



Design Guidelines and Regulations

Single Family and Duplex Lots

Adopted September 3, 1998
Amended March 4, 1999
Amended June 1, 2000
Amended July 1, 2004
Amended August 5, 2004
Amended August 4, 2005
Amended August 3, 2006
Amended December 7, 2006
Amended May 3, 2007
Amended June 7, 2007
Amended October 4, 2007
Amended November 1, 2007
Amended January 3, 2008
Amended April 3, 2008
Amended August 7, 2008
Amended August 6, 2009
Amended February 4, 2010

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 Guidelines.

TABLE OF CONTENTS

| | Page |
|--|-------------|
| Introduction | 1 |
| 1. Exterior Construction, Interior Construction, Repair and Maintenance | |
| 1.1 Exterior Construction | 3 |
| 1.2 Interior Construction | 3 |
| 1.3 Exterior Repair and Maintenance | 3 |
| 2. The Design Review and Construction Process | |
| 2.1 Choose an Architect | 4 |
| 2.2 Pre-planning Process | 4 |
| 2.3 Notification Requirement | 4 |
| 2.4 Schematic Plan Review | 5 |
| 2.5 Final Plan Review | 5 |
| 2.6 Appeal of DRC's Decisions | 5 |
| 2.7 County Review and Approval | 6 |
| 2.8 Pre-Construction Process | 6 |
| 2.9 Construction Inspections | 6 |
| 3. Site Guidelines | |
| 3.1 Building Envelope/Setbacks | 7 |
| 3.2 Minor Encroachments | 7 |
| 3.3 Driveways | 8 |
| 3.4 Garages and Parking Spaces | 8 |
| 3.5 Grading | 9 |
| 3.6 Slopes | 9 |
| 3.7 Fences, Privacy and Site Walls | 9 |
| 3.8 Recreational Equipment | 9 |
| 3.9 Address Signs, Construction Signs, Open House Signs and For Sale Signs | 10 |
| 3.10 Exterior Lighting | 11 |
| 3.11 Easements, Drainage and Utilities | 12 |
| 3.12 Satellite Dishes | 13 |
| 3.13 Exterior Service Areas | 13 |
| 3.14 Sculpture and Outdoor Displays | 13 |
| 3.15 Air Conditioning Units and Mechanical Equipment | 13 |
| 3.16 Energy Conservation | 14 |
| 3.17 Hot Tubs | 15 |
| 3.18 Retractable Awnings | 15 |
| 4. Architectural Design Guidelines | |
| 4.1 General Design Considerations | 16 |
| 4.2 Building Height | 16 |
| 4.3 Building Square Footage | 17 |
| 4.4 Duplexes | 18 |
| 4.5 Building Coverage Limitations | 19 |
| 4.6 Exterior Materials and Finishes | 19 |

| | | |
|-------------------|--|----|
| 4.7 | Fireplaces, Woodstoves, Chimneys and Fire Pits | 20 |
| 4.8 | Roofs | 20 |
| 4.9 | Doors and Windows | 21 |
| 4.10 | Utility and Meter Connections and Treatment | 22 |
| 4.11 | Monitoring System Installation | 22 |
| 4.12 | Foundations | 22 |
| 4.13 | Decks | 22 |
| 5. | Landscape Design Guidelines | |
| 5.1 | General Design Considerations | 23 |
| 5.2 | Transition Landscaping | 23 |
| 5.3 | Wildfire Protection (Hillside Lots) | 24 |
| 5.4 | Xeriscape Landscaping | 25 |
| 5.5 | Irrigation | 26 |
| 5.6 | Maintenance | 26 |
| 5.6 | Tree Removal | 26 |
| 5.8 | Revegetation/Erosion Control | 26 |
| 6. | Construction Activities | |
| 6.1 | Pre-Construction Approvals and Process | 27 |
| 6.2 | Compliance Deposit | 28 |
| 6.3 | Construction Inspections | 28 |
| 6.4 | Certificate of Compliance and Certificate of Occupancy | 29 |
| 6.5 | Construction Site Management | 29 |
| 6.6 | Meeting of Contractors | 34 |
| 6.7 | Compliance with Laws and Regulations | 34 |
| 6.8 | Enforcement | 34 |
| 6.9 | Appeal of Fines | 35 |
| Appendices | | |
| A | Design Review Committee Membership and Responsibilities | |
| B | Sources of Information Regarding Construction in Arrowhead | |
| C | Application Form | |
| D | Application Fees, Compliance Deposits, and Fines | |
| E | Schematic and Final Plan Submittal Requirements | |
| F | Plant List for Arrowhead | |
| G | Definitions | |

INTRODUCTION

Welcome to Arrowhead, a planned community designed to take advantage of a location in the Eagle River valley 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 intent of the master plan as originally conceived is carried out.

The Design Guidelines and Regulations are administered and enforced by the Design Review Committee (DRC) 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; create, fill, make any change in the existing topography or landscaping; modify the interior layout of the building by removing or adding walls, improving vacant space or changing the purpose of individual rooms; conducting repairs or maintenance to the exterior of the building or property.

The intent of the Design Guidelines is to avoid harsh contrasts in the landscape, preserve established view corridors, encourage design adapted to the climate, foster harmony between and among buildings and their sites and ensure any modifications do not have an adverse impact on the immediate Owners, surrounding neighborhood and the overall Arrowhead community.

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. The DRC is responsible for the administration and enforcement of Design Guidelines to carry out the purpose and intent of the Declaration. The DRC shall exercise its best judgment in its sole discretion to see that all improvements conform and harmonize with existing structures as to external design quality, construction materials, colors, location on the site, height, grading and all aesthetic considerations set forth in the Declaration and Design Guidelines and Regulations. Appendix A includes a description of the DRC Membership and Responsibilities.

This document also includes a description of the design review process, submittal requirements, and the Application forms required to initiate the design review process.

Within Arrowhead there are a number of Homeowners Associations (HOA'S) associated with individual developments (enclaves) within the community. It's the DRC's policy that any project located within a separate HOA must also be approved by the individual HOA prior to DRC approval.

Any deviations to these Guidelines must be formally approved by the DRC. This approval must be specific to the particular Guideline. Approval of a project that contains a variation to one or more Guideline(s) does not constitute approval of the variation unless it (they) are specifically called out in the approval language. Although the staff and DRC will make every effort to identify variations to the Guidelines, it remains the Applicant's responsibility to identify and obtain approval in instances where the Guidelines are not followed. If the approval is not granted the Applicant must bring the project into conformance.

EXTERIOR CONSTRUCTION, INTERIOR CONSTRUCTION, REPAIR AND MAINTENANCE

1.1 Exterior Construction

The predominate focus of these Guidelines is for Construction Activity that affects the exterior look of the building or site. In most cases this results from new building construction, remodeling, painting or stonework, installation of hot tubs, recreation equipment, decks or modification of site topography and landscaping. In some situations interior remodeling might result in changes to the exterior such as windows, roof lines, doors and the like. In all cases where the exterior of the building or site is changed the Guidelines must be followed.

1.2 Interior Construction

There are two situations regarding interior remodeling which will involve the DRC. The first relates to interior remodeling that would result in a change of calculated square footage as defined in Section 4.3. In this case the plans must be reviewed and approved by the DRC. The second situation relates to remodeling activities which involve changes to the exterior such as moving wall(s), new or different windows, doors, changes to walls, roof lines, and/or changes to the room function. These must be reviewed and approved by the DRC.

Interior remodel projects that do not involve a change in calculated square footage, usage, or building exterior may not require DRC approval, but are subject to all requirements of the Construction Rules and Regulations. In these cases the DRC requires an Application for information purposes before the project begins and a record drawing of the interior layout of the building showing the changes upon conclusion of the work. These drawings are filed for future reference and are not subject to DRC review or approval.

In all situations consisting of a Construction Activity (whether exterior or interior) all applicable requirements in Section 6 must be met. Appendix B contains a reference list of organizations and agencies that could provide information and advice regarding construction projects within Arrowhead.

1.3 Exterior Repair and Maintenance

Activity associated with exterior repairs relative to items such as irrigation systems, retaining walls, driveway, roofs, and building exteriors will be considered a Construction Activity if any site disturbance, staging of construction materials, dumpster, or construction equipment and/or vehicles are utilized. The DRC should be contacted regarding repair and maintenance projects. Based on the extent of the proposed work, a decision will be made relative to the level of DRC involvement and whether Application Fee, Compliance Deposit, or a Pre-Construction meeting may be required.

DESIGN REVIEW AND CONSTRUCTION PROCESS

The following is a guide to help Owners (Applicant), architects and contractors prepare to build or remodel existing buildings in Arrowhead.

2.1 Choose an Architect

A **Colorado licensed architect** must design all primary buildings at Arrowhead. All plans must be sealed and signed by a licensed architect. Remodeling efforts may or may not require a licensed architect depending upon the extent of the planned work. For any remodeling projects involving any structural changes a licensed architect is required.

2.2 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. The staff may suggest that the Applicant meet and discuss the proposed project with the DRC conceptually at the scheduled monthly meeting to gather input and advice before submitting a formal Application.

In addition to these Guidelines, the following information should be reviewed before initiating any construction project in Arrowhead:

- The Arrowhead Planned Unit Development (PUD) Plan as approved and recorded with Eagle County;
- The Covenants, Conditions, Restrictions and Easements for Arrowhead;
- All other applicable building codes.

2.3 Notification Requirement

For new residences, remodels or additions that consist of the addition of 500 square feet or more, the Applicant will be required to send notification letters to Owners of properties that are within 150 feet from the Applicants' property line, excluding roads.

These notification letters are a courtesy to inform surrounding neighbors that a major project is proposed and will be reviewed by the DRC. This gives surrounding neighbors the opportunity to review plans and attend the DRC meeting at which such plans will be presented.

Upon submitting an Application, the DRC staff will provide the physical addresses of properties that are 150 feet from the Applicant's property line and a sample notification letter. The Applicant will be responsible for obtaining the mailing addresses for these property Owners. The mailing addresses can be obtained from the Eagle County Tax Assessor's office (970) 328-8640 or on the Eagle County website at www.eaglecounty.us

The Applicant is required to mail the notification letters at least 14 days prior to a scheduled DRC meeting in order for surrounding Owners to have a chance to receive the letter and respond. The Applicant is required to submit a copy of the letters to the DRC staff. If the DRC does not receive copies of the letters, the DRC staff will remove the Application from the agenda.

2.4 Schematic Plan Review

The next step is preparation of Schematic (Sketch) Plans. 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 and is compatible with the character of Arrowhead. 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.

The Application Form, plans, and the Application Fee must be submitted to the DRC staff by the posted submittal date. The Application Form is contained in Appendix C, the Application Fees are noted in Appendix D, and Schematic Plan submittal requirements are outlined in Appendix E.

Once the project is reviewed by staff, the DRC will consider the Application and formal action will be taken. This action will include recommendations and requirements to be addressed at the following Schematic Plan review or Final Plan review, if the Schematic Plans are approved.

2.5 Final Plan Review

After receiving Schematic Plan approval, the Applicant must submit plans and other required information for Final Plan review by the submittal date. Appendix E contains Final Plan submittal requirements.

The DRC staff will review the plans in accordance with the Guidelines and responses to any other conditions resulting from the Schematic Plan review.

The DRC review of the final plans will include staff comments and information included on the Final Plan Application. Formal action will be taken by the DRC to table the plans pending further information, deny the plans as presented, or approve with conditions. After final approval no change in plans or materials may be undertaken without approval by the DRC.

If construction does not commence within twelve (12) months from date of final approval for a project, the Applicant will be required to re-submit an Application, plans, and required fee to be reviewed for compliance with the then-current Arrowhead Design Guidelines. The DRC may grant approvals for longer than one year if deemed appropriate for the development.

2.6 Appeal of DRC's Decisions

The DRC will make every attempt to work with Applicants regarding their projects. The approval process, as noted, will take into account all documents pertaining to the establishment of Arrowhead and precedents taken by the DRC in interpreting and implementing these documents. It is recognized that in some cases the DRC's decisions

may not follow the wishes of the Applicant. In these cases the Applicant has the right to appeal the DRC's decisions to the AVA Homeowners Board.

To affect a timely resolution of any issues, it is required that the Applicant notify the DRC and AVA Homeowners Board within thirty (30) days of the original DRC decision so appropriate meetings can be scheduled by all parties to review the issues and come to a timely decision.

2.7 County Review and Approval

The final working drawings must be submitted for review and approval by the DRC staff prior to submitting to Eagle County for a building permit. The Applicant must submit three (3) sets of final working drawings to the DRC staff. The contents of the final working drawings should be consistent with the approved final plans, while responding to any conditions or revisions imposed by the DRC at Final Plan review.

2.8 Pre-Construction Process

Once the Applicant receives approval of the final working drawings by the DRC staff and County if appropriate, construction cannot begin until the pre-construction requirements are completed. The pre-construction process is contained in Section 6.1.

2.9 Construction Inspections

During construction of the building, Eagle County inspections and DRC inspections will be conducted. It is the responsibility of the Owner to ensure that construction conforms to the plans. See Section 6.3 for details on Construction inspections.

If the Owner attempts to circumvent the DRC process for obtaining a building permit or receiving other approvals, the Owner may be fined as outlined in Appendix D. The payment of a fine does not release the Owner from their obligations with respect to the Design Guidelines.

SITE GUIDELINES

To assist Applicants in designing structures that are compatible with the design intent and setting of Arrowhead, this section outlines site guidelines. Compliance with these guidelines must be demonstrated at the time of Schematic Plan review.

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

3.1 Building Envelope/Setbacks

A building envelope is designated for each lot. Also known as the “building setbacks”, the building envelope, which may be described on a plat recorded with Eagle County, 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 equipment and other improvements).

The designated building envelopes shall be described by the following minimum setbacks, unless more accurately described on a recorded plat for the lot:

| | |
|--|---------|
| Front or side yards adjoining the street: | 25 feet |
| Side or rear yards adjoining an adjacent yard: | 15 feet |

Setbacks are measured from the property lines. Variations in setbacks do occur on some lots. Setbacks should be verified with a current survey or plat map.

3.2 Minor Encroachments

With prior written approval of the Design Review Committee, minor encroachments outside the building envelope, whether platted or established by virtue of required setbacks, may be permitted for at-grade improvements such as patios, terraces, and surface parking areas. At-grade improvements do not include site walls, fences, enclosures to screen improvements or structures, hot tubs, or required hot tub enclosures (stone veneer or stucco walls), elevated water features, fire pits, air conditioning units, or any other element which is permanent and projects more than six (6) inches above existing grade.

At the discretion of the DRC, the following criteria shall be met when at-grade improvements are proposed for construction outside of the platted building envelope:

- A. the encroachment does not substantially affect in an adverse manner the view corridor of any property Owner within 300 feet of the lot;
- B. the encroachment does not appreciably increase the visible impacts of the proposed improvement from other areas within the Arrowhead at Vail Community;

- C. the encroachment does not substantially reduce the distance between the proposed improvement and the building envelopes and/or existing homes on adjacent lots;
- D. the encroachment can be justified in order to be more sensitive to natural features of the lot;
- E. the encroachment will result in less disturbance to the site than would occur if an on-grade structure is built entirely within the envelope; and
- F. it has been demonstrated that, in proposing the encroachment, it is not the intent to circumvent the original purpose of the building envelope by appreciably increasing habitable space.

The DRC may waive any one or more of the foregoing criteria if the Applicant demonstrates to the satisfaction of the Design Review Committee that the criterion is not applicable.

3.3 Driveways

The construction and maintenance of driveways shall be the responsibility of the individual Owner. However, materials used in the driveway within the Construction Site are subject to approval by DRC. Driveways shall be constructed of stamped concrete, asphalt, pavers, flagstone or other material approved by the DRC.

Generally, no more than one driveway per lot will be allowed. Driveways shall be a maximum of 12 feet wide, running from the approved access road to the residence. Driveway grades shall be no more than five percent for the first twenty (20') feet from the garage entrance and the first twenty (20') feet from the roadway. The remainder of the driveway shall not exceed a maximum of 10 percent, unless it is heated.

Within the Piñons, no more than one driveway per unit will be allowed on Lots 15-19.

Within Filing 19, the use of common or shared driveways is encouraged when practical and acceptable to all Owners affected.

3.4 Garages and Parking Spaces

Garages must be architecturally integrated with the residential design. Detached garages and carports are not allowed. A minimum of one covered space per unit with a maximum of three (3) covered parking spaces shall be provided on the site. Where three garage spaces are provided, only two garage doors may be on a single façade. Specific parking ratio requirements for all allowed land uses can be found in the Arrowhead PUD Guide. Parking spaces must be provided according to the current Eagle County Zoning Resolution.

Every attempt shall be made to orient garage doors away from the public right of way. All garage entries shall be set back as much as possible from public areas, and adequately screened by an approved combination of walls, berms, or landscaping.

Garage doors must be constructed of wood. Alternative materials such as fiberglass, metal, or vinyl are not permitted. Windows in garage doors are prohibited.

Trailers, snowmobiles, mobile homes, trucks larger than pick-up trucks, boat trailers, tractors, vehicles other than automobiles, campers not on a truck, snow removal equipment, garden or maintenance equipment and trash containers shall be kept in an enclosed structure. Absolutely no recreational equipment will be stored outside of any residence.

Within Filing 16, two (2) covered parking spaces per unit are required.

In Filing 20, placement of garage doors at 90 degrees to the street is encouraged. All garage doors which in the judgment of the Design Review Committee face the street, shall be at least 40 feet from the street right-of-way, or adequately screened from the street and from adjacent lots by an approved combination of walls, berms, or landscaping.

3.5 Grading

All final grading plans are subject to approval by the Design Review Committee. No grading will be approved which makes any structure appear to be artificially raised.

Grading should provide a smooth transition into adjacent lots and not result in defining the lot lines. Water runoff should be directed to an existing drainage swale or culvert and not an adjacent property.

3.6 Slopes

Development should be concentrated on relatively level areas on lots with visually prominent hillsides left undisturbed. The development should respond to natural topography and step with the site as appropriate. Development on slopes greater than 30% will generally not be permitted.

3.7 Fences, Privacy and Site 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 residential structure design. All walls and fences shall be stucco or stone and shall be a color that matches or complements the building. Other materials may be considered by the DRC.

The maximum height of walls and fences is six (6) feet measured from either existing or finished grade at the discretion of the DRC. Manipulation of existing grade to gain additional height will not be permitted. No wall shall be placed closer than five (5) feet to any lot line. 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.

The DRC shall review the design, 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.

3.8 Recreational Equipment

Swimming pools, hot tubs, tennis courts, and similar recreational facilities require DRC approval and must be placed within the building envelope. These improvements shall be designed to complement the residential structure and will be placed to avoid impacts on adjacent lots and the golf course. If, in the opinion of DRC, the placement of a swimming

pool, spa, hot tub, tennis court, or other recreational equipment on a lot would negatively impact views or the use or enjoyment of adjacent properties, the Application will be denied.

All playground equipment, including basketball backboards, swings, and sandboxes must be substantially screened from view from adjacent lots and roadways. The Owner may be required to plant additional vegetation to screen any proposed recreational equipment.

Trampolines and above ground swimming pools are not permitted.

Recreational equipment for community and/or public use may not be required to be screened from view, but must receive DRC approval.

Within the Greens, tennis courts and swimming pools are not permitted.

Within Filing 16, tennis courts are not permitted within any private lots.

3.9 Address Signs, Construction Signs, Open House Signs and For Sale Signs

A. Address Signs

All residences must have an address identification sign. The sign may be a free standing marker located at the driveway entry or may be attached to the building. Owners are encouraged to light the address marker with a light source that can be concealed with minimum glare to pedestrians, automobiles, or neighboring properties. The use of a down light or back lit fixture is strongly encouraged. Visibility of the sign during winter months and snow depths shall be considered when determining location and size. Entry signage identifying a development shall be consistent with the overall landscape plan for that development.

B. Construction Signs

A Construction information sign must be installed on the lot during the time of construction. This sign shall meet specifications outlined in Section 6, Construction Activities.

C. Open House Signs

Open House signs must meet the following criteria:

1. The sign is to be a maximum of 18”h x 24”w, double sided. Arrowhead “Black Forrest Green” body, with white text and “Mossy Log” graphics (to match Arrowhead color scheme and logo). No additional ornamentation (i.e. balloons, flyers, etc.) may be attached to the sign.
2. Signs will be allowed for display only during normal or advertised business hours and only when a duly authorized real estate person is on site for showing purposes. Signs must be removed from public view at all other times. Hours of operation within Arrowhead are as follows: Monday through Friday, 7:00am to 6:30pm. Saturday 8:00am to 5:30pm. Extended hours from 6:30pm to 9:00pm as well as Sundays and holidays must be approved by Arrowhead Public Safety.

3. Unless otherwise approved by the DRC, only one sign may be displayed at any property. The sign shall be displayed on land owned by subject property. One additional sign may be allowed off property to serve as directional signage (placement to be coordinated with Arrowhead Public Safety).
4. Any sign not in compliance may be removed by Arrowhead Public Safety or an authorized DRC staff member.
5. DRC approval is revocable for incidents of non-compliance.

D. For Sale Signs

Signs with the intended use of selling property are prohibited.

3.10 Exterior Lighting

A. Purpose

1. Regulate exterior lighting in order to avoid unsafe and unpleasant conditions as the result of poorly designed or installed exterior lighting.
2. Implement light and energy conservation in the community.
3. Discourage excessive lighting and enhance the concept of dark night skies.
4. Regulate the type of lighting fixtures, lamps and standards.
5. Create a safe environment during hours of darkness.

B. Requirements

1. Site lighting infringing onto adjacent residential areas and light spill into the night sky shall be minimized. Lighting fixtures shall be aimed and shielded in a manner that shall not direct illumination on adjacent residential properties. Fixtures shall be coordinated in the same overall architectural style and should be of a type or adequately shielded so as to prevent glare.
2. Where practical, exterior lighting installations shall include timers, dimmers, sensors, or photocell controllers that turn the lights off during daylight hours or hours when lighting is not needed, to reduce overall energy consumption and eliminate unneeded lighting.
3. Gas lighting is prohibited.
4. Fixtures and lighting systems used for safety and security shall be in good working order and shall be maintained in a manner that serves the original design and intent. All exterior fixtures will have frosted, opal, translucent or smoked glass and a maximum of 60 watts total per fixture.
5. Up lighting of trees, vegetation or architectural features is prohibited.

6. All exterior lighting in Filing 16, with the exception of the address identification sign, shall be down lit from the soffits of the structure.
7. Lighting used at regular spacing along driveways is not permitted.
8. Open air parking lot lighting shall be designed to provide adequate vision, comfort, safety and uniform lighting throughout the facility with no dark patches or pockets. The lighting shall not cause direct illumination on adjacent and nearby properties or streets. Fixtures should be of a type or adequately shielded so as to prevent glare.
9. All project submittals to the DRC involving lighting shall include:
 - a) Manufacturer specification, cut sheets or other information for all proposed lighting fixtures.
 - b) The proposed location, mounting height and aiming point of all exterior lighting fixtures. Building elevations showing the fixtures.
 - c) The DRC will review proposed exterior lighting with respect to number, location, style and impact on adjacent properties and adjacent roadways.

C. Winter Season and Holiday Lighting

1. Winter Season Lighting
 - a) Winter seasonal lighting shall be restricted to only lights installed on natural vegetation. White, colored or multicolored string lights are permitted. No blinking or chasing lights are allowed.
 - b) Winter seasonal lighting is permitted between November 15 and April 15 of the following year and between the hours (MST) of 5:00PM and midnight.
2. Holiday Lighting
 - a) Holiday lighting is permitted between November 15 and January 15 of the following year between the hours (MST) of 5:00PM and midnight.
 - b) Colored or white lights are allowed on structures. No blinking or chasing lights will be allowed. Plastic statuary, inflatable lawn display and other similar ornate displays containing non-natural materials are not permitted.

3.11 Easements, Drainage, and Utilities

Easements are located at various points within Arrowhead for installation and maintenance of utilities, drainage and the golf course or golf access. These easements, in addition to others, are reserved as shown on the recorded plat. Within these easements, grading, structures, planting, or other improvements that may damage or interfere with the installation and maintenance of utilities or drainage, golf facilities, or golf play are not permitted.

Drainage should be managed within the property lines or directed to platted drainage easements.

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 be built which alter the drainage pattern or runoff from its natural flow on or across the land of another, except to the extent such alteration in drainage pattern or runoff is approved in writing by DRC and approved by a professional engineer. This includes all irrigation ditches now existing at Arrowhead. Adequately sized drainage culverts shall be provided at all drainage crossings.

The appropriate utility agency, Arrowhead Metropolitan District or Country Club of the Rockies (CCR) must grant permission in writing for any Construction Activity or improvement situated in its easement. A copy of this approval must be provided to the DRC.

3.12 Satellite Dishes

The DRC must approve the placement of all satellite dishes prior to installation. A satellite dish shall not exceed 1.0 meter in diameter. Satellite dishes should be painted to blend in with the building and be screened from adjacent properties and from adjacent road right-of-ways by landscaping that keeps foliage throughout the year or by incorporating the satellite dish into the approved permanent architectural features of the structure. However, the enforcement of these regulations shall not cause signal loss. Fencing will not be allowed as a screening device. A maximum of two (2) dishes will be allowed per dwelling unit.

3.13 Exterior Service Areas

Trash disposal containers, outdoor work areas and outside equipment are to be completely screened from off-site views and made inaccessible to wildlife by using architectural features integrated into the building design. Owners must comply with all current Eagle County Wildlife regulations as they relate to trash disposal containers.

3.14 Sculpture and Outdoor Displays

All outdoor sculpture and lawn decorations must be approved by the DRC. Indigenous materials for a sculpture base are encouraged and the overall theme of the design should be compatible with a mountain environment.

Approved outdoor sculpture and lawn decorations must be screened from adjacent properties and roadways. Lighting may be approved only if it does not impact adjacent properties or roadways.

3.15 Air Conditioning Units and Mechanical Equipment

The placement of air conditioners or other mechanical equipment shall be located to minimize the visual and noise impact of these units on neighboring properties. Specifically, such equipment shall not be located where the noise will adversely affect the living environment of adjacent neighbors. In addition, screening shall address both visual and noise abatement and be effective year-around.

The DRC encourages all air conditioning condenser units and other mechanical equipment (snowmelt boilers, etc.) be placed within the building envelope, but reserves

the right to approve such equipment outside the building envelope if it provides better screening and noise mitigation to neighboring properties. The following will be considered in the design and placement of air conditioning units and other mechanical equipment:

- A. The air conditioning unit(s) or other mechanical equipment must have a noise rating of **65 decibels or less**, when measured at the property line.
- B. The unit(s) shall be positioned such that there are no windows or other openings within adjacent structures along the direction of sound wave propagation. All walls of adjacent structures facing the unit(s) should be solid.
- C. The unit(s) shall not be placed near the neighboring properties' outdoor living areas.
- D. If the DRC approves unit(s) or equipment to be located near a window or outdoor living space of an adjacent property, then the DRC at its sole discretion may require construction of a barrier around the units to absorb, redirect and attenuate the sound. This barrier may also require a partial roof to attenuate the sound. Any such enclosure or barrier shall blend into the architecture and exterior finishes of the building and the DRC may at its sole discretion, require additional year-round landscape screening to properly screen the units or equipment from the surrounding area.
- E. Vegetation used to screen air conditioner units shall utilize dense evergreen shrubs or trees positioned to visually hide the units and provide some measure of noise abatement to nearby living areas.

These requirements pertain to installations after the date of these Guidelines but will be considered in the remodeling or landscaping of any properties with existing air conditioning unit(s) or other mechanical equipment.

3.16 Energy Conservation

A. General

Energy Conservation devices and building methods are encouraged as a means to reduce the amount of energy used in new and existing homes in Arrowhead. In addition, the use of such devices and methods also will further the goals of Eagle County and, specifically, may aid an Owner or developer in achieving certain "points" towards meeting the requirements of the Eagle County ECO Build regulation. Please contact the Eagle County Community Development Department for additional information.

B. Solar Panels

New technology solar energy devices such as solar "shingles" or other similar unit pieces which can be installed as integral "unit pieces" within adjacent roof materials may be considered by the Arrowhead DRC on a case-by-case basis. In considering such devices, the DRC will employ the following evaluation criteria:

1. The location, visibility and reflectivity of the device(s) (simulated “shingle” or other unit pieces) from off-site (adjacent properties, roadways, golf course and cart paths).
2. The texture and general appearance of the device(s) in relation to the adjacent roof materials – how well the device or unit piece simulates or “blends” with adjacent roof materials.

The DRC will consider the above criteria in determining how well such devices either blend with or are concealed by roof forms. Where practical, the DRC will require such devices to be located on secondary or minor roof forms that are less visible from offsite, but which provide the area needed for viable installation of such devices.

C. Sustainable Building Methods

The DRC encourages cost-effective sustainable building methods to create durable, energy efficient structures that conserve natural resources, promote the efficient use of building materials, and improve indoor air quality.

3.17 Hot Tubs

In addition to being screened year-around from adjacent properties and roadways, hot tubs must be recessed into the ground, deck or patio at least one-half their height, and the portion above ground must be surrounded by a wall faced with stone or stucco that matches the material on the main building.

Vegetation must be used to screen the hot tub from off-site and shall be dense evergreen trees or shrubs that will provide immediate year round screening of the facility.

3.18 Retractable Awnings

Retractable Awnings attached to the structure are generally discouraged and must be reviewed by the DRC on a case-by-case basis. The color of the awning must blend with the materials on the residence.

ARCHITECTURAL GUIDELINES

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 Height

Building height limits (exclusive of chimneys) are established so that buildings are compatible with surrounding natural features while not detracting from views to and from neighboring lots and the golf course.

Building height is measured as follows:

The distance measured vertically from the finished or existing grade (which ever is more restrictive) to the mid-point of the highest sloping roof above. The average of the combined heights of all sides of the structure shall not exceed the maximum specified height for each lot.

The following are height restrictions for the various filings:

| Filing | Lot | Height limit |
|--------|-------------------|--------------|
| 10 | All Lots | 25' |
| 11 | All Lots | 25' |
| 13 | Lot 20 | 35' |
| 15 | Lots 1-14, 38, 39 | 35' |
| 15 | Lots 16-36, 40 | 26' |
| 16 | Lots 1-8 | 35' |
| 16 | Lots 9-34 | 26' |
| 17 | All Lots | 25' |
| 18 | All Lots | 25' |
| 19 | Lots 1-11 | 35' |
| 19 | Lots 16-21, 24-29 | 32' |
| 20 | All Lots | 26' |
| 21 | All Lots | 35' |
| 26 | All Lots | 25' |
| | Piñons | 35' |
| | Greens | 30' |
| | Wildflower | 35' |

If the Applicant can demonstrate the design benefits attributable to an increase in height with no negative impacts on view corridors, solar access and sense of scale, the Design Review Committee may grant an increase in the height allowance, not to exceed 35'.

4.3 **Building Square Footage**

Dwelling units at Arrowhead have minimum and maximum square footage requirements. Square footage shall be measured from the outside of all exterior walls, including but not limited to lofts, stairways, fireplaces, halls, habitable attics, basement, storage, garages and mechanical areas.

The area within a basement will be included in the calculation of total building square footage when the floor area above such level is greater than or equal to four (4) feet above existing grade. The basement area will be included for a depth of fourteen (14) feet from outside walls. For duplex units, square footage is to be measured from the centerline of the common/party walls to the outside of exterior walls.

The total floor areas of all staircases shall be calculated on the lowest level and then one-half for all other floor levels of the residence. Attic spaces with six (6) feet or more of clear height will be included as floor area. Crawl space less than six (6) feet will not be considered habitable space.

In the case of window wells for egress purposes, the basement area will not count toward the total square footage of a residence, so long as existing grade is less than four (4) feet below the floor area above the basement.

The following square footage requirements pertain:

| | MINIMUM SQ. FT. REQUIREMENTS | MAXIMUM SQ. FT. REQUIREMENTS |
|---|---|---|
| Any Filing Not Listed Below | | |
| Primary Residence Only | 2,500 SF | 6,000 SF |
| Secondary Residence | N/A | 2,750 SF |
| Primary & Secondary Total | 2,500 SF | 6,000 SF |
| Filing 10: Lots 1 - 5 | | |
| Primary Residence Only | 2,500 SF | 7,000 SF |
| Secondary Residence | N/A | 3,250 SF |
| Primary & Secondary Total | 2,500 SF | 7,000 SF |
| Filing 13: Lot 20 | | |
| Primary Residence only | 2,500 SF | 7,000 SF |
| Secondary Residence | N/A | 3,250 SF |
| Primary & Secondary Total | 2,500 SF | 7,000 SF |
| Filing 15: Lots 1-6, 11-14, 38, 39 | | |
| Primary Residence Only | 2,500 SF | 7,000 SF |
| Secondary Residence | N/A | 3,250 SF |
| Primary & Secondary Total | 2,500 SF | 7,000 SF |
| Filing 15: Lots 7-10, 16-36, 40 | | |
| Primary Residence Only | 2,500 SF | 6,000 SF |
| Secondary Residence | N/A | 2,750 SF |
| Primary & Secondary Total | 2,500 SF | 6,000 SF |

| | MINIMUM SQ. FT. REQUIREMENTS | MAXIMUM SQ. FT. REQUIREMENTS |
|------------------------------------|---------------------------------|---------------------------------|
| Filing 16: Lots 1-4 and 6-8 | | |
| Primary Residence Only | 2,500 SF | 7,000 SF |
| Secondary Residence | N/A | 2,800 SF |
| Primary & Secondary Total | 4,000 SF | 7,000 SF |
| Filing 16: Lot 5 | | |
| Primary & Secondary Total | 4,000 SF | 8,000 SF |
| Filing 16: Lots 9-34 | | |
| Primary Residence Only | 2,500 SF | 4,200 SF |
| Filing 18: Riverdance | | |
| Individual Dwelling Unit | 2,000 SF | 6,000 SF |
| Combined Dwelling Units | 4,400 SF | 12,000 SF |
| Filing 19: Lots 1-10 | | |
| Primary Residence Only | 2,500 SF | 7,000 SF |
| Secondary Residence | N/A | 3,250 SF |
| Primary & Secondary Total | 2,500 SF | 7,000 SF |
| Filing 19: Lots 16-21 | | |
| Primary Residence only | 2,500 SF | 6,000 SF |
| Secondary Residence | N/A | 2,750 SF |
| Primary & Secondary Total | 2,500 SF | 6,000 SF |
| Filing 20 | | |
| Primary Residence only | 2,500 SF | 5,000 SF |
| Secondary Residence | N/A | 700 SF |
| Primary & Secondary Total | 2,500 SF | 5,000 SF |
| Filing 21: Lots 1-4 | | |
| Primary Residence only | 2,500 SF | 7,000 SF |
| Secondary Residence | N/A | 3,250 SF |
| Primary & Secondary Total | 2,500 SF | 7,000 SF |
| The Greens | | |
| Primary Residence Only | 2,500 SF | 3,500 SF |
| The Piñons: Lots 15-19 | | |
| Each Unit | 2,000 SF | 3,500 SF |
| Combined Units | 4,000 SF | 7,000 SF |

4.4 Duplexes

Duplexes are permitted but are not required, on all lots. All duplexes consist of a primary and a secondary unit architecturally integrated into a single structure. The secondary unit shall contain at least 500 square feet less habitable floor area than the primary unit. The units shall be measured using the method described in Section 4.3.

For purposes of dwelling unit definition, a building having both a primary and a secondary unit will count as two dwelling units per lot. Should an Owner choose to build a duplex, no

“mirror-image” two-family residences will be allowed. The primary unit as designated at original construction remains the primary.

All lots are permitted to build single family or duplex residences, except in Filing 16, Lots 6, 7, 9-34, where only single family residences are permitted. In Filing 20, secondary units shall not exceed 700 gross square feet.

For remodel Applications that include the addition of square footage to a duplex, the Applicant will be required to notify the duplex neighbor. The notification must be sent certified mail and proof of the mailing must be submitted to the DRC office. The Applicant shall notify the neighbor of the proposed addition and the date that the DRC will review the Application.

4.5 Building Coverage Limitations

For all building coverage limitations, please refer to the Planned Unit Development Plan for Arrowhead at Vail.

Within Filing 16: Aspen Ridge Lots can not exceed a maximum of 25% of the lot area or a total of 35% coverage of the entire lot by impervious materials. Aspen Meadow Lots can not exceed a maximum of 30% of the lot area or a total of 40% coverage of the entire lot by impervious materials.

Within Filing 20: Buildings can not exceed 4,000 square feet coverage on any single lot. Typically this will consist of up to approximately 3,500 square feet for the dwelling unit and 500 square feet of garage space. The Design Review Committee may, in its discretion grant up to 4,250 square feet of building coverage if a three-car garage is proposed.

Within the Greens: Building coverage shall not exceed 2,600 square feet.

4.6 Exterior Materials and Finishes

A. General

In general, the natural colors of the indigenous materials should be dominant, with limited use of accent colors. The color of surrounding buildings along with complementing existing stonework must be considered when selecting colors. No reflective materials should be used on any building and mirrored glass is prohibited. Any metal of a reflective nature must be treated to accelerate the natural weathering process (patina) in order for the DRC to consider.

B. New Construction/ Major Exterior Remodel

For new construction and major exterior remodeling, the latter of which involves significant changes in the composition of exterior materials, the primary wall material shall be stucco or stucco-like materials and natural stone masonry. A minimum of 50% and a maximum of 70% of the exterior wall surface area must be stucco. A minimum of 20% and a maximum of 50% of the total exterior surface material must be stone. Stone facing should be designed to extend around outside corners and terminate at an inside corner or other architectural feature. The remaining exterior material should be wood stained a color compatible with the main body of the house. There should be a general

progression of materials from the ground to the roof, from stone to stucco to wood. Transitions from one material to another should be expressed to show mass, i.e., stone cap between stone and stucco, heavy timber or raised stucco band between stucco and wood siding or between windows and adjacent material.

| Material | Minimum | Maximum |
|-----------------|----------------|----------------|
| Stucco | 50% | 70% |
| Stone | 20% | 50% |

C. Minor Exterior Remodel

This category of remodeling will involve minimal changes to exterior materials such as changes in existing stone material and the like. The intent of the Guidelines will be considered to bring the percentages of exterior material closer to those required for new construction. The DRC will consider each project on a case-by-case basis.

4.7 Fireplaces, Wood Stoves, Chimneys and Fire pits

There will be no wood burning fireplaces, wood stoves, or wood fire pits approved in Arrowhead. All fireplaces shall be gas appliances or masonry fireplaces with gas log sets.

All flues for fireplaces, pre-existing wood stoves, 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. If integrating the flue into a chimney structure is not possible, then all vents and flues must be painted to match the adjacent building material.

All roof vents for combustion shall be centralized and enclosed within a chimney application.

4.8 Roofs

In general, relatively low-profile buildings with a variety of massing and roof lines are desired. Large expanses of unbroken roof planes and ridgelines are discouraged. Minimum roof pitch of 6:12 is required. A maximum roof pitch of 8:12 is permitted. Dormers are encouraged as a means to provide natural light to upper floors and may have a minimum pitch of 4:12 and a maximum pitch of 12:12. Flat roofs or lesser slopes may be approved by the DRC in limited areas.

Homes that are located nearest the mountains may be built with steeper roof pitches. Flat roofs and shed roofs, as a prominent design feature, are prohibited. Hipped roofs as opposed to gable roofs are preferred.

Within Filing 20, large gabled ends should not face the street.

Using wood shakes as the primary roofing material is discouraged. Owners are encouraged to consider fire resistive unit pieces of slate, flat profile unglazed tile, or composite shakes if the use is deemed to successfully emulate a true cedar shake or slate material in size, thickness, texture and color. In addition, copper standing seam roofs are permitted, but only if treated prior to installation to accelerate the natural weather process and reduce the amount of off-site glare produced from untreated copper.

Slate, tile and composite shake materials should have a weathered appearance and be of a color that complements the building's major color. Glazed tiles, barrel tiles and galvanized and/or painted metal roofing, rusted metal, and asphalt shingles are prohibited.

Roof replacement, repair or as an addition to an existing structure that has wood shake roofing may be undertaken using wood shakes provided that the shakes are installed in combination with an underlayment product that results in an assembly rated "Class A", as defined in the Eagle County building code requirements, as amended from time to time, and the DRC has determined that the wood shakes proposed for use in the repair match, in size, pattern and texture, the roof shakes that exist on the structure.

Additional specific roof requirements are as follows:

- A. All flashing shall be durable metals, such as copper, which will weather to colors that blend with other building materials. Flashing with a baked enamel color may also be permitted. Galvanized metals are not acceptable.
- B. Moderate roof or eave overhangs are encouraged with soffits of one-by wood or stucco material. Plywood and Masonite soffits are prohibited.
- C. Snow guards, gutters or other snowmelt devices should be incorporated at all entrances, vehicular and pedestrian areas to avoid hazardous snow and ice shedding.
- D. Fascias should be "stepped" to avoid cupping and rapid deterioration from freeze/thaw cycles.
- E. All roof vents and exterior mechanical equipment shall be collected, centralized and screened from view. Where practical, incorporation within chimneys or masses is desirable. Bare metal vents shall be painted to match the building exterior or painted black if within a chimney enclosure.
- F. "Super insulated" or "cold roof" designs with ridge vents constructed of the same material as the roof are recommended over heated interior spaces to minimize ice-dam and icicle problems.
- G. All overhead eaves must be enclosed to minimize wildfire damage.
- H. Skylights shall be used sparingly and shall be approved by the DRC only upon demonstrating by the Owner that such feature will not create an adverse impact on the views from neighboring properties.

4.9 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 clad in a color compatible with other elements of the building and the surrounding community. Snap-in window grids are prohibited.

Windows wells for egress purposes are permitted, however no window well shall exceed eight (8) feet beyond the face of the building.

4.10 Utility and Meter Connections and Treatment

Utility connections and meters shall be screened from view. Care must be taken to ensure access to the utility meters for reading and maintenance.

4.11 Monitoring System Installation

All new dwelling units should be wired during construction to have a fire (smoke) and gas leak detector (if applicable in a home with a gas heating system), a high/cold temperature monitoring system and carbon monoxide detectors. The system is required to be fully wired but is not required to be operational until building completion. Completion of the system will be an individual Owner/contractor decision. Owners are encouraged to fully install the monitoring system and arm the intrusion portion for better overall Arrowhead security.

4.12 Foundations

Houses or structures built upon a slope and employing wood, masonry, stone or metal stilt foundation shall have such foundation areas fully walled or enclosed.

Concrete foundation walls shall not be exposed, unless approved by the DRC. If foundation walls are exposed to view, they shall be covered in stucco or stone masonry.

The purpose of this requirement is to ensure that the building is visually connected to the site.

4.13 Decks

The design of all decks must be incorporated into the design of the structure. Porches and decks on the upper level shall be supported by lower level columns that are larger in scale than columns supporting the roof on the upper level. Decks may be cantilevered or supported on brackets rather than columns. The railing system can be wrought iron, wood or a combination of both that will blend into the building architecture.

LANDSCAPE GUIDELINES

The intent of the Landscape Guidelines is to preserve the unique attributes of each lot in Arrowhead. Owners should realize that because Arrowhead is 7,400 feet above sea level and experiences extreme differences in climate from season to season, the number and variety of plants that can be expected to flourish is limited. A list of plants, trees, and grasses is provided in Appendix F.

Any modifications to existing landscaping require approval of the DRC.

The DRC requires all landscaping plans associated with new construction and site modifications that are estimated to cost in excess of \$10,000 be prepared by a licensed landscape architect.

All landscaping will comply with provisions of Eagle County Wildfire Regulations and/or any comprehensive plan for Arrowhead.

5.1 General Design Considerations

Within the building envelope, landscaping should enhance the architecture, define outdoor spaces and preserve both on- and off-site views. The functional uses of plant materials should be considered, including screening of the winds from the west, provision of seasonal shade with deciduous trees, and screening of undesirable views.

Rock, cobble, or gravel instead of grasses is not allowed except in limited drainage areas or at the roof drip line.

Due to the relatively short growing season, new plantings of large-caliper deciduous trees and mature evergreens are strongly recommended. Deciduous trees shall be two (2) inch caliper or larger and evergreen trees shall be a minimum of eight (8) feet in height or taller.

Landscaping in easements of record is not permitted, unless approved in writing by the beneficiary of the easement.

5.2 Transition Landscaping

Landscaping should transition from within the building envelope to adjoining sites. Along the golf course, the informal edge along the fairway should transition to a more formal treatment nearer the residence. 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 Arrowhead golf course can be found in Appendix F.

At the property line, adjacent to open space, new landscape materials introduced as transition planting shall be used to integrate the manmade and natural environment, to

screen and soften visual impact of the development, and to provide privacy within existing adjacent development.

Landscaping should transition “smoothly” between lots and should not be used to define property lines. Establishing a line of specific trees is prohibited; rather, a mixture of deciduous and conifer trees and shrubs varying their placement along and on either side of the lot line is encouraged.

Each lot Owner is responsible to provide landscaping along the edge of abutting pedestrian walkways.

It is the intent of the Landscape Guidelines to ensure a uniform planting treatment from lot to lot and extending through the right of way to the edge of the road pavement. That is, the same grass mix should be used along the street from one residence to the next.

5.3 Wildfire Protection (Hillside Lots)

The landscape plan for each lot must create a “defensible space” around each structure to increase the chances that it can survive a wildfire. “Defensible space” is an area of thirty (30) feet or more around each home that is kept free of features that tend to increase the risk that the structure would be damaged or destroyed in a fire. Tree and brush cover should be thinned and the slash and debris left from the thinning should be disposed of. An irrigated “greenbelt” should be maintained within the thirty (30) feet. Grasses and weeds should be kept mowed.

The density of the surrounding forest should be reduced using fuel break techniques as defined by the Colorado State Forest Service.

Incorporating comparatively fire-resistant plants into the landscaping design of each building site can reduce the spread of wildfires. The goal of fire safe landscaping is to create an attractive landscape while reducing the fuel that would allow wildfire to spread to the house. Choice of plant species, spacing, and maintenance are crucial elements in any landscaping design. There are no fireproof plant species; however, some plants are much less likely to burn than others. In general, plants that are green and well-irrigated burn slowly when ignited. The following recommendations include various species and how they can be used to improve fire safety. The list should not be considered all-inclusive.

A. Trees: Deciduous trees can be clumped, scattered, or planted in greenbelts or windbreak patterns. Evergreen trees tend to ignite easily and should be avoided unless well spaced. Selection of trees is not as important as placement. Crowns should not touch and branches should not overhang the house. Reduce combustible material under and between trees. A well-designed deciduous windbreak can slow or even stop a fire before it reaches structures. Plant windbreak trees no more than ten feet apart and at least five times the mature tree’s height from the area to be protected, or one hundred feet. Plant on flat areas or at the base of slopes. Fast-growing trees require frequent irrigation to keep them healthy. Aspen, birch, and willows all require moist root zones to remain fire-resistant.

- B. Shrubs:** Some deciduous shrubs can be used in foundation plantings if maintained, watered and well spaced. Evergreens, such as dwarf conifers and junipers, tend to ignite easily; and should be avoided unless well spaced.

If maintained, hedgerows can deflect wind and filter windblown embers. Plant continuous deciduous hedges at least thirty feet from the house only if irrigation can be provided and dead branches are removed regularly. Fire-resistant shrubs include bush cherries, hedging roses, bush honeysuckles, currant, cotoneaster, sumac, tamarisk lilac, shrub apples, and buffaloberry.

- C. Ground cover:** Incorporate ground covers in the landscape that includes turf, perennial flower beds, vegetable gardens, fire resistant clump grasses, and mulches. If irrigated, turf can provide an effective firebreak. Areas approved for grass must be planted with sod and not seed.

Herbaceous perennials and annuals also require irrigation. These species include low-growing or spreading plants like sedums, sempervivum, potentilla, snow-in-summer, vinca, Virginia creeper, wheat grass, rice grass, tall fescue, marigold, zinnia, strawberry, clover and others.

Plant perennial bunch grass, such as crested wheat grass, at least ten to twenty feet and as much as three hundred feet wide around the perimeter of each homesite to create a firebreak. Crested wheat grass is largely fire-resistant and does not usually require irrigation. It will help suppress the growth of highly flammable annuals such as cheatgrass. Grass can be grazed or occasionally mowed to further reduce fuel accumulation.

Mulch helps control erosion, conserve moisture, and reduce weed growth, and includes such organic materials as straw, compost, leaf mold, bark chips, shredded leaves, or lawn clippings. Avoid using pine bark and thick layers of pine needles; they tend to smolder and are difficult to extinguish. The judicious use of rock or cobble is allowed as well.

- D. Perennials:** Choose hardy perennial flowers that are adapted to the climate. These green, leafy, succulent plants are harder to burn. Irrigation and regular weeding improves the fire resistance of yarrow, flax, columbine, penstemon, low sage, shasta daisy, pinks, sulfurflower, gaillardia, daylily, candytuft, iris, lupine, primrose, poppy, dusty miller, lambs' ears, and others.

5.4 Xeriscape Landscaping

“Xeriscape” has come to mean water conservation through creative landscaping. The purpose of xeriscape landscaping is to conserve a very precious natural resource - water. An added benefit is the reduction of the potential for erosion to occur on steeper slopes.

All Owners are encouraged to incorporate xeriscape landscaping principles in the landscape design; however, all lots above 7360' elevation are required to incorporate xeriscape landscaping principles.

Water-efficient landscaping can be very colorful. Many beautiful and low-water demanding native and adapted plants are available locally. Some are very drought resistant.

Some xeriscape landscaping concepts follow:

- Improve the soil by adding organic materials such as compost. This will facilitate better water usage by allowing the soil to soak up water more readily.
- Incorporate alternate grass varieties that are drought tolerant and require less maintenance, but have the same appearance as bluegrass.
- Incorporate organic mulches to reduce moisture loss through evaporation and moderate the soil temperatures.
- Choose plants according to their need for water, sun and soils, and plant them within areas of the landscape where they will thrive. Set up an overall design in watering zones, clustering similar high water-demanding plants together, perhaps near a downspout or at a low point in the lot, and less “thirsty” plants in a separate area.

5.5 Irrigation

All areas of sod, grass and landscaping must be irrigated. It is the responsibility of the Owner to coordinate the irrigation of his property with irrigation on bordering lots. Irrigation timers should be programmed for the most efficient time and frequency of watering each area. The Upper Eagle Regional Water Authority (UERWA) publishes permitted days per week and suggested times for watering based on each buildings street number.

5.6 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 trees, plants or grasses must be removed and replaced immediately. Maintenance is required of native vegetation and grasses to control the invasion of noxious weeds and thistles. Non-compliance with landscape maintenance may result in fines being levied.

5.7 Tree Removal

DRC approval is required for the removal of any trees. For any trees that are visibly dead or pose an immediate safety concern, contact the DRC staff for review. If there are diseased trees on the property submit an arborist report or letter stating the nature of the disease and recommendation for treatment or removal to the DRC staff for review. If there are healthy trees on your property that you would like to remove, an Application is required for the Committee to review at a regularly scheduled DRC meeting.

5.8 Revegetation/Erosion Control

All areas disturbed during construction must be revegetated immediately to control erosion and to blend with the natural grasses or ground cover. 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 Design Review Committee.

CONSTRUCTION ACTIVITIES

In order to ensure that property is not irreparably damaged from Construction Activity and to protect the lifestyle of Arrowhead residents, the following construction regulations will be strictly enforced by Arrowhead Public Safety and the DRC. Failure to comply with any or all regulations will result in penalty fines and/or an order by the Arrowhead at Vail Association and agreement by the Owner of the property to cease construction until the violation is corrected. These regulations shall be a part of the construction contract document specifications for each building, and all contractors and Owners shall abide by these regulations. Contractors and Owners are also responsible for abiding by all applicable construction regulations of Eagle County and the State of Colorado.

6.1 Pre-Construction Approvals and Process

The Applicant must complete the following items before any site work or Construction Activity may occur. In no event shall an Owner request a building permit from the Eagle County Building Department prior to the DRC's approval of the proposed Construction Activity. Nor shall the Owner commence any Construction Activity before obtaining the DRC's approval for construction or obtaining an Eagle County building permit.

- A. Submit **final working drawings** to DRC staff for review and approval (if required);
- B. The Owner must submit a **Compliance Deposit** to the DRC in accordance with Section 6.2.
- C. The Contractor must submit a **Construction Management Plan** to the DRC office indicating the locations of the following:
 - 1) Construction fence confining all Construction Activity;
 - 2) The size and location of construction material storage;
 - 3) The limits of disturbance;
 - 4) Parking;
 - 5) Chemical toilet;
 - 6) Temporary Structure(s);
 - 7) Dumpster and food trash container;
 - 8) Utility trenching; and
 - 9) Construction sign
- D. **Pre-Construction meeting** – The Applicant must arrange for a meeting with the DRC staff and Arrowhead Public Safety. 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 and limits of construction.

Any Owner who commences a Construction Activity prior to completing the pre-construction process will be fined \$1,000 for each offense. The payment of a fine does not release the Owner from obligations set forth in these Regulations.

6.2 Compliance Deposit

Prior to commencing any Construction Activity on a lot, the Owner shall deliver a Compliance Deposit to the DRC, on behalf of the Association, as security for the Owner's full and faithful performance of its Construction Activity in accordance with its approved final plans and this Regulation. Reference Appendix D for further information regarding the Compliance Deposit.

6.3 Construction Inspections

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

A. Foundation Inspection

Upon completion of the foundation, the Owner shall request a Foundation Inspection from the DRC and submit to the DRC an Improvement Location Certificate (ILC) for the Construction Site. The ILC stamped and signed by an engineer or surveyor registered in the State of Colorado must show the location of all permanent improvements located on the site. Thereafter, the DRC will inspect the foundation to ensure that the Construction Activity is being performed in compliance with the approved final working drawings and these regulations.

B. Framing Inspection

After the framing is complete, the Owner shall request a Framing Inspection from the DRC and submit to the DRC an ILC for the Construction Site. The ILC stamped and signed by an engineer or surveyor registered in the State of Colorado must show the location of all permanent improvements and indicate the highest roof ridge of the improvement. Thereafter, the DRC will inspect the framing to ensure that the Construction Activity is being performed in compliance with the approved final working drawings and these regulations.

C. Temporary Certificate of Compliance Inspection

Upon substantial completion of the Construction Activity, the Owner may request a Temporary Certificate of Compliance (TCOC) inspection from the DRC. Thereafter, the DRC shall inspect the Construction Site to ensure that the Construction Activity is substantially complete and has been performed in compliance with the approved final working drawings and the Guidelines.

D. Final Inspection -Certificate of Compliance

Upon final completion of all portions of the Construction Activity, including all landscaping required in connection therewith and all remedial work that the DRC required the Owner to perform following the Temporary Certificate of Compliance inspection, the Owner shall request a final inspection from the DRC. The DRC shall inspect the Construction Site to ensure that all portions of the Construction Activity, including all such landscaping and remedial work are fully complete and have been

performed in compliance with the approved final working drawings and the Guidelines Regulation. Should the Construction Activity be determined to be complete and in compliance with the approved final working drawings and this Regulation, a Certificate of Compliance shall be issued.

The DRC may enter upon a Construction Site at any reasonable time to inspect the progress of a Construction Activity and ensure compliance with approved final plans and the Guidelines.

6.4 Certificate of Compliance and Certificate of Occupancy

“Certificates of Compliance” are issued by the DRC. The Eagle County Building Department issues Certificates of Occupancy. **An Owner may not occupy or otherwise use any improvement constructed on a Construction Site until it has received a Certificate of Compliance or Temporary Certificate of Compliance from the DRC, and a Certificate of Occupancy or a Temporary Certificate of Occupancy from the Eagle County Building Department.**

If an Owner has performed the Construction Activity in compliance with the approved final plans and this section, but certain insubstantial details of construction or landscaping remain to be completed, the DRC may, but is not required to, issue a Temporary Certificate of Compliance. If the Owner has failed to perform the Construction Activity in compliance with its approved final plans and this Regulation, the Owner shall promptly perform such remedial work as the DRC shall require. The DRC may condition its issuance of a Temporary Certificate of Compliance upon an increase in the amount of the Owner’s Compliance Deposit as described in Appendix D.

If an Owner has completed the Construction Activity in compliance with the approved final plans and these regulations, the DRC will issue a **Certificate of Compliance**.

In no event should an Owner apply for a Temporary Certificate of Occupancy from the Eagle County Building Department without first having obtained a Temporary Certificate of Compliance from the DRC. Similarly, in no event should an Owner apply for a Certificate of Occupancy from the Eagle County Building Department without first having obtained a Certificate of Compliance from the DRC.

6.5 Construction Site Management

The following regulations will be strictly enforced during all phases of Construction Activity. Failure to comply with any of the construction regulations below can, and may result in the issuance of a written warning, notification of a fine, and the levy of a fine.

A. Erosion and Sediment Control

An Erosion Control Plan and a permanent Revegetation Plan must be approved by the DRC prior to construction. The Owner shall ensure that all Construction Activity is performed in compliance with these plans. In addition, the Owner shall ensure that trees not authorized for removal are not damaged; brush, surplus soil, and other excavated debris are promptly removed from the Construction Site.

During construction, erosion shall be minimized through proper soil stabilization, water control and timely revegetation. The contractor shall implement all control techniques outlined in the approved Erosion Control and Revegetation Plan.

B. Construction Access

Construction access and parking limitations for each Construction Site will be established by Arrowhead Public Safety and the DRC during the pre-construction meeting and set forth in the Construction Management Plan.

C. Construction Trailers or Temporary Structures

Temporary Structures may be maintained on a Construction Site; however, temporary living quarters are not permitted on a Construction Site. All Temporary Structures erected on a Construction Site shall be screened to minimize the visual impact to other Owners and Guests and shall be removed within thirty days after completion of the Construction Activity.

D. Storage of Construction Material and Equipment

Storage areas shall be designated and fenced according to the approved Construction Management Plan. The contractor will be responsible for the maintenance of these areas.

E. Daily Operation

| | Construction Hours | |
|-----------------|--------------------|-----------|
| Monday – Friday | 7:30 a.m. | 6:30 p.m. |
| Saturday | 8:00 a.m. | 5:00 p.m. |

Extended working hours from 6:30 p.m. to 9:00 p.m. as well as any work on Sundays and holidays must be approved by Arrowhead Public Safety and shall be limited to a fully enclosed structure with no extended hours allowed Saturday, Sunday and holidays. Absolutely no work will be allowed between the hours of 9:00 p.m. and 7:00 a.m.

F. Dust

Every effort should be made to control dust emitted from a construction area. The contractor is responsible for controlling excessive dust by an approved dust abatement method. During all Construction Activity, all driveway, parking, and laydown areas must be either covered with at least two inches of three-quarter inch screened rock or be treated with an approved dust control method. In addition, watering must be used to control dust created by any Construction Activity.

G. Noise

Each Owner shall use all reasonable efforts to minimize external noise resulting from its Construction Activity. Radios or other amplified devices are limited to use within structures, which are fully enclosed and must be kept at a volume that contains the sound within the structure.

H. Blasting

No blasting shall be performed on any Construction Site without the Public Safety Department's prior consent. Blasting may be subject to certain restrictions, which will be determined by the Public Safety Department in its sole and absolute discretion and which may vary from Construction Site to Construction Site. Twenty-four (24) hours notice is required in order to inform Owners and guests of the projected blasting.

I. Excavation

Extreme care shall be taken during excavation to insure that brush, surplus soil, and other excavated debris be properly removed from the building site. Excess excavation material shall be removed from Arrowhead unless other arrangements have been made with Arrowhead Public Safety. The material shall not be placed in common areas, roads, or other lots. Excavation, except for utility trenching, shall be done on the Construction Site only.

J. Protection of Property and Fencing

An Owner's Construction Activity shall be limited to its Construction Site, unless the DRC or Public Safety Department provides specific written authorization to the contrary. Access to the lot shall be only from the approved road adjoining the Construction Site. An Owner shall restore promptly any adjacent lots or roads damaged during its Construction Activity to the DRC's satisfaction. The contractor shall ensure that a temporary visual screen or temporary fence of not less than six (6) feet in height is constructed and maintained along the limits of disturbance line. The fence shall be a chain-link with privacy screening. Plastic fencing is not allowed. The fence must be installed before any Construction Activity is to occur.

K. Debris and Trash Removal

Proper disposal of refuse and storage of material is the Owner's and the contractor's responsibility. If necessary, any dumpsters must be located on-site. Construction areas shall always be kept free of unnecessary debris and litter. Once a trash dumpster is one-half (1/2) full, it shall be covered with a cover supplied by the Owner of the dumpster, or with a cover that has been approved by Public Safety, until emptied or removed from the Construction Site. Debris and trash shall be removed on a weekly basis, or as needed and be hauled to a designated municipal landfill outside Arrowhead. All food trash must be placed in an animal resistant container. Should it be necessary for Arrowhead Public Safety to pick-up trash coming from the Construction Site or to remove trash from the Construction Site due to the contractor's failure to do so, the cost of said trash pick-up removal will be billed to the contractor. The project completion review and construction deposit will not be issued or refunded by the Design Review Committee until said bill is paid in full.

L. Vehicles and Parking

Construction Vehicles shall gain access to Construction Sites only from existing roads adjacent to the Construction Sites. Construction vehicles and equipment shall be parked within a Construction Site or within the Site on which the Construction Activity occurs. No Construction vehicle shall be parked on or along roads within Arrowhead nor upon or within Arrowhead Metropolitan District right-of-ways. The

Owner of a Construction Site shall submit a written Parking and Transportation Plan to the Public Safety Department for the Public Safety Department's review and approval. Each such Parking and Transportation Plan must describe the following:

1. Where Construction Vehicles will be parked at the Construction Site during the Construction Activity;
2. The maximum number of Construction Vehicles that will be parked at or adjacent to the Construction Site at any one time; and
3. The manner in which construction workers will be transported to and from the Construction Site during the Construction Activity.

No Construction Activity shall commence at a Construction Site until the Public Safety Department has approved in writing a Parking and Transportation Plan. The Public Safety Department may require modifications to any proposed Parking and Transportation Plan. Such modifications may include, without limitation, modifications that alter designated Construction Vehicle parking areas; limit the maximum number of Construction Vehicles that may be parked at or adjacent to a Construction Site; and alter the manner in which construction workers will be transported to and from the Construction Site.

M. Toilets

Chemical toilets shall be screened from view and shall be located so as to minimize any adverse impacts on adjacent properties. A wood screen shall be erected around all chemical toilets. Chemical toilets shall be located away from the neighboring properties in an approved location as shown on the Construction Management Plan.

N. Water Connection

A temporary water connection must be available at all times when Construction Activity is taking place on a Construction Site.

O. Signage

Temporary construction signs shall be limited to one sign per structure, not to exceed sixteen (16) square feet total area. The sign will be freestanding and constructed in a standardized format as provided by the DRC. The location of such sign shall be designated by Arrowhead Public Safety. Construction signage will be allowed for the duration of the construction or eighteen (18) months, whichever is less.

P. Fire Extinguisher

A minimum of one serviceable 1016 ABC-rated dry chemical fire extinguisher shall be located on each Construction Site in a conspicuous location.

Q. Flammable Items

Careless use or storage of flammable items will not be allowed.

R. Pets

Contractors, subcontractors and their employees are prohibited from bringing pets to the Construction Site.

S. Firearms

Firearms are prohibited.

T. Continuity of Construction

Unless otherwise approved by the DRC, all Construction Activity must commence within one (1) year after the DRC's approval of final plans. Once a Construction Activity commences the Owner must actively pursue completion of construction. Construction must be substantially complete within eighteen (18) months. All Construction Activity must be fully and finally complete; including all required landscaping, within twenty-four (24) months after commencement. If additional time for completion of landscaping is necessary due to completing construction during the months of November through May, the Owner shall request an extension from the DRC.

U. Completion of Construction

The DRC, at its sole discretion, may impose a fine if Construction Activity, including all required landscaping, is not fully and finally complete within twenty-four (24) months after commencement. See Section D in Appendix D.

V. Restoration of Property

Construction Activity shall be limited to the Construction Site, unless specific written approval is given by the Owner of the adjacent property. Any damage, including damage done by cleaning out concrete trucks, must be restored. If any common ground, adjacent lots or roads is damaged during Construction Activity, it must be promptly restored to DRC or AVA satisfaction within thirty (30) days after such damage occurs. If restoration is not accomplished by the end of the growing season following completion of construction, all required repairs will be performed by Arrowhead with all costs thereof charged to the person in whose name the building permit was issued.

W. Trees

No trees shall be removed from the property without prior approval of the DRC.

X. Roadway Maintenance

An Owner shall repair any damage to roads within AVA caused by Construction Vehicles used in connection with such Owner's Construction Activity. No road cuts, deletions or additions shall be made without the consent of the Arrowhead Metro District and twenty-four (24) hour notice to Public Safety.

At all times, an Owner shall keep roads free and clear of materials, rubbish and debris resulting from Construction Activity. It is the responsibility of the contractor to clean and maintain the roadway areas leading to and from the Construction Site that are disturbed by the construction process. This includes cleaning of dirt and mud off the

Arrowhead roads caused by vehicles servicing the Construction Site. Said clean-up can be implemented by each contractor or by a cooperative cost sharing agreement with Arrowhead or other contractors.

Y. Deliveries

Deliveries shall occur between 7:30 a.m. and 6:30 p.m. Deliveries at any other time shall be approved in writing by Arrowhead Public Safety.

6.6 Meeting of Contractors

From time to time Arrowhead may call a meeting of all contractors to discuss pertinent information regarding construction at Arrowhead. Each general contractor is required to have a representative at each meeting.

6.7 Compliance with Laws and Regulations

Each Owner shall, at its own expense, comply with all terms and conditions of this Section, the Declaration and all other regulations promulgated from time to time by DRC that are applicable to its Construction Activities.

Each Owner shall, at its own expense, comply with all federal, state and local laws, ordinances, orders, rules, regulations and other governmental requirements relating to its Construction Activities.

6.8 Enforcement

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

A. Right to Cure

DRC may, but is not obligated to, enter upon the Construction Site and cure such violation at the Owner's cost and expense. If DRC cures any such violation, the Owner shall pay to DRC the amount of all costs incurred by DRC in connection therewith, plus an administrative fee equal to 15 percent of all of such costs, within five days after the Owner receives a written invoice therefore from DRC.

B. Right to Fine

The DRC may impose fines for the violation of any term or condition of these Guidelines. The DRC may impose a fine of \$500 against the Owner for the first violation of any term or condition of this Section. For each subsequent violation of that same term or condition, the DRC may impose a fine in an amount equal to twice the amount of the fine imposed against the Owner for the Owner's last violation of that same term or condition.

C. Right to Sue for Injunctive Relief

The DRC may sue the Owner to enjoin such violation.

D. Right to Sue for Damages

The DRC may sue the Owner for all damages, losses, costs and expenses, including, without limitation, reasonable attorneys' fees and disbursements incurred by DRC as a result of the violation.

E. Lien

The DRC shall have a lien against the Construction Site and all of the Owner's other properties within AVA to secure payment for (i) any fee, charge, fine or other amount due from the Owner to DRC under this regulation, (ii) interest on any unpaid amounts at the rate of 18% per annum from the date due until paid, and (iii) all costs and expenses of collecting any unpaid amounts, including, without limitation, reasonable attorneys' fees and disbursements. Any such lien may be foreclosed as a mortgage under the laws of the State of Colorado.

F. Other Rights and Remedies

The DRC shall have all other rights and remedies available to it at law or in equity. All rights and remedies of DRC shall be cumulative and the exercise of one right or remedy shall not preclude the exercise of any other right of remedy.

6.9 Appeal of Fines

Reference Appendix D for information regarding appealing fines.

APPENDIX A

DESIGN REVIEW COMMITTEE MEMBERSHIP & RESPONSIBILITIES

Arrowhead at Vail Association

Establishment

A Design Review Committee (DRC) is established under Article VI of the Declaration of Covenants, Conditions, Restrictions and Easements for Arrowhead at Vail dated April 6, 1999. The Declaration states that, “there is hereby established a Design Review Committee which shall be responsible for the establishment and administration of Design Guidelines to carry out the purposes and intent of this Declaration”. The Declaration specifies the administration and other requirements of the DRC.

Purpose

The Committee shall review and either approve or reject proposed improvements/ modifications within the Association in compliance with Design Guidelines established by the Committee and/or appropriate rules and regulations under the Declaration or other governing documents.

Membership

The Committee shall be composed of up to five persons all of whom do not need be members of the Association. At least two members of the Committee will be Registered Architects who have practiced in the County for at least five years and whose expertise is in the area of residential development, residential remodeling and rules and regulations of Eagle County. If not residents of Arrowhead, the Registered Architects will be compensated in accordance with appropriate professional fee schedules. At a minimum, three members will be residents of Arrowhead.

Members should be experienced in architecture, engineering, construction, building remodeling, or community/ landscape planning, either as a profession or personal familiarity. Members are expected to attend the majority of the monthly scheduled meetings and to commit time to review submissions, DRC administration activities or perform on-site inspections.

The term of each individual on the DRC shall be one year commencing on January 1 of each year. The DRC Chairman shall recommend in writing the names of individuals to serve on the DRC to the AVA Board at the beginning of each calendar year. Because historical knowledge of building activities in Arrowhead greatly aids in the execution of the Committee’s responsibilities, longevity of the members is encouraged.

Member Responsibilities

From the Declaration: “The Committee (members) shall exercise it’s best judgment to see that all improvements (in the Association) conform and harmonize with any existing structures as to external design, quality and type of construction, materials, color, location on the building site, height, grade and finished ground elevation, and all aesthetic considerations set forth in this Declaration, the application Project Documents, or in the Design Guidelines, provided that such judgment shall complement, but shall not supersede or conflict with Eagle County zoning and land use regulations”.

DRC members are responsible to:

1. Become familiar with the Declaration and Design Guidelines established by the DRC
2. Provide suggestions to enhance the Guidelines to meet the changing philosophy of the DRC, allow for the incorporation of new construction materials as appropriate and to better clarify areas of the Guidelines
3. Provide recommendations/thoughts regarding submissions with applicants to aid in bringing them into compliance with the Guidelines and philosophy of development within the Association
4. Treat all applications in a professional manner
5. Provide clear and concise feedback to applicant submissions
6. Provide guidance to the staff in the administration of submissions to the DRC

Values

The DRC's core purpose is to serve the residents of Arrowhead by the fair and impartial application of the Guidelines and development philosophy maintaining the community as one of the leading developments in the Eagle River Valley.

APPENDIX B

SOURCES OF INFORMATION REGARDING CONSTRUCTION IN ARROWHEAD

1. *General Information, Applications, Regulations*
Arrowhead Design Review Administration (970) 754-3147
P.O. Box 1655
Avon, Colorado 81620
www.designreviewadmin.com

Arrowhead Public Safety (970) 754-6702
PO Box 100
Edwards, Colorado 81632
2. *Construction Permits*
Eagle County Community Development (970) 328-6324
P.O. Box 179
Eagle, Colorado 81631-0170
3. *Road Cuts, Safety Systems*
Arrowhead Metropolitan District (970) 754-6905
P.O. Box 100
Edwards, Colorado 81632
4. *Cable Television Service*
Comcast (888) 824-4010
5. *Electrical Service*
Holy Cross Electric Association (970) 949-5892
P.O. Box 972
Avon, Colorado 81620
6. *Gas Service*
Source Gas (800) 563-0012
7. *Water Taps and Sanitary Sewer Taps*
Eagle River Water and Sanitation District (970) 476-7480
846 Forest Road
Vail, Colorado 81657

APPENDIX C
APPLICATION FORM

ARROWHEAD DESIGN REVIEW COMMITTEE
Application Form

Application Date _____ Meeting Date _____

Type of Review Schematic Plan Final Plan Modifications to Approved Plans
 Remodel Landscape Remodel
 Other _____

SECTION I – PROJECT INFORMATION

A. PROJECT DESCRIPTION: (Please indicate the details of the proposed project)

B. LOCATION OF PROJECT:

Legal Description: Filing _____ Lot _____

Other _____

Street Address _____

C. NAME OF APPLICANT: _____

Company: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

D. NAME OF OWNER(S): _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

E. NAME OF ARCHITECT: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

As an authorized representative of the Owner, I have read and will comply with the Arrowhead Design Guidelines.

Signature and Printed Name of Signatory

Date

Incomplete submittals will not be accepted. Fees must be paid at the time of application submittal.

SECTION II – PROJECT DATA

Check One: Single Family Residence Duplex Residence Multi-Family Residence

- A. **Total Lot Acreage:** _____
- B. **Maximum Allowable Building Height:** _____
- C. **Maximum Allowable Gross Floor Area:** _____
- D. **Gross Floor Area** (Please refer to Section 4.3)

| | Existing | Proposed | Adjacent Unit (Duplex) |
|--------------|-----------------|-----------------|-----------------------------------|
| Main Level | | | |
| Second Level | | | |
| Upper Level | | | |
| Basement | | | |
| Garage | | | |
| Total | | | |

E. Project Data

| | Existing | Proposed |
|----------------------------------|-----------------|-----------------|
| Number of Bedrooms | | |
| Number of Covered Parking Spaces | | |
| Number of Bathrooms | | |
| Number of Fireplaces | | |

- F. **Maximum Slope of Driveway** ____%
First 20 feet of driveway from the garage has a ____% slope
- G. **Building Height Calculation:** _____ feet (Please refer to Section 4.2)
 (Submit drawing of building height calculations drawn over building elevations.)

SECTION III – LIST OF MATERIALS

| A. | Building Materials: | Type of Material | Manufacturer, Color, Specification, etc. |
|-----------|----------------------------|-------------------------|---|
| | Roof | _____ | _____ |
| | Exterior Wall Material | _____ | _____ |
| | Other Wall Material | _____ | _____ |
| | Stone | _____ | _____ |
| | Fascia | _____ | _____ |
| | Soffits | _____ | _____ |
| | Windows | _____ | _____ |
| | Window Trim | _____ | _____ |
| | Exterior Doors | _____ | _____ |
| | Garage Doors | _____ | _____ |
| | Door Trim | _____ | _____ |
| | Hand or Deck Rails | _____ | _____ |
| | Flues, Caps | _____ | _____ |
| | Flashings | _____ | _____ |
| | Chimney Enclosures | _____ | _____ |
| | Snow Fence/Gutters | _____ | _____ |
| | Exterior Light Fixtures | _____ | _____ |

(attach a cut-sheet indicating the size, type of glass lens, and wattage)

SECTION IV – LANDSCAPE PLAN

| | Botanical Name | Common Name | Quantity | Size |
|--|-----------------------|--------------------|-----------------|-------------|
| A. Proposed Trees | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| B. Existing Trees to be removed | | | | |
| | | | | |
| | | | | |
| | | | | |
| C. Proposed Shrubs | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| D. Ground Cover | | | | |
| | | | | |
| | | | | |
| E. Sod | | | | |
| | | | | |
| F. Seed | | | | |
| | | | | |

Please attach additional sheets if necessary.

SECTION IV – LANDSCAPE PLAN (continued)

G. Type of Edging

H. Type of Irrigation

I. Other Landscape Features (retaining walls, fences, water features, etc.)

Please specify height, material, and colors if applicable.

J. Paving Materials (driveway, walkway, patios, etc.)

K. Address Marker/Signage (submit details and cut-sheets for any associated lighting)

L. Site Lighting/Pathway Lighting (locate lighting locations on the plans and submit cut-sheets)

M. Miscellaneous

APPENDIX D

ARROWHEAD DESIGN REVIEW COMMITTEE APPLICATION FEES, COMPLIANCE DEPOSIT & FINES

A. GENERAL

Any Arrowhead Owner who plans new construction, exterior changes to existing buildings/facilities, landscape modifications, or other Construction Activities will be required to remit an application fee to the Design Review Committee (DRC) in order to facilitate the review process. The application fee is required to support the administration costs of the DRC, as well as staff activities associated with the project.

Owners are also required to remit a Compliance Deposit prior to scheduling the pre-construction meeting. The Compliance Deposit is security for the Owner's full and faithful performance of its Construction Activity in accordance with its approved plans and the Construction Rules and Regulations. The Compliance Deposit, less any unpaid fines, will be returned to the Owner upon successful completion of the project as verified by the DRC through the inspection processes outlined in the Construction Activities Section 6 in the Guidelines. It is the Owner's responsibility to contact the DRC office upon completion of a project to request a final inspection. The Compliance Deposit will be refunded upon the issuance of a Certificate of Compliance.

Should an Owner circumvent the DRC Guidelines either intentionally or unintentionally there are financial penalties that will be assessed to maintain the integrity of the review process and ensure that all Construction Activity within Arrowhead does not detract from the enjoyment of all residents and the overall community environment.

B. APPLICATION FEE

1. New Construction

Application Fees are calculated per gross square footage of the individual building areas, including any and all sub-level parking, storage and mechanical areas. For purposes of building area calculations, measurements are to be taken from outside of exterior walls to outside of exterior walls per Section 4.3.

| Square Feet of Gross Floor Area | Fee |
|--|------------|
| 0 – 5,000 | \$4,000 |
| 5,001 – 7,500 | \$5,000 |
| 7,501 – 10,000 | \$6,000 |
| 10,001 – 15,000 | \$7,000 |
| 15,001 – 25,000 | \$8,000 |
| 25,001 and above | \$12,000 |

2. **Remodel Projects**

Remodel Projects Over \$200,000:

(Calculate according to fee schedule for square footage for new construction if adding habitable space; otherwise, the greater of 2% of project cost or \$4,000).

Remodel Projects Under \$200,000:

(The greater of 2% of project cost or \$200) \$200 - \$4,000

Landscape Remodel Projects Under \$200,000:

(The greater of 2% of project cost or \$200) \$200 - \$4,000

3. **Miscellaneous Fees**

| | |
|--|----------------------------|
| Minor Projects/Improvements Under \$5,000 | \$100 |
| Roof Replacement (no other exterior changes) | \$200 |
| Modifications to Approved Plans | \$200 |
| Building Envelope Amendment | \$500 |
| Homesite Amendment | \$1,000 |
| Appeal of DRC ruling | \$250 |
| Satellite Dish & Sculptures | \$50 |
| Research Fee | \$50 per hour (1 hr. min.) |

4. **Maintenance / Repair Projects**

No change in exterior appearance or square footage No fee required

C. COMPLIANCE DEPOSIT

For new construction and remodel projects, a Compliance Deposit of five (5) times the corresponding Application Fee (not less than \$5,000) must be paid in full prior to scheduling the required pre-construction meeting.

For minor projects and repairs/maintenance of improvements (under \$20,000) the Compliance Deposit is \$2,000 and must be paid in full prior to scheduling the required pre-construction meeting.

The DRC shall hold the Compliance Deposit as security for the Owner's full and faithful performance of its Construction Activity in accordance with its approved final plans and these Guidelines.

The AVA may use, apply or retain the whole or any part of a Compliance Deposit to the extent required to reimburse the DRC for any cost which the DRC may incur, by reason of an Owner's non-compliance with respect to any of the terms and conditions set forth in the Guidelines or DRC approval. The DRC shall be entitled to an administrative fee in an amount equal to 15 percent (15%) of the amount of any costs incurred by the DRC to cure any noncompliance by an Owner which may be deducted from the Compliance Deposit. If the amount of the compliance Deposit is not sufficient to cure any such noncompliance by an Owner, the DRC may apply the Compliance Deposit in a manner that best mitigates the effect of such noncompliance while not actually curing the non-compliance. In addition the DRC may use, apply or retain the whole or any part of a Compliance Deposit to pay any fine imposed that is not paid when due.

If the DRC so uses part or all of the Compliance Deposit as set above, the DRC will notify the Owner in writing within five (5) days. The Owner shall, within five (5) days of such notice, pay the DRC the amount used to restore the Compliance Deposit to its original amount. Neither the Owner nor any other party shall have any rights of any kind or nature against the DRC, its officers, agents, employees, directors or attorneys arising out of the DRC's use of the Compliance Deposit unless the DRC is grossly negligent, or intentionally acts in bad faith.

The DRC shall be under no obligation of any kind or nature to take any action to complete any Construction Activity, or cure any failure of the Owner to comply with all regulations pertaining to the Construction Activity.

Any part of the Compliance Deposit not used by the DRC as permitted in the above paragraphs shall be returned to the Owner within thirty (30) days after issuance of a Certificate of Compliance for the site by the DRC. **No portion of the Compliance Deposit shall be returned to an Owner until the DRC's issuance of a Certificate of Compliance.** The DRC may condition its issuance of a temporary certificate of compliance upon its receipt from the Owner of funds sufficient to increase the amount of the Compliance Deposit to an amount equal to the cost of that portion of the Construction Activity that remains to be completed, as estimated by the DRC.

D. FINES

1. Violation of Guidelines

The DRC may impose a fine of \$500 against the Owner for the first violation of any term or condition of the Guidelines. For each subsequent violation of that same term or condition, DRC may impose a fine in an amount equal to twice the amount of the fine imposed against the Owner for the Owner's last violation of that same term or condition.

Any Owner who commences a Construction Activity prior to completing the pre-construction process will be fined \$1,000 for each offense. The payment of a fine does not release the Applicant from obligations set forth in the Guidelines.

The Owner shall pay any fine imposed within five days after the Owner receives written notice thereof. DRC also has the right to withhold the fine from the Compliance Deposit.

2. Completion of Construction

The DRC, at its sole discretion, may impose a fine if Construction Activity, including all required landscaping, is not fully and finally complete within 24 months after commencement. In this instance the Owner shall be subject to a \$3,000 fine for the first month construction continues past 24 months, which will increase by \$1,000 each additional month construction continues (such that month 2 will be a \$4,000 fine, month 3 will be a \$5,000 fine, etc.). Fines will be imposed the first day following the expiration of the 24-month timeline.

3. Appeal of Fines

An Owner may appeal any fine imposed against the Owner by the DRC to the DRC's Fine Appeals Committee (the "FAC"). The FAC shall be comprised of at least one Committee member of the DRC and at least one Board member of the Arrowhead at Vail Association.

Within five days after receiving written that a fine is imposed against the Owner, the Owner must file a written appeal with the FAC. If the Owner fails to file a written appeal with the FAC within such five-day period, the Owner shall have no further right to appeal the fine.

The FAC shall review the appeal and within 45 days deliver a written decision to the Owner and to the DRC. If the FAC decides in favor of the Owner, the DRC shall revoke its notice imposing the fine. If the FAC decides in favor of the DRC, as the case may be, the Owner shall pay such fine within five (5) days after its receipt of the FAC's decision or have monies withdrawn from the Compliance Deposit.

E. ADMINISTRATIVE ITEMS

- The Application Fee must be paid at the time of application submittal.
- The Compliance Deposit must be paid prior to scheduling the required pre-construction meeting.
- The DRC staff has the discretion to determine the appropriate Application Fee if more time is expended by staff for the review of an application.
- Late submittals will not be accepted.
- Only checks or wire transfers will be accepted. Letters of credit will **not** be accepted.
- Checks should be made payable to **Arrowhead at Vail Association**
- Submit payments to: Arrowhead Design Review Administration
PO Box 1655
Avon, CO 81620

APPENDIX E

SCHEMATIC AND FINAL PLAN SUBMITTAL REQUIREMENTS

Schematic Plan Review Submittal Requirements

The contents of the drawings listed below should adequately convey existing site conditions, building orientation, the relationship of the building to the site, access, and the proposed use of exterior materials and colors. A complete submittal must be made on the posted submittal dates.

Submit 1 full size (24"x36") sets and 7 reduced (11"x17") of the following:

- A. **Topographic Survey** At a scale of 1"= 20' or 1"=10' of the property, stamped by a licensed surveyor, indicating the following: property boundaries, area of the property, all easements of record, building envelope, topography at 2' intervals, significant natural features including rock outcroppings and watercourses, and all trees with trunks greater than 3" in diameter.
- B. **Site Plan** At a scale of 1"=10' or 1/8" =10', indicating the following: property boundaries, building envelope, existing and proposed grades, building footprint, all easements of record, proposed driveway grades, view corridors, and any other existing pertinent information.
- C. **Landscape Plan** At a scale of 1"=10', indicating the following: location of existing vegetation, limits of site disturbance, proposed areas of new landscaping, preliminary drainage plan and erosion control measures.
- D. **Floor Plans** At a scale of 1/4" = 1', showing each level of the building, indicating the following: proposed use of each room, overall building dimensions and the elevations of each floor.
- E. **Exterior Elevations** At a scale of 1/4" = 1', showing each elevation of the proposed building. Materials should be clearly identified.
- F. **Roof Plan** At a scale of 1/4" = 1', indicating all ridges and eaves. The highest roof ridge elevation should be indicated.
- G. **Building Height Calculations** Submit building height calculations, drawn over the building elevations.
- H. **Building Square Footage Calculations** Submit square footage calculations, drawn over the floor plans.
- I. **Fee** The fee is based on gross developed area in accordance with the current fee schedule. Gross area includes garages, mechanical space and storage areas.

Final Plan Submittal Requirements

The contents of the drawings listed below communicate the goals and design intent of the proposed project and demonstrate compliance with the Design Guidelines and Regulations. The Final Plan submission should be substantially consistent with the approved Schematic plans, while responding to any/all conditions or revisions imposed by the DRC at schematic plan review. **A complete submittal must be made on the posted submittal dates.**

Submit 1 full size (24"x36") sets and 7 reduced (11"x17") of the following:

- A. **Topographic Survey** At a scale of 1"=10' of the property, prepared by a licensed surveyor, indicating the following: property boundaries, area of the property, all easements of record, building envelope, topography at 2' intervals, significant natural features including rock outcroppings and watercourses, and all trees with trunks greater than 3" in diameter.

- B. **Site Plan** At a scale of 1"=10' or 1/8" =10', indicating the following: scale, north direction, property boundaries, building envelope, existing and proposed topography, building footprint, all easements of record, proposed driveway grades, view corridors, utility locations, existing vegetation, location of all proposed and existing culverts, limits of construction, snow storage areas, spot elevations along the road and driveway.

- C. **Landscape Plan** At a scale of 1"=10', indicating the following:

Proposed grading with spot elevations indicating existing and proposed contours at 2' intervals; drainage patterns; rim and invert elevations for all drains and culverts; the landscape plan should respect and indicate snow storage areas.

A planting plan and material legend with proposed plant materials keyed to location on the plan. The size of each coniferous and deciduous tree must be indicated on the plan. Refer to all plant materials by common and botanical names on the legend;

For seeded areas, indicate rates and method of application per 1,000 square foot increments, mulch type, rate and stabilization technique and fertilizer type and time of application are required for review;

Locate rock outcroppings, decks or patios, service yards, driveways and other freestanding structures.

Locate all proposed outdoor lights and signs. Submit cutsheets of all proposed light fixtures and indicate the lighting control strategy. Locate the proposed address sign.

- D. **Erosion Control and Revegetation Plan** Indicate the means and time schedule by which the prevention of erosion and stream sedimentation will be addressed during and after construction.

- E. **Floor Plans** At a scale of 1/4" = 1', indicating the following: proposed use of all rooms and room dimensions, door and window locations, exterior light fixtures, location and type of all proposed fireplaces.

- F. **Exterior Elevations** At a scale of 1/4" = 1', indicating the following: exterior appearance of all views, existing and finished grade for each elevation. Exterior materials, colors and finishes of walls, roofs, trim, chimneys, windows, doors, elevation of each floor and the highest ridge of the roof, exterior light fixtures.
- G. **Roof Plan** At a scale of 1/4" = 1', indicating the following: roof pitch, areas of snow shedding and water removal, as well as the specific techniques proposed to manage snow shed areas which may conflict with pedestrian and vehicular zones, location of all mechanical devices that are proposed to penetrate the roof.
- H. **Building Height Calculations** Submit building height calculations, drawn over the building elevations.
- I. **Building Square Footage Calculations** Submit square footage calculations, drawn over the floor plans.
- J. **Footing and Foundation Plan** At a scale of 1/4" = 1', indicating the location and size of foundation walls and footings. Foundation plans should clearly indicate unexcavated and crawl space areas.
- K. **Building Sections** At a scale of 1/4" = 1'. Indicate building walls, floors, interior relationships, finished exterior grade and any other information to clearly describe the interior/exterior relationships of the building as well as the building's relationship to the site.
- L. **Model** At a scale of 1/16", 1/8" or 1/4" = 1'. Indicate three-dimensional building massing, form, openings and relationship to the surrounding site topography.
- M. **Details** Provide design details to sufficiently represent the visual expression of the building, exposed connections and material interfaces. Submittal to include soffit/fascia details, window head and sill details, railing details, exterior lighting cutsheets, and other information necessary to describe the specifics of the project's exterior.
- N. **Color Board** Provide color samples for the following: exterior walls, trim, window and doors, exterior stone material.
- O. **Address Sign Detail** Provide details of the proposed address marker, including dimensions, material, and lighting.

APPENDIX F

PLANT LIST FOR ARROWHEAD

| | <u>Common Name</u> | <u>Botanical Name</u> |
|--|---|--|
| Deciduous Trees (3" caliper or larger) | Narrowleaf Cottonwood (Cottonless) | <i>Populus candicans</i> |
| Ornamental Trees (2" caliper or larger) | Rocky Mountain Birch Dolgo Crab Radiant Crab Quaking Aspen | <i>Betula fontinalis</i> <i>Malus 'Dolgo'</i> <i>Malus 'Radiant'</i> <i>Populus tremuloides</i> |
| Evergreen Trees (8'0" in height or taller) | Colorado Spruce | <i>Picea pungens</i> |
| Deciduous Shrubs (5-gallon or larger) | Serviceberry Rabbitbrush Peking Cotoneaster Zabel's Honeysuckle Shrubby Cinquefoil Chokecherry Alpine Currant Austrian Copper Rose Harrison Yellow Rose Father Hugo's Rose Rugosa Rose Mountain Willow | <i>Amelanchier alnifolia</i> <i>Chrysothamnus nauseosus</i> <i>Cotoneaster acutifolia</i> <i>Lonicera korolkowi 'Zabel's'</i> <i>Potentilla fruticosa</i> <i>Prunus melanocarpa</i> <i>Ribes alpinum</i> <i>Rosa foetida bicolor</i> <i>Rosa harrisonii</i> <i>Rosa hugonis</i> <i>Rosa rugosa</i> <i>Salix monticola</i> |
| Evergreen Shrubs (5-gallon or larger) | Buffalo Juniper Tammy Juniper Mugho Pine | <i>Juniperus sabina 'Buffalo'</i> <i>Juniperus sabina tamarsifolia</i> <i>Pinus mugo mugo</i> |
| Groundcovers | Kinnikinnick Snow-in-Summer Maiden Pink Cottage Pink Wintercreeper Wild Strawberry Spring Cinquefoil | <i>Arctostaphylos uva-ursi</i> <i>Cerastium tomentosum</i> <i>Dianthus deltoides</i> <i>Dianthus plumarius</i> <i>Euonymus fortunei vegeta</i> <i>Fragaria sp.</i> <i>Potentilla verna</i> |
| Perennials | Blue Aster Rocky Mtn. Columbine Shasta Daisy Delphinium Purple Coneflower | <i>Aster subcaeruleus 'Frikarti'</i> <i>Aquilegia caerulea</i> <i>Chrysanthemum maximum</i> <i>Delphinium elatum</i> <i>Echinacea purpurea</i> |

| | | |
|-------------------------|------------------------|-----------------------------------|
| Perennials Cont. | Daylily | <i>Hemerocallis</i> |
| | Siberian Iris | <i>Iris siberica</i> |
| | Common Flax | <i>Linum perenne</i> |
| | Lupine | <i>Lupinus polyphyllus</i> |
| | Lythrum | <i>Lythrum salicaria 'Robert'</i> |
| | Iceland Poppy | <i>Papaver nudicaule</i> |
| | Penstemon | <i>Penstemon harwegii</i> |
| | Phlox | <i>Phlox paniculata</i> |
| Brown-eyed Susan | <i>Rudbeckia hirta</i> | |

| | | |
|----------------|------------------|-------------------------------|
| Annuals | Pot Marigold | <i>Calendula</i> |
| | California Poppy | <i>Excholtzia californica</i> |
| | Edging Lobelia | <i>Lobelia erinus</i> |
| | Geranium | <i>Pelargonium x hortorum</i> |
| | Petunia | <i>Petunia</i> hybrids |
| | Marigold | <i>Tagetes</i> sp. |
| | Pansy | <i>Viola</i> sp. |
| | Zinnia | <i>Zinnia</i> sp. |

Grasses

Listed according to use at Arrowhead; the mixtures and application rates follow

Golf Course Greens

| | | |
|---------------------|------|-------------------|
| Penncross Bentgrass | 100% | 2 lb/1000 sq. ft. |
|---------------------|------|-------------------|

Golf Course Fairways

| | | |
|----------------------------|-------|-------------------|
| Baron Kentucky Bluegrass | 39% | 3 lb/1000 sq. ft. |
| Fylking Kentucky Bluegrass | 31.3% | |
| Parade Bluegrass | 14.9% | |
| Nugget Bluegrass | 14.8% | |

Natural Grass Mix

| | | |
|--------------------|-----|------------|
| Sheep Fescue | 25% | 60 lb/acre |
| Canadian Bluegrass | 25% | |
| Hard Fescue | 24% | |
| Western Wheatgrass | 20% | |
| Wheatgrass | 6% | |

APPENDIX G

DEFINITIONS

Unless otherwise stated, all capitalized terms used herein shall have the meanings given to them in the Declaration of Covenants, Conditions, Restrictions, and Easements for Arrowhead, as recorded with the Clerk and Recorder of Eagle County, Colorado, on July 1, 1983, in Book 362, at Page 850, as amended from time to time (the “Declaration”). In addition, as used in this regulation, the following terms shall have the following meanings:

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

Association means the Arrowhead at Vail Association (AVA).

Compliance Deposit means the deposit that an Owner is required to deliver to the Arrowhead Design Review Committee prior to scheduling a pre-construction meeting.

Construction Site A site upon which Construction Activity takes place.

Construction Activity means any site disturbance, construction, addition or alteration of any building, landscaping, or any other improvement on any Construction Site or the staging of construction materials or parking of construction vehicles or equipment.

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

District means the Arrowhead Metropolitan District.

DRC The Design Review Committee as appointed by the Board of Directors of Arrowhead at Vail Association (AVA).

Owner Representative Any contractor, subcontractor, agent or employee hired or engaged by an Owner.

Temporary Structure Any structure erected or otherwise installed as a job office or for the purpose of storing materials in connection with a Construction Activity.