construction Inspections

During construction of the building, Eagle County inspections and DRC inspections will be conducted. It is the responsibility of the applicant to ensure that construction conforms to the plans.

- A. Once a foundation is complete and **prior to any framing** the applicant must call DRC office to schedule a foundation inspection. An improvement location certificate (ILC) conducted by a Colorado licensed surveyor must be submitted at the time of the request for the inspection to be completed.
- B. Once the framing is complete, and **prior to drywall installation**, the applicant must schedule a framing inspection with DRC staff. An ILC indicating roof ridge elevations must also be submitted at this time.
- C. Upon completion of all portions of the construction activity, with the possible exception of landscape improvements, and **prior to an Eagle County Temporary Certificate of Occupancy**, a Temporary Certificate of Compliance inspection must be scheduled with DRC. At this time the DRC office will generate a punch-list of items to be completed in order to obtain final compliance and a refund of the compliance deposit.

DRC staff will inspect the site to determine whether construction has been performed in compliance with the approved [mal working drawings and the Design Guidelines. The DRC has the right to require additional compliance deposit prior to authorizing the occupancy of the property.

- D. Upon final completion of all construction activity, including all landscaping required and all corrective work identified at the Temporary Certificate of Compliance inspection, applicant shall request a Final Certificate of Compliance inspection. If satisfactory, the DRC staff will issue a Final Certificate of Compliance and refund the Compliance Deposit within 30 days.

If applicant attempts to circumvent the DRC process for obtaining a building permit or receiving other approval, the applicant will automatically be fined \$1000.00 for each offense. The payment of a fine does not release the applicant from property owner obligations with respect to the Design Guidelines.

SITE GUIDELINES

To assist applicants to design structures that are compatible with the design intent and setting of Arrowhead, below are site, architectural and landscape guidelines. Compliance with these regulations must be demonstrated at the time of Schematic Plan.

The Site Guidelines are intended to ensure that structures are sited with careful consideration of the existing landforms, vegetation, slopes, views, and access.

These Design Guidelines are based upon The Master Plan for Arrowhead Village and a preliminary analysis of each of the lots in the Village. Additional guidelines have been compiled into a Lot Analysis Summary for Filing 13, Lots 1, 2 and 3. The Lot Analysis Summaries are contained in the Appendix.

These general guidelines and the specific guidelines contained in the Lot Analysis Summaries will be used by the Design Review Committee to evaluate development proposals. Both should be used by property owners and their architects in developing the plan for their lot.

These Design Guidelines and the Master Plan for Arrowhead Village will create a neighborhood that has many of the qualities of a traditional mountain village, and is built in an architectural style that blends into the established Arrowhead community. Building siting, architecture, and landscapes will establish the mountain village ambiance. Specifically:

- . A network of winding, continuous pedestrian ways will lead to the base of the mountain.
- . The pedestrian ways will be shaped by buildings, generally higher than the pedestrian way is wide and having the appearance of attached houses.
- . Buildings will be two and three stories high (or close to the mountains, four stories) and include residential accommodations in the roof space expressed by dormers.
- . There is intended to be a sense that pedestrian ways and buildings are shaped by, and blended with the topography, drainage patterns, vegetation, and micro-climates of the natural setting.
- . A limited palette of materials will be used and detailed in similar ways from building to building. Similar but not identical roof, window, balcony and entrance

dimensions, forms, patterns and details will provide the traditional combination of unity and variety.

- . At the same time, there are to be varied interpretations of the basic architectural style, with each house-sized building element (15 to 30 feet of facade) expressing a different "personality."
- . The result is intended to express the sense of a community of individual but compatible family homes fitted onto the land, rather than rows and stacks of essentially identical real estate products.

The village development is made up of (1) the pedestrian ways, which will be designed and built by Arrowhead, (2) the natural open spaces which will be designed by Arrowhead and built either by Arrowhead or the developer of the adjoining building project, and (3) the building envelopes. Accordingly, the guidelines concentrate on structures within building envelopes and their relationship to the open spaces.

These general guidelines, the specific guidelines contained in the Summaries, The Master Plan for Arrowhead Village and The Master Landscape and Lighting Plan for Arrowhead Village will be used by the DRC to evaluate development proposals. All should be used in developing plans for an individual lot.

3.1 Land Use Categories-

Within Arrowhead, there are four categories of land use. They are as follows:

Building Envelope

A Building Envelope (or Building Site) is designated on each lot for the exclusive use of the lot owner, within which building and landscaping may occur subject to the Design Guidelines.

Restricted Scenic Area

The area designated on each lot that shall be for exclusive use of the lot owner, but in which all building improvements are generally prohibited and development is limited to landscaping and necessary walls and drives.

Common Area

Any area designated on the subdivision plats that has been conveyed to the Arrowhead at Vail Association for the use and benefit of all property owners and residents of Arrowhead, together with all improvements constructed thereon.

Project Common Area

Any area that is designated project area on the subdivision plats and conveyed to the Village at Arrowhead Association. These areas are for the use and enjoyment of persons residing in or visiting that specific project and are not open to all residents and visitors of Arrowhead.

3.2 Views

Views are a consideration in the review of plans for development at The Village at Arrowhead. In some cases the views are long-range - of the ski mountain, ridge lines, or the Eagle Valley; in other cases views are shorter - views to and from plaza areas or the swimming pool area. Any changes in building envelopes, and all architectural design and proposed improvements, shall be reviewed for their impact upon the identified views from the surrounding structures or areas as identified in the Lot Analysis Summary.

3.3 Building Envelope and Setbacks

A building envelope is designated for each lot and identified on the Lot Analysis Summary. The building envelope is an area within each lot that shall contain all lot improvements (e.g. buildings, accessory buildings, walls, fences, terraces, surface parking, hot tubs, recreation facilities and other improvements). However, the DRC may permit the occurrence of building improvements outside the building envelope without an envelope modification where the proposed improvement is deemed to fall within the intent of these Design Guidelines. In such cases, the DRC must conclude that the improvements will have no negative effect upon adjacent properties or the project as a whole.

3.4 Building Envelope Modifications

The DRC recognizes that some lots will have building envelopes that have less of an impact on view corridors than others and will consider modifications to designated building envelopes.

Changes to building envelopes will be considered when the resulting envelope is no less than 20 feet from a building or adjacent lot. If an applicant wishes to modify a building envelope that modifies a public and/ or emergency access, the Arrowhead PUD must be amended in accordance with the procedural requirements of Eagle County. The costs of any such amendment will be the responsibility of the applicant and will require the complete concurrence of DRC.

All requests for modifications to a delineated building envelope must be requested at the time of the Schematic Plan review with the DRC. If the DRC believes the request is worthy of consideration and does not require an amendment to the Arrowhead PUD, the following shall occur:

- a. The applicant must justify the request graphically and in writing at the time of the Schematic Plan review. The DRC may require that the applicant obtain written acceptance of the proposed change from all property owners the Committee determines to be affected by the change.
- b. In considering the building envelope modification, DRC must find that views and the building potential of adjacent or nearby lots are not

negatively affected by the requested change, and that no amendment to the Arrowhead PUD is required.

- c. Upon approval of changes to the building, applicant may be required by DRC to pay the cost of revising the Site Plan and any applicable recording fees for that document.

3.5 Parking

A minimum of one (1) parking space per dwelling unit shall be provided in an underground structure.

Parking for commercial space shall be provided as required by the Arrowhead PUD Guide Plan.

If garages or underground parking are proposed on the lot, placement of garage entries at 90 degrees to the street is encouraged. All garage entries which, in the judgment of the DRC, visually impact the streets and/or public areas shall be set back as much as possible from the public areas, and adequately screened by an approved combination of walls, berms or landscaping. Notwithstanding these requirements, screening materials shall not obstruct a driver's vision and/or create a safety concern for pedestrians.

3.6 Drainage

Drainage from developed lots is to be discharged within drainage easements established for that purpose. Each lot owner is responsible for accommodating and maintaining drainage flows from other properties which cross his lot in a recorded drainage, including drainage along roadways. No lot owner or contractor shall interfere with or direct the natural course of any drainage or runoff. No improvements, landscaping, or retaining walls shall alter the drainage pattern or runoff from its natural flow on or across the land of another unless approved in writing by the DRC and a professional engineer. This includes all irrigation ditches now existing at Arrowhead.

3.7 Easements

Easements are provided for public and fire access, installation and maintenance of utilities, drainage, and ski access. These, in addition to others, are reserved as shown on the recorded plat. Within these easements no grading, structure, planting, or other improvement shall be permitted which may damage or interfere with the installation and maintenance of utilities or drainage, or which may change direction of flow or obstruct the flow of water in and through drainage channels in the easement. Where easements cross private lots, they shall be maintained by the lot owner, unless provided for otherwise.

3.8 Service and Trash Collection Areas

Final location and treatment of service and trash collection areas are subject to review and approval by the DRC, and shall be adequately screened from adjacent lots, roads and/or common areas by an approved combination of walls, berms, or landscaping. When considering the appropriateness of service and trash collection areas, the DRC may consider the potential for odors and/or noise impacts upon adjacent lots. Common service and/or trash collection locations serving several adjacent lots are strongly encouraged.

3.9 Privacy Walls

Fences, site walls and barrier devices may be used for privacy and screening purposes within the building envelope, and must be incorporated into the total structure design. All walls and fences shall be stucco, stone or wood and shall be a color that matches or complements the building.

The maximum height of walls and fences is 6 feet. No wall shall be placed closer than 5 feet to any lot line that abuts another lot. Walls shall not be allowed in any right of way or in any easement. The construction of fences outside the building envelope will not be permitted unless a building envelope modification is also requested.

DRC shall review the design, appropriateness, size, materials and construction of such walls or fences in relation to existing or proposed structures and neighboring sites. No fences, walls or barriers shall be permitted for the purpose of enclosing or delineating property lines.

3.10 Swimming Pools and Tennis Courts

Swimming pools (including outdoor jacuzzis or hot tubs) and tennis courts require the approval of the DRC. Visibility, noise impacts, and sun exposure considerations upon surrounding properties from the pool or tennis area will be the criteria for evaluating suitability and location. Pools and related improvements should be designed to complement the building and its surroundings. If, in the opinion of the DRC, the placement of a swimming pool or tennis court on a lot would negatively impact views or the use of adjacent lots, applications will be denied.

3.11 Signs

All signs shall be in conformance with the Arrowhead Village Master Sign Plan and the Sign Guidelines found within the Arrowhead PUD Guide Plan. Additional regulations are as follows:

Commercial Storefront Signs

Signs on commercial storefronts advertising the storefront use may be diverse. Flat signs, window signs, and hanging signs are all appropriate. Hanging signs must maintain at least 10 feet of clearance, and may not project over three feet from the face of the storefront. All signs except window signs should be attached to the building at a signage band provided for that purpose. Letter size should not exceed 12 inches. Unlighted sign age is encouraged for commercial storefronts. If signs are lighted, they should be lighted from an external light source, unless otherwise approved by the DRC.

General Sign Restrictions

The following types of signs or Sign components are ~~prohibited~~— In Arrowhead Village:

1. Roof signs
2. Moving or flashing signs
3. Paper or cardboard signs, stickers or decals hung around, on or behind glass doors and windows
4. Signs with exposed raceways, ballast boxes, or transformers
5. Sign manufacturers' names, stamps or decals
6. Signs employing unedged or uncapped plastic letters or letters with no returns and exposed fasteners

3.12 Exterior Lighting

Arrowhead Village has a comprehensive lighting system consisting of specific fixture types, as described and located in the Master Landscape and Lighting Plan. These lighting fixtures are to be attached to buildings at their entrances and placed at selected corners along the pedestrian ways. Low-level walkway type lighting is also to be incorporated into the design.

For design and placement of exterior light fixtures not addressed in The Master Landscape and Lighting Plan, indirect light sources and horizontal cut-off fixtures are the recommended techniques for reducing glare and providing general ambient light.

No exterior light shall be installed which produces excessive glare to neighboring properties or to pedestrian or vehicular traffic. Those lighting fixtures whose direct source of illumination are visible will require the installation of 25 watt (or less) bulbs and opal or smoked glass. Use of other than white or pale yellow exterior light sources will require specific approval of the DRC. An illumination plan for each proposed project must be reviewed by the DRC for compliance with the Master Lighting Plan.

3.13 Accessory Equipment

All accessory equipment or structures, such as satellite dishes, air conditioning units, etc. shall be completely screened from view.

Transformer locations are shown on the Lot Analysis Summary Sheets. It may be necessary to adjust the elevation of some transformers as a part of grading operations on each lot. Design treatment around any transformers on or adjacent to the lot shall be reviewed and approved by the DRC.

3.14 Common Use Elements

A number of elements in Arrowhead Village may be commonly used by more than one lot and/ or by visitors and residents of The Village at Arrowhead. The design of these common use elements must be approved by the DRC. Common use elements include auto drop-off areas, common pedestrian walkways, pedestrian plaza areas, and a swimming pool area. It shall be the responsibility of each individual lot owner to provide landscaping to the edge of common pedestrian walkways which abut the lot.

Common use elements may be located within common or project common areas, or in easements across private lots. Regardless of their location, their development must occur in conformance with The Master Plan and The Master Landscape Plan, as well as, any other design plans which have been adopted by the DRC.

4

ARCHITECTURAL GUIDELINES

Architectural Guidelines apply to the design and construction of all building improvements. The following architectural standards shall apply:

4.1 General Design Considerations

The architectural treatment of all residences will have coordinated and consistent exterior elevations, roofs and details. In some instances, specific design elements are required for functional and/ or aesthetic reasons. The design and construction of these elements are solely the responsibility of the applicant.

4.2 Building Uses

Buildings in the Village may include the following uses:

- a. Residential Uses - including lodging units, residence clubs, bed and breakfast inns, and condominium units. Related recreation facilities also permitted include tennis courts, pools, jacuzzis, spas, fitness rooms, etc., and related support uses such as lobbies, lounges, libraries or reading rooms, conference and telecommunications rooms, breakfast areas (without commercial kitchen facilities), outdoor deck areas, etc.
- B. Commercial Uses - including restaurants, bars and lounges, retail shops, sports equipment sales and rentals, markets and delicatessens, newsstands, art galleries, offices, financial and real estate services, etc.

The amount of residential and commercial uses permitted on each lot are set forth in the Lot Analysis Summary.

4.3 Building Height

Building height limits are established on a lot-by-lot basis to promote buildings that are compatible with surrounding buildings and natural conditions, while not detracting from views or solar access to and from neighboring lots and/ or common areas.

The intent is to create varied roof forms and fragmented skylines, with roof lines stepped to follow existing slopes. For that reason the DRC may allow cupolas, and roof peaks in limited areas to exceed the maximum height, provided the intent is achieved.

Building height will be calculated as the distance measured vertically from the finished adjoining grade at any given point to the midpoint between the eave line and the peak of the pitched roof.

The maximum heights permitted for buildings in the Arrowhead Village are set forth in the Lot Analysis Summary, and the Arrowhead PUD Guide Plan.

4.4 Building Massing

Buildings in The Village generally will be higher than adjacent pedestrian ways are wide, creating the feel that the pedestrian ways are shaped by the buildings. Building height shall be varied to create a fragmented skyline with the ends of buildings scaled down. End elements will be reduced in width and/ or height to maintain continuity of village dimensions and scale. The majority of the building footprint and exterior wall planes will parallel the winding lines of the pedestrian ways, and zig-zag forms are to be limited (see Site Plan Diagram in Appendix C.I).

However, large expanses of flat facade surfaces along the pedestrian ways are not permitted. Building forms are to be designed as a combination of house-sized (15 to 30 feet of facade) and room-sized elements. In general, the vertical dimension of the elements are to be larger than the horizontal. Each element is to have the traditional three tier composition: foundation, building wall and roof.

4.5 Building Square Footage

Each building has a maximum square footage requirement. The maximum permitted gross building square footage for each lot is set forth in the Lot Analysis Summary. Square footage shall be measured from outside of exterior wall to outside of exterior wall.

Attic spaces with six feet or more of clear height will be included in the gross floor area whenever such areas are, in the opinion of the DRC, large enough to be habitable. Generally, non-inhabited basements will not be included in the square foot area calculations; however, exposed basements will be included in the calculations because the massing and proportions of the entire structure can be affected.

4.6 Building Coverage

A maximum building coverage has been established for each lot. Building coverage is measured from outside of all exterior walls at ground level and shall include stairways, fireplaces, covered parking and cantilevered building areas. Maximum building coverage is set forth in the Lot Analysis Summary.

4.7 Exterior Walls and Finishes

The basic wall materials shall be stone masonry, stucco (or stucco-like material), and wood siding. All buildings are generally required to have a low base of stone

masonry. All exterior colors and materials must conform to the Arrowhead Village Color and Materials Board.

a. Foundation

Concrete foundation walls shall not be exposed, unless approved by the Design Review Committee. The foundation is to be expressed as heavy masonry and finished either in stucco or stone; its height is to be less than half the "building wall" height. Foundations are to be blended with the adjoining landscape structures and grading.

b. Building Walls

The solid portions of walls are to be finished primarily in stucco (60 to 100 percent), not frames and panels, with limited areas of wood or stone bearing walls. When stone is used, it is to be expressed as a structural material, including when used as ornament. Wood is to be sawn and/or other finished timbers, not logs.

A narrow range of compatible colors and textures are to be used to differentiate "house sized" elements (15 to 30 feet of facade). Combinations of materials and colors are to be consistent along each defined section of pedestrian way.

c. Openings

Openings are large and generous where there are views. Balconies, bay windows, and/or ornament are to be built of wood above the foundation.

4.8 Fireplaces and Wood Stoves

Due to air quality considerations in the Eagle Valley, the number of woodburning fireplaces and wood stoves at Arrowhead is restricted. One woodburning fireplace shall be allowed per lot for placement in a lobby or common use area. One gas fireplace per residential unit shall be allowed and all such devices shall meet the then-current Eagle County requirements for particulate emissions, and comply with all federal, state and local laws and regulatory requirements pertaining to gas fireplaces.

All flues for fireplaces, woodstoves, boilers or other residential appliances shall be in a chimney structure designed to complement the architecture of the building and are to have roof saddles and down draft preventers. All vents for combustibles shall be enclosed with a cap.

4.9 Roofs

In general, hipped and clipped gable roof forms are encouraged on large building elements and exposed building ends. Large expanses of unbroken roof planes are not permitted. Dormers are encouraged as a means to break up roof planes

and provide natural light to upper floors and to the residential units that will be in all roofs. Open-ended gable forms are to be used mainly for bay windows or room-size projections and dormers, except where specifically approved by the DRC.

At main roof forms, the roof pitch shall be between 8 feet in 12 feet and 10 feet in 12 feet. Slight variations from the prescribed roof pitch will be considered by the DRC, as long as this intended function is maintained. Flat roofs and shed roofs, as a prominent design feature, are prohibited. In certain limited conditions, hipped roofs may be appropriate to establish a more effective building-to-building relationship.

Generally, the only approved roof material is natural, sawn cedar shingles. However, tile or shake shingles may be approved if deemed complementary to the Arrowhead Village Color and Materials Board.

Additional specific roof requirements are listed below:

- a. Overhangs are required on all buildings. Overhangs should be a minimum of 24". Projecting beams and brackets are required. Roof edges are not to be boxed in to depths greater than 12" on large roofs and proportionately less on smaller dormer roofs. Roof details, rake boards, eaves and soffits are to be wood and express a wood roof structure. Plywood and masonite soffits are prohibited.
- b. Snow guards, gutters, or other snowmelt devices should be incorporated at all entrances to avoid hazardous snowfall and to provide protection from snowmelt.
- c. All roof vents and exterior mechanical equipment shall be collected, centralized, and screened from view. Where practical, incorporation within chimneys or masses is desirable.
- d. Roof skylights are permitted subject to the approval of the Design Review Committee. Heated gutters at bottom edge of skylights are recommended.
- e. All flashing and other material shall be painted to match roof color.
- f. Fascias should be designed to achieve an alpine look. Fascias should be "stepped" to avoid cupping and rapid deterioration from freeze/thaw cycles.
- g. All wood roof coverings shall be a minimum of Class "C" rated fire retardant, pressure impregnated treated.

4.10 Doors and Windows

Generally, deeply recessed and articulated doorways and windows are desirable. Careful consideration should be given to the size, number and placement of windows to achieve an effective and sensitive counterpoint to wall surfaces.

Reflective glass is not acceptable. Window frames should be made of wood, either finished naturally or painted a natural color. Window frame cladding is acceptable as long as the color is compatible with other elements of the building and the Arrowhead Village Color Board.

Garage doors are to be recessed and the long spans are to be detailed to blend into the style of the surrounding architecture.

4.11 Commercial Storefronts

Buildings with at-grade commercial uses should create an architectural distinction between the at-grade uses and upper floors. Commercial storefront design should utilize traditional storefront components such as lintels, recessed entrances and lower window panels.

4.12 Balconies

Balconies shall not project a distance from the building face greater than the corresponding roof overhang. All railings on approved balconies shall be built of wood above the foundation level.

4.13 Ornament

The Village IS to be characterized by a consistent use of ornament, which includes:

- . Wood and stone used to express the structure of the building elements and/or frame openings, including exposed beams, corbels, lintels, etc.
- Flower boxes, which are to be designed to be maintainable by a common landscape service.
- . Painted decoration or stenciling of stucco or wood at building comers, friezes, "belts" and/ or around openings.
- . Pedestrian way lighting fixtures.

4.14 Utility and Meter Connections and Treatment

Utility and meter locations shall be screened from view.

4.15 Fire Sprinklers

All buildings in The Village are required to be completely equipped with fire sprinklers in accordance with the Uniform Building Code (UBC).

4.16 Monitoring System Installation

All dwelling units shall be wired during construction to have a fire and gas sensor (if applicable in a home with a gas heating system) and a high/ cold temperature monitoring system. The fire, gas sensor and high/cold temperature monitoring portion of the system shall be fully installed and operational upon building completion. The monitoring system which is installed shall be connected to an outside security company for primary monitoring. Evidence of the type, brand, and proposed wiring of said monitoring system to be installed shall be presented at the Final Plan stage of the Design Review process.

Owners are encouraged to fully install and arm the intrusion portion of the monitoring system for better overall Arrowhead security. However, this installation is not mandatory.

5

LANDSCAPE GUIDELINES

It is the intent of these Landscape Guidelines and the Village Master Landscape and Lighting Plan to ensure a uniform planting treatment from building to building and extending through the right of way to the edge of the road pavement.

5.1 General Design Guidelines

The treatment of planted areas will be a means to tie the Village to the adjacent Country Club of the Rockies golf course and the clubhouse. The relationship of individual buildings to the golf course and to the clubhouse and other buildings north of Sawatch Drive is an important consideration in the design of The Village at Arrowhead.

Within the building envelope, the developer is encouraged to use plant materials that enhance the architecture, and to define outdoor spaces in a manner that preserves both on- and off-site views and "knits" the structures to the site.

The functional uses of plant materials that should be considered include screening of the winds from the west, provision of seasonal shade with deciduous trees, and screening of undesirable views.

The composition of the plant materials should consider present and mature size, enframement of certain views, background and foreground balance, relationship to the architecture and other site textures, and judicious use of color and texture. Rock, cobble or gravel in lieu of grasses is not allowed.

Due to the relatively short growing season, large-caliper deciduous trees and mature evergreens are strongly recommended.

Clumps of evergreen trees of an approved species are to be planted for privacy at rear yard areas to frame views and to link the buildings together to create an extension of the village "feel." Clusters of Aspen trees are to be used for shade at the southern exposure areas in summer and as a see through buffer between buildings facing each other. The pedestrian ways are to be intensely planted with flowers and flowering shrubs in planters, flower boxes and pots. Some Aspen and evergreen trees are to be used at special courtyard areas and where open spaces abut the pedestrian ways.

5.2 Transition Landscaping

The open spaces between buildings are to be treated as natural landscape zones with natural looking cluster of Aspen and evergreen trees and native understory

shrubs and wildflowers. Landscape boulders and pathways can be introduced, but lawns are not acceptable.

For all lots having roadway frontage, grass shall be installed and maintained up to the edge of the road shoulder. Berms, mounds and tree plantings should also be a prominent element of the landscape treatment along Sawatch Drive.

The transition from manicured turf to natural grasses should be gradual, similar to the transition on the golf course fairway from manicured grass to cut native grass to uncut native grass. A list of the types of grasses used on the Country Club of the Rockies golf course can be found in Appendix A.II.

Each individual lot owner shall provide landscaping to the edge of any pedestrian walkway which abuts the lot.

5.3 Time of Installation

Because of limited construction periods in the mountains due to weather, the Design Review Committee may modify the review and approval procedures to accommodate the timely installation of plant materials.

5.4 Irrigation

All grassed and landscaped areas on each property must be irrigated. It is the responsibility of the property owner to coordinate the irrigation of his property with irrigation on bordering lots.

5.5 Maintenance

All trees, shrubs, ground covers, grasses and the irrigation system must be maintained at the level consistent with the rest of the Arrowhead development. All dead or dying plants or grasses must be removed and replaced immediately.

5.6 Revegetation/Erosion Control

All areas disturbed during construction must be revegetated to blend with the non-disturbed grasses. No rocks, plants, trees, etc. shall be removed from any portion of Arrowhead, other than from the owner's property, without written permission from the DRC.



Area Subjected to Arrowhead Village Guidelines

Arrowhead Village

