

APPENDIX A – DESIGN REVIEW BOARD APPLICATION FEES

Bachelor Gulch Village Design Review Board Application Fee Schedule for Single Family Residential

<i>Square Feet of Max. Gross Floor Area</i>	<i>Sketch Plan Fee</i>	<i>Final Plan Fee</i>	<i>Total Fee</i>
0-5,000 SF	\$2,000	\$2,000	\$4,000
5,001-7,500 SF	\$2,500	\$2,500	\$5,000
7,501-10,000SF	\$3,000	\$3,000	\$6,000

Miscellaneous Notes:

- Minor projects of under \$250,000, fee is 1.5% of project costs, minimum of \$150.
- Modification to previously approved plans if implemented during initial construction, \$150.
- The DRB may impose an additional fee of \$1,000 for any project having more than two Sketch Plan reviews or more than one Final Plan review.
- Homesite Amendment - \$1,000.
- Appeals - \$500
- Signs and/or Satellite Dishes if presented independently, \$50.
- Fees must be paid at time of submittal.
- Fees are calculated on Maximum Gross Floor Area, defined as the total floor area measured from the outside of all exterior walls, not including crawl spaces, garages or area designed for parking or loading within a building.
- Fees for projects outside the scope of the current fee schedule will be determined by the DRB staff.
- Late submittal fee shall be an additional 50% of the fee due at that meeting. Acceptance of submittals after the deadline shall be at the discretion of the DRB staff.
- Make check payable to Bachelor Gulch Village Association.

APPENDIX B - BACHELOR GULCH VILLAGE DESIGN REVIEW BOARD
SINGLE FAMILY RESIDENTIAL APPLICATION

SECTION II
SUBMITTAL REQUIREMENT PROCEDURES SUMMARY

Name of Project _____
Location Filing _____ Lot _____

1. A pre-planning meeting with the DRB staff is required for all single family residential projects within Bachelor Gulch Village for the Applicant to obtain information which will establish the overall regulations for the particular Lot. In addition, a conceptual design meeting is strongly encouraged.
 2. Fees should be submitted with application. Fees are based on the Maximum Gross Floor Area of the Residential unit(s), including lofts, stairways, fireplaces, halls, habitable attics, bathrooms, closets and storage and mechanical areas as measured from outside wall to outside wall. (Refer to attached Design Review Board Application Fees).
 3. Snow load requirements - Bachelor Gulch Village regulations shall be in accordance with Eagle County requirements. Contact the Eagle County Community Development Department for precise regulations and guidelines.
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1. SKETCH PLAN REVIEW

- A. For Sketch Plan requirements refer to Chapter 5 - "Design Review Procedures" and Appendix D - Design Review Board Plan Check Summary Checklists of the Bachelor Gulch Village Design Guidelines and Regulations.
- B. Submit two copies of survey (minimum scale 1"=20'-0") and two full size sets and six sets 11"x17" reductions of proposed Site Plan, Floor Plans, and Landscape Plans and one copy of the Building Height Calculations.
- C. Submit completed Application Form, Sections I, III, IV, and V.
- D. Submit check for review fee at time of submittal.

2. FINAL PLAN REVIEW

- A. For Final Plan requirements refer to Chapter 5 - "Design Review Procedures" and Appendix D - Design Review Board Plan Check Summary Checklists of the Bachelor Gulch Village Design Guidelines and Regulations.
 - B. Submit two full size sets and six sets 11"x17" reductions of proposed Final Site Plan, Footing and Foundation Plan, Floor Plans, Elevations, Building Sections, Perspective Sketches, Roof Plan and Landscape Plans. Submit one copy each of Building Height Calculations, Details, Specifications and Model.
 - C. Submit completed Application Form, Sections I, III, IV, and V.
-

SECTION II

continued

Name of Project _____

Location Filing _____ Lot _____

3. MODIFICATIONS to SKETCH PLAN/FINAL PLAN APPROVAL

A. Describe item(s) to be modified:

B. Plan requirements:

1. Submit photos or previously approved plans.
2. Submit modified elevations, floor plan and/or site plan as appropriate.

C. Submit completed application, Sections I, III, IV and V as appropriate.

4. MISCELLANEOUS PROJECT REVIEW PROCESS

A. Submit two full size sets and six sets 11"x17" reductions of drawings as appropriate.

B. Submit completed Application Form, Sections I, III, IV, and/or V as appropriate.

C. Submit check for review fee at time of submittal.

**SECTION IV
LIST OF MATERIALS**

Name of Project _____
 Location Filing _____ Lot _____

The following information must be submitted by the Applicant to the DRB prior to attending the meeting. Color chips, siding samples, etc. should be presented at the DRB meeting.

A. Building Materials:	Type of Material	Specification, Product Color, Material, etc.
Roof (Pitch is _____)	_____	_____
Primary Wall Material	_____	_____
Other Wall Materials	_____	_____
Fascia	_____	_____
Soffits	_____	_____
Windows	_____	_____
Window Trim	_____	_____
Exterior Doors	_____	_____
Garage Doors	_____	_____
Door Trim	_____	_____
Hand or Deck Rails	_____	_____
Flues, Caps	_____	_____
Flashings	_____	_____
Chimney Enclosures	_____	_____
Trash Enclosures	_____	_____
(locate on plans)	_____	_____
Greenhouses	_____	_____
Snow Fence/Gutters	_____	_____

*Please indicate location of utility meters and exterior light fixtures on plans. Attach cutsheets for exterior light fixtures indicating type and material.

**Please note that a full scale on-site mock up of all exterior materials with proposed colors is required during the construction phase prior to installation for final DRB approval. Please refer to Construction Inspections, Section 5 of the Bachelor Gulch Village Design Guidelines.

**SECTION V
LANDSCAPE PLAN**

Name of Project _____

Location Filing _____ Lot _____

Landscape Zone: Conifer Forest Aspen Forest Mixed Aspen/Conifer Forest
 Meadow Mountain Shrub Visual Integrity

Please note minimum sizes for plant material :

- 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.

PLANT MATERIALS:: *Botanical Name* *Common Name* *Quantity* *Size*

	<i>Botanical Name</i>	<i>Common Name</i>	<i>Quantity</i>	<i>Size</i>
A. Proposed Trees	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
B. Existing Trees to be Removed	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
C. Proposed Shrubs	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____

SECTION V
Landscape Plan (continued)

Name of Project _____
Location Filing _____ Lot _____

PLANT MATERIALS: *Botanical Name* *Common Name* *Square Footage*

C. Ground Cover _____ _____ _____
_____ _____ _____
_____ _____ _____
_____ _____ _____

D. Sod _____ _____ _____
_____ _____ _____
_____ _____ _____

E. Seed _____ _____ _____
_____ _____ _____
_____ _____ _____

F. Types of Edging _____

G. Type of Irrigation _____

H. Type or Method of Erosion Control _____

(Submit Erosion Control and Revegetation Plan with Final Plans)

SECTION V
Landscape Plan (continued)

Name of Project _____
Location Filing _____ Lot _____

I. OTHER LANDSCAPE FEATURES (retaining walls, fences, swimming pools, etc.)
Please specify height, materials, and colors if applicable.

J. PAVING MATERIALS (driveway, walkways, patios etc.)

K. EXTERIOR SIGNAGE - Description, (submit details and/or cutsheets if applicable)

L. SITE LIGHTING - Description (note lighting locations on plan and submit cutsheets)

M. MISCELLANEOUS

SECTION XX
LIST OF xxxxxx

Name of Project _____
Location Filing _____ Lot _____

D. Submit check for review fee at time of submittal.

APPENDIX C - BACHELOR GULCH VILLAGE DESIGN REVIEW BOARD
APPLICATION FOR SATELLITE DISH



BACHELOR GULCH VILLAGE DESIGN REVIEW BOARD
Application for Satellite Dish

Application date _____

Date of DRB Meeting _____

1. Application will be accepted after all information is provided.
2. Satellite Dish Application Fee : \$50.00. Fee must be submitted at time of application.
3. Please attach two 11" x 17" reductions of Site Plan indicating the proposed location for satellite dish.
4. Please contact the DRB staff regarding application questions.

APPLICATION FOR SATELLITE DISH

A. NAME OF PROJECT: _____

PROJECT DESCRIPTION: _____

B. LOCATION OF PROJECT:

Legal Description: Filing _____ Lot _____

Other _____

Street Address _____

C. NAME OF APPLICANT: _____ Firm: _____

Mailing Address: _____

Telephone: () _____ Fax () _____

D. NAME OF OWNER(S) : _____

Mailing Address: _____

Telephone: () _____ Fax () _____

E. NAME OF ARCHITECT: _____

Mailing Address: _____

Telephone: () _____ Fax () _____

I have read and will comply with the Bachelor Gulch Village Construction Activities and Compliance Deposit Regulation concerning construction activities and compliance deposit regulations of Bachelor Gulch Village.

Signature and Printed Name of Signatory _____

Date _____



SATELLITE DISHES - DESIGN REVIEW BOARD POLICY

A. GENERAL POLICIES:

1. An application fee, and proposed location for all satellite dishes must be received by the Bachelor Gulch Village DRB prior to approval.
2. Satellite dishes must be substantially screened from view from adjacent properties and from adjacent road right-of-ways without impairing the signal. Screening may utilize a portion of an existing building; however, a fence for the sole purpose of screening may not be used.
3. Satellite Dishes must be located and screened within the designated Homesite area for the Lot. If it is necessary to locate the dish outside of the Homesite area it must be demonstrated that it is completely screened from off-site views.
4. Satellite dishes may be wire mesh or solid. Satellite dishes must be a solid color, with no logos, painted to match surrounding equipment or environs.
5. One dish will be allowed per building, such as a single family, primary/secondary or duplex home, townhouse project, condominium, lodging or multi-purpose building.
6. For the purpose of assuring equal access to all Owners within a condominium building an application must be made in the name of or through the association.
7. The satellite dish shall be located in such a manner with consideration for safety.

B. SPECIFIC POLICIES FOR RESIDENTIAL SITES

1. The maximum diameter of dishes shall be one meter, or 39 inches.

C. SPECIFIC POLICIES FOR COMMERCIAL SITES

1. The maximum diameter of dishes shall be one meter, or 39 inches.
2. Dishes may be incorporated into surrounding equipment in conjunction with screening.

**APPENDIX D - DESIGN REVIEW BOARD PLAN CHECK
SUMMARY CHECKLISTS**



BACHELOR GULCH VILLAGE DESIGN REVIEW BOARD

Single Family Residential

Plan Check Summary Checklist - Site/Building/Landscaping

Date Checked: _____

SKETCH PLAN SUBMITTAL

Reviewed by: _____

Date Reviewed: _____

Project Name: _____

Project Location: Lot _____

Applicant Name/Telephone No: _____

Owner Name/Telephone No: _____

1. STATUS OF APPLICATION: Complete ___ Incomplete ___ By ___

- | | No | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Two copies of a stamped survey received |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Two sets full size and six sets 11" x 17" reduction of proposed site plan |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Two sets full size and six sets 11" x 17" reductions of building plans |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drawings dated, all pages identified |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Project location on drawings |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Complete application submitted |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fee submitted: \$ _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Height calculations submitted |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plans prepared by licensed Colorado architect |

2. SITE RELATED ISSUES

- | | No | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scale indicated on site plan |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Property lines shown |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Easements of Record shown |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Building envelope shown |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Homesite indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Landscape zone indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Maximum Gross Floor Area indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Maximum building height indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All site improvements within Homesite |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Existing and proposed topography shown |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Significant existing trees indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Limits of construction indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Elevations of each floor indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveway grades indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveway grades within regulations |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Heated driveway proposed if greater than 10% |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Improvements proposed within road right-of-way |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Improvements proposed within Easements of Record |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Adequate maneuvering space provided on site |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Adequate parking on site |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drainage plan resolved on property |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Culvert at driveway indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Site coverage less than area of Homesite or 30% of total Lot area |

3. BUILDING DESIGN RELATED ISSUES

- | | No | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Height calculations submitted |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Height calculations within limits |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Maximum Gross Floor Area calculations accurate |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Maximum Gross Floor Area within limits |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fireplace(s) in compliance |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Landscape zone building guidelines adhered to |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Secondary unit proposed |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Separate entrance for secondary unit |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Full kitchen in secondary unit |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dedicated parking for secondary unit |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Minimum roof pitch 6:12 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Maximum roof pitch 12:12 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Major roof forms limited to gable/hip roofs |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Highest roof ridge indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Overall building dimensions indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Rock base expressing mass proposed |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Trash storage/removal strategy proposed |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows in an asymmetrical random pattern |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Baseline of elevations consistent with topography |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior materials and colors indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Copper flashing proposed |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Copper gutters/downspouts proposed |

4. LANDSCAPING

- | | No | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Landscape zone noted on plans |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Significant existing trees preserved |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Significant existing trees to be removed |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Limits of disturbed area indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Erosion control location/method indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Proposal includes a variety of indigenous species for applicable landscape zone |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Proposal includes variety of sizes |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Minimum coniferous size 50% 10 foot , 50% 12 foot |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Minimum deciduous size 50% 2 inch caliper, 50% 3 inch caliper |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Minimum shrub container is 50% 5 gallons, 50% 7 gallons |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Large specimen trees proposed for areas close to house |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Landscape zone guidelines reasonably adhered to |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Metal edging indicated at plant beds |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Automatic irrigation system proposed |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location of irrigation system indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No irrigation system within 18 inches of roadway asphalt |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Building siting responsive to natural topography |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Site disturbance reasonably minimized |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Transition from formal to natural terrain acceptable |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Grading blends into natural terrain |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Retaining walls - timber, stucco, stone, boulders, 4 foot maximum height |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Graded slopes are a maximum of 2:1 slope |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Adequate revegetation plans on cut and fill slopes |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior landscape lighting understated |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior landscape lighting cutsheets submitted |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Erosion control and revegetation plan submitted |



BACHELOR GULCH VILLAGE DESIGN REVIEW BOARD

Single Family Residential
Plan Check Summary - Site/Building/Landscaping

Date Checked: _____

FINAL PLAN SUBMITTAL

Reviewed by: _____

Date Reviewed: _____

Project Name: _____

Project Location: Lot _____

Street Address: _____

Applicant Name/Telephone No: _____

Owner Name/Telephone No: _____

I. STATUS OF APPLICATION:

- Two sets full size, six sets 11" x 17" reduction of drawings received
- Drawings dated, all pages identified
- Project location on drawings
- Complete application submitted
- Fee submitted: \$ _____
- Height calculations submitted
- Plans prepared by licensed Colorado architect

2. SITE RELATED ISSUES

- | No | N/A | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Scale indicated on site plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Property lines shown |
| <input type="checkbox"/> | <input type="checkbox"/> | Easements of Record shown |
| <input type="checkbox"/> | <input type="checkbox"/> | Building envelope shown |
| <input type="checkbox"/> | <input type="checkbox"/> | Homesite indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscape zone indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | Maximum Gross Floor Area indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | Maximum building height indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | All site improvements within Homesite |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing and proposed topography shown |
| <input type="checkbox"/> | <input type="checkbox"/> | Significant existing trees indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | Limits of construction indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | Elevations of each floor indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway grades indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway grades within regulations |
| <input type="checkbox"/> | <input type="checkbox"/> | Heated driveway proposed if greater than 10% |
| <input type="checkbox"/> | <input type="checkbox"/> | Improvements proposed within road right-of-way |
| <input type="checkbox"/> | <input type="checkbox"/> | Improvements proposed within Easements of Record |
| <input type="checkbox"/> | <input type="checkbox"/> | Adequate maneuvering space provided on site |
| <input type="checkbox"/> | <input type="checkbox"/> | Adequate parking on site |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof overhangs indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | Utility routes/connection points indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage plan resolved on property |
| <input type="checkbox"/> | <input type="checkbox"/> | Culvert at driveway indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | Maximum graded slope 2:1 achieved |
| <input type="checkbox"/> | <input type="checkbox"/> | Maximum retaining wall 4 foot height achieved |
| <input type="checkbox"/> | <input type="checkbox"/> | Snow storage indicated on landscape plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Site coverage less than area of Homesite or 30% of total lot area |
| <input type="checkbox"/> | <input type="checkbox"/> | Plan prepared by Colorado registered professional engineer |

3. BUILDING DESIGN RELATED ISSUES

- | No | N/A | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Height calculations submitted |
| <input type="checkbox"/> | <input type="checkbox"/> | Height calculations within limits |
| <input type="checkbox"/> | <input type="checkbox"/> | Maximum Gross Floor Area calculations accurate |
| <input type="checkbox"/> | <input type="checkbox"/> | Maximum Gross Floor Area within limits |
| <input type="checkbox"/> | <input type="checkbox"/> | Fireplace(s) in compliance (6) F.A. within limits |
| <input type="checkbox"/> | <input type="checkbox"/> | Fireplace equipment cutsheets submitted |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscape zone building guidelines adhered to |
| <input type="checkbox"/> | <input type="checkbox"/> | Secondary unit proposed |
| <input type="checkbox"/> | <input type="checkbox"/> | Secondary unit logical extension of primary residence |
| <input type="checkbox"/> | <input type="checkbox"/> | Separate entrance for secondary unit |
| <input type="checkbox"/> | <input type="checkbox"/> | Full kitchen in secondary unit |
| <input type="checkbox"/> | <input type="checkbox"/> | Dedicated parking for secondary unit |
| <input type="checkbox"/> | <input type="checkbox"/> | Parking spaces minimum 10 foot x 20 foot |
| <input type="checkbox"/> | <input type="checkbox"/> | Mechanical vents/flues shown |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof plan submitted |
| <input type="checkbox"/> | <input type="checkbox"/> | Minimum roof pitch 6:12 |
| <input type="checkbox"/> | <input type="checkbox"/> | Maximum roof pitch 12:12 |
| <input type="checkbox"/> | <input type="checkbox"/> | Snow shed protections at entries |
| <input type="checkbox"/> | <input type="checkbox"/> | Meter locations shown |
| <input type="checkbox"/> | <input type="checkbox"/> | Meter locations screened |
| <input type="checkbox"/> | <input type="checkbox"/> | Windows in an asymmetrical random pattern |
| <input type="checkbox"/> | <input type="checkbox"/> | Large window surfaces adequately subdivided and well recessed |
| <input type="checkbox"/> | <input type="checkbox"/> | Window and exterior door specifications complete |
| <input type="checkbox"/> | <input type="checkbox"/> | Cold roof system proposed |
| <input type="checkbox"/> | <input type="checkbox"/> | Image of all flues indicated |
| <input type="checkbox"/> | <input type="checkbox"/> | Chimney cap enclosures detailed |
| <input type="checkbox"/> | <input type="checkbox"/> | Exterior lighting locations indicated |

Building Design Related Issues (cont.)

- Exterior light fixture cutsheets submitted
- Exterior wall materials and color specifications complete
- Exterior trim materials and color specifications complete
- Roof materials is cedar
- Do fireplace(s) have glass doors
- Do fireplace(s) have outside combustion air
- Wood siding cedar, redwood, spruce or pine
- Semi-transparent stain proposed
- Rock base expressing mass proposed
- Foundation design submitted
- Trash storage removal strategy proposed
- Passive solar techniques utilized
- Energy conservation techniques employed
- Knox box location indicated
- Major roof forms limited to gable/hip roofs
- Pedestrian/vehicular areas protected from snow shed
- Baseline of elevations consistent with topography
- Copper flashing proposed
- Copper gutters/downspouts proposed



BACHELOR GULCH VILLAGE DESIGN REVIEW BOARD

Single Family Residential

Date Checked: _____

Resort Operations/Metropolitan District Review

Plan Check Summary Checklist - Site/Building/Landscaping

_____ Sketch Plan _____ Final Plan

Reviewed by: _____

Date Reviewed: _____

Project Name: _____

Project Location: Lot _____

Street Address: _____

Applicant Name/Telephone No: _____

Owner Name/Telephone No: _____

UTILITY ISSUES

- | Yes | No | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sanitary sewer service available |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sanitary sewer lateral indicated on site plan |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water service available |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water lateral indicated on site plan |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Storm sewer system available |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Storm drainage managed within property boundary |

2. DRIVEWAY/ROADWAY ISSUES

- | Yes | No | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Culvert at driveway indicated/adequate |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | One driveway curb cut requested |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveway grades within road ROW adequate |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Improvements proposed within road ROW |

**APPENDIX E - BACHELOR GULCH VILLAGE ASSOCIATION
CONSTRUCTION ACTIVITIES AND
COMPLIANCE DEPOSIT REGULATION**

Section 1. Title.

This regulation shall be known as the "Construction Activities and Compliance Deposit Regulation."

Section 2. Purpose.

The purpose of this regulation is to regulate Construction Activity (as such term is defined below) within Bachelor Gulch Village to minimize the impacts of Construction Activity on Guests and Owners. The Bachelor Gulch Village Design Review Board (DRB) has the power to amend this Regulation from time to time, without notice.

Section 3. Definitions.

Unless otherwise stated, all capitalized terms used herein shall have the meanings given to them in the General Declaration of Covenants, Conditions and Restrictions for Bachelor Gulch Village, Eagle County, Colorado, as recorded with the Clerk and Recorder of Eagle County, Colorado, on June 16, 1996, in Book 697, at Page 750, as amended from time to time (the "Declaration"). In addition, as used in this Regulation, the following terms shall have the following meanings:

- 3.00 "Association" means the Bachelor Gulch Village Association.
- 3.01 "Compliance Deposit" means the deposit that an Owner is required to deliver to the DRB prior to commencing a Construction Activity.
- 3.02 "Construction Site" means a Site upon which Construction Activity takes place.
- 3.03 "Construction Activity" means any site disturbance, construction, addition or alteration of any building, landscaping or any other improvement on any Site.
- 3.04 "Construction Vehicle" means 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.
- 3.05 "District" means the Smith Creek Metropolitan District and/or the Bachelor Gulch Metropolitan District.
- 3.06 "DRB" means the Design Review Board as appointed by the Board of Directors of Bachelor Gulch Village Association.

- 3.07 "Owner Representative" means any contractor, subcontractor, agent or employee hired or engaged by an Owner in connection with any Construction Activity.
- 3.08 "Regulation" means this Construction Activities and Compliance Deposit Regulation.
- 3.09 "Security Department" means the Bachelor Gulch Village Security Department.
- 3.10 "Substantially Complete" means that stage of a Construction Activity at which the work is sufficiently complete so as to allow the owner to legally occupy or utilize the work for its intended use. Legal occupation or utilization means that the Owner has obtained a temporary certificate of compliance from the DRB and a temporary certificate of occupancy from Eagle County. Notwithstanding any other provision hereof, a Construction Activity shall not be deemed to be Substantially Complete until all exterior finish work and landscaping work has been completed.
- 3.11 "Temporary Structure" shall mean any structure erected or otherwise installed as a job office or for the purpose of storing materials in connection with a Construction Activity.

Section 4. Construction Process, Approvals and Inspections.

- 4.01 Construction Process. Construction shall not begin until final plan approvals have been issued by the DRB, and a building permit has been obtained from Eagle County. Owners and their Owner Representatives shall arrange a preplanning meeting with DRB staff to educate themselves about the Bachelor Gulch Village design review and development process and the DRB's concerns with respect to particular Sites. To assist Owners and their Owner Representatives in educating themselves about Bachelor Gulch Village design review and development process, please refer to the following information in the Design Guidelines for Bachelor Gulch Village and information available from the DRB office:
- (a) "Sources for Information Regarding Construction in Bachelor Gulch Village" available from the DRB office.
 - (b) Design Review Procedures - Chapter 5 of these Design Guidelines.
 - (c) Design Review Board Plan Check Summary Checklists - Appendix D of this document.

4.02 Preconstruction Requirements. No Owner or Owner Representative shall commence any Construction Activity until it has satisfied all preconstruction requirements set forth in this Section 4.02.

- (a) To initiate the formal design review process, the Owner of a Site shall Submit sketch plans to the DRB for its review and approval. If the DRB rejects the sketch plans, the Owner shall make such design changes as the DRB shall require and resubmit the sketch plans to the DRB. If the DRB approves the sketch plans, the Owner shall proceed as described in subparagraph 4.02(b).
- (b) After obtaining the DRB's approval of its sketch plans, the Owner shall prepare final plans and submit the same to the DRB for its review and approval. If the DRB rejects the final plans, the Owner shall make such design changes as the DRB shall require and resubmit the final plans to the DRB. If the DRB approves the final plans, the Owner shall proceed as described in subparagraph 4.02 (c) below.
- (c) After obtaining the DRB's approval of its final plans, the Owner shall
 - (i) prepare and submit the following documents:
 - (A) Final Working Drawings
 - (B) Initial Erosion Control and Soil Stabilization Plan (as described in paragraph 6.01 below)
 - (C) Permanent Erosion Control and Revegetation Plan (as described in paragraph 6.01 below).
 - (D) Transportation and Parking Plan (as described in paragraph 6.11 below).
 - (ii) stake the footprints of:
 - (A) All improvements to be constructed on the Site
 - (B) All parking, storage, laydown areas and limits of disturbance
 - (C) Tree removal/protection as described in Appendix E of the Regulation
 - (iii) request a site inspection from the DRB;
 - (iv) deliver its Compliance Deposit to the DRB in accordance with Section 5 below.

If the DRB rejects such submittals or finds the results of the site inspection to be unsatisfactory, the Owner shall make such changes as the DRB shall require and then resubmit such submittals to the DRB and/or request a follow-up site inspection from the DRB, as the DRB may require. If the DRB approves such submittals, finds the results of the site inspection to be satisfactory and receives the Owner's Compliance Deposit, the DRB shall approve the Owner's proposed Construction Activity and the Owner shall proceed as described in subparagraph 4.02 (e) below.

- (d) Subsequent to its delivery of final drawings and the Compliance Deposit to the DRB under subparagraph 4.02 (c) above, the Owner may submit identical final working drawings to the Eagle County Building Department for its plan check process. In no event shall an Owner (i) initiate the plan check process with the Eagle County Building Department prior to the DRB's approval of the Owner's final plans, or (ii) submit final working drawings to the Eagle County Building Department that differ from those that the Owner submits to the DRB.
- (e) After the DRB approves the Construction Activity contemplated by the Owner as described in subparagraph 4.02 (c) above, the Owner shall request a building permit from the Eagle County Building Department and Request any and all other necessary permits and approvals from Eagle County, Colorado, the District and any other governmental or quasi-governmental entity with jurisdiction over the Construction Site. In no event shall an Owner (i) request a building permit from the Eagle County Building Department prior to the DRB's approval of the Owner's proposed Construction Activity as described in subparagraph 4.02 (c) above, or (ii) commence any Construction Activity prior to obtaining (A) the DRB's approval of such Construction Activity as described in subparagraph 4.02 (c) above, and (B) a building permit and all other necessary permits and approvals from Eagle County, Colorado, the District and any other governmental or quasi-governmental entity with jurisdiction over the Construction Site.

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

- (a) Prior to commencing its Construction Activity, the Owner shall request a site inspection as described in subparagraph 4.02 (c) above.
- (b) Upon completion of foundation construction and prior to commencing framing, Owner shall request a foundation inspection from the DRB and, simultaneously therewith, deliver to the DRB an improvement location certificate for the Construction Site, which (i) is certified by a surveyor registered in the State of Colorado, (ii) shows the location of all permanent improvements then located on the Construction Site; and (iii) sets fourth the elevations of the tops of all foundation walls of all such permanent improvements. Thereafter, the DRB will inspect the foundation to ensure the Construction Activity is being performed in compliance with the approved final working drawings and this Regulation.

- (c) Upon completion of core and shell framing, and prior to enclosing exterior walls and roofs, Owner shall request a framing inspection from the DRB and, simultaneously therewith, deliver to the DRB an updated improvement location certificate for the Construction Site, which (i) is certified by a surveyor registered in the State of Colorado; (ii) shows the location of all permanent improvements then located on the Construction Site; and (iii) sets forth the elevations of all floors and the highest roof ridge of all such permanent improvements. Thereafter, the DRB will inspect the framing to ensure that the Construction Activity is being performed in compliance with the approved final working drawings and this Regulation.
- (d) Upon substantial completion of the Construction Activity, and prior to obtaining Eagle County Certificate of Occupancy, the Owner may request a temporary certificate of compliance inspection from the DRB. Thereafter, the DRB shall inspect the Construction Site to ensure that the Construction Activity is substantially complete and has been performed in compliance with the approved final working drawings and this Regulation.
- (e) Upon final completion of all portions of the Construction Activity, including all landscaping required in connection therewith and all remedial work that the DRB required the Owner to perform following the temporary certificate of compliance inspection described in subparagraph 4.03 (d) above, the Owner shall request a final inspection from the DRB. Thereafter, the DRB shall inspect the Construction Site to ensure that all portions of the Construction Activity, including all such landscaping and remedial work, are fully complete and have been performed in compliance with the approved final working drawings and this Regulation.

The DRB shall use its best effort to conduct the inspections described in subparagraphs 4.03 (a) through (e) above within seventy-two hours after receiving written requests therefor. The DRB may enter upon a Construction Site at any reasonable time to inspect the progress of a Construction Activity and ensure compliance with approved final plans and this Regulation.

- 4.04 Certificate of Compliance and Occupancy. "Certificates of compliance" are issued by the DRB. "Certificates of Occupancy" are issued by the Eagle County Building Department. An Owner may not occupy or otherwise use any improvement constructed on a Construction Site until it has received (i) a certificate of compliance or temporary certificate of compliance from the DRB, and (ii) a Certificate of Occupancy or a temporary Certificate of Occupancy from the Eagle County Building Department.

- (a) If an Owner has performed its Construction Activity in compliance with its approved final plans and this Regulation, the DRB will issue a certificate of compliance to the Owner following a final inspection conducted under subparagraph 4.03 (e) above. If the Owner has failed to perform its Construction Activity in compliance with its approved final plans and this Regulation, the Owner shall promptly perform such remedial work as the DRB shall require.
- (b) If an Owner has performed its Construction Activity in compliance with its approved final plans and this Regulation, but certain insubstantial details of construction or landscaping remain to be completed, the DRB may, but is not required to, issue a temporary certificate of compliance to the Owner following an inspection under paragraph 4.03 (d) above. If the Owner has failed to perform its Construction Activity in compliance with its approved final plans and this Regulation, the Owner shall promptly perform such remedial work as the DRB shall require. The DRB may condition its issuance of a temporary certificate of compliance upon an increase in the amount of the Owner's Compliance Deposit as described in subparagraph 5.03 (f) below.
- (c) In no event shall an Owner apply for a Certificate of Occupancy from the Eagle County Building Department without first having obtained a certificate of compliance from the DRB. Similarly, in no event shall an Owner apply for a temporary Certificate of Occupancy from the Eagle County Building Department without first having obtained a temporary certificate of compliance from the DRB.

Prior to receiving permission to occupy the home, the Owner must demonstrate installation of a Knox Box to the required specifications as prescribed by the Fire Marshall or Bachelor Gulch Security.

Section 5. Compliance Deposit.

After the DRB approves an Owner's proposed Construction Activity as set forth in paragraph 4.02 (c) above, and prior to commencing such Construction Activity, the Owner shall deliver a Compliance Deposit to the DRB, on behalf of the Association, as security for the Owner's full and faithful performance of its Construction Activity in accordance with its approved final plans and this Regulation.

5.01 Amount of the Compliance Deposit.

- (a) The amount of the Compliance Deposit shall be based upon the maximum gross floor area, as measured from the outside of all exterior walls of all enclosed structures to be built on a Construction Site as follows:

<u>Square Footage</u>	<u>Deposit</u>
0 - 499	\$ 2,500
500 - 1,999	\$10,000
2,000 - 4,999	\$20,000
5,000 - 6,999	\$30,000
7,000 - 8,999	\$40,000
9,000 and greater	\$50,000

- (b) Notwithstanding the foregoing, with respect to any Construction Activity that consists solely of a Remodel the amount of the Compliance Deposit shall be equal to the greater of (i) two percent (2%) of the estimated cost of the Construction Activity as determined by the Bachelor Gulch Design Review Board submitted by the Owner to the Eagle County Building Department for such Construction Activity (up to, but not exceed \$50,000) or (ii) \$2,000.

5.02 Form of Compliance Deposit. The Compliance Deposit shall be delivered to the DRB, by certified or cashier's check or by wire transfer.

5.03 Administration of Compliance Deposit. The DRB, on behalf of the Association, shall administer each Compliance Deposit as follows:

- (a) The DRB shall hold the Compliance Deposit as security for the Owner's full and faithful performance of its Construction Activity in accordance with its approved final plans and this Regulation. No interest will be paid on the Compliance Deposit to the Applicant.
- (b) The Association may use, apply or retain the whole or any part of a Compliance Deposit to the extent required to reimburse DRB for any cost which DRB may incur, or may be required to incur, by reason of an Owner's non-compliance in respect of any of the terms and conditions set forth herein. DRB shall be entitled to a fee in an amount equal to 15 percent of the amount of any costs incurred by DRB to cure any noncompliance by an Owner, which fee may be paid from the Compliance Deposit. If the amount of the Compliance Deposit is not sufficient to cure any such noncompliance by an Owner, DRB may apply the Compliance Deposit in a manner which best mitigates the effects of such noncompliance. In addition, DRB may use, apply or retain the whole or any part of a Compliance Deposit to pay to DRB any fine imposed by DRB under paragraph 7.02 below that is not paid as and when the same becomes due and payable.
- (c) The Association's decision to use the Compliance Deposit as permitted hereunder shall be at the sole and absolute discretion of the DRB.

- (d) If DRB so uses part or all of the Compliance Deposit as set forth in subparagraph 5.03 (b) above, then the Owner shall, within five days after written demand therefor from DRB, pay DRB the amount used to restore the Compliance Deposit to its original amount. Neither the Owner nor any other party shall have any rights of any kind or nature against DRB, its officers, agents, employees, directors or attorneys arising out of DRB use of the Compliance Deposit, unless DRB is grossly negligent, or intentionally acts in bad faith.
- (e) DRB shall be under no obligation of any kind or nature to take any action to comply with all regulations pertaining to the Construction Activity.
- (f) Any part of the Compliance Deposit not used by DRB as permitted by subparagraph 5.03 (b) above shall be returned to the Owner within thirty days after the issuance of a certificate of compliance for the Site by the DRB. No portion of the Compliance Deposit shall be returned to an Owner upon the DRB's issuance of a temporary certificate of compliance. The DRB may condition its issuance of a temporary certificate of compliance upon its receipt from the Owner of funds sufficient to increase the amount of the Compliance Deposit to an amount equal to the product obtained by multiplying (i) the cost of that portion of the Construction Activity that remains to be completed, as estimated by the DRB, by (ii) 1.15.

Section 6. Construction Requirements.

Each Owner shall ensure that all Construction Activity that is performed on its Construction Site is performed in accordance with the following requirements.

- 6.01 Erosion Control and Vegetation Protection. DRB shall not approve any proposed Construction Activity under subparagraph 4.02 (c) above, unless and until it has first approved an initial Erosion Control and Soil Stabilization Plan and a permanent Erosion Control and Revegetation Plan for the Construction Site. The Owner of the Construction Site is responsible for preparing and submitting such plans to the DRB. If the DRB rejects any such plan submitted by the Owner, the Owner shall make such changes to the plan as the DRB shall require and resubmit the plan to the DRB. Once the DRB has approved such plans for a Construction Site, the Owner shall ensure that all Construction Activity is performed in compliance with such plans. In addition, the Owner shall ensure that (a) trees not authorized for removal are not damaged; (b) brush, surplus soil, and other excavated debris are promptly removed from the Construction Site; (c) dust is controlled by a dust abatement method approved by the DRB; and (d) during all Construction Activity, all driveway, parking and laydown areas are covered with at least two inches of three/quarter inch screened rock.

- 6.02 Noise. Each Owner shall use all reasonable efforts to minimize external noise resulting from its Construction Activity. Notwithstanding the foregoing, an Owner shall not be required to comply with the noise limits set forth in the Association's Noise Regulation during the following days and hours: Monday through Saturday 7:30 a.m. to 7:00 p.m.


At all other times, each Owner shall ensure that the noise resulting from its Construction Activity shall not exceed the noise limits set forth in subsection 3.4 of the Noise Regulation without the Security Department's prior consent.


- 6.03 Protection of Property. An Owner's Construction Activity shall be limited to its Construction Site, unless the DRB Security Department provides specific written authorization to the contrary. Access to the parcel shall be only from the approved road adjoining the site. An Owner shall restore promptly any adjacent lots or roads damaged during its Construction Activity to the DRB's satisfaction and, in any event, within thirty days after such damage occurs. If restoration is not accomplished by the end of the growing season following completion of construction, all required repairs will be performed by Bachelor Gulch Village Association, with all costs plus 50% thereof charged to the person in whose name the building permit was issued. The Owner shall ensure that a temporary visual screen or temporary fence of not less than six feet in height be constructed and maintained along the limits of disturbance line.
- 6.04 Temporary Structures. Temporary Structures may be maintained on a Construction Site. Temporary living quarters shall not be permitted on a Construction Site. All Temporary Structures erected on a Construction Site shall be removed within thirty days after completion of the Construction Activity. Temporary structures shall be screened to minimize the visual impact to other Owners and Guests. Plans for the placement and screening of Temporary Structures must be approved by the Security Department prior to the erection of the Temporary Structures. Trash dumpsters maintained on a Construction Site are deemed to be temporary structures and shall be visually screened to the greatest extent practicable. Once a trash dumpster is one-half (1/2) full, it shall be covered with a cover supplied by the owner of the dumpster, or with a cover that has been approved by the Security Department, until emptied or removed from the Construction Site.
- 6.05 Water Connections and Toilets. A temporary water connection and on site enclosed chemical toilets must be available at all times when Construction Activity is taking place on a Construction Site. Chemical toilets shall be screened from view and shall be located so as to minimize any adverse impacts on adjacent Sites.

- 6.06 Blasting Restrictions. No blasting shall be performed on any Construction Site without the Security Department's prior consent. Blasting may be subject to certain restrictions, which shall be determined by the Security Department in its sole and absolute discretion and which may vary from Site to Site.
- 6.07 Signs. No signs shall be displayed on a Construction Site without the prior written approval of the DRB.

One construction sign will be allowed for each project. The sign shall not exceed 16 square feet of total area, and shall be located within the project boundary and visible from an adjacent roadway and/or entry to the project. The sign will be freestanding and constructed in a standardized format as provided by the DRB. Construction signage will be allowed for the duration of construction or 18 months, whichever is less.

Signs with the intended use of selling property are prohibited. No other or additional signs may be displayed on the property without written approval of the DRB.

- 6.08 Roadway Maintenance. An Owner shall repair any damage to roads within Bachelor Gulch Village caused by Construction Vehicles used in connection with such Owner's Construction Activity and shall keep all such roads free and clear of all materials rubbish and debris resulting from such Owner's Construction Activity. No road cuts, deletions or additions shall be made without the consent of the Bachelor Gulch Metropolitan District.
- 6.09 Deliveries. Construction Vehicles that cannot maintain normal, acceptable speeds on Bachelor Gulch Trail shall travel on Bachelor Gulch Trail only during the hours of 6:00 a.m. to 8:00 a.m., 11:00 a.m. to 2:00 p.m. and 5:00 p.m. to 10:00 p.m. In addition, the Security Department, in its sole and absolute discretion, may restrict the use of Bachelor Gulch Trail by Construction Vehicles whenever a special event, festival, convention or other similar activity presents the possibility of significant traffic congestion on Bachelor Gulch Trail.
- 6.10 Access and Parking
- (a) Construction Vehicles shall gain access to Construction Sites only from existing roads adjacent to the Construction Sites.
- (b) Prior to the site inspection described in subparagraph 4.02 (c) above, an Owner of a Construction Site shall submit a written Parking and Transportation Plan to the Security Department  for the Security Department's review and approval. Each such Parking and Transportation Plan shall describe (i) how and where Construction Vehicles will be parked at the Construction Site during the Construction

Activity; (ii) the maximum number of Construction Vehicles  that will be parked at or adjacent to the Construction Site at any one time; and (iii) the manner in which construction workers will be transported to and from the Construction Site.

- (c) No Construction Activity shall commence at a Construction Site until the Security Department has approved a Parking and Transportation Plan for that Construction Site in writing. The Security Department may require modifications to any proposed Parking and Transportation Plan submitted by an Owner. Such modifications may include, without limitation, modifications that (i) alter designated Construction Vehicle parking areas; (ii) limit the maximum number of Construction Vehicles that may be parked at or adjacent to a Construction Site; (iii) alter the manner in which construction workers will be transported to and from the Construction Site; and (iv) require the Owner to pay a reasonable fee to the Bachelor Gulch Village DRB to use DRB bus system to transport construction workers to and from the Construction Site if the Security Department determines that use is necessary.

- 6.11 Construction Lighting. No Construction Site or Construction Activity shall be lighted unless and until a construction lighting plan has been submitted to, and approved by, the Security Department and the DRB. All exterior construction lighting shall be connected to a motion sensor. All interior construction lighting, including lights within temporary structures such as construction offices, shall be turned off when not actually in use. The Security Department shall not approve any construction lighting plan unless it determines that the proposed lighting will not cause unreasonable glare upon or the excessive lighting of property not owned by the Owner of the Construction Site.
- 6.12 Business License. All Owners and Owner Representatives shall obtain an Annual Business License if required to do so by Bachelor Gulch Village Association Annual Business Licenses Regulation. Business licenses for general contractors and architects are subject to DRB approval.
- 6.13 Animals. No Owner Representative or Construction worker may keep or maintain a dog or other pet on a Construction Site at any time.
- 6.14 Completion of Construction. Unless otherwise approved by the DRB, each Owner shall ensure that each Construction Activity it performs (a) commences within one year after the DRB's approval of final plans therefor; (b) is substantially complete within 16 months after commencement thereof; and (c) is fully and finally complete, including all required landscaping, within 24 months after commencement thereof.

6.15 Compliance with Laws and Regulations.

- (a) Each Owner shall, at its own expense, comply with all terms and conditions of this Regulation, the Declaration and all other regulations promulgated from time to time by DRB that are applicable to its Construction Activities.
- (b) Each Owner shall, at its own expense, comply with all federal, state, and local laws, ordinances, orders, rules, regulations and other governmental requirements relating to its Construction Activities.
- (c) Each Owner shall, at its own expense, ensure that its Owner Representatives comply with the terms and conditions of subparagraphs 6.13 (a) and (b) above.

Section 7. Enforcement.

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

- 7.01 Right to Cure. DRB may, but is not obligated to, enter upon the Construction Site and cure such violation at the Owner's cost and expense. If DRB cures any such violation, the Owner shall pay to DRB the amount of all costs incurred by DRB in connection therewith, plus an administrative fee equal to 15 percent of all of such costs, within five days after the Owner receives a written invoice therefor from DRB.
- 7.02 Right to Fine. The DRB may impose a fine of \$100 against the Owner for the first violation of any term or condition of this Regulation. For each subsequent violation of that same term or condition, DRB may impose a fine in twice the amount of the fine imposed against the Owner for the Owner's last violation of that same term or condition. The Owner shall pay any fine imposed under this paragraph 7.02 within five days after the Owner receives written notice thereof. DRB hereby delegates its power to fine under this paragraph 7.02 to the DRB and the Security Department.
- 7.03 Right to Sue for Injunctive Relief. DRB may sue the Owner to enjoin such violation.
- 7.04 Right to Sue for Damages. DRB may sue the Owner for all damages, losses, costs and expenses, including, without limitation, reasonable attorney's fees and disbursements incurred by DRB as a result of the violation.
- 7.05 Lien. DRB shall have a lien against the Site and all of the Owner's other properties within Bachelor Gulch Village to secure payment of (a) any fee, charge, fine or other amount due from the Owner to DRB under this regulation, (b) interest on any unpaid amounts at the rate of 18 percent per

annum from the date due until paid, and (c) all costs and expenses of collecting any unpaid amounts, including, without limitation, reasonable attorney's fees and disbursements. Any such lien may be foreclosed as a mortgage under the laws of the State of Colorado.

- 7.06 Other Rights and Remedies. DRB shall have all other rights and remedies available to it at law or in equity. All rights and remedies of DRB shall be cumulative and the exercise of one right or remedy shall not preclude the exercise of any other right of remedy.

Section 8. Appeals of Fines.

An Owner may appeal any fine imposed against the Owner by the DRB or the Security Department to the DRB's Fine Appeals Committee (the "FAC") in accordance with the following terms and conditions. Within five days after receiving written notice from the DRB or the Security Department that such entity is imposing a fine against the Owner, the Owner may file a written appeal with the FAC. If the Owner fails to file a written appeal with the FAC within such five-day period, the Owner shall have no further right to appeal the fine under this Section 8. If the Owner files a written appeal within such five-day period, the FAC shall review such appeal and within 45 days deliver a written decision with respect thereto to the Owner and to the DRB or the Security Department, as the case may be, within thirty days after its receipt of such appeal. If the FAC decides in favor of the Owner, the DRB or the Security Department, as the case may be, shall revoke its notice imposing the fine. If the FAC decides in favor of the DRB or the Security Department, as the case may be, the Owner shall pay such fine within five days after its receipt of the FAC's decision.

APPENDIX F - TREE REMOVAL PROCEDURES

1. Concurrently with the submission of the final working drawing package, a DRB site inspection is to be scheduled. During this site inspection, the DRB will be reviewing the stakes for the house and driveway. In addition, the Owner is to identify trees planned for removal and trees to be saved within disturbed areas:

For proposed tree removals:

- Bright pink flagging with a single band on all trees greater than 8 inches in diameter within the Homesite.
- Bright pink flagging with a double band on all trees greater than 3 inches in diameter outside the Homesite.
- Where removal of prominent clusters or groves of Aspen is proposed, wrap flagging tape around entire group.

For trees to be saved within disturbed areas:

- White flagging on all trees with handwritten note "save"

Prior to the site inspection, the owner is to submit plans, details, and specifications for proposed tree protection and maintenance during construction and permanent improvements such as tree wells, aeration systems etc., for trees to be saved within disturbed areas.

2. The DRB Staff will review the flagging on site and the plans with the Owner and will notify the Owner of its findings.
3. Flagging on the trees is to be changed as directed by the DRB and left in place on the trees to be saved for the duration of the construction process.
4. The final working drawings are to include existing trees to be saved on the site plans and landscape plans along with the previously reviewed and approved documents for tree protection, maintenance, fertilization, and permanent improvements such as tree wells, aeration systems, etc.

5. Any person who removes, destroys, or significantly damages a tree of **three inches caliper** or more beyond the reasonable limits of construction or outside of the Parcel, shall be liable to the Bachelor Gulch DRB for the sum of \$10,000 for each tree destroyed. The Bachelor Gulch DRB may authorize the removal of trees in the event a tree is disease bearing or poses a threat to health and safety. This does not preclude the DRB from requiring trees to be replanted as further restitution to the irreparable damage caused by the unauthorized destruction of trees. After staking of Parcel, driveway, parking areas, patios, etc., it is the obligation of the Applicant to notify the DRB for an appointment to inspect the site. (See Section X.X Inspections)