
DESIGN GUIDELINES AND REGULATIONS

Single Family Residential Homesites

Adopted December 12, 1996

Amended June 3, 1997

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Amended January 25, 2000

Amended August 2, 2006

Subject to further review and refinement.

I

PREFACE

These Design Guidelines have been created in order to ensure that all improvements at Bachelor Gulch Village preserve the natural beauty of the mountain setting and maintain a unified design theme throughout the community. In accordance with the Declaration of Covenants, Conditions and Restrictions (CC&R's) for Bachelor Gulch Village, Eagle County, Colorado, this document sets forth the design theme, specific design requirements and construction compliance regulations that apply to Bachelor Gulch Village. These Design Guidelines shall be used by all Persons who are involved in any development, additions, landscaping, or changes and alterations at Bachelor Gulch Village. The Design Guidelines shall be administered and enforced by the Design Review Board (DRB) in accordance with procedures set forth in this document and the CC&R's.

This document has been adopted by the Design Review Board and may be amended from time to time by the Design Review Board. Before submitting plans, it is the responsibility of each Owner, Architect, contractor or authorized agent to obtain and review a copy of the most recently revised Design Guidelines.

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DESIGNING WITHIN THE MOUNTAIN ENVIRONMENT

Bachelor Gulch Village has been planned as an exclusive community set in a natural, ski-mountain environment. Prime residential sites have been selected where homes and mountain lodges, built among the meadows, trails and the forests, will blend into the mountain landscape, responding to its topography and climate, and appearing to be an integral part of the place.

The master plan is derived in many ways from the country's experience in national and state parks, where active use has been successfully introduced into exceptional natural places. For that reason, the design guidelines for Bachelor Gulch Village have been based on architectural and landscape concepts found most often in those parks, where the overriding objective was to build in harmony with nature. The parks' designers wanted to develop settings where people could spend part of their lives in "wild, scenic, beauty ... as a sanctuary from the turmoil and artificiality of the city."

Many individuals have successfully built on that tradition in mountain communities throughout the country, and at Bachelor Gulch Village there is a parallel intent — to create a place to live-on-the-mountain, enjoying the pleasures of a spectacular Colorado environment, while living in a community and in homes that seem to be a natural extension of the landscape.

This approach to design is spelled out on the following pages and incorporated in these design guidelines.

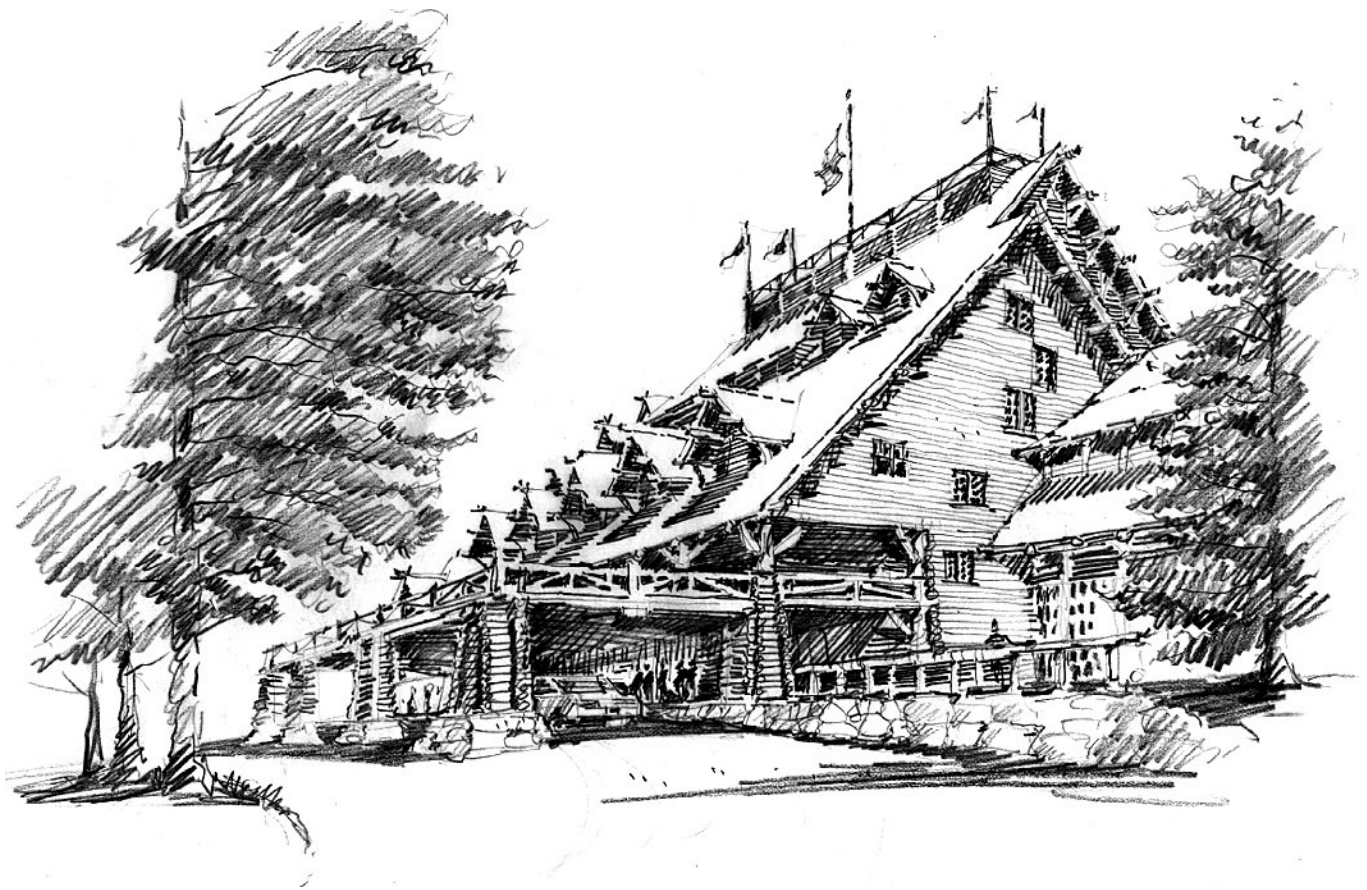


Figure 1 - *Old Faithful Inn, Yellowstone National Park*

- High rusticity, fine craftsmanship, use of natural materials.
- A western frontier sense of size, space, and grandeur.

The Tradition - The Bachelor Gulch design concept extends a distinctive American architectural and landscape tradition. It evolved from four primary sources:

- The rustic buildings of pioneers.
- The Adirondack style, where the desire to enhance the sense of living-in-the-woods led to highly developed log architecture and managed woodlands.
- The Arts and Crafts movement, which drew on traditions of craftsmanship developed over centuries here and in other cultures.
- The naturalistic approach to landscape design.

In Bachelor Gulch Village the intent is to take the next step in that tradition — to develop styles of architecture and landscape that capture the spirit of those historic places, while meeting the needs of a new, different population and their homes in a contemporary resort community.

The roads and structures built by the developer will incorporate the spirit and often the specific characteristics of the traditional styles. Many other buildings will, as well, because those earlier practices still make sense in the Bachelor Gulch Village mountain valley setting. At the same time today's codes and technology, combined with the individual lifestyles and visions of the new residents, will create a new generation of designs for Bachelor Gulch Village and new ways of "building in harmony with nature".

The spirit of this concept has been spelled out best by the National Parks' architectural historian, Laura Soulliere. In the western parks she has identified:

- ***an approach to architectural style:***
"... fine craftsmanship high style rusticity ... use of natural materials, allusions to pioneer building techniques, and strong ties with its site ... {that} relate back to the ... Adirondack buildings in the 1890's ... {yet create} a western frontier sense of size, space, and grandeur." (From her description of Old Faithful Inn in Yellowstone National Park).



Figure 2 - *Abwanbee Hotel, Yosemite National Park*

- Massive volumes and structural elements in scale with natural surroundings.
- Interior spaces treated with arts and crafts warmth with grand scale spaces.
- The natural landscape dominates the scene.
- Building in harmony with the natural setting.

- ***a respect for the “awesome landscape”:***

“... where forms and materials related not to other man-made structures as they would in the urban environment, but to the natural structures of the surrounding landscape.” (Mount Rainier National Park.)

and “... on the interior, the common spaces were treated with an Arts and Crafts warmth {combined with} spatial experience on a grand scale, {utilizing the unique features of the site} and the vistas from it — to greatest advantage.” (Yosemite and Grand Canyon National Parks.)

- ***and a pervasive sense-of-place:***

“This choice of not only a style but a system, gave an enormous architectural unity and sense of place to an entire region ... rather than creating an identity in a single small niche of a park.” (Glacier National Park.)

That spirit, together with her analysis of the designs that were developed and applied in the Parks are incorporated in the Guidelines that follow.



Figure 3 - *Kamp Kill Kare, Adirondacks*

- Complex building forms with setbacks, porches, dormers and varied skyline
- Building in harmony with the natural setting.
- Textured surfaces create a variety of light and shade.
- Irregular lines, rough textures, heavy structure and details.

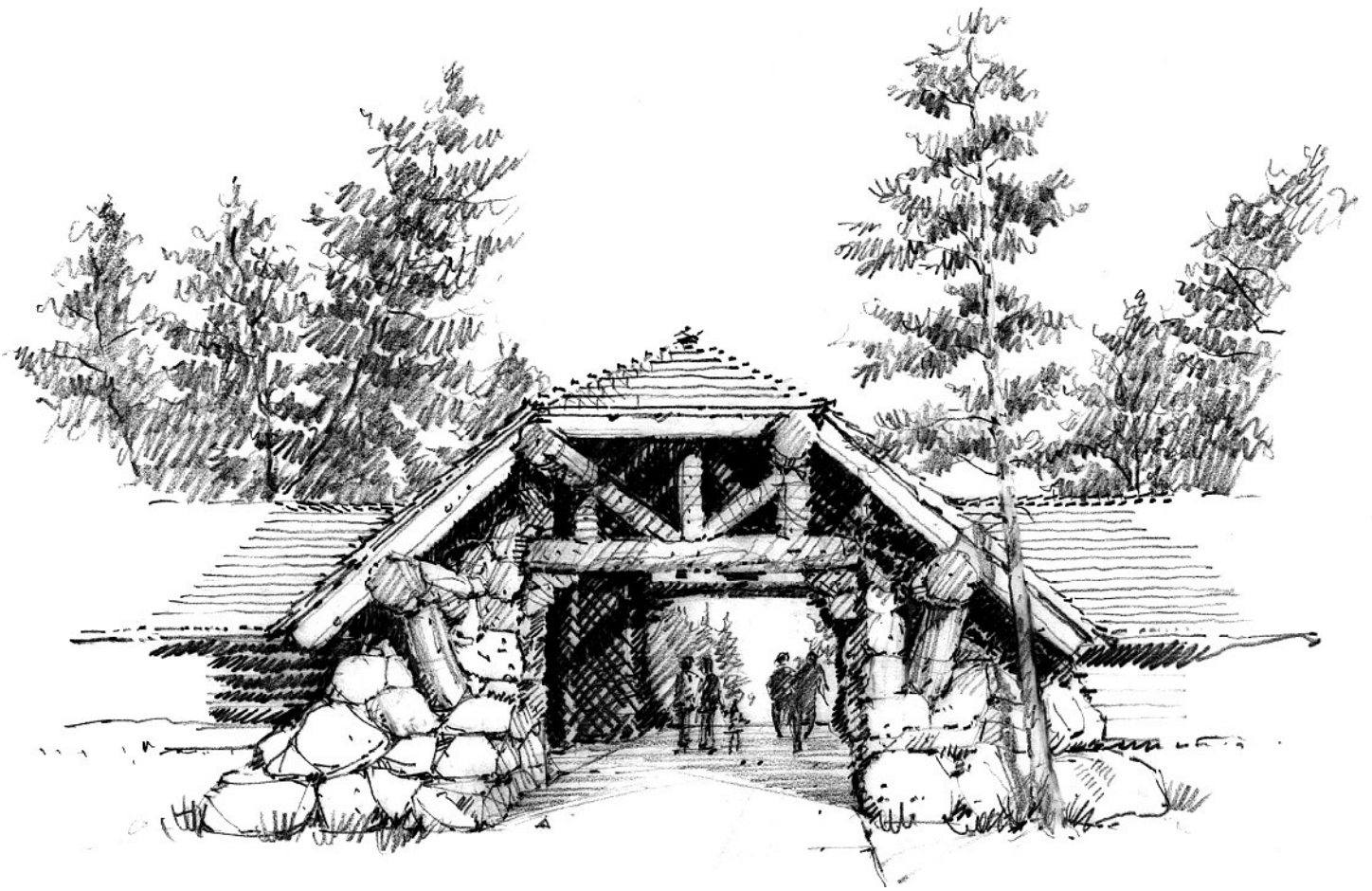


Figure 4 - *Norris Museum, Yellowstone National Park*

- Details were an expression of structure.
- Foundations - rock walls that “spring from the soil.
- The natural landscape dominates the scene.
- Massive structural elements were used to reduce the apparent size of the buildings.

2

DEFINITIONS

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

Applicant

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

Architect

A licensed Architect in the State of Colorado is required for the design of all buildings, additions or remodels, which effect the structural integrity of a building.

Association

The term "Association" shall mean and refer to the Bachelor Gulch Village Association, a Colorado non-profit corporation, and its successors and assigns.

Board

The term "Board" shall mean the Board of Directors of the Association.

Builder

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

Building Coverage

The total area of a Lot covered by building or buildings, measured at the ground surface. Building coverage is measured from outside of all exterior walls at ground level and shall include stairways, fireplaces, covered parking and walkway areas, porte-cocheres, and all cantilevered building areas. In effect, it is the area that is covered by building(s) and does not include roof overhangs, unenclosed walkways, usable areas under above-grade decks, or similar extensions. It excludes uncovered decks, porches, patios, terraces and stairways less than 30 inches above finished grade.

Building Envelope

An area designated on the approved final plat drawings recorded with Eagle County within which the required Homesite has been designated and within which all improvements on a lot, except utility connections, driveways and ski trails must take place.

Building Height

Building Height (exclusive of chimneys) shall be measured from any point around the building at existing or finished grade (whichever is more restrictive) to the midpoint of the highest sloping roof above. Existing grade is the natural topography that exists before any development takes place. Height measurement of buildings with stepped roofs will be at the discretion of the DRB. Refer to Section 3.2.1 and Figure 22.

Compliance Deposit

The deposit that the Owner is required to deliver to the Bachelor Gulch Village Design Review Board prior to commencing a Construction Activity. This deposit will be held to ensure that all construction activity associated with a project will be preformed in accordance with the approved plans and the Construction Activities and Compliance Deposit Regulation for Bachelor Gulch.

Construction Site

A site upon which Construction Activity takes place.

Construction Activity

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

Construction Vehicle

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

Declarant

The term “Declarant” shall mean and refer to Vail/Arrowhead, Inc, a Colorado corporation, its successors and assigns other than individual lot purchasers.

Design Guidelines

The review procedures, restrictions, and construction regulations adopted and enforced by the Design Review Board as set forth in this document and as amended from time to time by the Design Review Board with or without notice. Current copies of the Design Guidelines can be obtained at the Design Review Administration office.

Design Review Board (DRB)

The committee appointed by the Declarant described in the Covenants, Conditions, and Restrictions (CC&R's) as the “Design Review Board”. The Design Review Board shall review and either approve or disapprove proposals and/or plans and specifications for all Construction Activity or any changes in use of any structure within Bachelor Gulch Village.

Excavation

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

Fill

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

Gross Floor Area

The total floor area of a building which includes basements, covered parking, storage and mechanical area (for Metropolitan District tap fee purposes) as measured from outside wall to outside wall. See also the definition for “Maximum Gross Floor Area” which applies to Lot Diagrams, Homesite Features and these Design Guidelines.

Homesite

That portion of a Lot, as described in Section 3.1.1 of this document which encompasses the area of a lot, within the platted Building Envelope, in which all improvements must be built as specified on the Lot Diagram for each Lot.

Improvement

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

Impervious Coverage

The total area of a Lot covered by building or buildings and related site improvements such as patios, decks, terraces, pools, tennis courts, walks, paths and all paved areas including driveways. Impermeable surfaces or materials are those which have pores too small to permit water to pass except by slow capillary action.

Lot Diagram

The term “Lot Diagram”, shall refer to the drawing prepared for each individual Lot. Each Lot Diagram specifies the required Homesite area, specific building height, suggested driveway access, skier access, views and any additional special restrictions pertinent to the development of the Lot. The Lot Diagram is illustrative only, is not to scale and is produced for general information and marketing purposes only.

Maximum Gross Floor Area

“Maximum Gross Floor Area,” as shown in the Lot Diagrams and Lot Restrictions Matrix (Appendix H), means the sum of the gross horizontal areas of all floors of a building measured from the outside of all exterior walls, including but not limited to, lofts, stairways, fireplaces, halls, habitable attics and basements, bathrooms, closets, and storage or utility/mechanical areas; and not including crawl space, garages or areas designed for parking or loading within the building. The DRB fee and review is based on this square footage. The entire area of basements which have any exposed exterior walls with windows and/or doors shall be included in the Maximum Gross Floor Area calculations for these guidelines. Subterranean basements or spaces will not be included and are defined for the purposes of these Guidelines as those areas of a structure that may or may not be connected to the main body of a basement by a hallway or other minor

connection, but which are entirely surrounded on four sides by subsurface and which have no windows or doors for egress purposes.

Minimum Floor Area

“Minimum Floor Area” shall be 2,500 square feet (“floor area” is defined the same as in “Maximum Gross Floor Area,” above).

Member

“Member” means each person or entity who holds a membership in the Association.

Owner

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

Residence

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

Secondary Residence

One or more rooms which comprise a fully functional living unit, including a separate entrance, kitchen, bathroom etc. occupied by one person, family or group of people living independently from the primary Residence. The Secondary Residence must be attached to and integrated with the architecture of the primary Residence, so that Buildings appear as one structure.

Skiway

Trail access between the ski mountain trails and the residential properties. A variety of skiways will exist at Bachelor Gulch Village. The term in this document refers to all skiways regardless of ownership or maintenance responsibility as defined on recorded documents running with title to any parcels of land within Bachelor Gulch.

3

ARCHITECTURAL, SITE DEVELOPMENT AND LANDSCAPE GUIDELINES

The following chapter is divided into two sections: “Site Development and Landscape Guidelines” which sets forth guidelines and standards for all site work relating to the Lot, including grading, landscaping, siting of structures, and outdoor areas; and the second section - “Architectural Guidelines” which sets forth design guidelines and standards for the residences and any ancillary structures to be constructed on the Lot, including height, color and materials.

This document may be amended over time by the Design Review Board (DRB) with or without notice. It is the Owner’s responsibility to make sure they have current guidelines and have carefully reviewed all applicable sections of the Covenants, Conditions and Restrictions (CC&R’s) for Bachelor Gulch Village.

3.1 Site Development and Landscape Guidelines

To produce a high quality, environmentally-sound, new mountain community, which preserves and enhances the mountain setting, the site design and landscape of each Lot shall be carefully planned according to the following standards:

3.1.1 Building Envelopes and Homesites

Building Envelopes are areas designated on the approved final plat drawings recorded with Eagle County within which all improvements on the Lot, except utility connections, driveways and ski trails, must take place. These guidelines establish a more specific building location called a “Homesite” which further restricts the Building Envelope.

The Homesites have been established within the Building Envelopes in order to ensure that every home in Bachelor Gulch Village is sited in the most appropriate location. Homesites are designated on the Bachelor Gulch Village Development Plan. In addition, a Lot Diagram has been prepared for each Lot which indicates the Homesite location and suggested access to each Homesite. For Lots 1-28, 30-55, 65 and 102, Homesites are defined by a 100 foot diameter circle, for Lots 58-61, 63-64, 66-67 and 69-76, Homesites are defined by a 125 foot diameter circle and for Lots 56-57, 62, 68, 77-107, 112-115, Homesites are defined as indicated on the Bachelor Gulch Village Official Homesite Maps. Homesites designate the required location for buildings and improvements on a Lot. Lot diagrams are available at the Bachelor Gulch Design Review Administration Office.

Homesite locations were determined based on the specific characteristics of each Lot and on planning and design objectives for Bachelor Gulch Village, specifically:

- maintaining existing drainage patterns
- minimizing grading and removal of vegetation
- optimizing views from the home
- protecting view corridors from other properties and/or common use areas
- protecting sensitive environments
- protecting and utilizing distinctive natural features - rocks, vegetation, and topography
- blending man-made improvements into the topography and forests
- avoiding highly prominent sites and skylines
- utilizing microclimates
- and overall, preserving the dominance of the natural setting by fitting buildings into the existing landscape.

Outside the Homesite, the site is to remain in an essentially natural condition, maintained to blend with all adjoining predominantly natural areas. Limited tree cutting, new plantings of approved types, and clearing of fire hazards are permitted, as described herein and subject to DRB approval. The natural landscape is to dominate the scene.

When an Owner combines two or more Lots, the DRB will designate a new Homesite location, size, and Building Height based on the new Lot lines and the criteria listed above. There shall be no residences larger than 10,000 s.f. in Bachelor Gulch (including Secondary Residences and ancillary buildings).

It is the intention of these regulations that all structures and site improvements such as driveway turnarounds, parking areas, patios, pools and accessory buildings be located within the Homesite, however it is also recognized that each Homesite presents its own unique design challenges and Owners and their Architects may develop design solutions involving encroachments outside of the Homesite area that may be appropriate in certain cases. In order to respond to such cases, the DRB has the authority to approve minor encroachments only outside of the Homesite for Lots 56-76, and to approve both minor and major encroachments outside of the Homesite and changes to the location of the Homesite for Lots 1-55 and Lots 77-106 in accordance with the following procedures:

3.1.2 Minor and Major Encroachments

All proposals for construction that encroach outside of the Homesite or proposals to change the location of a Homesite shall be evaluated by the DRB and all decisions regarding such proposals shall be made solely at

Recommended driveway access point - follow existing grade to minimize cut and fill disturbance

Homesite - no disturbance permitted beyond this line without prior approval of Design Review Board

Privately maintained ski-in/ ski-out trail with approval of Design Review Board

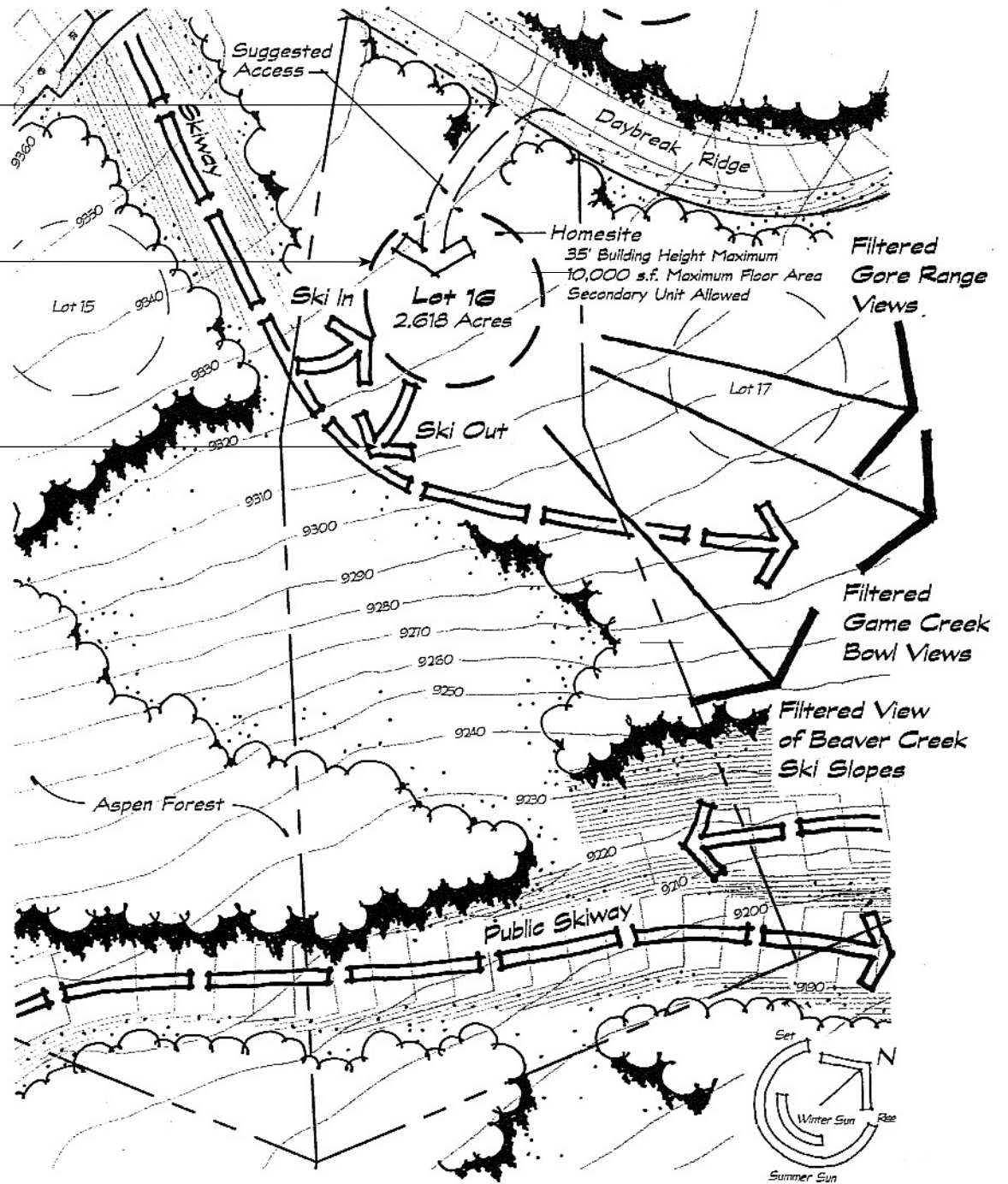


Figure 5 - Lot Diagram

the discretion of the DRB. It shall be the responsibility of the Owner and their design team to demonstrate to the DRB that the proposed encroachment or change to the location of a Homesite is consistent with the planning and design objectives for Bachelor Gulch Village as summarized in Section 3.1.1 page 3-2 of this document. All decisions will be made by the DRB.

Minor Encroachments for Lots 56 - 76

Minor encroachments outside of the Homesite that may be approved by the DRB include:

1. Portions of the residence that include habitable space not exceeding twelve inches (12") outside of the prescribed Homesite.
2. Minor encroachments of non-habitable space, such as balconies, porches, and garages not exceeding twenty-four inches (24") outside of the prescribed Homesite.
3. Roof overhangs located outside the prescribed Homesite.
4. Minor encroachments of at-grade improvements, such as patios, not exceeding twelve inches (12") in height and up to twelve feet (12') outside the prescribed Homesite for Lots 58, 59, 60, 62, 64, 65, 66, 67 and 68 only. Written consent is required from Owners of property which have a boundary line abutting, directly across the street from or within 75 feet of the property for which the minor encroachment is requested.

Minor Encroachments for Lots 1 - 55 and 77 - 107, 112 - 115

Minor encroachments outside of the Homesite that may be approved by the DRB include:

1. Portions of the residence that include habitable space not exceeding twelve feet (12') outside of the prescribed Homesite.
2. Minor encroachments of non-habitable space, such as balconies, service areas, pools, spas and porches, not exceeding twelve feet (12') outside of the prescribed Homesite.
3. At-grade patios, garages and roof overhangs located outside of the prescribed Homesite.

Proposed minor encroachments as outlined above will be carefully studied by the DRB for their conformance to the planning and design objectives for Bachelor Gulch Village, with particular attention given to visual impact on neighboring Homesites, protecting view corridors and avoiding highly prominent sites and skylines.

Major Encroachments

Unless constituting a minor encroachment, any modification to the Building Homesite requires a Building Homesite amendment. This process will generally be discouraged. Property Owners of Lots 1-55 and Lots 77-106 may follow either of the procedures outlined below to amend a Building Homesite:

1. Administrative Procedure

The Owner or owner representative shall submit to the DRB an amended plan prepared by a licensed surveyor showing both the existing and the proposed Homesite, the names, mailing addresses and written approval to amend the Building Homesite from all Owners of any property abutting, directly across the street from or within 75 feet of the property for which the Building Homesite amendment is requested.

2. Public Meeting

A public meeting of the DRB shall be held, notice of which has been sent by first class mail by the Design Review Administration at least 30 days prior to the DRB meeting to Owners of property which have a boundary line abutting, directly across the street from or within 75 feet of the property for which the Building Homesite amendment is requested. Such notice shall state the general nature of the DRB hearing and the date of the DRB hearing. Opinions of those surrounding property Owners will be solicited by the DRB. The owner or owner representative shall submit to the DRB an amended plan prepared by a licensed surveyor showing both the existing and the proposed Homesite.

The Building Homesite amendment may be approved by the DRB if the DRB finds that the Building Homesite amendment 1) does not substantially impact in an adverse manner the primary view of any property Owner to whom notice of the proposed Building Homesite amendment has been sent, 2) mitigates geologic or other hazard considerations, 3) does not appreciably increase the visibility of the proposed home from other areas within or without Bachelor Gulch Village, 4) does not substantially reduce the distance between the home and Homesites on adjacent Lots, and 5) is sensitive to the natural features of the Lot. The Design Review Board may waive any one or more of the foregoing criteria (1-5) if the applicant demonstrates to the satisfaction of the Design Review Board that the criteria is not applicable.

3.1.3 Building Coverage

In no case shall building coverage, exclusive of driveways, at-grade patios, balconies, or overhangs, exceed the area of the Homesite or 30% of the total Lot area, whichever is more restrictive.

3.1.4 Landscape Zones

Bachelor Gulch Village incorporates four distinct landscape zones. Improvements on the Lots will adhere to specific architectural, site and landscape guidelines for each zone to ensure that they are built in harmony with the natural landscape. Each zone has unique characteristics and special site design considerations described in the architectural, site development and landscape guidelines herein. (See Sections 3.1.9 and 3.2.4)

Appendix I, provides a complete listing of Lots by Landscape Zone.

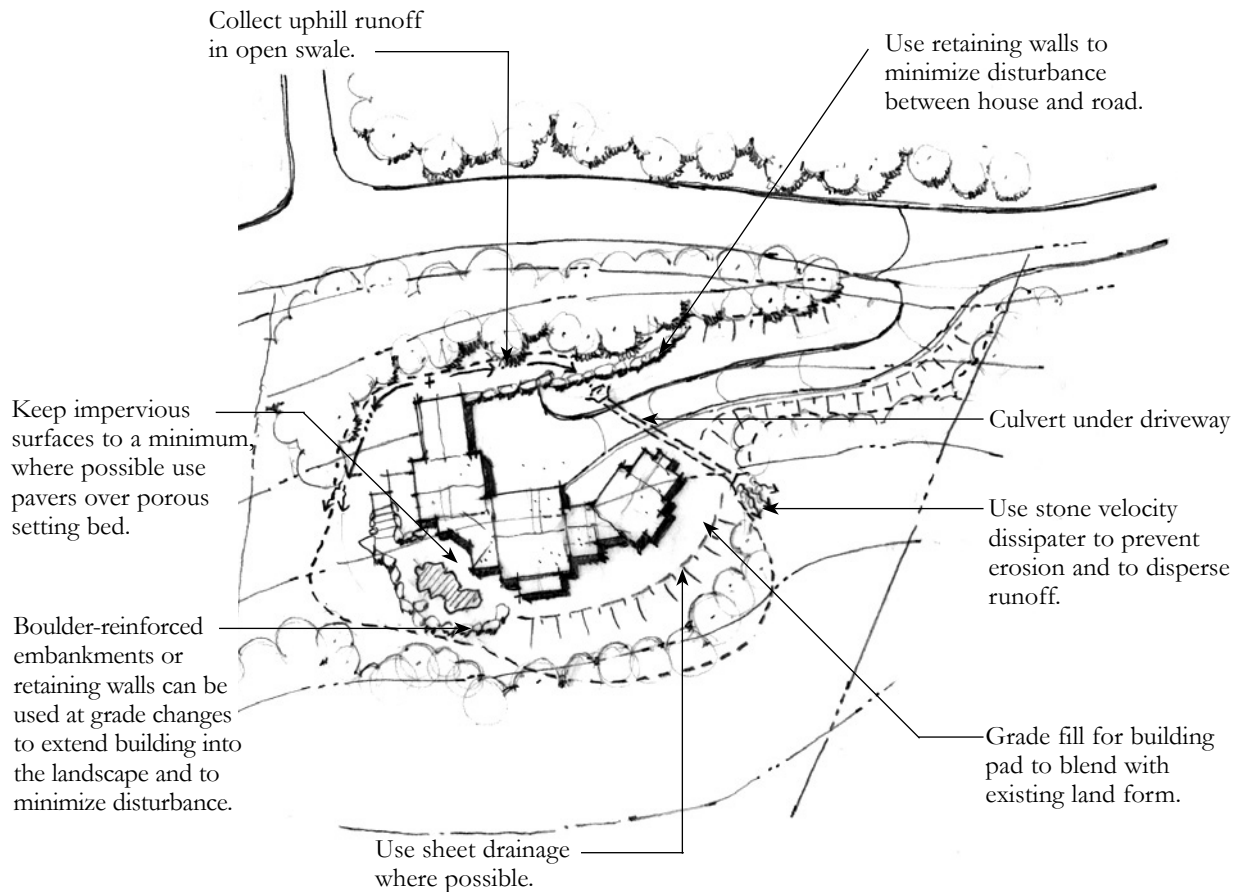


Figure 6 - Home Site Grading & Drainage

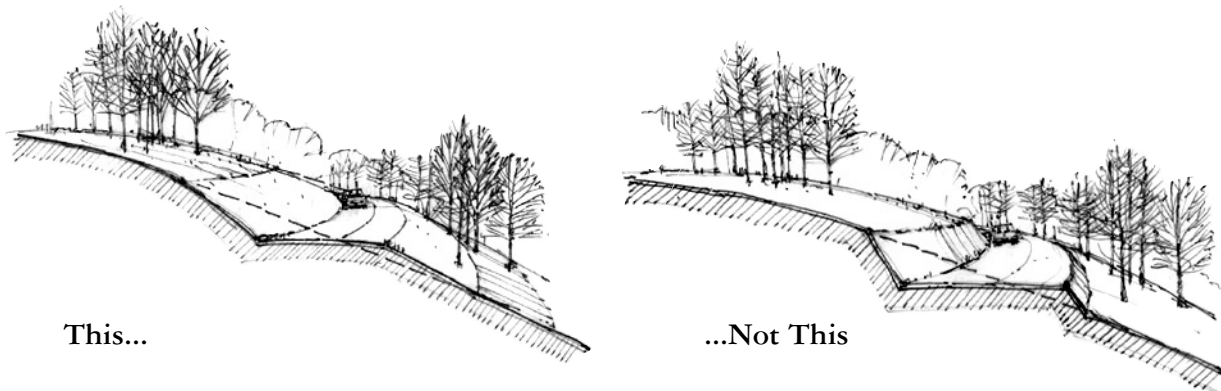


Figure 7 - *Driveway Grading*

3.1.5 Grading

Grading will be designed as a combination of cuts, fills, and retaining walls that protect stands of trees and blend into, and/or appear to be extensions of existing natural land forms. Slopes will not exceed 2:1 unless it can be demonstrated that a steeper slope will not erode. Whenever possible, natural slopes are to be used instead of structures. Buildings shall be oriented parallel to the existing contours of the lot rather than opposing contours. Cut and fill slopes are to be re-vegetated with native plant materials and blended into the surrounding environment. (See Figures 6 and 7)

The DRB requires that a professional engineer registered in the State of Colorado prepare a full set of drawings including grading and drainage plans and sedimentation and erosion control plans for new construction.

3.1.6 Retaining Walls

Site walls are to be built of approved boulders or laid stone, logs, or treated, stained timbers, used in traditional patterns, reinforced and/or backed with concrete where required. Railroad tie walls will not be permitted. Walls that are visible from off site adjacent to outdoor living areas are not to exceed 4 feet in height. Stepped-back or terraced wall structures with ample planting pockets are to be used where grade changes exceed 4 feet. Higher walls at driveways which may be approved by the DRB can be constructed where necessary due to site topography when they would significantly reduce overall impacts on the site. Any walls in excess of 4 feet in height are to be designed by a professional engineer registered in the State of Colorado. The top of walls will be shaped to blend with natural contours. Ends of walls should not be abrupt, but are to be designed to make natural-looking transitions into the existing land forms and vegetation. Walls are to be designed with a batter. (See Figures 8, 9, 10)

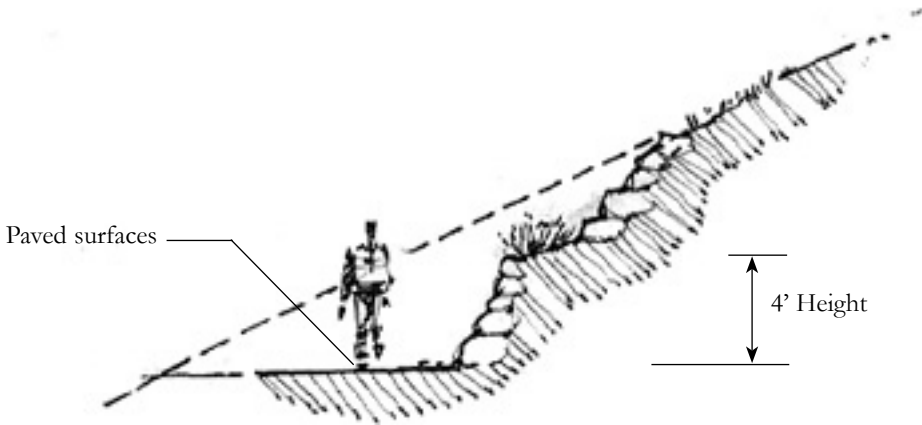


Figure 8 - Section at Retaining Wall

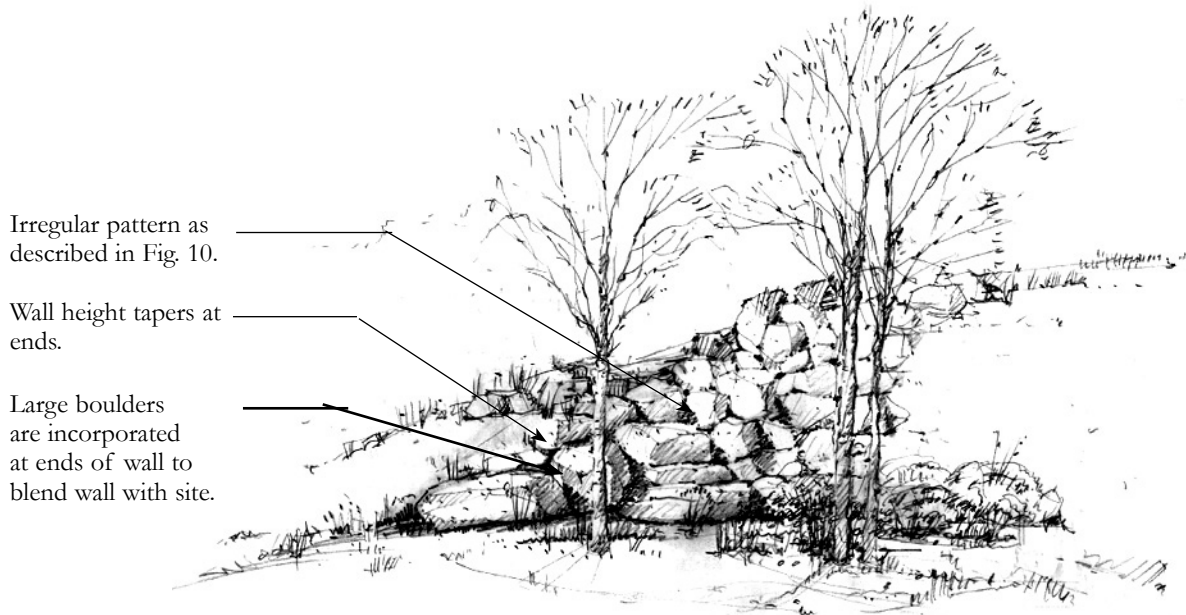
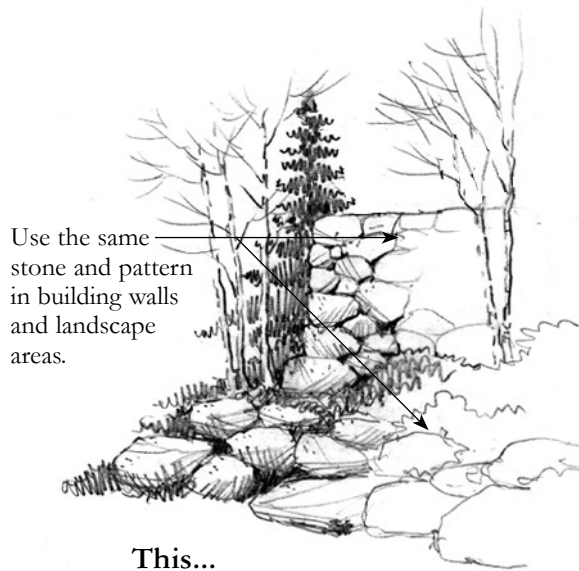
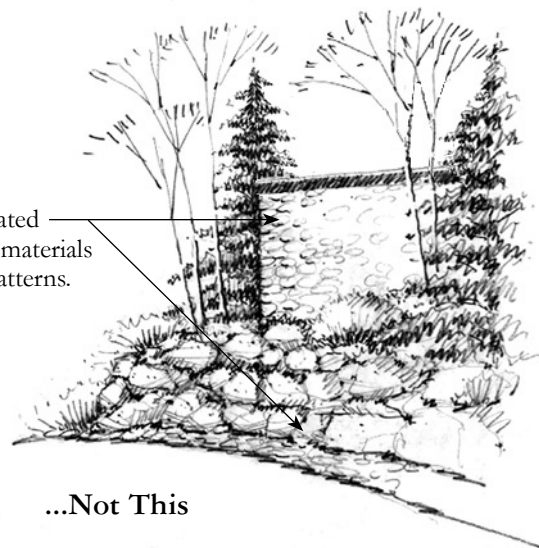


Figure 9 - Wall End Detail



Use the same stone and pattern in building walls and landscape areas.

This...



Unrelated stone materials and patterns.

...Not This

Figure 10 - Stone Retaining Wall

3.1.7 Drainage Systems

In general, natural drainage courses will be protected and existing drainage patterns maintained. New drainage ways are to be designed to appear and function like natural drainage ways. River rock may not be used in drainage systems or anywhere else in Bachelor Gulch. (See Figure 11) Ponds and artificial water features may be built within a designated Homesite. The size and scale of the water features shall be sensitive to the natural features of the lot and to the scale of the residence and shall be indigenous and sensitive to the mountain environment. DRB approval is required for the construction of water features, with the exception of those located within a private space. A private space is defined as an area not visible from road right of ways, ski easements, pedestrian easements and neighboring properties or communities. Unless constituting a private space improvement, water features shall not include any lighting.

3.1.8 Drainage Structures

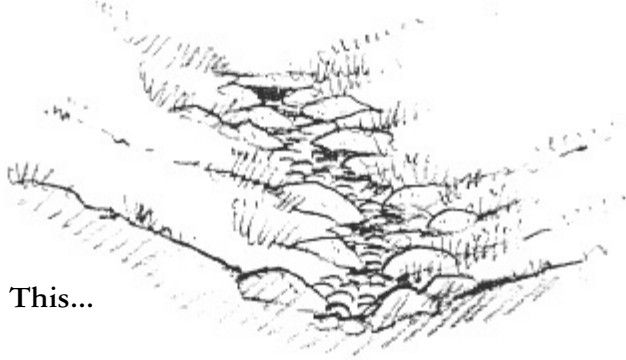
Headwalls, ditches, and similar drainage structures, visible from off site are to be built of, or veneered with, an approved Bachelor Gulch stone and are to be similar to other stone used on the site. (See Figures 11 and 12) Ends of metal or concrete pipes are to be concealed using an approved Bachelor Gulch stone. Please refer to the Bachelor Gulch Stone Pattern book for further clarification, which is available at the Bachelor Gulch Design Review Administration office.

3.1.9 Landscaping and Plant Materials

The landscape design of each Lot shall blend with its overall mountain setting. New plantings are to be used to protect important viewsheds, help to define use areas on the Lot, and screen outdoor service areas and other improvements from adjacent lot and off-site views. Landscape improvements shall incorporate, rehabilitate and enhance existing vegetation, utilize indigenous species and minimize areas of intensive irrigation. The following guidelines apply to all landscape zones:

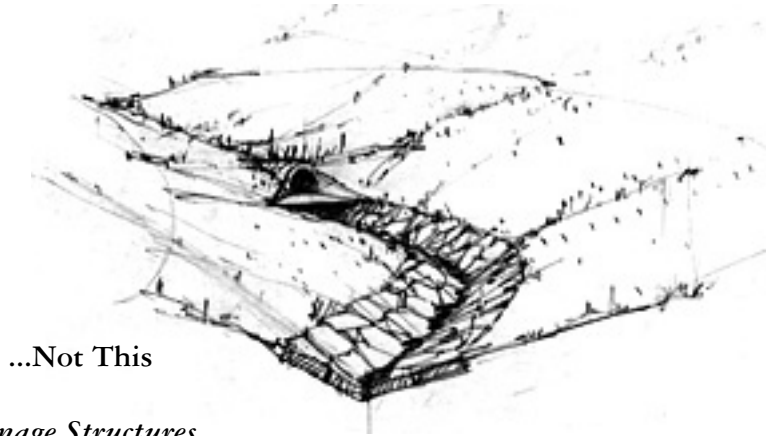
- New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation:
 - Deciduous trees - 50% of mix: minimum 2 inch caliper; 50% of mix: minimum 3 inch caliper.
 - Evergreen trees - 50% of mix: minimum 10 foot height; 50% of mix: minimum 12 foot height.
 - Shrubs - 50% of mix: minimum 5 gallon containers; 50% of mix: 7 gallon containers.
- The use of large specimen trees is preferred in areas close to the house to help blend the building with the site. However, it is recognized that

Boulders of various sizes placed in a natural pattern.



This...

Drainage utilizes man made materials in an unnatural and artificial looking pattern. Metal pipe unconcealed.



...Not This

Figure 11 - *Channelized Drainage Structures*

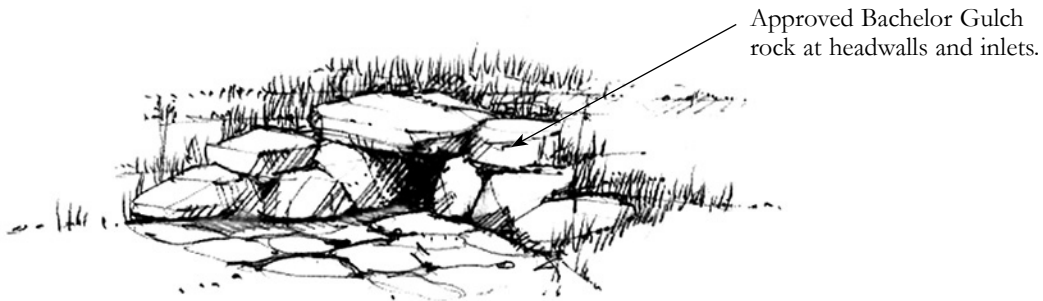


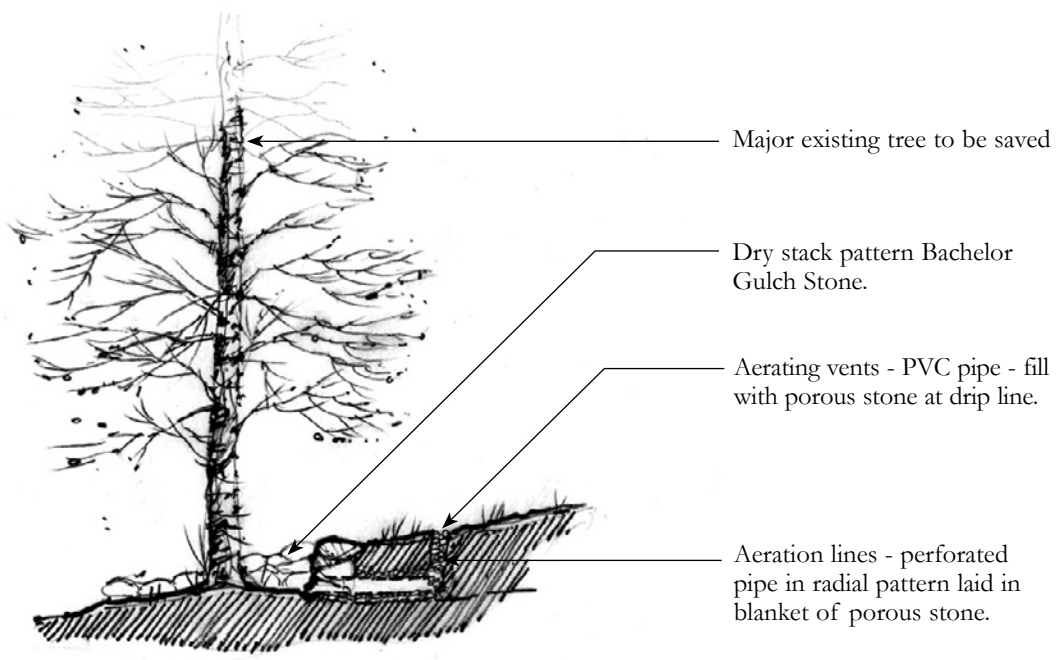
Figure 12 - *Typical Headwalls*

based on Eagle County Wildfire Regulations, certain restrictions to such plantings exist.

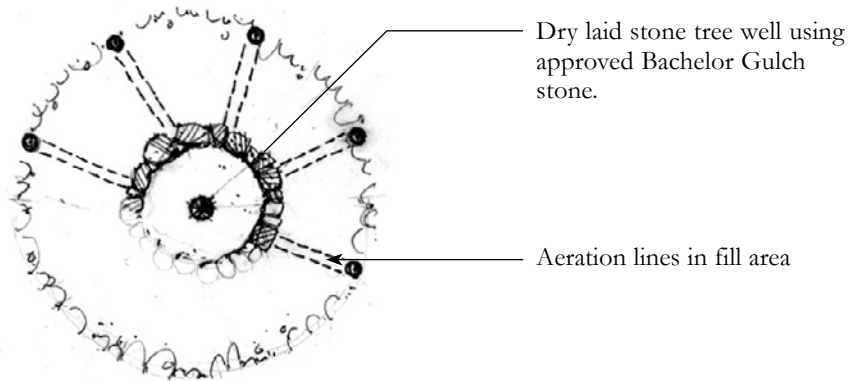
- At disturbed areas where extensive reforestation is planned, a planting mix that includes smaller tree and shrub materials can be used, provided the larger size requirements are adhered to in areas that are highly visible from off site.
- Ground covers, wildflower sod and seeding is to be done using native material and standard local practices.

- Areas immediately adjacent to building improvements that are not visible from off site may use a greater variety of plant material including introduced and non-native plants.
- Building improvements shall be designed around existing major trees on the Lot. Tree protection and fertilization measures are to be taken on all large trees (12" caliper or more) within 30 feet of construction activity including trees outside of the Homesite.
- Major trees to be protected should be identified through the process outlined in Appendix E - Construction Activities and Compliance Deposit Regulation and Appendix F - Tree Removal Procedures.
- Tree wells constructed of approved Bachelor Gulch stone are to be used when adding fill under the dripline of major trees to be saved. A blanket of porous stone and a network of aeration lines (See Figure 13) are to be installed at the existing grade to allow air to reach the roots and to prevent over-compaction.
- Manicured or groomed yards, terraces, and pools are to be restricted to areas confined by buildings, walls, plantings or other defined edges and are to be permitted only within the Homesite.
- Plant materials used for erosion control are to establish rapid surface stabilization. The DRB may also require that other stabilization measures such as jute matting be employed.
- A report from Eagle County regarding the Wildfire Rating for a specific lot must be submitted with the final landscape plan for that lot before the Design Review Board will review such final landscape plan. Any future revisions made to the final landscape plan, including but not limited to the removal of vegetation or trees, as required by Eagle County, must be submitted for review by the DRB prior to implementation of such plan.
- Many landscape materials are attractive to wildlife of all kinds. Deer and elk can cause a great deal of damage browsing on a number of native and ornamental plants. Chipmunks like to burrow into flowerbeds and shrub beds to dig up bulbs and nibble on roots. Marmots have a tendency to make their home in rock walls and can also cause damage to landscape areas.

Developing the outdoor living areas with naturalizing landscapes (plantings that are left to naturalize with little or no maintenance) will help to reduce the apparent impact of wildlife. Concentrations of the



**Figure 13 -
Tree Well Design
when Adding fill
under Drip Line**



more “ornamental” plantings in areas close to the house that are easier to maintain will be advantageous. A list of deer and elk resistant plants is included in Appendix O.

- Riparian, wetland areas and associated setbacks delineated on proposed Site and Landscape Plans are to be protected from disturbance during construction.
- Automatic irrigation systems are required at all revegetation areas (excluding the 30 foot wildfire safety zones). These systems may be abandoned when plantings have been clearly established after a minimum of two growing seasons.

3.1.9.1 Landscape Zone Planting Guidelines

The intent of these guidelines is to ensure that continuity of the natural landscape is maintained. Specific planting guidelines and plant lists have been developed for each Landscape Zone:

The Aspen Zone - The Aspen Zone is a distinct landscape dominated by forests of aspen trees and their associated understory plants. (See Appendix J for approved plant list) The forest has a transparent quality at eye level because of the predominantly low growth of the understory plants and the absence of lower branches on the aspen trees. Because of these qualities of visibility, special consideration is to be taken to blend all improvements - buildings and new landscape - into the existing woodland. (See Figure 14 for landscape planting guidelines for Aspen Zone)

- All areas disturbed during construction, excluding outdoor living areas, are to be revegetated with aspen trees to blend with the surrounding forest, along with understory plantings arranged in the same associations as they occur on site. This includes areas within the Homesite that are visible from off site.

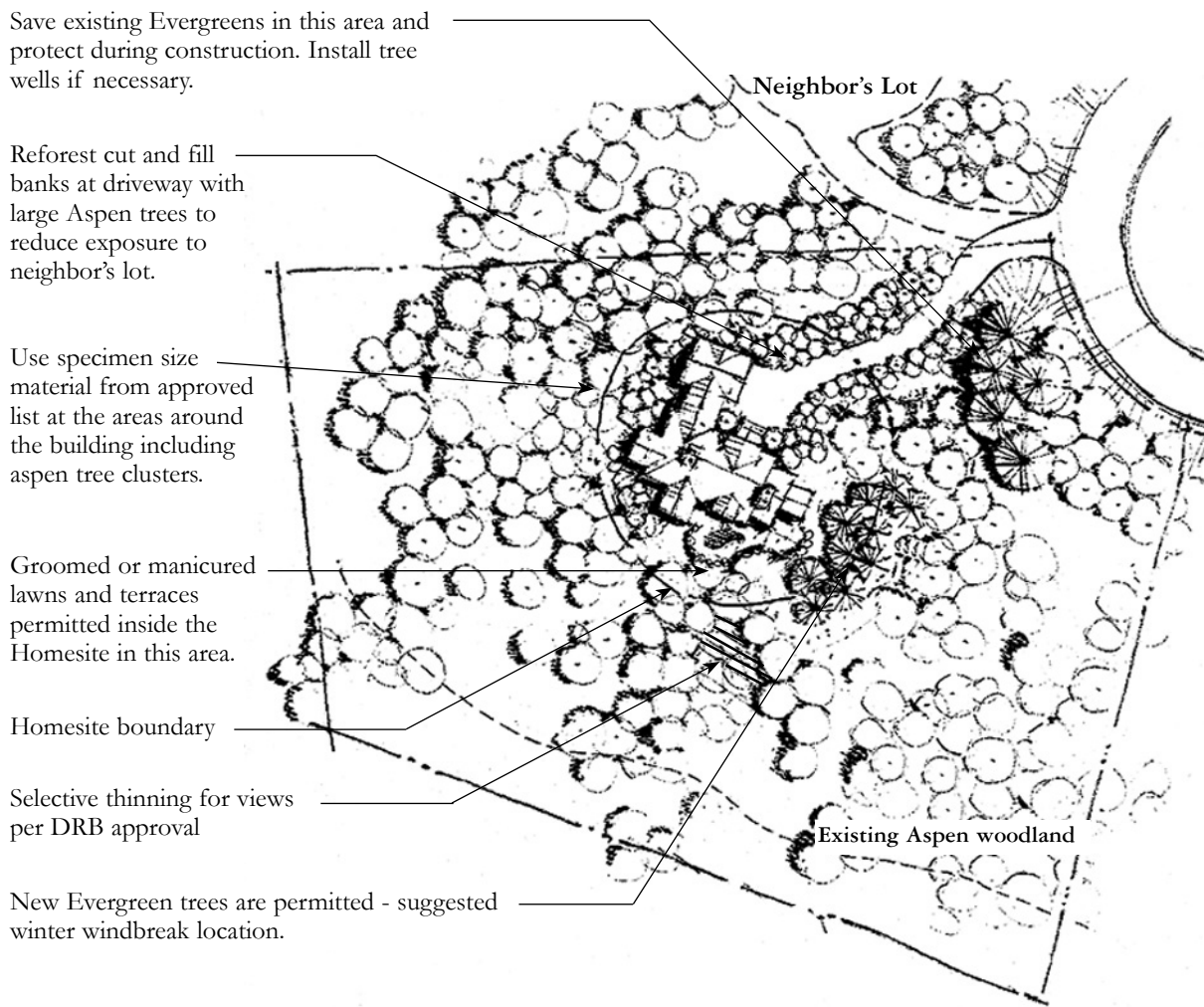


Figure 14 - The Aspen Zone - Landscape Planting Diagram

The Conifer Zone - This zone is dominated by stands of mature evergreen trees - Douglas Fir at lower elevations, changing to Engelmann Spruce and Lodge Pole Pine at higher elevations. Aspen trees and a variety of understory plants act as infill plantings between stands of evergreens. (See Figure 15 for planting diagram and Appendix K for approved plant materials for the Conifer Zone)

- Landscape plantings shall augment and/or extend existing tree masses and patterns around buildings and outdoor improvements.
- Within the Homesite, a variety of large-sized evergreen trees (minimum 10 foot-12 foot height) are to be planted in natural looking clusters or as single specimen trees in bigger sizes, using the dominant species present on the Lot. A mix of large and smaller sizes may be approved by the DRB for areas outside the Homesite for “reforestation” treatments at road and driveway cut and fill slopes and for screening.

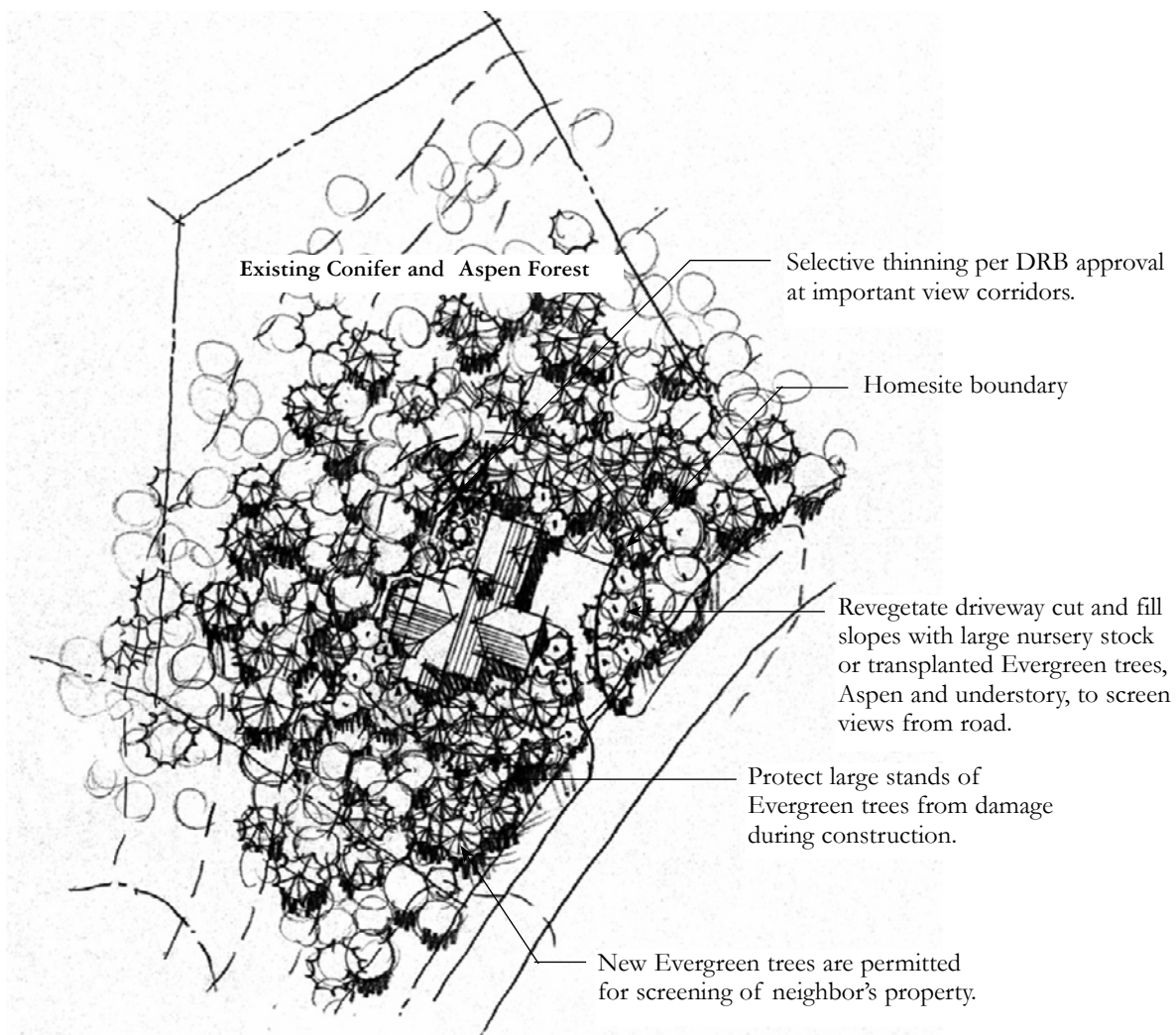


Figure 15 - *The Conifer Zone* - Landscape Planting Diagram

The Mountain Shrub Zone - This zone is characterized by a mosaic of low to medium sized shrubs with an intermittent tree overstory. Since the Lots in this zone are likely to be visible from adjacent Lots and off site, landscape plantings shall be utilized to integrate structures into the landscape and to baffle views from surrounding areas. (See Figure 16 for planting diagram and Appendix L for approved plant materials for the Mountain Shrub Zone).

- Landscape plantings may include materials from surrounding conifer and aspen zones, such as clusters of aspens or evergreens, provided they are close to, and related to proposed structures and/or appear to be extensions of surrounding landscape zones.
- Large transplanted material or nursery stock material shall be utilized to screen driveways and roads.
- Buildings and outdoor improvements shall be sited close to any existing tree masses on the Lot.

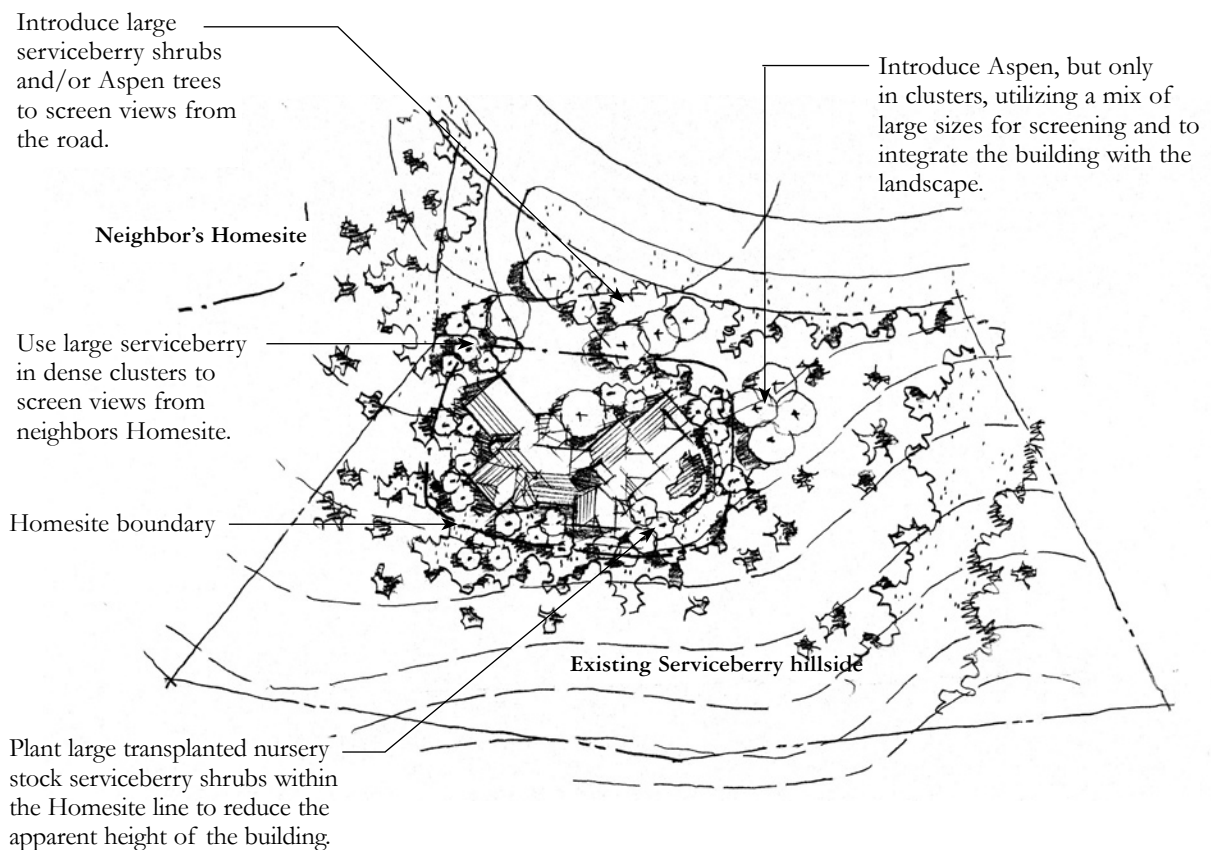


Figure 16 - The Mountain Shrub Zone Landscape Planting Diagram

The Meadow Zone - Lots in this zone are located in natural meadow areas or open areas that have been previously cleared. As with the Mountain Shrub Zone, landscape plantings are to be used to integrate structures into the site and screen structures from off-site views. (See Figure 17 for planting diagram and Appendix M for approved plant materials for the Meadow Zone).

- Landscape plantings shall initiate the process of native revegetation which may include landscape materials from conifer and aspen zones for previously cleared areas and native grasses for meadow areas.
- Landscape materials shall be planted in naturalistic clusters close to building improvements and/or as extensions of surrounding landscape zones.
- Buildings and outdoor improvements shall be sited as close to the edge of any existing woodland as possible.

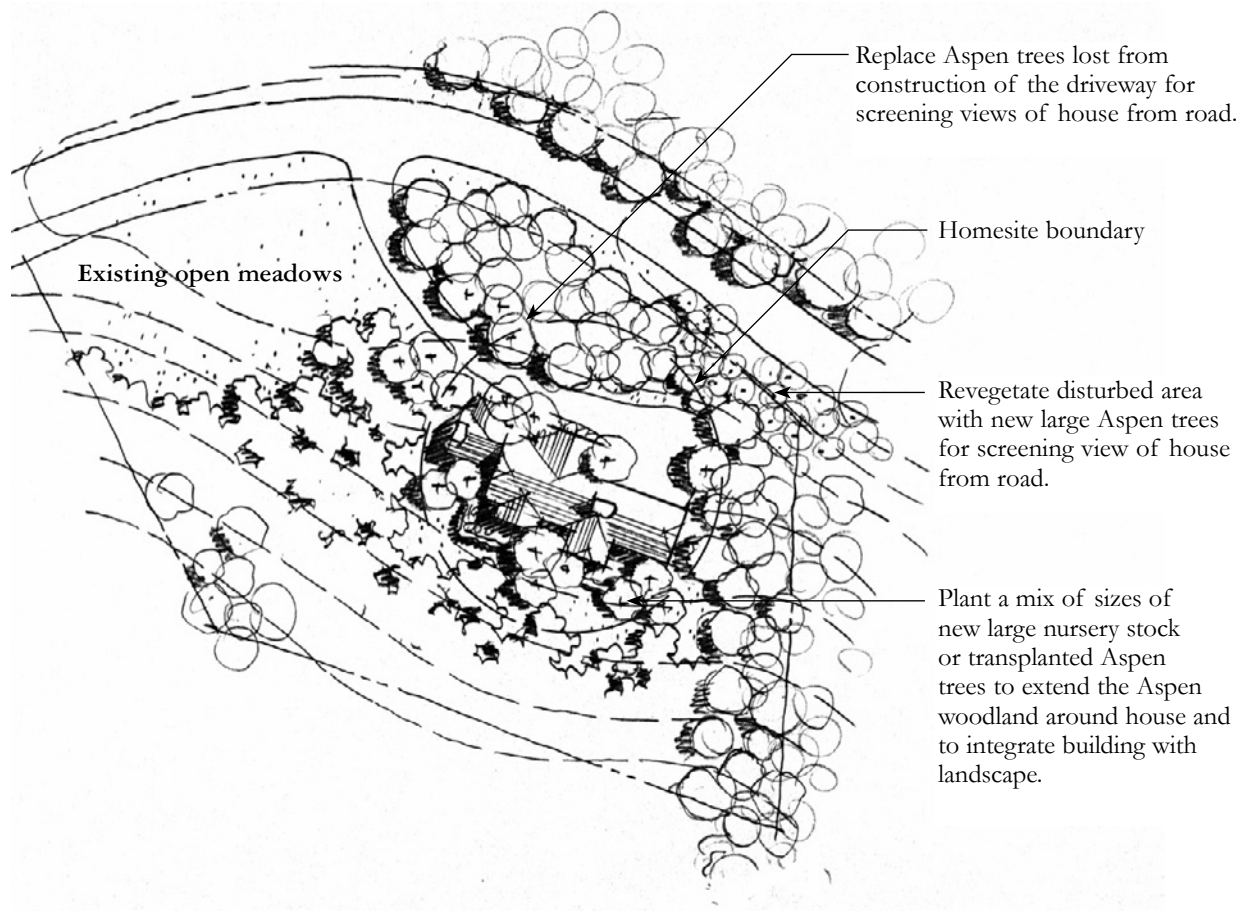


Figure 17 - *The Meadow Zone - Landscape Planting Diagram*

Visual Integrity of the Natural Landscape - A few Lots have the potential for significant visual impacts on other Homesites in Bachelor Gulch Village if the new home is not properly blended into the natural landscape. (Specifically this applies to Lots 58-60, 62-67, 78-80, 82, 84, 85, and 87-89).

Special consideration must be taken on these Lots to preserve the visual integrity of existing ridgelines and prominent physical site features. Landscape plantings shall be used to integrate buildings into the surrounding landscape and screen them from off-site views.

Large size specimen plant material is to be used to replace the natural landscape lost during construction and to reduce the apparent height of the building as viewed from off site. It is critical at these Lots for the landscape within the Homesite to be at the same scale as the natural existing material at the time of installation.

3.1.9.2 Tree Removal and Selective Thinning

The removal of trees on Lots is to be avoided whenever possible and is highly discouraged by the DRB. The DRB may approve tree removal and/or selective tree thinning within the designated Homesite. In certain limited instances, the DRB may also approve tree removal and/or thinning outside the designated Homesite for view corridors or solar exposure provided it does not increase the visual impacts on adjacent Lots or off-site visibility of the house. Proposed tree removals will be reviewed by the DRB based on the impact the proposed tree removal will have on the natural setting of the lot. Any and all trees required to be removed per the Eagle County Wildfire Regulation must be reviewed and approved by the Design Review Board prior to the removal of such trees. Unauthorized removal or cutting of trees is subject to fines of up to \$10,000 per tree. Refer to Tree Removal Procedures - Appendix F of this document for procedures to follow for DRB review of proposed tree removal.

3.1.9.3 Wildfire Safety Measures

Portions of Bachelor Gulch Village are located in wildfire hazard areas. A number of measures have been implemented that reduce the risk of wildfire in Bachelor Gulch Village. For example, all homes are required to have sprinkler systems and all wood shake roofs are required to be fire retardant. In addition, existing and proposed ski runs and roadways provide natural fire breaks. Nonetheless, it is important that homeowners be aware of the possibility of wildfire and also that the threat of wildfire can be greatly reduced with thoughtful planning and preventative landscape maintenance.

The goal of fire-safe landscaping is to reduce the amount of potential fire fuel immediately surrounding a home. Along with the use of low

fuel loading plant material, a 30-foot safety zone in all directions around a home is recommended. The following actions are recommended within this zone:

- Dispose of slash and debris left from thinning and periodically mow dry grasses and vegetation.
- Stack firewood away from the home.
- Maintain an irrigated area.
- Remove dead limbs, leaves, needles and other materials. This should also be done in areas out of the safe zone.

3.1.10 Driveways

Driveways shall be 12 feet wide maximum, except where they provide a turnaround at a garage and/or off-street parking. Parking and turnaround areas shall be located within the Homesite. However, if a turnaround cannot reasonable be located within the Homesite, minor encroachments of small portions of driveway turnarounds and parking may be located outside the Homesite at the discretion of the Design Review Board. Driveway access points are limited to one per Lot. Suggested driveway access locations are indicated on the Lot Diagram for each Lot. All driveways are to follow alignments that minimize grading, tree cutting, or other disruption of the site. The driveway-parking-garage layouts shall minimize the visibility of the garage doors and off-street parking from the street and from the major views from adjoining property.

Driveways are to be constructed using asphalt paving, generally without curbs. The first 20 feet of the driveway shall be asphalt to match Village roads. The DRB may allow a different material, other than asphalt for the first 20 feet, based upon the following criteria:

- A pan or curb may be required between the edge of proposed driveway material and village roads to provide a smooth transition of materials.
- Any alternative to asphalt must be a high quality material, such as stone pavers.
- The driveway must be heated with a separate zone, installed where the driveway terminates to village roads to prevent ice buildup and possible damage by Bachelor Gulch Metro District snowplowing operations.
- An executed encroachment agreement, including an indemnity clause, between the homeowner and the Bachelor Gulch Metro District for the encroachment within the road right of way.
- The specific characteristics and location of the lot, as well as the relationship to driveways of adjacent lots will be considered.
- Existing drainage patterns must not be altered and/or hindered.

After the first 20 feet, the driveway may introduce a different material provided there is a smooth transition from one material to another. Where curbs are required for drainage purposes or traffic control, they will be of stone or colored concrete approved by the DRB. Colors of finish paving materials are to be selected to blend the new construction into the surrounding earth colors. Heated driveways are required if greater than 10% slope. Maximum gradient on driveways shall not exceed 15%, except for the first and last 20 feet of the driveway, which will have a maximum gradient of 5%.

If a driveway access location change is made that results in a change to the address sequence, a new address assignment must be applied for by the Applicant with Eagle County.

3.1.11 Parking Requirements

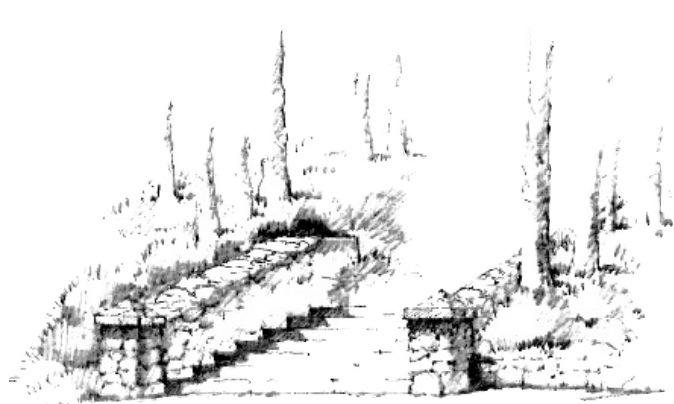
At such time as any building improvements are completed on a Lot, such building improvements must provide a minimum of two parking spaces per dwelling unit constructed on the Lot. Building improvements which contain more than 3,000 square feet of Maximum Gross Floor Area require an additional one-half (0.5) parking space per bedroom (fractions are to be rounded up). The DRB may require additional off-street parking within any Lot in cases where, in the DRB's opinion, there is insufficient off-street parking available near such Lot. Parking is prohibited on the roads in Bachelor Gulch Village.

3.1.12 Paths, Outdoor Stairs and Terraces

Paths, outdoor stairs and terraces are to be designed to blend with the natural topography and vegetation, and with retaining walls, fences, or building foundations. Materials will be stone, chipped stone or gravel and/or wood, as approved by the DRB. (See Figure 18). River rock may not be used in Bachelor Gulch.



This...



...Not This

Figure 18 - *Outdoor Stairs*

3.1.13 **Fences and Gates**

Fences and gates may be built within the Homesite. They are to be designed as transitional elements, blending buildings into the site. Materials are to be wood or stone, and selected to match or extend with those of the principal buildings and/or other site walls and landscape structures. Fences may not be built on property lines except where specifically approved or required by the DRB and/or Lot Diagram.

3.1.14 **Stone**

Stone, if used in the landscape, is to be similar to the approved stone used in residences and selected and placed to blend in naturalistic ways with the site. River rock may not be used in Bachelor Gulch.

3.1.15 **Exterior Service Areas/Satellite Dishes**

Trash disposal, outdoor work areas and outside equipment, including satellite dishes and mechanical equipment, are to be completely screened from off-site views and, as appropriate, made inaccessible to wildlife, by using architectural features integrated into the building design and/or the site walls' form, materials, and colors.

An application, application fee, and proposed location for all satellite dishes must be received by the DRB for review and approval prior to satellite dish installation. (Refer to Appendix C - Application for Satellite Dish)

3.1.16 **Site Utilities**

Site utilities are to be installed underground preferably along the driveway alignment, but specifically along alignments that minimize grading, tree cutting and other disruption of the site. Utility boxes, including any meters, are to be located and/or screened to be essentially not visible from off site. If landscape material does not effectively screen site utilities from off-site views, the Design Review Board may require a structure be built to effectively screen site utilities. Any such structure shall be consistent with the architecture and exterior finishes of the residence.

3.1.17 **Identification Signs**

An identification sign/address marker for the Lot will be installed and maintained by the Bachelor Gulch Metropolitan District. The Owner, at their own expense, may relocate the sign to accommodate the final driveway location. The identification sign must be within 20 feet of the intersection of the driveway and the road. A preliminary design study of the identification sign is shown in Figure 19.

3.1.18 **Miscellaneous Improvements**

The DRB may approve pools and tennis courts, dog runs or similar improvements which are to be located within the designated Homesite and completely screened from view from off site.

3.1.19 Hot Tubs

The DRB may approve hot tubs provided they are located within the designated Homesite. Any and all equipment associated with the hot tub, including underground equipment vaults, must also be located within the designated Homesite and screened from view from off site. The DRB will require landscaping to help screen hot tubs from off-site views (i.e.: adjacent properties, roadways, skiways, etc.), however the DRB will take into consideration desired views from hot tubs in the placement of any required vegetative screening. It is preferred that hot tubs are fully recessed, however, at a minimum, hot tubs must be recessed into the ground at least one-half their height and the portion above ground must be surrounded by a wall faced with stone that matches the stone on the building. Exposed siding for an access panel must be stained to match the adjacent stone surrounding the hot tub. Any proposed lighting associated with the hot tub that is necessary for code must be minimized and submitted for review by the DRB. Hot tub covers must be a color that is compatible with the surrounding environment and must meet all applicable Building Codes dictated by Eagle County.

3.1.20 Air Conditioning Units & Mechanical Equipment

All air conditioning units and mechanical equipment must be located within the Building Homesite. For Lots 1-55 and 77-115, air conditioning units and mechanical equipment may encroach up to 12' outside the prescribed Homesite. The placement of air conditioning units or other mechanical equipment in Bachelor Gulch shall be located to minimize visual and auditory impacts from off-site. Specifically, such equipment shall not be located where noise will adversely affect neighboring properties. Air conditioning unit(s) or other mechanical equipment must have a noise rating

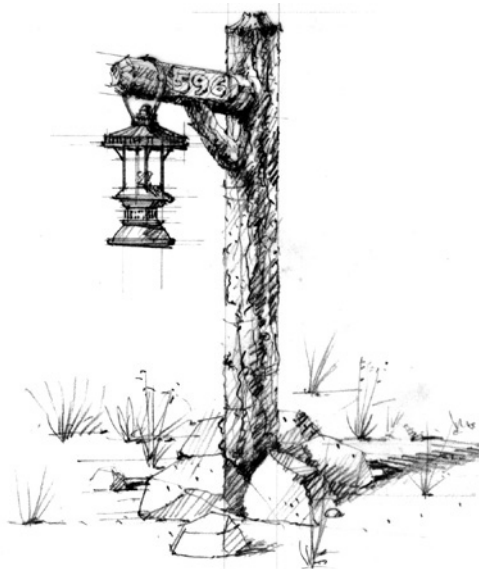


Figure 19 - *Identification Sign*

of 55 decibels or less, when measured at the property line. It is preferred that boilers, pool equipment and other similar mechanical equipment be located within an underground or subterranean vault. However when such equipment is not located in an underground vault, the DRB, at its sole discretion, may require construction of a barrier around such mechanical equipment to absorb, redirect and attenuate any potential sound of such equipment/units. This barrier may also require a partial, shed roof to attenuate the sound. Any such enclosure or barrier shall be consistent with the architecture and exterior finishes of the residence. When an enclosure is not required or used and an underground vault is not used, all mechanical equipment and air conditioning units must be screened from off-site views using vegetation.

3.1.21 Sculpture & Artwork

Design Review Board approval is required for the placement of all sculptures and artwork, with the exception of those located within a private space. A private space is defined as an area not visible from road right of ways, ski easements, pedestrian easements and neighboring properties and communities. The theme of the sculptures and artwork shall be indigenous and sensitive to mountain environments. The material(s) for sculptures and artwork constructed shall be limited to indigenous materials and shall be non-reflective. Applicants shall be the owner of the property or a designated agent of the owner on which the feature is to be placed. A sculpture shall not be greater than 1 ½ times life size. No lighting of sculptures shall be permitted. The DRB may consider use of fire, as artwork, so long as the intent of the guidelines has been met and it is not visible from off site. Noise emission from artwork with certain features will be taken into consideration.

3.1.22 Energy & Water Conservation

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

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

Bachelor Gulch Village homeowners are encouraged to participate in this program. Please contact the Eagle County Building Department for additional information regarding this program or other Eagle County Building Code Regulations pertaining to energy efficient building practices.

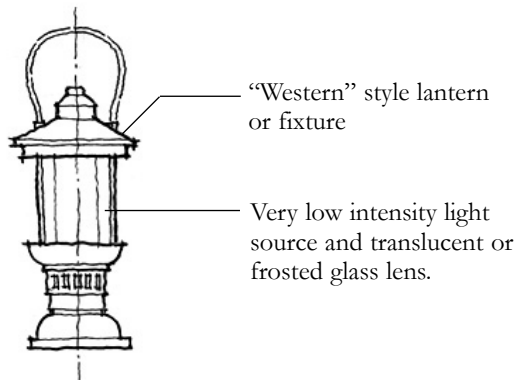
3.1.23 Lighting

In order to preserve and enhance the natural beauty of the Bachelor Gulch Community by minimizing the overall, or cumulative amount of exterior lighting allowed for each individual property, the following standards and limitations are established as a guide for homeowners and their architects during the design process for any new or remodeled project within Bachelor Gulch Village. Exterior lighting is to be minimized and used essentially to meet the requirements of safety and easy identification of entrances to homes, driveways and walkways. The identification light post described in Section 3.1.17 will mark the driveway entrance.

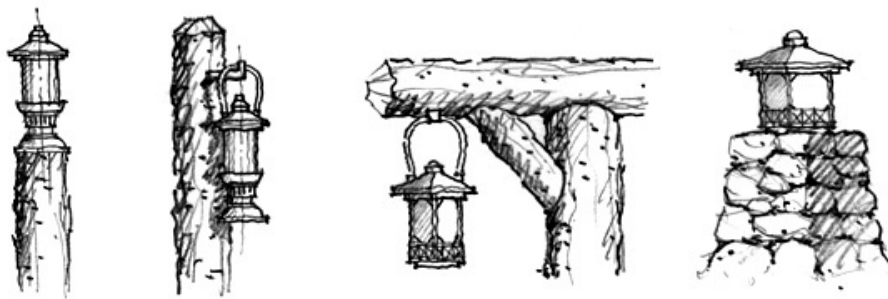
With the exception of 4 fixtures, all exterior lighting is to be indirect and downward emitting. The lens of any ornamental fixture approved by the DRB must be translucent and have a warm aged appearance. The style of light fixtures must clearly be mountain rustic, subject to the discretion of the DRB. In addition, the fixture must have no more than 25 watts.

The addition of low level safety lighting at key areas of pedestrian and vehicular traffic around a home, at vehicular turn around areas and at limited points along a driveway may be approved by the DRB on a case by case basis, provided the intent of this Section is met. Lights following the driveway at regular spacing are not permitted. Guardrails with reflectors can be used to help mark the driveway. Except for low level lighting of a driveway as mentioned above, exterior lighting is to be located within the Homesite.

Flood lighting for emergency or security purposes may be permitted by the DRB on a case by case basis, provided the sources or reflection of the sources are not visible from off-site. "Moonlighting" and uplighting of vegetation or structures is not permitted. (See Figures 20 and 21).



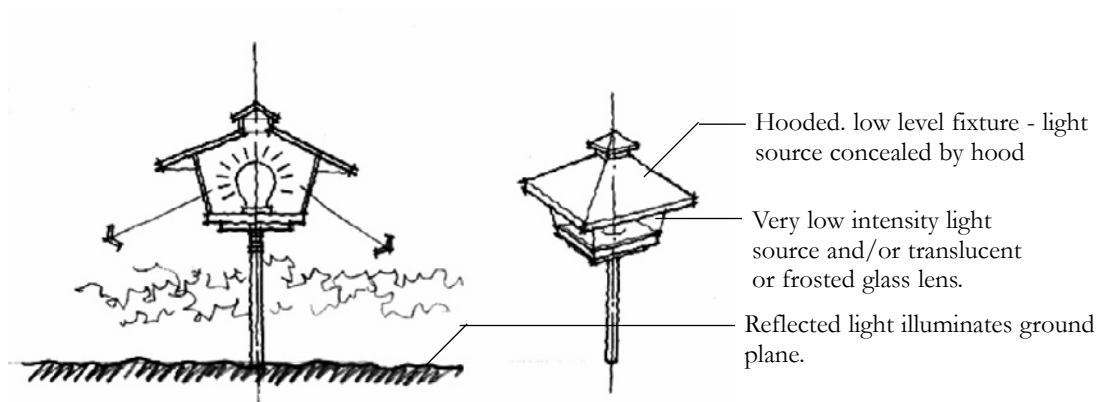
Lantern with Visible Light Source



Alternative Mounting Applications

- For use to illuminate porches, walkways or driveways within the Homesite. Acceptable at lower levels and at eye level or slightly above. Mount or hang from building walls, roof overhangs, log or timber posts, fences, stone piers or stone walls.

Figure 20 - Typical Visible Light Sources -



- For use at landscape areas not visible from off site. To illuminate walking surfaces such as walks, paths, and terraces.

Figure 21 - Typical Concealed Light Source

3.1.24 Seasonal & Holiday Outdoor Lighting Decorations

Seasonal Outdoor Lighting shall be permitted between November 15 and March 31 of the subsequent year and permitted between the hours (MST) of 5PM and midnight. The specific guidelines for installation are as follows:

- No more than (6) six trees per individual property are permitted to be lighted for the purpose of seasonal lighting and decoration during winter months. Such lighting is to be installed in a manner that allows individual property owners enjoyment of seasonal lighting without causing undue glare or other negative visual impacts to neighboring properties or as viewed from areas outside the resort.
- White, string lights are required. Absolutely no chasing, blinking, or "icicle" lights are permitted.

Holiday Outdoor Lighting and Decoration shall be permitted between November 15 and January 15. The specific guidelines for installation are as follows:

- White, string lights, which may or may not be attached to garland, may decorate porches or deck structures to include railings, as well as the main entrance (doorway and associated entryway structure) to the home.
- "Outlining" of a home or individual architectural features of a home by applying strings of lights to run continuously along roof eaves, window trim or other prominent architectural features of a home is not permitted.
- White, string lights required. Absolutely no chasing, blinking, or "icicle" lighting are permitted.
- Plastic statuary, inflatable lawn displays and other similar ornate displays containing un-natural, non-indigenous materials are not permitted. However, garland and/or wreaths which simulate, in a life-like manner, true, organic evergreen or deciduous tree bows will be permitted; garland and wreaths made of organic materials are preferred and encouraged.

3.1.25 Wildlife Measures

All dog runs and enclosures when permitted by DRB, shall include a restrictive roof or fenced top over said enclosures to protect dogs. Proper garbage disposal is required to prevent wildlife from destroying property and/or posing a threat to residents and their pets. Dumpsters and individual trash cans shall be of a Colorado Division of Wildfire approved bear-proof design. Property Owners are prohibited from using compost piles.

3.2 Architectural Guidelines

The intent of the Bachelor Gulch Village Architectural Guidelines is to encourage a diversity of design and at the same time produce a unified and harmonious community which reflects the distinctive mountain setting. Buildings must respond to the climate and unique features on each Lot. All improvements shall be integrated with the overall setting and not detract from its visual quality.

3.2.1 Building Height

The building height as defined below is more restrictive and therefore supersedes those found in the Arrowhead and Beaver Creek PUD documents. Building Height (exclusive of chimneys) shall be measured from any point around the building at existing or finished grade (whichever is more restrictive) to the mid-point of the highest sloping roof above. Existing grade is the natural topography that exists before any development takes place. Height measurement of buildings with stepped roofs will be at the discretion of the DRB. Refer to Figure 22.

In order to blend buildings into their specific landscape settings, maximum height may be further limited by: (1) applicable codes; (2) the height limits in the Bachelor Gulch Village PUD; and (3) the height limits for each Lot shown on the Lot diagrams and listed in the “Lot Restrictions Matrix” - Appendix H of this document.

The intent is that building roof forms and skylines will be fragmented, with foundations and roof lines stepped to follow existing slopes, and the roof lines are to appear to be below the surrounding tree top levels when viewed from off site.

For that reason, the DRB may allow cupolas, and/or roof peaks in limited areas to exceed the limits or maximum height, provided the intent is achieved.

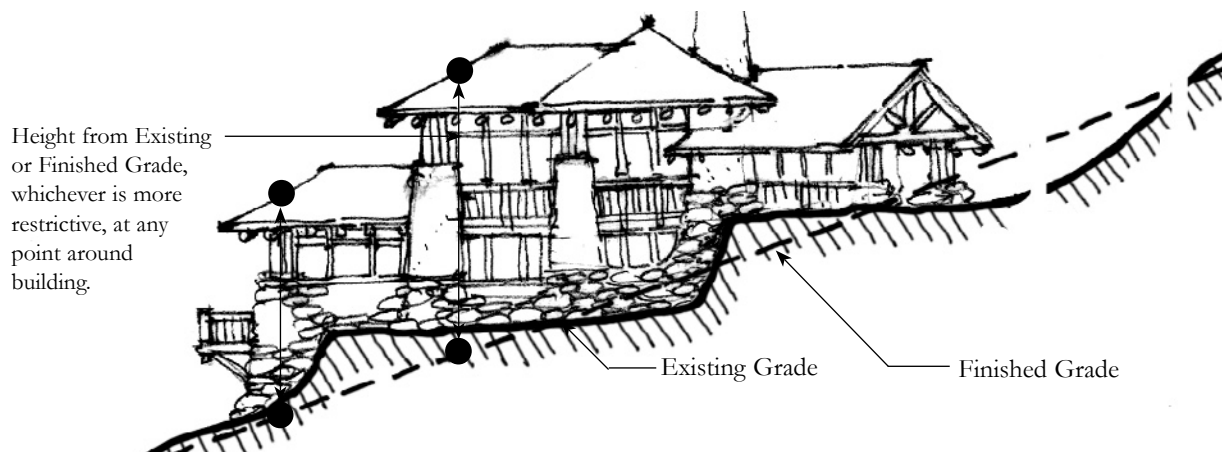


Figure 22 - *Building Height Measurement*

3.2.2 Building Forms

Building forms are to be designed with three elements (refer to Figure 23):

1. Foundation walls are to merge with the ground plane and be expressed as structural stone walls generally one story or less in height, and in some places, where grades drop off, up to one and one half stories in height which may include habitable spaces requiring large openings. Walls are to be battered and/or banked into the site's topography or linked to rock outcrops to further blend the building with its setting. The intent is to obscure the line of demarcation between structures and natural features.

Porches, decks or balconies projecting out beyond an enclosed building form, shall be supported on heavy log, stone or timber structures no more than one story in height. If so, the undersides are to be fully hidden from off site by planting or infill materials. Small projections may be supported by brackets with undersides given finished architectural treatment. Decks shall be fragmented to avoid long horizontal lines and stepped to follow sloping gradients.

2. Building walls are not to exceed two stories in height. They may be expressed as log, timber or stone structures.
3. Roof forms, which include slopes, gable ends, and dormers, must be the dominant element of the buildings.

In summary, buildings should reflect the scale and drama of their mountain setting, have large sheltering roofs clearly supported by large over-scaled vertical structural elements such as log walls, columns, or stone piers, that rest on strong foundations merging with the land.

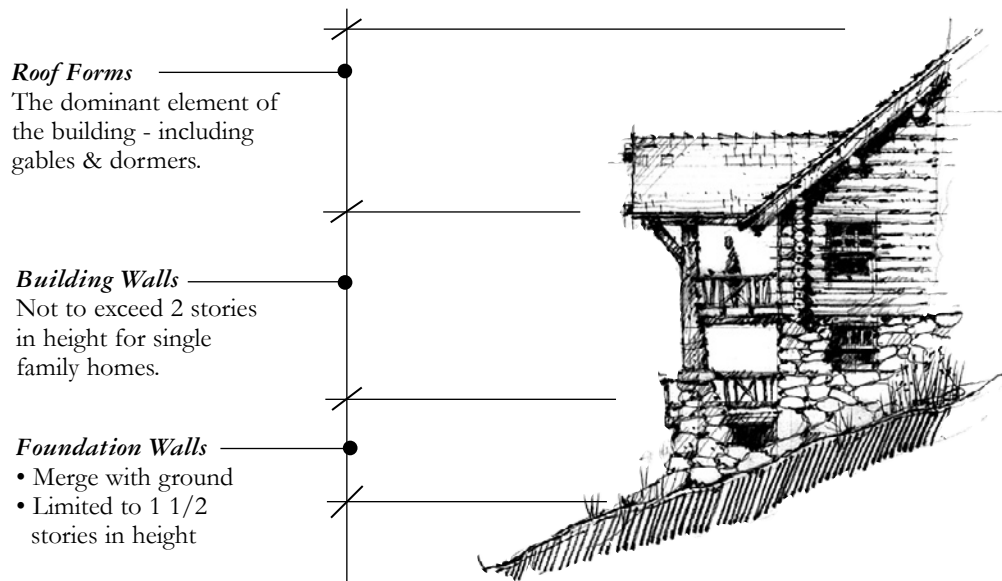


Figure 23 - Building Forms - Three Elements

3.2.3 **Building Masses**

Building masses are to be composed of clusters of building forms fitted to the topography and natural surroundings, and residential in scale. Building bulk is to be articulated into forms with dimensions that express interior spaces and/or a group of related rooms.

3.2.4 **Landscape Zone Building Guidelines**

Bachelor Gulch has four types of landscape zones (see Section 3.1.4). In order to build in harmony with each landscape, and to give the sense that materials come from the site or nearby, structures in each will have a different appearance.

On some sites, property Owners may be able to choose to modify the landscape, and therefore the appearance of a home, for example, by planting aspen in a meadow. Guidelines for these types of landscape changes, as well as for tree-thinning, re-vegetation and other planting are described in more detail in Section 3.1.9 of this document.

The Aspen Zone

Buildings in the Aspen Zone should be built of wood materials such as logs, timber members, and wood or shingle siding. The major structural logs and timber members should be similar in size to the larger aspen trees. For a more massive look, columns can be clustered; for longer spans, trusses should be used. Stone should be limited to foundations and chimneys, and individual building elements.

Houses should be fitted to existing slopes to minimize grading and tree cutting and to keep roof lines near or below treetop levels. Buildings should be articulated into smaller elements with broken ridgelines to reduce the apparent size. Colors should be selected to blend with trees in winter. (See Figure 24). Refer to Appendix G - Acceptable Home Designs - Pages G-4, G-5 and G-7 for examples of acceptable interpretations of the Aspen Zone guidelines.

The Conifer Zone

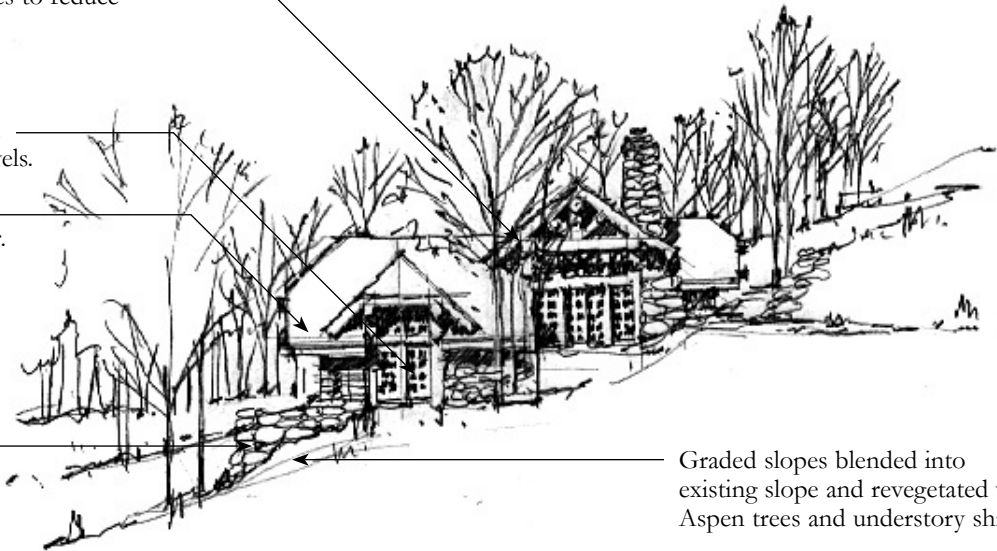
Because buildings in the Conifer Zone will be less visible from off site, more variety and larger masses are acceptable. In contrast with other zones, and depending on specific site conditions, (1) large scale building elements, including large windows, could be used; (2) heavier log or timber construction and more massive stone walls and piers would be appropriate; and (3) windows shaded by evergreen trees need not be as deeply sheltered. However, while limited tree thinning to create views may be permitted, if visibility from off site is increased, the guidelines for “meadows” would apply. Building roofs should not appear above treetop level, when seen from off site. Colors will be darker to blend with the forest. (See Figure 25). Refer to Appendix G - Acceptable Home Designs - Page G-2 for an example of acceptable interpretations of the Conifer Zone guidelines.

Building and roof forms respond to terrain and are articulated into smaller elements with broken ridgelines to reduce apparent size.

Predominantly wood materials at living levels.

Low pitch roofs to retain snow in winter.

Stone foundations



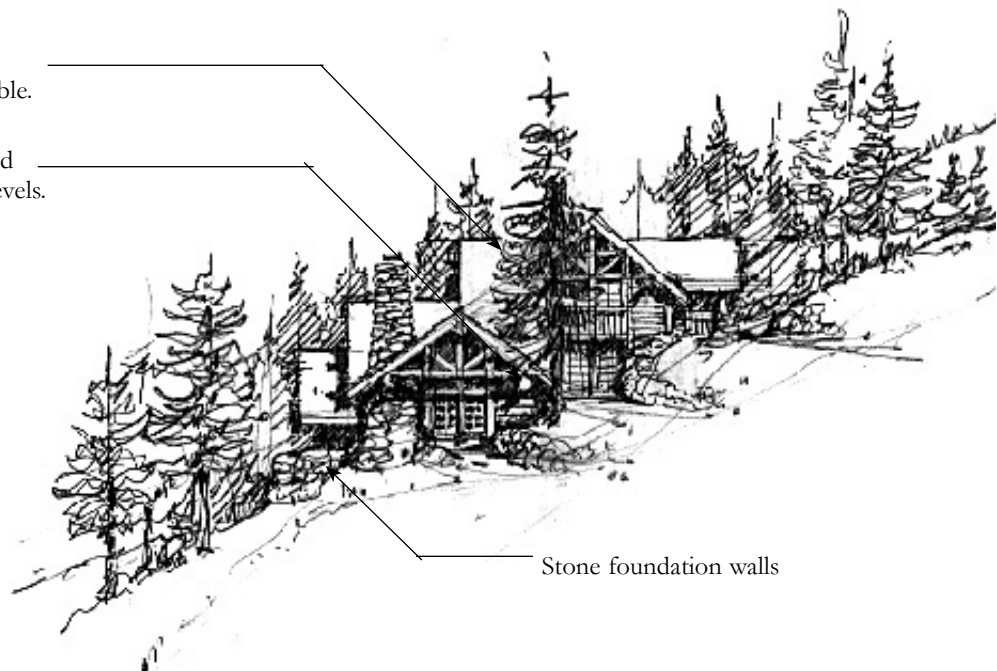
Graded slopes blended into existing slope and revegetated with Aspen trees and understory shrubs.

- Because of high visibility in winter and limited visibility in summer, colors and materials should blend with colors of Aspen forest in winter.

Figure 24 - *The Aspen Zone - An Application of the Building Guidelines*

Larger building and roof forms acceptable.

Predominantly wood materials at living levels.



Stone foundation walls

- Least visible from off site - more variety is acceptable for colors and materials.

Figure 25 - *The Conifer Zone - An Application of the Building Guidelines*

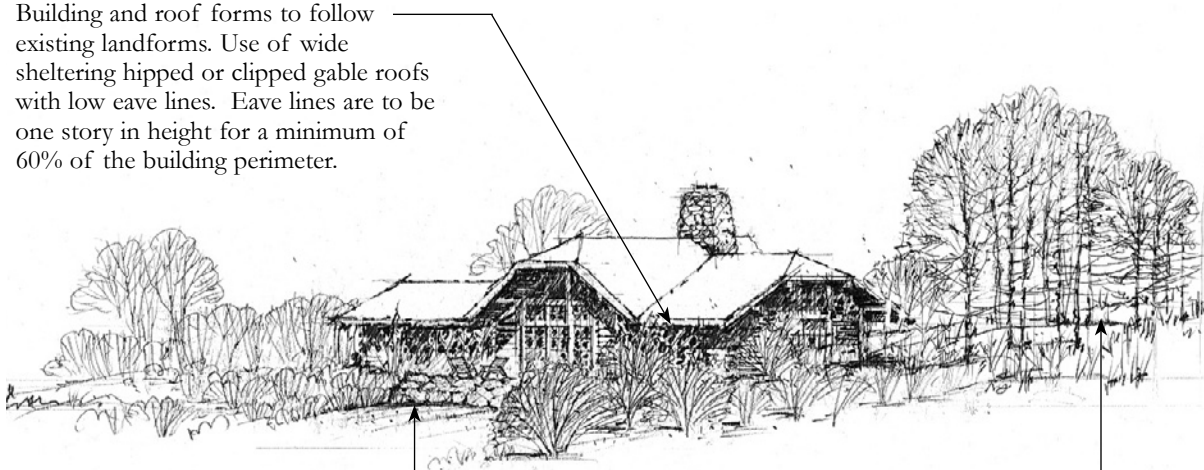
The Mountain Shrub Zone

Because buildings in these landscapes will be highly visible, they should:

- Be made up of smaller building elements than in other zones, fitted more closely to the site to assure a low profile and avoid long straight lines or planes,
- Use hipped roofs and/or clipped gable ends rather than tall open gables, and
- Incorporate a variety of textures and colors that, seen from a distance, blend the building into its site, minimizing its presence.
- Eave lines are to be one story in height for a minimum of 60% of the building perimeter.

Continuous stone foundations stepping up or down the slopes should be used. Predominantly stone buildings would also be appropriate. In general, stone and timber are to be built in this open, treeless landscape rather than predominantly log buildings. Stucco-type materials may be used as a surface, if detailed as a cladding over heavy masonry walls. (See Figures 26 and 27). Refer to Appendix G - Acceptable Home Designs - Page G-3 for an example of acceptable interpretations of these guidelines.

Building and roof forms to follow existing landforms. Use of wide sheltering hipped or clipped gable roofs with low eave lines. Eave lines are to be one story in height for a minimum of 60% of the building perimeter.



Continuous stone foundations stepping to follow the existing grade.

Plantings of selected clusters of Aspens may be permitted and/or required by DRB to integrate the structure with the landscape.

- Homes will be highly visible year round - materials and colors are to be selected to blend with the land.

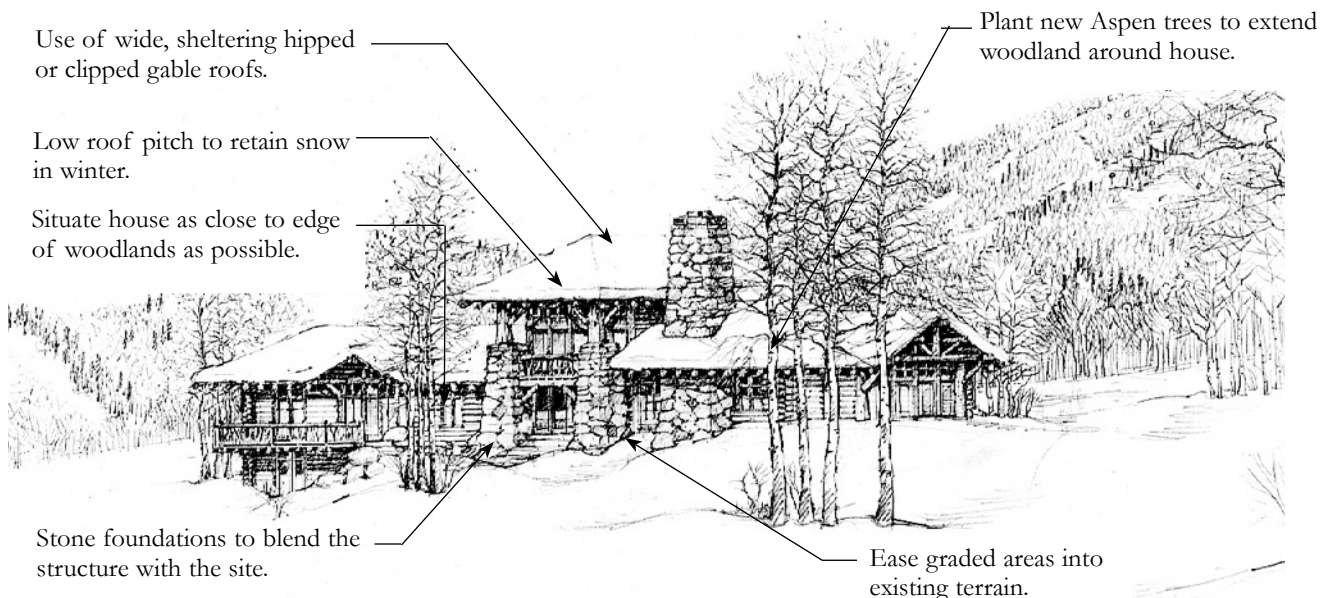
Figure 26 - *The Mountain Shrub Zone - An Application of the Building Guidelines*

The Meadow Zone

Because buildings in these landscapes will be highly visible, they should:

- Use smaller building elements than in other zones which are fitted more closely to the site to assure a low profile and avoid long straight lines or planes,
- Use hipped roofs and/or clipped gable ends rather than tall open gables.
- Incorporate a variety of textures and colors that, seen from a distance, blend the building into its site, minimizing its presence.
- Eave lines are to be one story in height for a minimum of 60% of the building perimeter.
- When long buildings or clusters are proposed, new plantings are to be introduced in sizes and patterns that fragment the building mass into smaller elements and blend it into the existing tree masses.
- On many sites, the planting of new aspen groves or large evergreens would allow greater flexibility in design that would be acceptable in Aspen Zones.

Predominantly stone buildings would be appropriate in this zone with continuous stone foundations which step with the slope. In general, stone and timber are to be built in this open landscape rather than predominantly log buildings (See Figures 26 and 27). Stucco-type materials may be used as a surface, if detailed as a cladding over heavy masonry walls. Refer to Appendix G - Page G-6 for an example of acceptable interpretations of these guidelines.



- Highly visible year round - colors & materials are to be selected to blend with the land.

Figure 27 - *The Meadow Zone - An Application of the Building Guidelines*

Visual Integrity of the Natural Landscape

In addition to the special landscape considerations addressed in Section 3.2.4, some stricter building guidelines apply to the potentially higher visibility lots (#58-60, 62-67, 78-80, 82, 84, 85, and 87-89). The Mountain Shrub or Meadow guidelines would apply with the following additional requirements. Eave lines visible from off site must appear to be a single story in height. Buildings on sloping Lots can step down the slope to introduce the lower roofs to satisfy that requirement. Particular care must be taken to reduce the exposure of window surfaces and to minimize the apparent height of the building. Long roof overhangs and clipped gables or hipped roofs are required. (See Figure 28).

3.2.5 Building Materials and Construction Techniques

Materials and construction techniques are to be high quality, durable and proven in similar mountain applications. Cold roof or super-insulated designs are required.

Manufactured and industrial building materials are to be minimized. Concrete, tile, and metals, including structural elements, are to be either hidden or given the shapes, textures, colors, and detailing of wood and stone; large, smooth surfaces and severe straight lines are to be avoided.

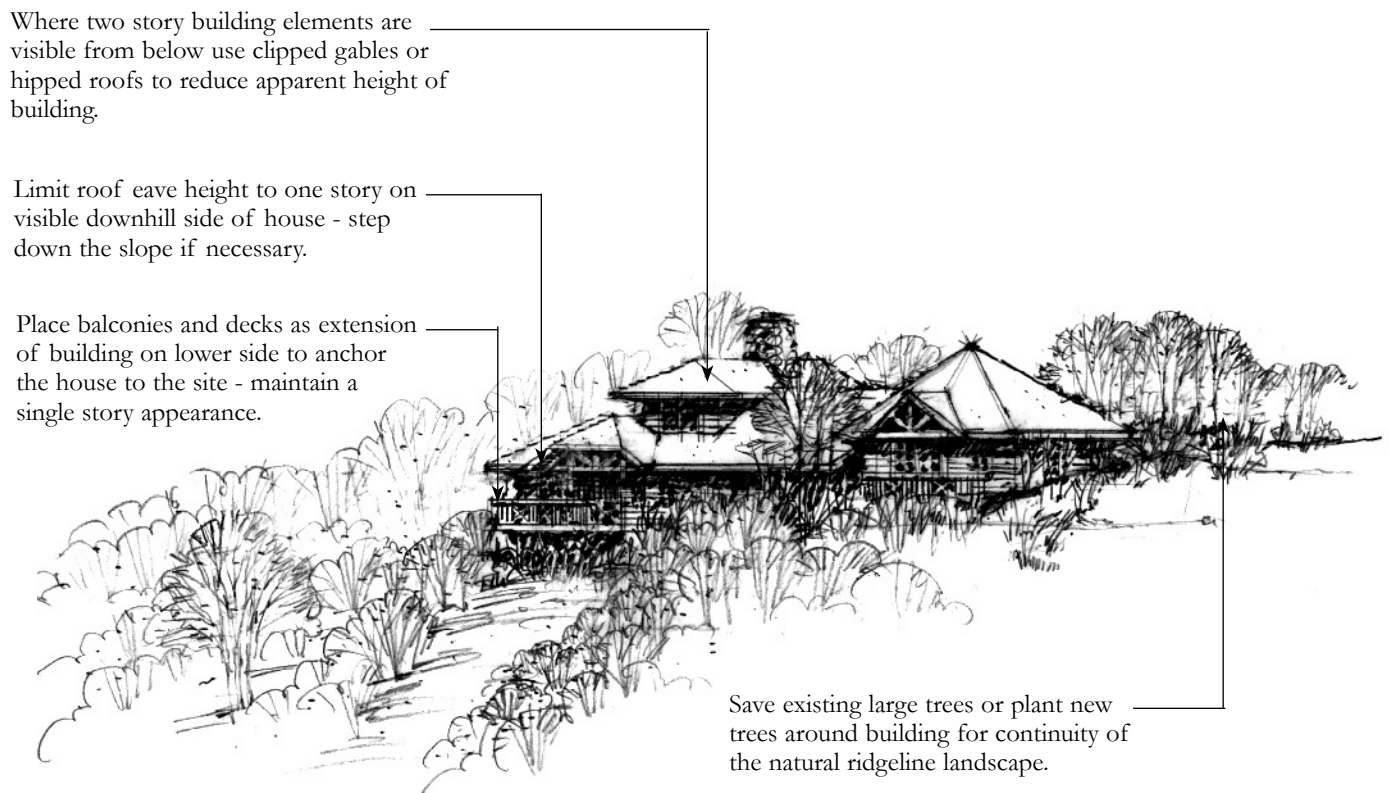


Figure 28 - *Visual Integrity of the Natural Landscape - Building Guidelines*

Metals, such as brass and wrought iron, may be used in typical arts-and-crafts forms for fastenings and decorative purposes.

3.2.6 Structural Expression

The expression of structural systems for buildings using traditional log, timber, and stone materials and traditional construction techniques shall be apparent on all buildings in Bachelor Gulch Village. The following principles shall apply:

- The structural system for the roof shall be carried out to the exterior of the building, exposing beams, purlins and rafters.
- All exposed horizontal structural elements shall appear to be clearly supported by oversized vertical column elements either freestanding or expressed within the building walls and carried through to the foundation. Trusses or transfer beams shall be used where vertical elements cannot be positioned directly beneath the horizontal elements.
- Exposed beams shall never appear to be supported by glass window panes. Vertical structural elements shall be expressed as large vertical mullions through windows where necessary.
- In buildings where the actual structural system is not visible, decorative structural elements designed in conformance with the principles in these guidelines shall be integrated into the building design to create the appearance of a traditional structural system.
- The expression of traditional structural systems shall be carried out in the small scale detailing of the building including dormers, rafter tails, window mullions and muntins, balconies, railings, columns and colonnades.

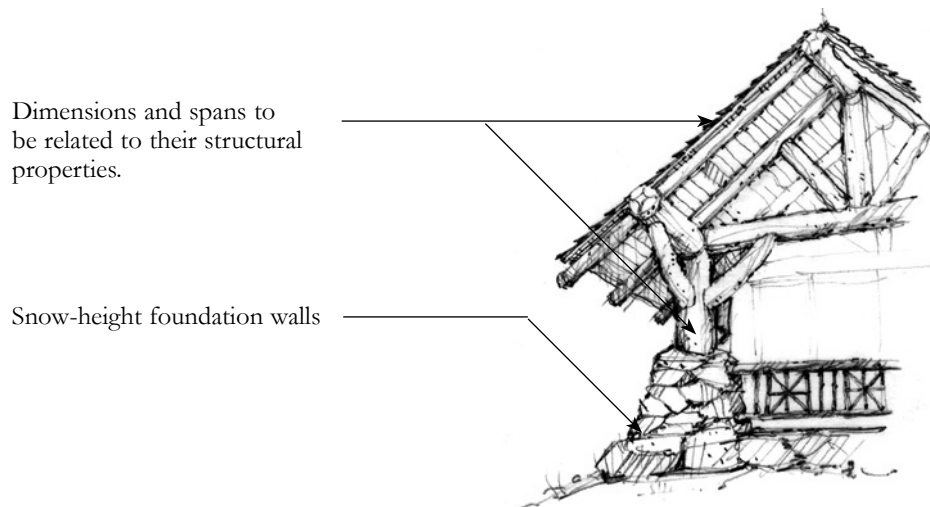


Figure 29 - *Structural Expression of Building Elements*

3.2.7 Roofs

Roofs are to be gable or clipped gable or hipped forms with slopes of 6:12 to 12:12. Flat roofs or lesser slopes may be approved by the DRB in very limited areas. (See Figure 30)

Long roof overhangs are to be incorporated, especially where shading of windows is necessary. Roof structures are to be designed to express traditional log or timber construction. Traditional trusses, braces, brackets, and column spacing are to be used where they are needed to keep the appearance of unsupported spans and cantilevers consistent with the structural properties of the visible logs and/or timbers.

Roofing materials are to be fire retardant wood shakes or an approved artificial material that closely resembles wood shakes. Patterns, such as a rhythmic double coursing of shingles, are to be used to emphasize horizontality. Copper roofs (shingle or standing seam with a pre-patina finish) may be approved by the DRB in limited areas, specifically low-pitched (typically less than 4:12) roof elements. Copper may not be used on entire roof structures. Concrete tile or synthetic shakes may be considered for approval by the DRB on a case by case basis. Concrete tiles and synthetic shakes must successfully simulate wood shake in terms of size, texture and color. Glazed tile and asphalt or fiberglass shingles are not permitted. All roofing materials are subject to DRB review and approval.

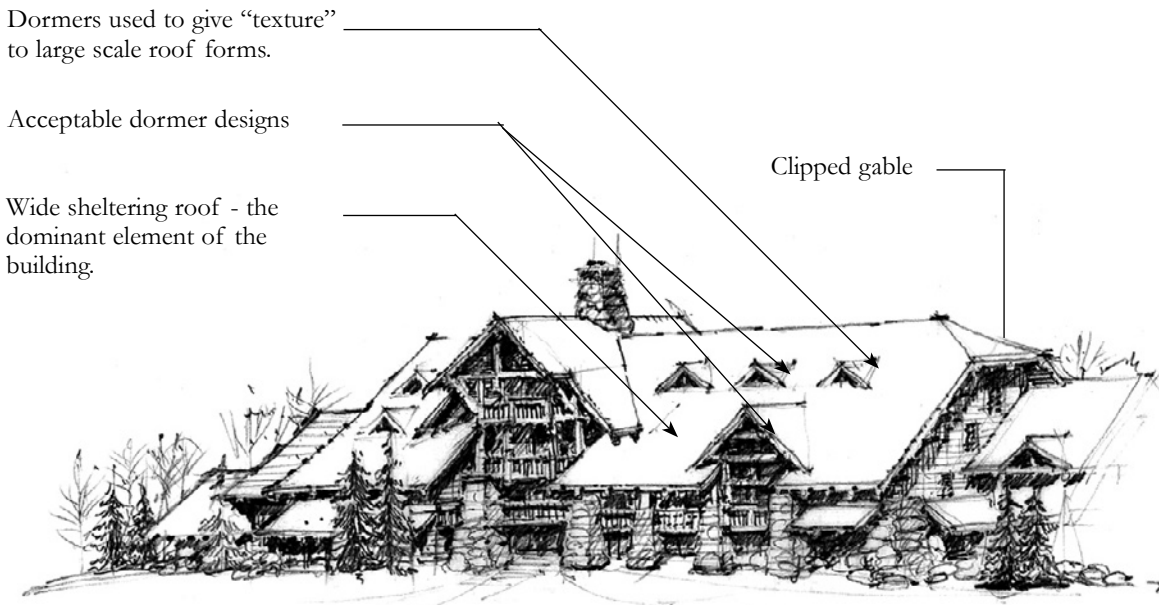


Figure 30 - *Typical Roof Characteristics*

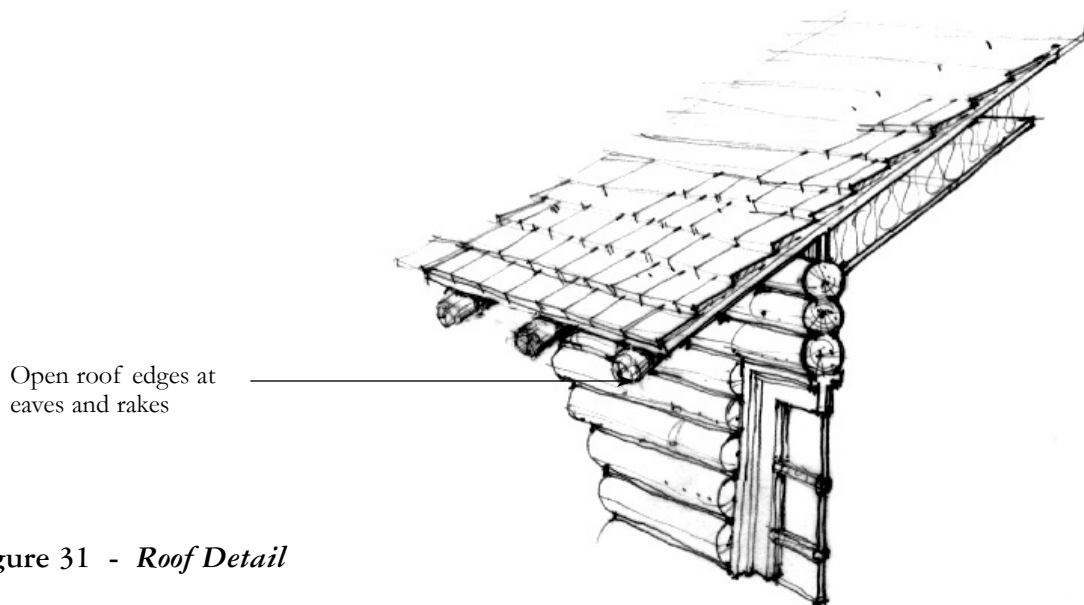


Figure 31 - Roof Detail

Roof edges at eaves and rakes are to be open, exposing structural elements, and not boxed in. Depths of more than 7 inches (less at dormers) at fascias or eaves are unacceptable. (See Figure 31).

Roof colors are to be weathered greens, grays, or browns, selected and textured to blend the building into the landscape colors on its site as seen from off site within one year of completion of construction. Fast-weathering techniques may be required.

Visible flashing, gutters and/or downspouts are to be minimized. Where required, they are to be constructed of durable metals, such as copper, which will weather to colors that blend with roofs and walls. Galvanized or painted metals are not acceptable.

Protection of pedestrians, walkways and driveways from snow shedding is to be handled by building gable ends, porches and/or balconies over entrances and/or incorporating snow retention devices. Such devices are to incorporate natural log or timber designs or emulate natural log or timber designs. Metal snow retention devices are not permitted. Snow clips may be used in limited areas, typically on low pitched metal roof elements.

3.2.8 Walls

Walls, including visible foundation walls, shall be given finished architectural treatment on all sides. Materials and their use are to be selected from the following list:

- Bachelor Gulch stone, must be designed to have a “structural” appearance rather than a “veneered” look. Stone structures are to look

as if they could stand without mortar. A dry-laid appearance is required. Walls are to be battered at their base and incorporate a mix of sizes and shapes with larger stones predominantly at lower levels. Natural bedding planes are to be laid horizontally while horizontal and vertical joints are to be frequently interrupted. Mosaic patterns are not to be used. (See Figure 32)

- Log or timber structures are to be built above snow-height stone foundation walls. Design and detailing of these materials is to result in an authentic-appearing structure, with dimensions and spans of the visible materials related to their own structural properties. (Refer to Figure 29)
- Wood surfaces such as boards or shingles may be used to express load bearing walls or as infill panels within frame structures as described for logs and timbers. (See Figure 33)

- Stone pattern to have structural appearance.
- Stones to gradually decrease in size from lower to upper courses.
- Dry-laid in appearance - no visible mortar.
- Natural bedding plane laid horizontally.
- Avoid long uninterrupted horizontal & vertical joints.
- Bottom of wall flared to anchor structure to the site.



Figure 32 - Stone Pattern

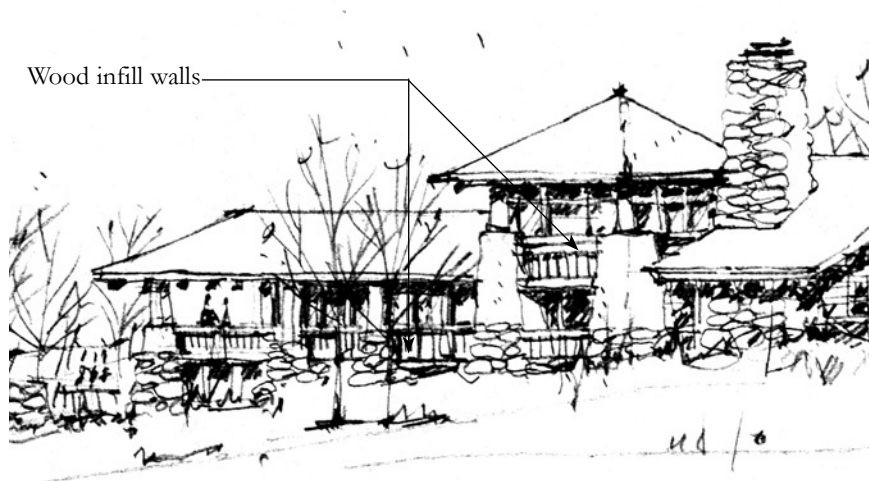


Figure 33 - Wood Infill Walls between Stone Structural Elements

- Logs are to be natural looking, not milled, and log construction is to reflect traditional craftsmanship and use minimal visible metal. Log dimensions are to appear to be in scale with surrounding or nearby trees.
- Where different materials adjoin, there should be a clear break in the plane of the surface. Mixes of cladding materials, unrelated to structural expression, are to be avoided.

3.2.9 Colors

Colors of buildings in forested areas are to be selected to blend into the trees in winter. In meadows or where buildings will be seen all year from off site, colors generally are to be selected to blend the buildings into the summer and fall landscape colors (except for very bright colors, such as yellow aspens). In general, this will require colors that are similar to, but darker than the natural tones, together with textures that create multiple shadows. Accent colors are to be generally taken from colors found on the site itself. For example, wood siding on a house in the Conifer Zone might be stained a somewhat darker version of tree bark colors; and the trim might have an accent color that resembles the foliage color. No opaque stains will be permitted. Proposed colors are subject to DRB approval.

Reflective materials or finishes are to be avoided, except for glass which is to be treated as noted under 3.2.11 Windows and Doors below. Substantial blending of colors into their natural settings should take place during the first year following completion of construction. Fast-weathering techniques may be required for wall or roof materials.

3.2.10 Textures

Textures are to be incorporated throughout a structure, in both materials and in the form and detailing of the building, to create a variety of light and shadow. Building forms are to be complex, with setbacks, overhangs, porches and varied skylines. Walls, roofs, and windows are to be made up of clearly defined smaller elements with the use of logs, rocks, timber, shingles and shakes. Materials are to be “rough” rather than smooth, and have an appearance closer to their natural state rather than manufactured.

3.2.11 Windows and Doors

Openings for windows and doors are to be appropriate to the structural expression of the building. For example, in stone or log “bearing” walls, windows or doors are to be relatively small and topped with a properly scaled lintel or an occasional arch. (See Figure 34). Larger stone, log or timber structures with piers and larger spans can accommodate larger window openings. (See Figure 35). Windows and doors are to be designed

with sills. All exterior doors must be made of wood. However, doors located at the main entry to the house may, at the discretion of the DRB, incorporate clear glass with divided lights to compliment other divided light patterns around the residence. Such glass shall not cover more than half the surface of the door. Etched glass is not permitted in Bachelor Gulch.

All glass areas are to appear recessed. Specifically, large areas of glass, as shown in the accompanying sketches, are to be shaded by projecting roof overhangs, balconies or porches, to minimize their visibility and their reflections as seen from off site. Window frames and mullions are to project out beyond recessed glass surfaces to provide further shading and to emphasize the wood and/or stone structure. Bay windows are acceptable if detailed as noted. (See Figure 36)

Large window surfaces are to be subdivided with structural members or integral, (not snap-in) muntins. Large (such as 4' x 8') single panes are acceptable provided they are well recessed, shaded and incorporated into a window composition that uses large scale vertical and horizontal structural members and includes multiple smaller sized panes. (See Figure 35)

In general, and subject to considerations of views and ample day lighting, solar and other energy-use considerations are to be applied, with larger, shaded windows on southerly exposures and smaller windows and fewer openings on the north. Glass may be coated and tinted to control solar heat gain, but a mirrored appearance or exterior window coverings are not acceptable. Windows in garage doors are discouraged, but if proposed must be translucent in nature.



Figure 34 - *Window in Stone Wall*

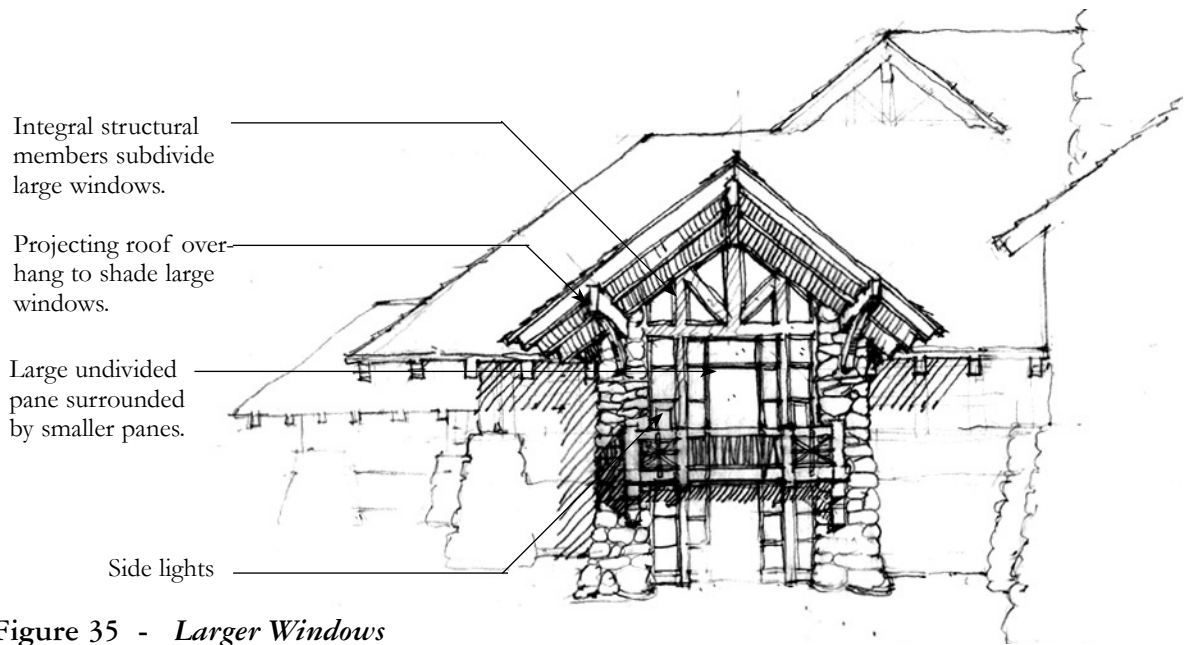


Figure 35 - Larger Windows

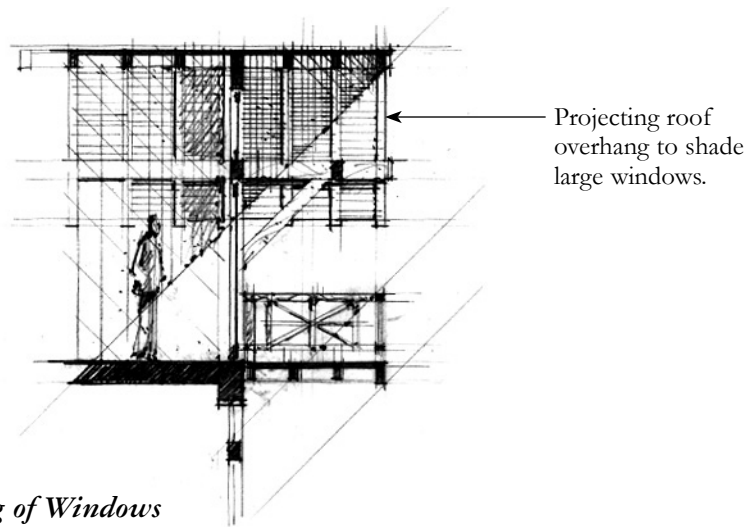


Figure 36 - Shading of Windows

Doors, windows and door frames may be stained, painted, clad wood, or painted steel. Their colors and related trim colors are to be selected from darker shades of red, green and other colors found in natural materials on the site or colors used elsewhere in the building. Bright or light colors which create strong contrast will not be acceptable.

3.2.12 Window Wells

Window wells are discouraged but may be permitted on two sides of the house only and may not extend beyond the drip line of the roof edge above.

3.2.13 Skylights and New Technology Solar Devices

Skylights are not permitted.

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 Bachelor Gulch Design Review Board on a case-by-case basis. In considering such devices, the DRB will consider the following design criteria:

- The location, visibility and reflectivity of the device(s) (simulated “shingle” or other unit pieces) from off-site (adjacent properties, roadways, skiways and neighboring communities).
- 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 DRB will consider the above criteria in determining how well such devices either blend with, or are concealed by roof forms. Where practical, the DRB 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.

Such devices are encouraged as a means to reduce the amount of energy used in new and existing homes in Bachelor Gulch. In addition, the use of such devices also will further the goals of Eagle County and, specifically, may aid a homeowner 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.

3.2.14 Dormers

Dormers are to be used to give a large scale “texture” to roof forms and to avoid the appearance of wide, unbroken roof planes as seen from off site. Dimensions of roofs, walls, windows and structural elements are to be proportioned to the size of the dormers.

3.2.15 Chimneys

Chimneys are to be finished in stone rather than wood or stucco-type materials. Chimney caps are to be very simple horizontal stone slabs. Metal caps or roofs may be used if hidden from view with a stone parapet. No decorative metal caps or roofs will be permitted.

Roof top equipment and large vents are to be grouped and concealed in chimney-like structures that are an integral part of roof and/or wall

designs. All exposed vents shall be painted to match adjacent material.

3.2.16 Fireplaces/Exterior Firepits

The number and type of fireplaces and wood burning devices that may be installed in homes in Bachelor Gulch Village are regulated by the Eagle County Wood Burning Control Regulations. Owners should refer to the Eagle County Wood Burning Control Regulations and also consult with the DRB regarding specific regulations pertaining to fireplaces and wood burning devices.

No outdoor wood-burning fire pits are allowed within Bachelor Gulch Village, with the exception of the Village Core. No open fires shall be lighted or permitted on any Property except in a contained barbecue unit while attended and in use for cooking purposes or within a safe and well designed gas-burning device, which may include a well designed gas fire pit approved by the Design Review Board, contained within or built on approved patio/hardscape areas, within the Homesite Circle.

3.2.17 Railings

Railings on balconies, decks, stairs and porches, are to be made up of structures and materials that appear as natural extensions of the buildings that adjoin them. Within those limits, personalized designs are encouraged. (See Figure 37)

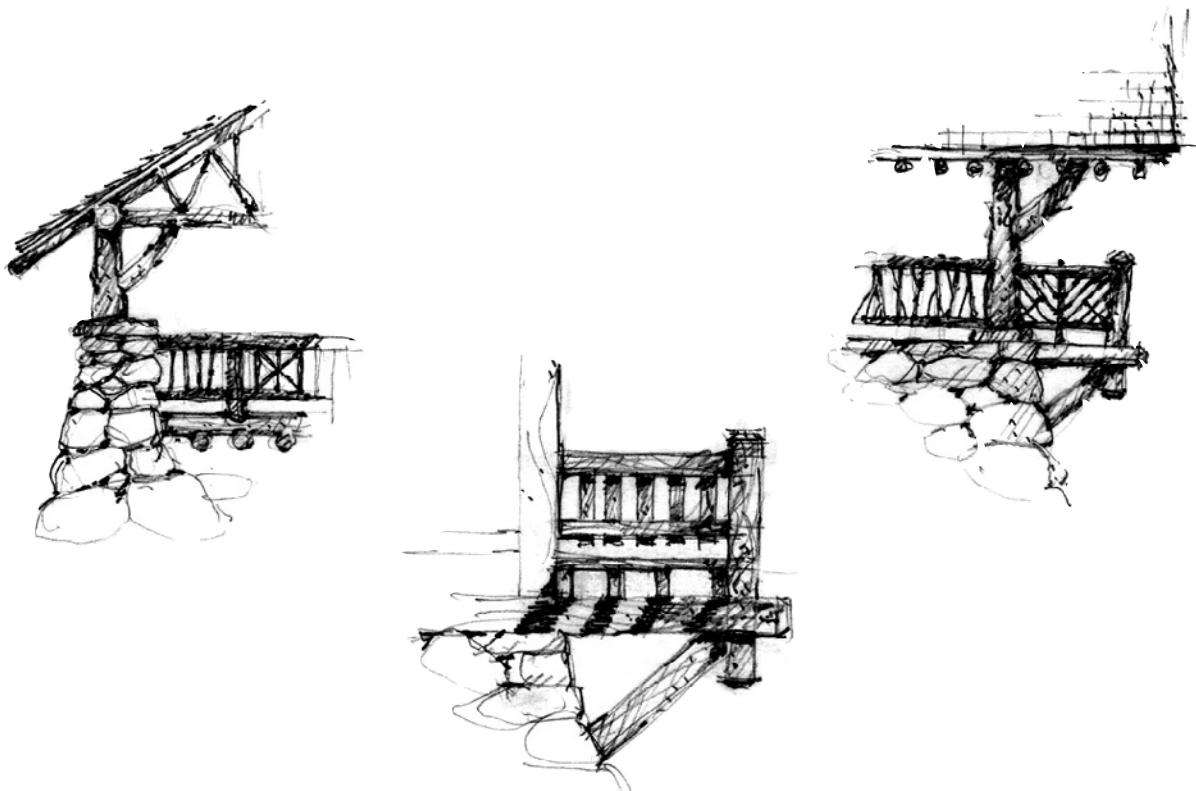


Figure 37 - Railings

3.2.18 Ancillary Buildings

All structures on any Homesite or Lot are to be designed as integral parts or extensions of the main building in terms of materials and colors.

3.2.19 Fire Sprinklers

All homes in Bachelor Gulch Village shall include fully operational sprinkler systems. Sprinkler systems should be designed to meet or exceed the National Fire Protection Association (NFPA) Standard 13D. It is required that all buildings include monitored alarm systems. Alarm systems should be designed to detect the flow of the sprinkler system and be monitored by a private monitoring company. Installation of a Knox Box will also be required in a visible area near the main front entry.

3.2.20 Gutters and Downspouts

Integral gutters are preferred at long overhangs with concealed downspouts or drains. Where gutters are at the eaves, copper is the acceptable material choice. Aluminum and galvanized steel are not acceptable. Exposed downspouts are to be located to avoid long return sections from the eave to the wall of the house, and be integrated with vertical elements on the building such as structural columns or trim.

3.2.21 Secondary Residences

Secondary residences may be approved at the discretion of the DRB only on Lots 1-76. Secondary Residences must be located within the Homesite and must be physically attached to and integrated with the primary Residence, so that Buildings appear as one structure.

4

BACHELOR GULCH VILLAGE DESIGN REVIEW BOARD

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

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

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

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

5

DESIGN REVIEW PROCEDURES

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

- The construction of a new building;
- The renovation, expansion or refinishing of the exterior of an existing structure;
- Landscape changes to, any disturbance and/or improvements on a site.
- Interior renovations and modifications are to be reviewed by DRB staff to ensure compliance with the habitable space, parking, and number of dwelling units requirements of these Guidelines. Any interior remodels that would not otherwise fall under DRB review are subject to the Construction Regulations described in Section 6 of this document.

Please refer to Appendix A - Design Review Board Application Fees, Appendix B - “Single Family Residential Application Form”, Appendix D - “Design Review Board Plan Check Summary Checklists” and Appendix E - “Bachelor Gulch Village Association Construction Activities and Compliance Deposit Regulation” for detailed plan checklists, regulations and application requirements.

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

Step	Responsibility	Timing
PRE-PLANNING MEETING		
1. The purpose of this step is to provide the Applicant with introductory information which will establish the overall regulations, restrictions and/or special considerations for the particular site or area involved. This step is mandatory unless specifically waived by DRB and is for the benefit of the Applicant and the Architect. This meeting will address: <ul style="list-style-type: none">• Property boundaries;• Easements and utilities;• Homesite Location;• Skiways;• Architectural theme and special design considerations;• Building program and design rationale.	DRB Staff (No formal action taken)	Upon request

Step	Responsibility	Timing
<p>SKETCH PLAN REVIEW AND APPROVAL</p> <p>1. Within this step, the Applicant shall prepare and submit to the DRB for review and approval a sketch plan package which should adequately convey existing site conditions, constraints, building orientation and design, vehicular, skier and pedestrian access, the proposed use of exterior materials and colors and conceptual landscape design. The package shall include the following drawings and/or materials:</p> <p>A. Survey and Site Photographs Two copies of a property survey (minimum scale: 1"=20'-0") prepared by a licensed surveyor indicating property boundaries, the area of the property, all easements of record, building envelope, Homesite, topography at 2 foot intervals and any significant natural features such as rock outcroppings, watercourses, or existing trees with caliper widths of 3 inches in diameter or greater. To facilitate the review process the submission will not be considered complete without clearly identified existing tree and shrub masses with general sizes and heights noted. At heavily wooded sites, the tree survey may be limited to trees in the vicinity of the Homesite and the proposed driveway. The general masses of tree and shrub types may be information added to the survey by the Architect or Landscape Architect.</p> <p>Two sets of color site photographs (4" x 6" min. size) of the site area to adequately describe the neighborhood including, site features, vegetation, views and/or relationship to roads, adjoining Lots and skiways.</p> <p>B. Proposed Site Plan Two sets full size and 6 sets 11"x17" reductions of the site plan (minimum scale 1"=20'-0"), indicating existing and proposed topography, property boundaries, the footprint(s) of buildings relative to the Homesite area, driveway access with proposed grades, existing vegetation, all easements of record, proposed limits of construction, scale and north direction.</p> <p>C. Building Plans Two sets full size and 6 sets 11"x17" reductions of plans (minimum scale 1/8"=1'-0"), including floor plans for each level of building(s) and exterior</p>	<p>Applicant</p>	<p>At least 21 days before the next scheduled meeting of the DRB</p>

Step	Responsibility	Timing
<p>SKETCH PLAN REVIEW AND APPROVAL (CONT.)</p> <p>elevations and roof plan indicating elevations for each floor and the highest roof ridge. Overall building dimensions should be indicated.</p> <p>D. Site Sections Two sets full size and 6 sets 11"x17" reductions (minimum scale 1"=20'-0") of sections showing proposed buildings and elevations in relation to surrounding site, including adjacent Lots, residences and roads. A minimum of two sections, one in each direction shall be included.</p> <p>E. Building Height Calculation One copy of Building Height calculations drawn over building elevations, relating to, and coordinated with the required topographic survey. Existing and finished grades should be clearly indicated around the perimeter of all proposed structures.</p> <p>F. Conceptual Landscape Plan Two sets full size and six sets 11"x17" reductions of the landscape plan (minimum scale 1"=20'-0"), including location and type of existing vegetation, limits of site disturbance, proposed areas of new landscaping, revegetation specifications for reseeding and mulching and preliminary drainage plan and erosion control measures.</p> <p>G. Study Model (scale 1/16", 1/8" or 1/4"=1'-0") One study model which indicates three dimensional massing and relationship to site.</p> <p>H. Design Review Board Application and Fee Submit one copy of completed application and fee with drawings. Fee is based on Maximum Gross Floor Area in accordance with current fee schedule. Prior to the day of the meeting, the applicant shall stake and flag the outline of proposed improvements and the centerline of the driveway. (Refer to Definitions page 2-3 of this document, to Appendix B for example of application form and Appendix A for Design Review Board Application Fees).</p>		
<p>2. Site staking</p>	<p>Applicant</p>	<p>Prior to meeting</p>

Step	Responsibility	Timing
SKETCH PLAN REVIEW AND APPROVAL (CONT.)		
3. DRB site visit	DRB	Prior to scheduled DRB meeting
4. DRB reviews sketch plan and notifies Applicant in writing of its findings.	DRB	Within 10 days of DRB meeting
5. Applicant may resubmit a sketch plan if findings are negative.	Applicant	Open
FINAL PLAN REVIEW AND APPROVAL		
<p>1. Within this step the Applicant shall provide all information necessary to reflect the design of the proposed building(s), landscape or other features requiring the approval of the DRB. All architectural plans are to be prepared by a licensed Colorado Architect (see Definitions, page 2-1 of this document). Submit two sets full size and six sets of 11"x17" reductions of final plans that include the following:</p> <p>A. Final Site Plan (minimum scale 1"=20'-0") The final site plan shall indicate proposed building footprint(s), roof dripline, property boundaries and easements, scale and north direction, utility locations, existing vegetation, existing and proposed 2 foot contours, areas of cut and fill, drainage, limits of construction, proposed roads, driveways, sidewalks, decks, and any other proposed improvements. Proposed driveways should include spot elevations. Snow storage areas should be located and building site coverage as a percent of land area should be noted on plans.</p> <p>B. Footing and Foundation Plan (scale 1/4"= 1'-0") Submit plans and sections to illustrate the location and size of foundation walls and footings. Foundation plans should clearly indicate unexcavated and crawl space areas.</p> <p>C. Floor Plans (scale 1/4"= 1'-0") Indicate all room dimensions, door and window locations and sizes, location of mechanical and</p>	Applicant	At least 21 days prior to next schedule meeting of the DRB

Step	Responsibility	Timing
<p>FINAL PLAN REVIEW AND APPROVAL (CONT.)</p> <p>electrical systems and fire sprinkler and monitoring systems. Indicate the location and type of all exterior lighting fixtures, proposed fireplaces, and kitchen appliances. Indicate location and area allocated to the secondary residence if applicable.</p> <p>D. Elevations (scale 1/4"= 1'-0") Illustrate the exterior appearance of all views labeled in accordance with the site plan. Indicate the height of chimney(s) as compared with the ridge of the roof, the highest ridge of the roof, the elevation of each floor, and existing and finished grades for each elevation. Describe all exterior materials, colors, and finishes (walls, roofs, trim, chimneys, windows, doors, etc.) and locate all exterior lighting fixtures. Indicate shadow patterns and material textures.</p> <p>E. Building Sections (scale 1/4" or 1/2"= 1'-0") Indicate building walls, floors, interior relationships, finished exterior grades and any other information to clearly describe the interior/exterior relationships of the building as well as the building's relationship to the site.</p> <p>F. Perspective Sketches (scale optional) Provide a ground level perspective sketch(s) of the building from a location(s) representing a primary public exposure to the building. This sketch should indicate exterior shadow patterns, materials, textures, and trim details.</p> <p>G. Model (scale 1/16", 1/8" or 1/4"=1'0") Indicate three-dimensional building massing, form, openings, and relationship to the surrounding site topography updated per the final drawings.</p> <p>H. Details Provide design details to sufficiently represent the visual expression of the building, exposed connections, and material interfaces. Include soffit/fascia details, window head and sill details, railing details, and any other information necessary to describe the project's exterior.</p>	<p>Applicant</p>	<p>At least 21 days before the next scheduled meeting of the DRB</p>

Step	Responsibility	Timing
<p>FINAL PLAN REVIEW AND APPROVAL (CONT.)</p> <p>I. Building Height Calculations One copy of Building Height calculations drawn over building elevations, relating to, and coordinated with the required topographic survey. Existing and finished grades should be clearly indicated around the perimeter of all proposed structures.</p> <p>J. Roof Plan Indicate areas of snow shedding and water removal, as well as the specific techniques proposed to manage snow shed areas which may conflict with pedestrian and vehicular zones. In addition, indicate the location of all mechanical devices which are proposed to penetrate the roof (chimneys, flues, plumbing vents etc.).</p> <p>K. Grading Plans (minimum scale 1"=20'-0"). Include existing and proposed contours at 2 foot intervals, spot elevations, retaining walls, driveway drainage patterns, rim and invert elevations, and snow storage areas. These plans are to be prepared by an engineer registered in the State of Colorado.</p> <p>L. Landscape Plans (minimum scale 1"=20'-0"). The proposed landscape plans should include:</p> <ul style="list-style-type: none"> • Planting plan - Include plant material legend which lists common and botanical names, plant sizes and plant quantities which are keyed to locations on plan. Locate rock outcrops, decks or patios, service yards, driveways, and any other freestanding structures. • Irrigation Plan - Locate all temporary and permanent irrigation systems, including controllers and type and size of equipment. • For seeded areas, rates and method of application per 1,000 square foot increments, mulch type, rate and stabilization technique and fertilizer type and time of application are required for review. • Lighting - Locate in detail all proposed outdoor lights and signs. Submit cutsheets of all proposed light fixtures and indicate the lighting control strategy. • Identification Sign - Indicate location of required identification sign. 	<p>Applicant</p>	<p>At least 21 days before the next scheduled meeting of the DRB</p>

Step	Responsibility	Timing
<p>FINAL PLAN REVIEW AND APPROVAL (CONT.)</p> <p>M. Specifications Provide written specifications, samples and color boards as appropriate for the following items:</p> <ul style="list-style-type: none"> • Exterior wall materials and colors, (samples of logs must be submitted for proposed log buildings); • Windows and exterior doors with colors; • Exterior trim materials and colors; • Fireplace equipment cutsheets; • Exterior lighting fixture cutsheets. <p>An on site full scale mock-up of all exterior materials and colors is required during the construction phase for final DRB approval. See below, Construction Inspections and/or Submittals, page 5-9.</p> <p>N. Erosion Control and Revegetation Plan These plans are to be prepared by an engineer registered in the State of Colorado. Indicate the means and time schedule by which the prevention of erosion and stream sedimentation will be addressed during and after construction, including any of the following that are appropriate for the site in question:</p> <ul style="list-style-type: none"> • The limits of construction and the technique proposed for defining that limit prior to and during construction. • Location and proposed method of tree and vegetation protection; • Placement and type of perimeter filters; • Water control methods; • Vehicular access points and surface treatment; • Spoil storage and stabilization measures; • Siltation control devices; • Proposed revegetation methods; • Proposed seed and fertilizer types, application rates and methods; • Mulch type, rate application and stabilization methods; • Type and location of any permanent or temporary irrigation methods to be used. <p>O. Design Review Board Application and Fee Submit one copy of completed application and fee</p>	<p>Applicant</p>	<p>At least 21 days before the next scheduled meeting of the DRB</p>

Step	Responsibility	Timing
FINAL PLAN REVIEW AND APPROVAL (CONT.)		
<p>with drawings. Fee is based on Maximum Gross Floor Area (see Definitions, page 2-3 of this document) in accordance with current fee schedule. (Refer to Appendix B for example of application form and Appendix A for Design Review Board Application Fees).</p>	Applicant	At least 21 days before the next scheduled meeting of the DRB
<p>2. Notification to the Applicant and the BGVA Board of the DRB decision. Notification will also be posted in a conspicuous place at Bachelor Gulch Village. The decision will become final if no appeal is filed by Applicant or the BGVA Board within 20 days of DRB decision.</p>	DRB	Within 10 days of DRB meeting.
DESIGN REVIEW BOARD APPEAL PROCESS		
<p>1. Submit an appeal to the DRB in writing.</p>	Applicant	Within 30 days following DRB decision.
<p>2. Review Applicant's appeal and render a decision.</p>	DRB	Next regularly scheduled meeting.
<p>3. Transmit decision to Applicant and to BGVA Board.</p>	DRB	Within 10 days of the decision regarding appeal request.
Appeal Process		
<p>1. Submit a formal appeal to the Board of Directors of the Bachelor Gulch Village Association (BGVA Board).</p>	Applicant	Within 10 days following the date of notice of DRB appeal decision.
<p>2. Review Applicant appeal</p> <ul style="list-style-type: none"> • Failure to act within 95 days from date of appeal filing will constitute approval. • BGVA Board will document in writing reasons for disapproval. 	BGVA	Within 60 days from the date of filing appeal. (A 30-day extension may be provided if further information is needed)
<p>3. Submit approved final plan (at whatever stage) to Eagle County Building Department.</p>	Applicant	When Final Plan has been approved by DRB or on an appeal by BGVA Board.

Step	Responsibility	Timing
<p>FINAL WORKING DRAWING SUBMISSION</p> <p>1. Upon approval of final plans the Applicant shall prepare and submit final working drawings to the DRB. The contents of the final working drawings submittal should be substantially consistent with the approved final design plans, while responding to any conditions or revisions imposed by the DRB at final design review. The final working drawing submittal package shall include the following drawings:</p> <p>A. Final Working Drawings B. Initial Erosion Control Plan C. Permanent Erosion Control Plan D. Transportation and Parking Plan - This plan shall describe:</p> <ul style="list-style-type: none"> • how and where construction vehicles will be parked at the Construction Site during Construction Activity. • the maximum number of Construction Vehicles that will be parked at or adjacent to the Construction Site at any one time. • the manner in which construction workers will be transported to and from the Construction Site during Construction Activity. 	<p>Applicant</p>	<p>Prior to requesting building permit from Eagle County.</p>
<p>EAGLE COUNTY PLAN REVIEW AND APPROVAL</p> <p>Subsequent to the delivery of final working drawings to the DRB the Applicant may submit identical final working drawings to the Eagle County Building Department for its plan check process in order to obtain a building permit. Precise submittal requirements can be obtained from the Eagle County Building Department upon presentation to Eagle County of a photo copy of the warranty deed and a set of plans stamped and approved by the DRB.</p>	<p>Applicant</p>	<p>Open</p>

Step	Responsibility	Timing
CONSTRUCTION INSPECTIONS AND/OR SUBMITTALS		
1. Concurrently with the submission of final working drawings the Applicant shall stake the footprints of all improvements to be constructed on the Site and all parking, storage and laydown areas, and flag all trees to be removed and/or saved according to "Tree Removal Procedures" - Appendix F.	Applicant	Concurrently with submission of final working drawings.
2. Request site inspection from the DRB prior to construction.	Applicant	Prior to ground-breaking.
3. Inspect site to ensure compliance with approved plan, lot survey points, driveway location, building corners, cut and fill areas, protected vegetation and proposed tree removals.	DRB Staff	Within two working days.
4. Applicant delivers Compliance Deposit to the DRB (Refer to Appendix E, Construction Activities and Compliance Deposit Regulation).	Applicant	Prior to construction.
5. Issuance of Construction Activity approval to Applicant.	DRB Staff	Upon satisfactory completion of requirements.
6. Request building permit and any or all other inspections and approvals for all phases of construction from the Eagle County Building Department.	Applicant	After issuance of Construction Activity Approval from DRB.
7. Request foundation inspection from DRB. Deliver improvement location certificate to DRB.	Applicant	After foundation is complete, prior to any framing.
8. Inspection of foundation.	DRB Staff	Within 72 hours of written request.
9. Issuance of DRB foundation approval.	DRB Staff	Upon satisfactory completion of requirements.
10. Request on-site mock-up approval from DRB. Construct a full scale mock-up (minimum of a 6' by 6') which accurately conveys all proposed exterior materials, colors (including stone material, and/or siding) and detailing, including window, corner	Applicant	After issuance of foundation approval.

Step	Responsibility	Timing
CONSTRUCTION INSPECTIONS AND/OR SUBMITTALS (CONT.)		
and trim details and/or details of areas where one material changes to another.		
11. Inspection of mock-up.	DRB	Within five working days of written request.
12. Issuance of DRB mock-up approval. No construction may proceed until mock-up approval has been issued.	DRB	Upon satisfactory completion of requirements.
13. Request framing inspection (core and shell) from DRB. Deliver updated improvement location certificate to include ridge elevations to DRB.	Applicant	Prior to enclosure of structure.
14. Inspection of framing (core and shell).	DRB Staff	Within 72 hours of written request.
15. Issuance of DRB framing approval.	DRB Staff	Upon satisfactory completion of requirements.
16. Request temporary certificate of compliance inspection from the DRB.	Applicant	Prior to requesting temporary Certificate of Occupancy from County.
17. Inspection of Construction Site to ensure that the Construction Activity is substantially complete and has been performed in compliance with the approved final working drawings.	DRB Staff	Within 72 hours of written request.
18. Issuance of temporary certificate of compliance	DRB Staff	Upon satisfactory completion of requirements.
19. Request final inspection from DRB.	Applicant	Prior to requesting temporary Certificate of Occupancy from County.
20. Inspection of Construction Site to ensure that all portions of the Construction Activity including all landscaping and remedial work are fully complete in accordance with the approved final working drawings.	DRB Staff	Within 72 hours of written request

Step	Responsibility	Timing
<p>CONSTRUCTION INSPECTIONS AND/OR SUBMITTALS (CONT.)</p> <p>21. Issuance of certificate of compliance from DRB.</p> <p>22. Request Certificate of Occupancy from the Eagle County Building Department.</p>	<p>DRB Staff</p> <p>Applicant</p>	<p>Upon satisfactory completion of requirements.</p> <p>Following issuance of certificate of compliance.</p>