

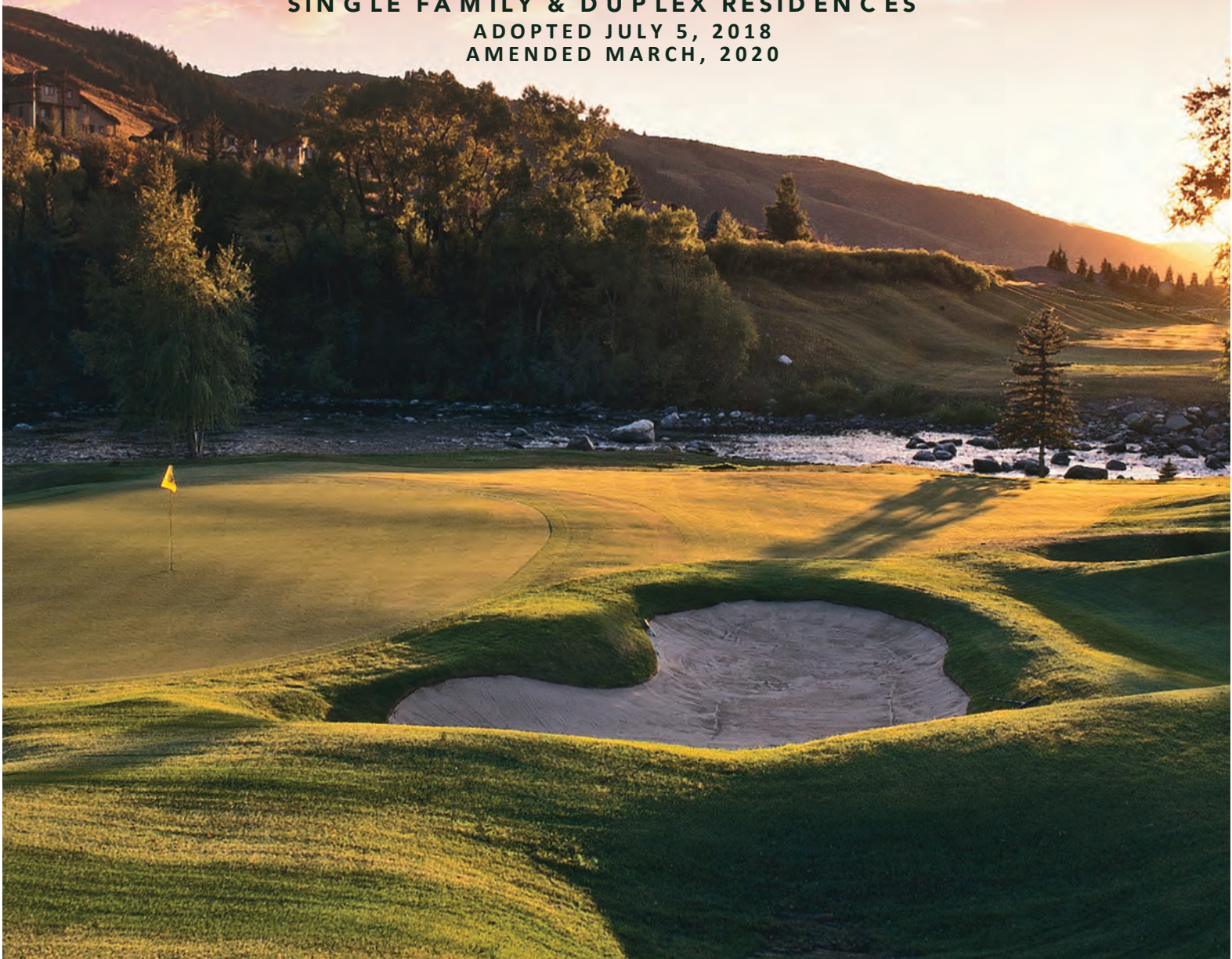


ARROWHEAD AT VAIL

ARROWHEAD AT VAIL DESIGN REGULATIONS

SINGLE FAMILY & DUPLEX RESIDENCES

**ADOPTED JULY 5, 2018
AMENDED MARCH, 2020**



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SECTION 1

PREFACE

1 P R E F A C E

1.1 Invitation

Property Owners, their representatives and applicants..., **please read!** These Design Regulations define various requirements and address numerous subjects relating to design of homes in Arrowhead at Vail, whether new, remodeled and/or modified.

Property Owners and their representatives are encouraged to read and become familiar with the entirety of these Design Regulations.

1.2 Intent

These Design Regulations are intended to preserve the value, architectural harmony, landscape design continuity and quality of the Arrowhead at Vail community, while also encourage evolving, progressive architecture, as defined herein and as understood and interpreted by the Design Review Committee, (“DRC”). This is accomplished by evaluating new projects, with new architectural materials and forms, against the established architectural baseline of Arrowhead at Vail, as well as by the quality, clarity and success of proposed solutions.

1.3 Authority

These Design Regulations have been promulgated pursuant to Article 6 of the Second Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Arrowhead at Vail, recorded April 6, 1999 at Reception No. 691730, in the records of Eagle County, Colorado, as thereafter amended from time to time (the “Declaration”).

The Design Regulations are published, amended and supplemented from time to time, administered and, in cooperation with the Association, enforced by the Design Review Committee formed pursuant to Article VI of the Declaration (the “DRC”). These Design Regulations are intended to complement, but not supersede or conflict with the Declaration and the Amended and Restated Guide to the Planned Unit Development Plan for Arrowhead at Vail recorded in the Office of the Eagle County Clerk and Recorder on August 10, 2001 at Reception Number 764348 (the “PUD Guide”). The Design Regulations may be amended or supplemented from time to time. It is the responsibility of each Owner to obtain, review and comply with these Design Regulations, as amended or supplemented, and to ensure that all agents, architects, contractors, design professionals, service providers and other representatives of the Owner are so informed.

1.4 Other Legal Requirements.

For each project that is subject to these Design Regulations (as discussed below), an application must be submitted to and approved by the DRC. All such applications, and other landscape and building modifications, are subject to and must also comply with all applicable local, state, and federal legal requirements. DRC approval does not imply or guarantee compliance with the other applicable legal requirements, nor is it the responsibility of the Association, its board of directors, or the DRC to ensure compliance with the other applicable legal requirements. It is the responsibility of the Applicant to be familiar with any other applicable legal requirements and ensure compliance of the Applicant's project with the other applicable legal requirements. Other applicable legal requirements which may apply include, but are not limited to, the following:

- Documents pertaining to the Association, available on the Association website at www.arrowheadatvail.net and www.designreviewadmin.com;
- Documents pertaining to sub-associations within Arrowhead;
- The Arrowhead Planned Unit Development Guide and all supplements or amendments thereto (the “PUD”);
- The Declaration;
- Arrowhead Construction Activities and Compliance Deposit Regulation;
- Eagle County Land Use Regulations;
- Eagle County adopted building codes and associated amendments, resolutions;
- Eagle County Wildfire Regulations; and
- Upper Eagle Valley Water & Sanitation District regulations.

In the event of any conflict between the Design Regulations and either the Declaration or the PUD, the Declaration and PUD shall govern in general, however, the Design Regulations may place additional restrictions on properties.

1.5 Scope

These Design Regulations govern new design and modification of all single family and duplex residences, and their related structures, located within the Arrowhead at Vail community.

Within Arrowhead at Vail, there are several sub-associations associated with individual developments and enclaves. It is recommended that any project subject to these Design

Regulations that is located within a sub-association be vetted with and approved by the individual sub-association prior to DRC review. If an applicant fails to obtain approval of the sub-association, the applicant assumes all risks associated with advancing a project without sub-association approval.

These Design Regulations apply only to the following Filings and areas within Arrowhead at Vail:

Filing 10
Filing 11
Filing 13
Pinions
Filing 15
Filing 16
Filing 17
Filing 18, River Dance
Filing 19
Filing 20
Filing 21
Filing 26
The Greens
Wildflower
Wildflower East
Bachelor Springs

These Design Regulations also govern associated landscaping, as more particularly set forth in Section 3, Site & Landscape Design. The appendices hereto provide requirements for the design review process. Application forms are located on the DRC website.

All construction activity in Arrowhead at Vail must comply with the Construction Activities and Compliance Deposit Regulations (“CACDR”), available on the Association website and attached hereto as Appendix 7.7. The CACDR sets forth additional regulations concerning construction activities and practices within Arrowhead at Vail. As provided for in the CACDR, certain types of activities do not require design review and approval by the DRC, but do require review and approval under CACDR.

1.6 Lawful Nonconforming Improvements

Any real property or related improvements within Arrowhead at Vail that do not meet these Design Regulations but which were constructed prior to their adoption or otherwise previously exempted here from by approval of the DRC and were constructed in compliance

with the Declaration and other governing documents of the Association in effect at the time of construction (each a “Lawful Nonconforming Improvement”) are not required to become compliant with these Design Regulations, unless and until the Lawful Nonconforming Improvement is voluntarily remodeled, redeveloped or replaced as set forth in this Section 1.6.

In the event of proposed remodeling, modification, rebuilding after casualty or redevelopment of any Lawful Nonconforming Improvement that adds to, removes from, and/or alters or relocates one-third (1/3) or more of the Lawful Nonconforming Improvement’s form, exterior façade or roof planes as further described below in this Section 1.6, such Lawful Nonconforming Improvement shall be required to conform in all respects with these Design Regulations. A form, façade or roof plane shall be considered sufficiently altered or relocated to require compliance with these Design Regulations by the Lawful Nonconforming Improvement if there is a proposed:

- a** addition or removal of any building form, including any porch or covered exterior area;
- b** addition to or removal or relocation of a façade or roof plane;
- c** change in window size or location on any façade;
- d** change in exterior wall or roof material or detail on any façade.

The foregoing requirement that any Lawful Nonconforming Improvement come into compliance with these Design Regulations shall include all landscaping and irrigation requirements, as well as requirements pertaining to utility connections, meter cabinets and equipment locations set forth herein.

Routine maintenance and reroofing without the modifications described above will not trigger the requirements of this Section 1.6. Refer to Paragraph 4.10 for specific reroofing requirements.



SECTION 2

DESIGN THEME & VISION

2 DESIGN THEME & VISION

2.1 Design Theme

The success of design proposals relies first upon understanding of and compliance with the following design themes. Non-compliance with these overriding themes may be grounds for denial, even if other specific criteria within these Design Regulations have been satisfied.

Architecture in Arrowhead shall...

- respect and promote visual harmony within the community
- recognize, embrace and integrate with the broader alpine setting of remarkable natural beauty
- provide richness of visual character
- in an enduring manner, offer an appropriate response to the reality of evolving, progressive design
- embrace regionalism resulting in an appropriate local identity.

The foregoing themes shall be realized through implementation of the following priorities and principles.

- 1 Through forms, materials and general imagery, create enduring, quality architecture appropriate to the setting and responsive to the climate.
- 2 Designs shall reflect strength of concept through clarity, simplicity and appropriate organization of forms. Monumental forms shall be avoided.
- 3 Exterior materials and details shall visually link the architecture to the setting. Natural and suitable man-made materials, textures and colors, together with appropriate artistry, texture and detail richness, shall refer to the cultural and natural history of the region.
- 4 Harsh contrasts with adjacent structures and the landscape are to be avoided. The siting and massing of buildings should create a comfortable fit between architecture and landscape, and shall prioritize native landscape as a necessary element of the design.
- 5 Architecture shall respect the identity of Arrowhead's individual neighborhoods, enclaves and the broader community setting, while also look to the future.

- 6 Designs should promote a strong sense of environmental stewardship through conscientious design elements, material selections and sourcing, innovative technologies, and conservation practices. New and emerging materials, practices and technologies developed since the inception of Arrowhead create greater opportunities for sustainability, including highly efficient mechanical, electrical and building envelope systems, use of locally or regionally-sourced, rapidly renewable, long-life materials requiring reduced maintenance, and reduced energy and water consumption. Thus, creative sustainability proposals and best energy and water conservation practices are encouraged.

2.2 Existing Context & Evolving Design

Design proposals shall recognize Arrowhead's architectural history, and are also encouraged to embrace appropriate, progressive design in form and materials. The continually evolving cultural and generational dynamic suggests that architecture within Arrowhead may reference both history modern expression, forms and materials.

2.3 Originality

In order to promote neighborhood richness and texture, and because each site and program is inherently unique, original architecture shall be created for each property or enclave. Repetitive or pre-conceived site design and architecture is not permitted, except within certain enclaves that have previously established standardized forms, details, materials and finishes. However, currently repetitive architecture within these enclaves may break from existing, repetitive design.



SECTION 3

SITE & LANDSCAPE DESIGN

3 SITE & LANDSCAPE DESIGN

3.1 Siting

Improvements should respond to existing topography, terrain features, drainage patterns, rock outcroppings, vegetation and solar exposure.

3.2 Building Setbacks

Any new, single family, primary/secondary or duplex structure built upon any lot, and every habitable space therein, shall be constructed in compliance with the building setback dimensions set forth in the table provided in Appendix 7.1. Generally setbacks are 25 feet in the front and 15 feet on the sides and rear, measured from the property line. The purpose of building setback requirements is to maintain appropriate separation between structures and to define where structures may be located on each lot.

Areas with more restrictive existing setbacks including, but not limited to, The Greens, Wildflower, Wildflower East, Filing 18, the Springs, Dakota, Mountain Retreat, Boulders (Village Place), and Filing 20 may be provided some leeway relative to building setback requirements for building improvements, roof overhangs, and other improvements, at the discretion of the DRC. Setbacks in these filings or subdivisions shall be reduced to match the setbacks of any existing structure if less than the prescribed setback. For vacant lots in these filings or subdivisions, setbacks may be reduced to reflect the existing setback of the adjoining lot.

Applications for minor encroachments into the restricted setback areas may be permitted for non-habitable uses such as roof overhangs, driveways, retaining walls, landscape materials, sidewalks and pathways. Other non-habitable uses are not permitted within the restricted setback areas including, but not limited to, hot tubs, spas, pools, fenced enclosures, fireplaces, firepits, flagpoles, site art, and play structures. Garages are considered habitable and may not encroach on setbacks.

The DRC shall consider the following criteria for improvements proposed to be constructed within restricted setback areas:

- a** the encroachment does not substantially and adversely affect the significant views of adjacent property owners;

- b** the encroachment does not substantially reduce screening and buffering between the proposed improvements and the building setbacks and/or existing homes on adjacent lots;
- c** the encroachment is justified in order to be more sensitive to natural features of the lot;
- d** the encroachment allows for a more sensitive or creative design solution by minimizing site grading or vegetation loss, and is more sensitive to the site than would occur if improvements are built entirely within the setback area;
- e** the encroachment is not intended to circumvent building setbacks by appreciably filling the buildable area with habitable space, thus resulting in greater development beyond the building setbacks, nor intended to increase massing.

Any of the foregoing criteria may be waived if the applicant satisfactorily demonstrates that the criteria is not applicable or can be acceptably mitigated.

If there is a platted building envelope approved and recorded in the public records of Eagle County, Colorado, compliance with the platted building envelope is required. Non-habitable uses may be considered outside the building envelope subject to the same criteria above used to regulate uses within the setback area.

3.3 Building Coverage Limitations

Building coverage means 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 (up to 24 inches, measured from exterior face of wall), unenclosed walkways, usable areas under above-grade decks, or similar extensions. It excludes uncovered decks, porches, patios, terraces and stairways less than 30 inches high.

Building coverage limitations are shown for each lot in the table in Appendix 7.1. The limitations are expressed as a percentage and are the relationship of the building coverage to lot area. Lot area for building coverage calculations is defined as total area of a lot minus any areas containing waterbodies or the 100-year floodplain.

The following filings or subdivisions have the following additional restrictions:

Filing 20:

The DRC may, in its discretion grant up to 4,250 square feet of building coverage if a three car garage is proposed.

Filing 13, Pinions, Filing 18, Wildflower, and Wildflower East:

Maximum building coverage is subject to DRC discretion.

3.4 Impervious Coverage Limitations

Impervious coverage means the portion of a lot covered by materials forming any unbroken surface impervious to water, including: buildings, streets, driveways, parking lots, and other impervious materials.

Impervious coverage limitations are shown for each lot in the table in Appendix 7.1, Lot Data. Limitations are expressed as a percentage and are the relationship of the building coverage to lot area. Lot area for impervious area calculation is defined as the total lot area.

Within Filings 13, 18, 20, The Greens, Wildflower, and Wildflower East, maximum impervious coverage is subject to DRC discretion.

3.5 Floor Area Allowance

There are no maximum floor area restrictions for properties subject to these Design Regulations. Other sub-associations within Arrowhead at Vail and private party-wall agreements may restrict maximum floor areas but the DRC does not regulate these matters. The sizes of homes within Arrowhead at Vail are restricted by building setbacks, building height, building coverage, impervious area, and other architectural limitations provided for in the Design Regulations. Because the DRC has discretion to approve bulk and mass in consideration of the design, topography, setting and neighborhood, the DRC may require that floor area be located below grade.

3.6 Duplex Residences

Duplex residences consist of units architecturally integrated into a single structure. Symmetrical or mirror-image duplexes are not permitted.

Single family residences or duplex residences are permitted on all lots except in Filing 16, Lots 6, 7, 9-34, where only single-family residences are permitted. Secondary units of duplex residences located in Filing 20 shall not exceed 700 gross square feet.

For duplex remodel proposals that increase square footage, change exterior materials, or change exterior color palette, the applicant shall notify the duplex neighbor of the proposal application, proposal content and DRC review meeting date (the “Notification”). The Notification must be sent by certified mail and proof of the mailing must be submitted to the DRC. This notice provision may be waived if the applicant provides written approval, signed or authored by the duplex neighbor, that the duplex neighbor has no objection to the proposal.

3.7 Building Height Limitations

The table provided in Appendix 7.1 summarizes development standards for every property subject to the Design Regulations. Allowable heights are summarized below:

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

Building Height Definition:

- a For lots with an average slope of less than 30 percent:

The distance measured vertically, from existing or finished grade, whichever is more restrictive, at any given point to the top of a flat roof, or mansard roof, or to the midpoint between the eave line and the peak of a gable, gambrel, hip, shed, or similar pitched roof.

- b** For lots with an average slope of 30 percent or greater.

The distance measured vertically from existing or finished grade, whichever is more restrictive, at any given point along each of the principal sides of the structure to the top of a flat roof, or mansard roof, or to the midpoint between the eave line and the peak of a gable, gambrel, hip, shed, or similar pitched roof. The measurement of one side may exceed the maximum building height allowable for the zone in which the building is located by a maximum of fifty (50) percent.

For purposes of these definitions, a flat roof is a roof plane at or below 1.5:12 slope.

Finished grade for the purpose of these height calculations shall be the final elevation of the surface material (soil, paving, decking, patio or similar) adjacent to the building at the specific point of measurement.

Height restrictions shall not apply to reconstruction of an existing, previously-approved building, or portion thereof, destroyed by fire or casualty, on the condition that such building is rebuilt to existing, approved plans on file with DRC.

Cold roof vents, chimneys, plumbing vents and similar roof appurtenances may be permitted to exceed height limitations. Similarly, the additional height represented by roof-mounted solar panels shall not be included in roof height restrictions or calculations.

3.8 Site Development

Improvements proposed to be constructed within setbacks shall be accomplished with sensitivity to existing vegetation, natural site features, effects upon adjacent properties and separation or buffering between adjacent properties. As lot size and attributes allow, natural areas of appropriate scale and dimension shall remain at lot perimeters to promote buffering and transition to the native setting. It is acknowledged that this buffering may be impractical on smaller lots, or due to presence of existing landscaping.

3.9 Grading

Grading shall consider and account for environmental issues including erosion, natural stream runoff and stream flow.

Improvements shall sensitively integrate with existing and proposed topography. Structures shall articulate in response to grades. Revised grades shall merge naturally with existing topography and be well-resolved within property boundaries. Abrupt transitions shall be avoided.

Proposed topography shall recognize soil characteristics to minimize erosion and promote revegetation opportunities. Revised topography shall not exceed a 2:1 slope, unless prompted by emergence of stable rock ledge, or by use of retaining walls.

Grade shall not be unnaturally or insensitively raised or retained to accommodate patios, but shall integrate well with adjacent, surrounding grade, and with balance of the site design.

3.10 Drainage, Culverts, Swales & Berms

Proposed topography of properties above the street shall primarily divert site drainage to street drainage channels. Proposed topography of properties below the street shall divert site drainage into natural drainage channels and naturally across undisturbed areas. Site drainage shall not increase drainage across neighboring property lines, nor significantly alter water flow on adjacent properties. Surface runoff from impervious surfaces and daylighted foundation drains shall not be diverted to street surfaces, but shall be directed to storm sewers, to natural or improved drainage channels, or dispersed into shallow sloping vegetated areas. Daylighted foundation drain outlets shall be concealed, or improved with appropriate landscape stone, or stone compatible with other site uses.

In order to reduce water flow and erosion, proposed drainage channels shall mimic natural stream characteristics when practical. Natural stream channel characteristics include meanders versus straight channels, a variety of rock and boulder sizes and vegetation along the channel bank.

Swales lined with grasses or cobble may be employed to direct surface drainage. Berms shall appear natural, be well-integrated with existing and proposed topography, and be limited to 3:1 maximum slopes.

Culvert sizes and materials shall be suitable for the use. Culvert inlets and outlets shall be concealed, or improved with finished stone compatible with other site uses.

3.11 Retaining Walls

Retaining walls located in the landscape, along driveways and in other locations not attached to structures shall not exceed 6 feet in height. Retaining walls higher than 6 feet may be considered when attached to a structure, utilized to preserve existing natural site features or to lessen overall site impact.

Tiered retaining walls shall be a minimum of four feet apart. Planting beds at bases of walls and planting pockets within walls are encouraged.

Retaining walls shall be constructed and/or finished with natural, permanent materials, such as boulders, natural stacked stone, natural stone veneer or stucco. Alternate materials, such as timbers, board-form or decorative concrete, or steel may be approved subject to integration with the balance of the architecture. Exposed structural concrete, concrete masonry units, cultured stone walls and recycled railroad ties are not permitted. Where retaining walls are integral with the structure, wall surface materials shall match.

3.12 Patios, Terraces & Walkways

Grade level patios and terraces shall be cohesive with the structure and site design. Finishes shall be durable, natural materials such as natural stone, appropriate aggregate, or pavers of stone or concrete. Colored, stained, stamped or exposed aggregate concrete may be approved subject to integration with the balance of the architecture.

3.13 Driveways

Generally, no more than one driveway is permitted per lot, or one driveway per dwelling unit if the lot includes a duplex residence. Primary driveway width should generally not exceed 12 feet, except at street intersection and maneuvering or parking areas. Necessarily shorter driveways may require greater widths.

Driveway grades shall not exceed 5% for the first 20 feet from edge of existing paved roads, and generally shall not exceed 10% elsewhere. Grades in excess of 10% are discouraged, but may be permitted up to a maximum of 12% if snow-melted and if the proposed location is sensitive to existing topography. Driveway and motor court grades within 20 feet of the garage entrance shall not exceed 5%.

Driveway, maneuvering and parking surfaces shall be asphalt, concrete, stone, stone cobbles, pervious pavers, or concrete unit pavers. Granular surfaces, chip-seal and stamped concrete are not permitted. Grass paving blocks or landscape pavers may be approved subject to quality of product and integration with the balance of the architecture.

Driveway entry gates are not permitted.

If driveways are unheated, adequate space shall be provided for snow storage on site, and for snow plow maneuvering within the driveway.

3.14 Parking

Parking shall satisfy Eagle County standards. Three on-site parking spaces shall be provided for each dwelling unit. Such parking requirements may be satisfied by stacking in tandem, meaning a car may park behind another car. One parking space per dwelling unit must be fully enclosed. Within Filing 16, two (2) enclosed parking spaces per unit are required.

Parking spaces shall be a minimum of 9' wide by 19' deep. Driveway and parking areas shall be designed to allow adequate maneuvering space.

3.15 Fences, Site Walls, and Guardrails

Fences, site walls, and guardrails are generally discouraged. When proposed, they must be well integrated into the site and architecture, and constructed of stone, wood or metal, with materials and finishes consistent with and/or compatible with the building architecture. Fences shall not be opaque, but rather configured in a see-through manner. Chain-link fabric or similar utility-style fencing is not permitted. Secondary or minor fences used for screening may be solid or opaque, when compatible with the building architecture.

Fences, site walls and guardrails shall generally not be located in the restricted setback areas or rights-of-way, unless necessary for safety purposes, and shall not be used to enclose, demarcate or delineate property lines. Long runs are not permitted.

The maximum height of fences and site walls shall be six feet, measured from either existing or finished grade. Unnatural manipulation of existing grade to gain additional height is not permitted. Guardrails shall generally be limited to three feet in height.

3.16 Pet Enclosures

Dog runs and pet enclosures are discouraged, but may be permitted depending upon location, size and integration with the site and building architecture. Proposed materials shall satisfy the requirements of Section 3.15.

3.17 Utilities

All proposed utilities and connections shall be buried.

Gas meters, air conditioning condensers and similar equipment shall be screened from public and adjacent neighbor view via placement, screening structure and/or landscaping. Locations shall minimize audible impacts on neighboring properties, address noise abatement if/as necessary, and be effective year-around. Further regarding visual and audible screening...

- a Air conditioning unit(s) or other mechanical equipment must have a noise rating of 65 decibels or less, when measured at any property line.
- b Unit(s) shall be positioned such that there are no windows or other openings within adjacent structures along the direction of sound wave propagation. Walls of structures on adjacent properties facing the unit(s) should be solid.
- c Unit(s) shall not be placed near the neighboring properties' outdoor living areas.
- d Unit(s) or equipment located near a window or outdoor living space of an adjacent property may require screening plant material and/or construction of barrier(s) to absorb, redirect and/or attenuate the sound. Barrier(s) shall conform to exterior material and/or fencing requirements herein, and may also require a partial roof to attenuate the sound.

Electric meters and associated disconnects and hardware shall generally be attached to the house or garage, and enclosed from public and adjacent neighbor view. Such enclosures shall be integral with the building architecture and exterior finishes. Appropriately concealed and enclosed remote meters may be approved.

Other utility connections, switches, meters and readouts, such as telephone, television, internet, fiber optic, water, etc., shall be appropriately screened from public and adjacent neighbor view.

3.18 Swimming Pools, Spas & Hot Tubs

Site-built swimming pools, spas, and hot tubs shall be well-integrated into the overall design of the property and architecture, with limited visual impact to the community and adjoining properties. Materials shall be consistent with and/or compatible with other exterior materials.

Above-ground, free-standing hot tubs are generally permitted if located in a private exterior space, contained in an enclosure constructed of approved exterior materials, or otherwise appropriately screened from adjacent neighbor view with landscape materials. Cable, glass and similar systems will not be deemed sufficient screening. Views from elevated neighboring properties shall be considered relative to screening. Pre-manufactured hot tubs shall be finished in natural-appearing materials, in under-stated, natural colors that harmonize with the building exterior. While composite materials may be approved, faux stone will not.

Above-ground, free-standing swimming pools are not permitted.

Enclosure fencing shall comply with fencing requirements herein.

Associated mechanical equipment shall be installed in structure(s) or subgrade vault(s), and visually screened and sound-mitigated from adjacent properties and nearby roadways. Refer to screening requirements for utility equipment in Section 3.17.

3.19 Water Features

Water features such as streams, ponds and waterfalls shall be designed to appear integral with the site design and building architecture. Water features shall not directly interfere with existing drainage channels or streams, and shall be constructed of materials consistent with the site and buildings.

3.20 Play Structures, Playgrounds & Sport Courts

Basketball goals, trampolines, swing sets, play structures and similar exterior or yard recreational features are permitted when sensitively located relative to adjacent properties, and subject to exterior material and color requirements herein. Play structures shall not

generally exceed 10 feet in height, with greater flexibility given if not visible from adjacent properties.

3.21 Address Signs

Dwelling units shall have lighted street number sign placards located in a manner visible year-round from the driveway intersection with street. The light source shall be controlled by a photo cell switch, and concealed, with minimal visible glare. Uplighting is not permitted. The light source shall be comparable to LED, with a color temperature between 2700K and 3000K and maximum light output of 500 lumens.

The numeric sign placard shall be a minimum of 1 square foot and a maximum of 4 square feet. Address numbers on the placard shall be portrayed as numeric digits, not written script, and shall not exceed 12 inches in height. The placard may be located within a larger address sign element, compatible with the building architecture and subject to exterior materials requirements.

3.22 Site & Exterior Art

Placement, exhibiting and lighting of site and exterior art and decoration shall satisfy these requirements, unless located in a private exterior space, not visible from off-site.

Art and associated base, platform or suspension materials shall be compatible with the building architecture and non-reflective. Illumination shall comply with lighting requirements herein.

Proposed exhibits visible from off-site shall be limited to three individual pieces, or three cohesive compositions, and limited to a height of 10 feet.

Given the highly subjective nature of art, restraint shall be shown with any site or exterior art proposal. Proposals will be closely and critically evaluated, and shall account for the widely varied response to art, particularly from adjacent properties and public areas.

3.23 Flagpoles & Banners

Flags and banners shall comply with local, state and federal requirements. Flagpoles are limited to 15 feet in height. Flagpoles, support bases, assemblies and/or attachments shall comply with exterior material requirements herein.

3.24 Site & Exterior Lighting

Site and exterior lighting fixtures, attached to the structure, in the landscaping or in water features, shall be fully shielded and directed downward. Downlighting that is intended to illuminate expanses of wall is not permitted. Fixtures shall be 'dark sky' compliant in that they should (a) be illuminated only when necessary, (b) be no brighter than necessary, (c) minimize blue light emissions, and (d) be fully shielded, and such fixtures shall also comply with exterior materials and finishes requirements. Uplighting is not permitted. Lamps and light sources shall be fully concealed, not visible from off-site or above. Glass shielding is not permitted to satisfy concealed source requirements, unless fully opaque.

General landscape lighting, and uplighting or moonlighting of trees is not permitted, and light fixtures are not permitted to be installed within or attached to trees, shrubs or other plant material. Landscape lighting shall be used only where needed for safe egress, along pathways, stairs and changes in grade, and where vehicular traffic is present.

Light sources shall generally be comparable to LED, with a color temperature between 2700K and 3000K. Gas lighting is prohibited.

Any fixture, lamp, light source or bulb that is replaced after adoption of these revised Design Regulations shall comply with the foregoing requirements.

Holiday lighting is governed by and shall comply with requirements of AVA.

3.25 Site Fireplaces & Firepits

Wood burning fireplaces, firepits, wood stoves, grills and similar devices are not permitted. Such devices shall be fueled by gas only, shall be compatible with the building architecture, and comply with site design and exterior materials requirements herein.

3.26 Landscape Design Theme

Landscape design and development shall blend harmoniously with the natural surroundings and the history of Arrowhead, recognizing both the very natural as well as more refined landscape character present within the community. Landscaping shall also conform with the Eagle County Land Use Regulations.

Consistent with the overall design theme and vision defined in Section 2 of these regulations, landscaping shall promote environmental sensitivity and the natural setting, as well as quality, appropriate plantings, low water consumption, durability, longevity, and wildlife tolerance and deterrence. Landscaping shall complement and blend with both the natural and developed surroundings. The number of non-native species introduced into the environment shall be limited.

Landscaping shall progress in a transitional manner, from more refined, manicured and ornamental adjacent to structures and hardscape, to less refined, more natural and native further from structures and outward toward property boundaries. Refer to graphic in Appendix 7.9.

Ornamental plants or non-native plants are permitted only at locations directly adjacent to building masses, outdoor living spaces, associated with certain design elements, such as driveways and walkways, or in private exterior spaces.

3.27 Plant Material

Arrowhead resides at an elevation of approximately 7,400 feet, placing it in the mountain zone. The planting hardiness zone corresponds to Zone 4, and in some cases due to microclimates, Zone 3. Plantings shall be specified accordingly.

A diverse Colorado Plant Database, maintained by Colorado State University, can be found at <https://coloradoplants.jeffco.us>. While this list defines an array of plants for Colorado, plantings shall be specified that are appropriate and will thrive in the local environment. Due to bear activity, fruit bearing shrubs and trees shall be limited.

Trees shall be planted in varying sizes to create a natural appearance. New plantings are restricted to the following minimum sizes:

- a** 5 gallon shrubs, both deciduous and evergreen
- b** 2 inch caliper for deciduous trees
- c** 8 foot height for evergreen trees

Other sizes may be permitted in special circumstances. While generally discouraged, synthetic plant material may be approved at the discretion of the DRC.

3.28 Existing Vegetation Removal

Approval is required prior to any tree removal. Removal of live, mature trees or existing vegetation may be approved due to disease, over-shading or landscape maturity that no longer meets the design intent of the site or the overall community. The removal of mature trees shall not directly or negatively impact adjacent properties.

For removal of any trees that are visibly dead or pose an immediate safety concern, contact the Design Review Administration staff for review. Requests to remove diseased trees shall be accompanied by an arborist report or letter stating the nature of the disease and recommendations for treatment or removal.

Refer also to Paragraph 6.1, Applicability.

3.29 Grasses

Where practical and appropriate, native grasses are encouraged, to be low water consumptive and maintained in a natural state, not regularly mowed or trimmed. Manicured, irrigated turf lawn is permitted when integrated into the overall design theme of the site, and located in areas adjacent to buildings, patios, driveways, fences, walls or other defined site elements, as well as along streets directly in front of the home.

3.30 Interface with Street/Road Edge

Dense plantings at or near driveway intersection with street, or plantings that pose a safety hazard are prohibited.

3.31 Revegetation

Revegetation shall be used to permanently stabilize all disturbed areas of the site, including drainage features, upon completion of construction. Disturbed native landscapes are to be re-seeded with a native seed mix to blend with the surrounding landscape. Revegetated areas shall be temporarily irrigated until vegetation is established and site stabilization achieved. Slopes of 2:1 or greater are required to have erosion control netting installed.

While not required, mulch is encouraged to improve the overall health and establishment of new plantings.

[Approved Native Seed Mix Specification.](http://www.westernnativeseed.com/HEmixes.html) (<http://www.westernnativeseed.com/HEmixes.html>)

3.32 Irrigation

Automatic irrigation is required and shall be installed to help establish new plant materials and maintain healthy plant growth. Irrigation systems shall prioritize efficiency with minimal water waste. Rain and moisture sensors are required. Water reduction usage is encouraged through minimizing manicured lawns and the use of drought resistant plant species.

Proposed native landscape areas shall have temporary, above-ground irrigation systems in place until new vegetation is fully established.

3.33 Wildfire Mitigation

Refer to [Eagle County Wildfire Mitigation and Regulations](http://www.eaglecounty.us/Building/Wildfire/Overview/) as amended from time to time (<http://www.eaglecounty.us/Building/Wildfire/Overview/>).

3.34 Improvements in Easements and Rights-of-Way

Improvements within easements and rights-of-way may require the approval of the parties to the easement or the right-of-way.



SECTION 4

ARCHITECTURE

4 ARCHITECTURE

4.1 Concept Resolution

Priority shall be given to clarity and strength of concept, well-proportioned forms, and well-resolved massing, scale and movement, suitable to both site and program. Unclear concepts, and poorly scaled, proportioned or resolved forms and elements are not permitted.

4.2 Articulation

Forms are encouraged to articulate in response to site attributes, to capture exterior space, and to result in well-resolved paths, movement and layers within the architecture.

4.3 Negative Form

Negative form is encouraged, whereby the relationship between space and form is reversed. The space becomes positive and the form becomes negative, to further promote movement, layers, contrast and shadow. Covered exterior living spaces are encouraged to promote this principle.

4.4 Detail

Priority shall be given to architectural detail, to reinforce the clarity and strength of the architecture, and to demonstrate creativity and quality execution.

4.5 Exterior Wall & Building Forms

Exterior mass walls shall convey strength through scale and thickness, and through use of appropriate finishes. These walls should generally be anchored to grade by the significant use of stone, stucco or architectural concrete. Openings, penetrations and fenestration in primary mass walls should express the strength of the mass, with deep set reveals. When employed, visible headers should convey an appropriate sense of structure and wall thickness, and be of materials consistent or compatible with the surrounding façade. Massing required for elevator shafts shall be integral within building forms, and not appear as a consistently-sized vertical mass projecting from an exterior wall.

In contrast to exterior mass walls, significant glass walls or curtain walls may be used when lightly arranged upon or within strong foundational or structural forms. The overriding structure shall be expressed in or around expansive glass compositions.

Exterior wall forms and finish materials should generally employ the principle that apparent weight and strength has a hierarchy - lighter materials rest upon heavier materials.

Each side of a duplex residence shall appear as a unique solution, yet resolved integrally with its counterpart, to result in a cohesive whole. Mirror image or book-matched solutions are not permitted. Duplex units having little or no direct attachment to or connection with their counterpart must nonetheless be well resolved as a single, unified architectural solution, rather than appearing as individual or detached structures.

4.6 Foundations

Conventional concrete foundation walls shall not be exposed for more than 6 inches in vertical direction.

4.7 Structural Elements, Expression & Rhythm

In addition to structural wall forms, priority shall be given to visible structural expression revealed in such elements as columns, beams, headers, trusses, collar ties, purlins, braces, brackets and fasteners, or extended cantilever elements. Materials to express structure may be stone, wood, wood timbers, logs or log accents, exposed steel, steel rods, cables, etc. Structure shall imply an appropriate scale and rhythm.

4.8 Exterior Wall Materials & Finishes

Exterior walls, including building walls, exterior railings, guardrails, parapets, site walls and garden walls, shall be finished in high-quality materials, compatible with the setting, in enduring, understated colors, finishes, textures and patterns. Material selection shall promote durability, long-life and reduced maintenance, and be manufactured from rapidly renewable local or regional sources, when practical. The color palette shall generally be inspired by the surrounding landscape. Long-life materials requiring reduced maintenance are encouraged. Materials may include natural stone, stucco, wood, metal, glass and architectural concrete. Other suitable or evolving materials may be approved subject to review of appearance, quality, color and appropriateness, as well as integration with the balance of the architecture.

High contrast materials and colors, and highly reflective materials and finishes other than glass are generally not permitted. Stone and stucco shall be used as mass materials, and will not be approved as infill or panel materials.

Openings in walls should generally be detailed with the same materials as the surrounding wall finish, except for headers, which may differ.

a Stone

Natural stone veneer may be applied to walls in various manners, including natural or random shapes, snapped or sawn. Layup should generally convey a sense of mass and structure via linear and/or stacked arrangement. Stone should not generally be placed above other exterior finish materials, with the exception of concrete. Stone should generally be located on entire wall planes rather than partial planes, and shall not be terminated at or near outside corners. Continuous wainscoting should generally be avoided. Stone shall be laid to a depth below finish grade. Stone laid with undulating, eroded edges, and stone appearing as applique is not permitted. Various stone species are permissible subject to review within the context of the full exterior palette. The range of a chosen stone's color and texture should be moderately consistent, without dramatic contrast. Volcanic rock and unit masonry are not permitted.

b Stucco

Cementitious or synthetic stucco may be used to express foundational elements and mass walls, or as façade cladding. Stucco used as a panel or infill material is discouraged.

c Wood

Natural wood as structural, cladding or decorative material may be of any species, texture and finish and dimensions compatible with the setting and appropriate for the architecture. Logs, half-round or partial log siding and accents are permitted. Certain prefabricated wood panels may be approved pending review of quality, appearance, color, finish and fastening systems. Wood finishes may be transparent or semi-transparent stains, opaque stains and paints.

d Metal

Various metal wall claddings, panels and siding, as well as metal and cable elements, systems and details, may be approved, pending review of quality, appearance, profile, pattern, color, patina and visible fastening system, as well as relationship to balance of the exterior palette. Enduring, high quality products with subdued colors and patina, and without reflective surfaces are required.

e Glass

Apart from window glass, other applications may include glass wall panels and guardrails. Translucent applications and/or etching may be permitted if proposed in simple, subdued patterns. Etched glass patterns may be permitted if well integrated with the architecture and employed on a limited basis. Lighted glass façade elements are not permitted, nor is tinted glass.

f Concrete

Architectural concrete, as distinct from conventional formed concrete foundations, may be used in limited areas, pending review of color, texture and relationship to the balance of the architecture and exterior palette. Concrete should generally express a foundational character, or may be considered as wall panel material. Color shall be permanent, in the mix. Raw or exposed conventional concrete foundation walls are not permitted as an exterior finish.

g Other Materials

Alternate or emerging exterior finish materials may be approved subject to integration with the balance of the architecture, and pending review of quality, appearance, color, patina and similar attributes that relate to the broad goals of these design regulations.

h Materials Not Permitted

Exterior finish materials generally not permitted include, but are not limited to, plywood, textured plywood, vinyl, Masonite, embossed products, cement board siding or panels, fiberglass, or materials produced in an attempt to imitate a natural material or other product.

i Wall Penetrations

Vents and exhaust outlets terminating on the outside of exterior walls shall be concealed, shrouded or painted in appropriate materials and colors, compatible with surrounding exterior finishes. Existing exterior terminations connected to existing appliances, fireplaces, equipment or fixtures to be replaced need not be upgraded to satisfy this requirement.

4.9 Roof Forms

Priority shall be given to scale, proportion, movement and clarity. Various pitched, gable, hipped, low-sloped and flat roof forms may be approved, subject to compatibility with the

mountain setting, climate and strength of the architectural concept. Poorly resolved, disproportionate, chaotic and monumental roof forms will not be approved.

Dormers may be introduced in appropriate size, scale, form and pitch.

Roof forms should be arranged to recognize and address the inherent risks of snow and ice shedding from roofs over pedestrian, vehicular and outdoor living areas.

4.10 Roof Materials & Finishes

Roofs shall be finished in high-quality, fire-resistive materials, compatible with the setting, in enduring, understated colors, finishes, textures and patterns. Colors and finishes shall generally be inspired by the surrounding landscape and prioritize low reflectivity. Long-life materials requiring reduced maintenance are encouraged. Materials may include unit pieces such as slate shingles, split-stone shingles, flat-profile unglazed concrete or clay tiles, composite or synthetic shingles emulating slate or wood, standing seam and flat seam metal, and metal shingles. Proposed composite or synthetic shingles will be closely evaluated for aesthetic quality. Other suitable or evolving materials may be approved subject to appearance, quality, color and appropriateness, as well as integration with the balance of the architecture. Asphalt, fiberglass and wood are not acceptable roofing materials. Apart from standing seam panels, profiled roof materials are generally not permitted.

Ballasted, planted or grass roofs may be approved subject to review against the balance of the architecture. Ballast shall be compatible in scale and color with other exterior finishes. Living roofs shall be planted in local, native grasses and/or groundcovers.

Metal roofs may be natural materials such as steel, copper, zinc, or coated steel or aluminum. Metal thickness or gauge shall be sufficient to preclude warping and distortion, and to reasonably withstand the effects of the winter climate without damage. Natural metals shall be coated and/or pre-patinaed to accelerate weathering, soften appearance and minimize reflectivity. Standing seam materials should not be located beneath higher, cascading roofs, to preclude damaged seams.

New wood roofing shall not be used to repair and/or replace existing roofing if affected roof area is greater than 25% of total roof area, nor shall the intent of this provision be circumvented by the serial replacement of 25% or less of existing roofs. Notwithstanding the foregoing, any new roof construction, roof replacement or roof repair on or as an addition to an existing structure may be undertaken using new wood roofing provided that, (i) the roof area to be constructed, replaced or repaired constitutes no more than twenty-five percent (25%) of the total existing roof area, (ii) the wood shingles are installed in combination with an underlayment product that results in a Class A rating for the roof assembly, as defined by Eagle County, (underlayment is not required beneath single or sporadic wood shingle or wood shake replacement), and (iii) the proposed new wood

materials sufficiently match existing wood materials in size, pattern and texture. Roof area shall be determined by measuring all roof areas horizontally from the ridge of any form to the eave, as depicted on the roof plan. While wood roofs are permitted in this limited instance, the product is highly discouraged due to its combustible nature.

Duplex and townhome owners are encouraged to reach mutual agreement relative to roof replacement timing and material specification.

4.11 Roof Accessories

Roof accessories and appurtenances, such as exhaust vents, flues, snow clips and snow fences shall be of compatible, high quality materials. To the extent practical, flues, exhaust vents and plumbing vents should be gathered beneath the roof plane and penetrate the roof in a minimal number of locations. Flues, exhaust vents and plumbing vents not otherwise contained in roofs, walls, chimneys or chimney enclosures shall be shrouded or sheathed in copper, zinc or other appropriate material compatible with the adjacent roof material and palette. Where the foregoing is impractical, such elements may be painted in a color compatible with adjacent roof surfaces, or flat black. Visible fireplace flue elements within chimney enclosures shall be painted flat black.

Various snow clips, snow fences, deflection elements and gutters may be approved, pending review of material, appearance and quality. Materials shall be compatible or cohesive with roof and fascia materials.

Roof vents associated with vented cold-roofs shall not be located in eave soffits.

4.12 Chimney Enclosures

Fireplace flues, boiler flues and other roof flue penetrations larger than plumbing vent pipe shall be shielded from view in enclosures compatible with the building architecture, in materials, finishes and colors compatible or cohesive with adjacent, surrounding roof materials.

4.13 Skylights, Cupolas & Roof Windows

Skylights, cupolas, roof windows and solar tubes shall be integral with the building architecture, generally used with restraint when visible from off-site, and located in a manner that does not create adverse impacts on neighboring properties. In particular, consideration shall be given for potential light bleed. Materials shall be compatible with adjacent, surrounding roof materials.

4.14 Retractable Awnings

Retractable Awnings attached to the structure are generally discouraged. Fabric color shall comply with exterior material requirements.

4.15 Roof-Mounted Solar Panels

Roof-mounted solar panels shall be installed to match the pitch of the roof to which they are attached, installed directly to and in parallel with the roof form. Panels shall not project above the ridge, and to the extent practical, should generally fill the roof plane to which they are attached, resulting in the appearance of a full-coverage material over the roof plane. Panels shall not be staggered along roof valleys, and generally not stop short of gable or shed roof edges. To the extent practical, solar panels should be selected and installed in a manner that minimizes reflectivity and glare. Frame color shall be similar to panel color.

4.16 Gutters & Downspouts

Gutters and downspouts shall be of high quality materials, compatible with adjacent roof and wall materials and overall exterior finishes palette. Half-round, square and custom profiles may be approved. Gutters and downspouts shall be thoughtfully considered and arranged in the building architecture, avoiding haphazard downspout locations. Downspouts should generally not discharge onto surface grade, but connect to a subdrain system. If discharged onto surface grade, resulting surface water shall be properly managed and shall be precluded from entering adjacent properties.

4.17 Windows & Exterior Doors

Window and exterior door frames, sashes, mullions, muntins and related structural components shall be of high-quality materials, compatible with the setting, in enduring, understated colors and finishes. Colors shall generally be inspired by the surrounding landscape. Exterior finish materials may include stained or painted wood, aluminum, steel, copper, bronze or zinc, and a range of durable claddings. Other suitable or evolving materials may be approved subject to appearance, quality, color and appropriateness, as well as integration with the balance of the architecture. Depending upon natural appearance, certain reflective metal finishes may be required to be pre-patinaed.

Punched openings are encouraged where appropriate in mass walls to imply strength and to light secondary spaces. Large window expanses are permitted at primary and circulation spaces, subject to integration with the architectural concept. Larger glass walls or expanses may necessitate broad overhangs above, and/or landscape buffering or other elements to address potential light intrusion onto adjacent properties.

Mirrored glass and exterior glazing treatments are prohibited, however, certain energy performance glass may be approved. Window treatments shall be installed on the interior of windows only.

Exterior window detailing shall be cohesive with surrounding exterior finishes. Unprotected wood sills are not permitted and stain or sealer shall not suffice as protection. Sills shall be stone, metal-clad or other durable alternate.

Window shutters are permitted if they appear to be operable and are consistent with exterior material requirements.

4.18 Entry Doors, Garages & Garage Doors

Entry doors shall be proportionate to the façade, of quality materials, comply with exterior window finish requirements and/or exterior materials requirements, and be compatible with the architecture.

Garages must be architecturally integrated with the residential design. Carports are not permitted. A maximum of three single-car garage doors, or equivalent width, is permitted per dwelling unit.

Garage door frames, and non-glass surfaces, shall comply with exterior window finish requirements and/or be clad with materials approved for exterior walls. Fiberglass, vinyl and Masonite are unacceptable cladding materials. A maximum of 75% of any garage door may consist of glass and such glass shall be translucent.

4.19 Exterior Service & Storage Areas

Enclosed areas shall be provided for refuse and recycling containers, patio furniture storage, and maintenance and recreational equipment, screened from view off-site. Refuse and recycle containers shall be inaccessible to wildlife. Enclosures shall be compatible with exterior materials and integral with the architecture.



SECTION 5

MISCELLANEOUS

5 MISCELLANEOUS

5.1 Security & Cameras

Cameras, security lights, Knox boxes, etc. shall be integrated discreetly into the building architecture and generally screened from view when practical.

Visible security barriers at doors and windows are generally not permitted. If proposed, such barriers shall comply with exterior materials requirements.

5.2 Snowmelt Boilers

For new structures, any snowmelt boiler or similar apparatus shall be constructed or installed within the structure.

For existing structures, snowmelt boilers and/or similar apparatus may be approved outside the structure when located within a concealment structure or subterranean vault, and not in the restricted setback area, upon demonstrating that construction or installation of the unit within the existing structure is not feasible, that the proposed location of the unit will have no adverse impact upon the views from neighboring properties, and that the unit will comply with the requirements of Paragraph 3.11, Utilities.

5.3 Fireplaces

Interior and exterior fireplaces shall comply with Eagle County wood-burning regulations in effect at the time of application.

5.4 Satellite Dishes & Visible Antennas

One satellite dish of less than one meter (39.37 inches) in diameter is permitted per dwelling unit. Satellite dishes shall be neutral color consistent with adjacent finishes, substantially screened from the view of neighboring properties and adjacent roadways, and shall not display visible logos.

Exterior antennae are generally prohibited, but may be approved on a selective basis after demonstration of particular need and review of proposed aesthetic.

5.5 Demolition of Existing Home

When full demolition of an existing home is proposed, a site plan and landscape plan shall be provided to delineate grading and landscape restoration of the property in the event a replacement home does not immediately succeed demolition. Site and landscape restoration proposals shall comply with pertinent sections of these regulations.



SECTION 6

ADMINISTRATION & PROCESS

6 ADMINISTRATION & PROCESS

6.1 Applicability

The following is a general list of property-related activities requiring and not requiring DRC approval. Property Owners and applicants are encouraged to contact Design Review Administration if uncertain about need for approval.

Approval Required – Arrowhead DRC review and approval is required for the following:

- a** Site preparation for, and new construction of, any building or structure constituting a single-family or duplex residence, or accessory structure;
- b** Additions to, enlargement of, increase in square footage of, or exterior remodeling of any existing building or structure;
- c** Change in use of any site, property, building or structure;
- d** Exterior modification of any existing building or structure, including but not limited to reroofing in a different material, color or finish; window replacement; deck or patio modifications or additions; new or relocated hot tubs; exterior lighting; sign or flagpole installation; site art; repaint or re-stain involving color change; other material or color changes;
- e** Landscaping and landscape remodel, including new and/or modified sitework, fencing, paving, planting, tree removal, fire pit additions;
- f** Tear down or demolition of any existing structure;
- g** Modifications or changes to previously approved plans;
- h** Building envelope amendments;
- i** Any other construction or reconstruction, or the refinishing or alteration of any part of the exterior of any Building or other Improvement on the Property not expressly exempted from the requirement for approval.

Approval Not Required – Arrowhead DRC review and approval is not required for the following:

Refer also to Appendix 7.7, Construction Activities and Compliance Deposit Regulations, regarding construction activities that may not require approval, but which are nonetheless subject to construction regulations.

- a** Routine or ongoing maintenance, such as re-staining or repainting in previously approved colors and materials, window cleaning, power washing decks, gutter cleaning, etc.;
- b** Routine or ongoing landscape maintenance;
- c** Snow removal operations;
- d** Interior remodels that do not increase building area or number of bedrooms, and have no effect upon the building exterior;
- e** Interior building, plumbing, HVAC, or related equipment maintenance;
- f** Replanting previously-approved landscape beds with plantings similar to previous, and replacing dead, diseased or stunted shrubs with plantings similar to previous.

In the event of uncertainty regarding requirements for design review and approval, contact the Design Review Administration.

6.2 Review & Approval Process

Projects requiring review and approval are subject to the following process. At the discretion of the DRC, the process may be abbreviated, depending on project complexity, scope or size, and general compliance with these Design Regulations.

1 Pre-Application Meeting

While not required, applicants are encouraged to schedule this meeting to discuss with the DRC the design intent of the proposed application, and to review the design process, construction regulations, compliance deposit and

other issues or concerns. This meeting may include a walking tour of the site to review specific site issues. No formal action is taken.

No advance submittal requirement.

Refer to Appendix 7.3 for Pre-Application Meeting requirements.

2 Conceptual Review

While not required, Conceptual Review is highly recommended, and allows the DRC to review and comment upon the application, in order for the applicant to make appropriate changes before Sketch Plan is submitted. No formal action is taken.

Submit application materials minimum of two weeks prior to scheduled DRC meeting.

Refer to Appendix 7.3 for Conceptual Review requirements.

3 Sketch Plan Review & Approval

Sketch Plan Review is required for new construction, and may be required for additions and remodels, depending upon project complexity, scope or size. This review addresses the preliminary, proposed site design, building architecture and landscape improvements. Formal action, including possible tabling, is taken.

Submit application materials minimum of three weeks prior to scheduled DRC meeting.

Refer to Appendix 7.3 for Sketch Plan submittal requirements.

4 Final Plan Review & Approval

Final Plan Review is required for all projects. Upon Sketch Plan approval, the project may be submitted for Final Plan review and approval. Final Plan review addresses design advancements to the extent that site, building and landscape elements, dimensions, materials, finishes, etc. are defined and not subject to further development or change. Formal action, including possible tabling, is taken.

Submit application materials minimum of three weeks prior to scheduled DRC meeting.

Refer to Appendix 7.3 for Final Plan submittal requirements.

5 Technical Review

Prior to construction, the applicant must submit final working drawings for technical review before submitting the same to Eagle County for building permit. The purpose of technical review is to ensure that all conditions of Final Plan approval have been satisfied, and that all aspects of the final working drawings are consistent with such approval. Submittal documents that deviate from the Final Plan approval, or do not satisfy and incorporate all conditions of Final Plan approval, may be rejected. In such cases, the DRC will provide a written statement describing why the submittal was not accepted. The DRC may waive this requirement depending on scope and complexity of the proposed project.

Submit application materials when complete and prior to submitting the same to Eagle County for building permit.

Refer to Appendix 7.3 for Technical Review submittal requirements.

6.3 Application Fees

Refer to the DRC website (<http://www.designreviewadmin.com/DRA/index.aspx>) for application fees, which may be updated annually. Additional fees may be imposed for any project having more than one Sketch Plan review and/or more than one Final Plan review, pursuant to the DRC fee schedule.

Construction compliance deposits are also required. Refer to Appendix 7.7, Construction Activities and Compliance Deposit Regulations.

6.4 Submittal & Communication Format

Submittals, reports, responses and other communications between the applicant and the DRC shall be transmitted in a manner defined by the DRC. Electronic submittals will be required at a future date; specific requirements are pending.

6.5 Submittal & Meeting Schedule

Application and meeting dates are defined on the [DRC website](http://www.designreviewadmin.com/DRA/index.aspx).
(<http://www.designreviewadmin.com/DRA/index.aspx>)

Late, incomplete or incohesive applications, and/or late or unpaid fees or deposits, will result in applications not being added to the DRC agenda. Upon receipt of submittals, and verification of completeness, the DRC will advise the applicant of the date, location, and time of the meeting at which the submittal will be reviewed.

6.6 Staff Report

For Sketch Plan and Final Plan applications, and depending upon scope or degree of complexity, the DRC may issue a Staff Report to the applicant prior to the meeting, summarizing the results of the DRC's initial review.

6.7 Staking

For Sketch Plan and Final Plan applications for new homes or additions, a surveyor shall stake the site property corners and boundaries, the building envelope corners and the proposed building perimeter. The applicant shall notify the DRC when the site is staked and ready for review, and also provide a staking plan. Staking may be waived by the DRC depending upon project complexity, scope or size.

6.8 Meeting Attendance

The applicant, owner and/or owner's representative is/are encouraged to attend the meeting to present the application and to address questions that may surface.

6.9 Reconsideration, Review, and Appeals

Pursuant to section 6.2.4 of the Declaration, the appeal process is as follows:

Within seven days following action of the DRC, its decision to approve or disapprove the project design shall be transmitted to the applicant and to the Association, and shall be made available to other Owners upon their written request. The decision shall become final if no written request for reconsideration is made to the DRC by the applicant or any aggrieved party within 20 days following the decision of the DRC. If a request for reconsideration is timely made, the DRC shall reconsider the matter at its next regularly scheduled meeting. The decision rendered upon such reconsideration shall be transmitted to the applicant, any aggrieved party and to the Board of Directors as set forth above, and shall become final if no written appeal to the Board of Directors is made to such decision within 7 days following the date of notice of such decision. Not more than 30 days following the filing of an appeal by the applicant or aggrieved party, the Board of Directors shall review the action of the DRC and shall, in writing, confirm, modify or reverse the decision of

the DRC. If the Board of Directors deems insufficient information is available to provide the basis for a sound decision, the Board of Directors may postpone final action for not more than 15 additional days. Failure of the Board of Directors to act within 65 days from the date of filing of the appeal shall be deemed approval by the Board or Directors of the design of the project unless the applicant consents to a time extension. Any decision by the DRC or Board of Directors which results in disapproval of the project design shall specifically describe the purpose, development plan, covenant or provision of the Design Regulations with which the project does not comply and the manner of noncompliance.

Applicants assume all risk of proceeding with construction before appeal durations have expired subject to Section 7.4 of the Declaration regarding Removal of Nonconforming Improvements.

6.10 Approval Validity

Sketch Plan approvals shall be valid for one year after the date of the DRC meeting in which approval was granted.

Final Plan approvals shall be valid for one year after the date of the DRC meeting in which approval was granted.

Approvals may generally be extended for a subsequent year upon formal request, if request is received prior to expiration of original approval. A maximum of two extensions is permitted.

6.11 Construction Activities

Certain projects not requiring design review and approval may still be subject to construction regulations. Refer to Appendix 7.7, Construction Activities and Compliance Deposit Regulations, for definition of such projects.

6.12 Expertise/Professional Licenses

Submittal content shall be prepared by either a Colorado-licensed Architect, Surveyor, Civil Engineer, Structural Engineer and/or Landscape Architect as appropriate, operating in their respective areas of expertise. The DRC may suspend this requirement depending upon project complexity, scope or size.



SECTION 7

APPENDICES

APPENDIX 7.1

ARCHITECTURAL REFERENCE GRAPHICS

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Lot Number	Subdivision Filing Number/Name	PUD Area in PUD Guide	Number of Allowed Units	Building Height Limit	Impervious Area	Building Coverage	Min Floor Area Single Family Home or First Unit	Min Floor Area Second Unit	Min Floor Area Total (Duplex)	Front Setback (or side adjoining a street)	Side/Rear Setback
1	10	E	2	25 ft.	50%	30%	2,500	NA	2,500	25 ft.	15 ft.
2	10	E	2	25 ft.	50%	30%	2,500	NA	2,500	25 ft.	15 ft.
3	10	E	2	25 ft.	50%	30%	2,500	NA	2,500	25 ft.	15 ft.
4	10	E	2	25 ft.	50%	30%	2,500	NA	2,500	25 ft.	15 ft.
5	10	E	2	25 ft.	50%	30%	2,500	NA	2,500	25 ft.	15 ft.
6	10	E	2	25 ft.	50%	30%	2,500	NA	2,500	25 ft.	15 ft.
7	10	E	2	25 ft.	50%	30%	2,500	NA	2,500	25 ft.	15 ft.
8	10	E	2	25 ft.	50%	30%	2,500	NA	2,500	25 ft.	15 ft.
9	10	E	2	25 ft.	50%	30%	2,500	NA	2,500	25 ft.	15 ft.
10	10	E	2	25 ft.	50%	30%	2,500	NA	2,500	25 ft.	15 ft.
11	10	E	2	25 ft.	50%	30%	2,500	NA	2,500	25 ft.	15 ft.
12	10	E	2	25 ft.	50%	30%	2,500	NA	2,500	25 ft.	15 ft.
13	10	E	2	25 ft.	50%	30%	2,500	NA	2,500	25 ft.	15 ft.
14	10	E	2	25 ft.	50%	30%	2,500	NA	2,500	25 ft.	15 ft.

Side/Rear Setback	Front Setback (or side adjoining a street)	Min Floor Area Total (Duplex)	Min Floor Area Second Unit	Min Floor Area Single Family Home or First Unit	Building Coverage	Impervious Area	Building Height Limit	Number of Allowed Units	PUD Area in PUD Guide	Subdivision Filing Number/Name	Lot Number
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	25 ft.	2	E	10	15
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	25 ft.	2	E	10	16
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	25 ft.	2	E	10	17
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	25 ft.	2	E	10	18
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	25 ft.	2	E	10	19
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	25 ft.	2	E	10	20
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	25 ft.	2	E	10	21
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	25 ft.	2	E	10	22
15 ft.	25 ft.	2,500	NA	2,500	25%	45%	25 ft.	2	C	11	1
15 ft.	25 ft.	2,500	NA	2,500	25%	45%	25 ft.	2	C	11	2
15 ft.	25 ft.	2,500	NA	2,500	25%	45%	25 ft.	2	C	11	3
15 ft.	25 ft.	2,500	NA	2,500	25%	45%	25 ft.	2	C	11	4
15 ft.	25 ft.	2,500	NA	2,500	25%	45%	25 ft.	2	C	11	5
15 ft.	25 ft.	2,500	NA	2,500	25%	45%	25 ft.	2	C	11	6
15 ft.	25 ft.	2,500	NA	2,500	25%	45%	25 ft.	2	C	11	7
15 ft.	25 ft.	2,500	NA	2,500	25%	45%	25 ft.	2	C	11	8
15 ft.	25 ft.	2,500	NA	2,500	25%	45%	25 ft.	2	C	11	9

Side/Rear Setback	Front Setback (or side adjoining a street)	Min Floor Area Total (Duplex)	Min Floor Area Second Unit	Min Floor Area Single Family Home or First Unit	Building Coverage	Impervious Area	Building Height Limit	Number of Allowed Units	PUD Area in PUD Guide	Subdivision Filing Number/Name	Lot Number
15 ft.	25 ft.	2,500	NA	2,500	25%	45%	25 ft.	2	C	11	10
15 ft.	25 ft.	2,500	NA	2,500	25%	45%	25 ft.	2	C	11	11
15 ft.	25 ft.	2,500	NA	2,500	25%	45%	25 ft.	2	C	11	12
15 ft.	25 ft.	2,500	NA	2,500	25%	45%	25 ft.	2	C	11	13
15 ft.	25 ft.	2,500	NA	2,500	25%	45%	25 ft.	2	C	11	14
15 ft.	25 ft.	2,500	NA	2,500	25%	45%	25 ft.	2	C	11	15
15 ft.	25 ft.	2,500	NA	2,500	25%	45%	25 ft.	2	C	11	16
15 ft.	25 ft.	2,500	NA	2,500	50%	80%	25 ft.	2	D	11	30
15 ft.	25 ft.	2,500	NA	2,500	50%	80%	25 ft.	2	D	11	31
15 ft.	25 ft.	2,500	NA	2,500	50%	80%	25 ft.	2	D	11	32
15 ft.	25 ft.	2,500	NA	2,500	30%	45%	35 ft.	2	I	15	1
15 ft.	25 ft.	2,500	NA	2,500	30%	45%	35 ft.	2	I	15	2
15 ft.	25 ft.	2,500	NA	2,500	30%	45%	35 ft.	2	I	15	3
15 ft.	25 ft.	2,500	NA	2,500	30%	45%	35 ft.	2	I	15	4
15 ft.	25 ft.	2,500	NA	2,500	30%	45%	35 ft.	2	I	15	5
15 ft.	25 ft.	2,500	NA	2,500	30%	45%	35 ft.	2	I	15	6
15 ft.	25 ft.	2,500	NA	2,500	30%	45%	35 ft.	2	I	15	7

Side/Rear Setback	Front Setback (or side adjoining a street)	Min Floor Area Total (Duplex)	Min Floor Area Second Unit	Min Floor Area Single Family Home or First Unit	Building Coverage	Impervious Area	Building Height Limit	Number of Allowed Units	PUD Area in PUD Guide	Subdivision Filing Number/Name	Lot Number
15 ft.	25 ft.	2,500	NA	2,500	30%	45%	35 ft.	2	I	15	8
15 ft.	25 ft.	2,500	NA	2,500	30%	45%	35 ft.	2	I	15	9
15 ft.	25 ft.	2,500	NA	2,500	30%	45%	35 ft.	2	I	15	10
15 ft.	25 ft.	2,500	NA	2,500	30%	45%	35 ft.	2	I	15	11
15 ft.	25 ft.	2,500	NA	2,500	30%	45%	35 ft.	2	I	15	12
15 ft.	25 ft.	2,500	NA	2,500	30%	45%	35 ft.	2	I	15	13
15 ft.	25 ft.	2,500	NA	2,500	30%	45%	35 ft.	2	I	15	14
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	16
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	17
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	18
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	19
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	20
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	21
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	22
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	23
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	24
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	25

Side/Rear Setback	Front Setback (or side adjoining a street)	Min Floor Area Total (Duplex)	Min Floor Area Second Unit	Min Floor Area Single Family Home or First Unit	Building Coverage	Impervious Area	Building Height Limit	Number of Allowed Units	PUD Area in PUD Guide	Subdivision Filing Number/Name	Lot Number
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	26
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	27
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	28
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	29
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	30
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	31
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	32
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	33
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	34
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	35
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	36
15 ft.	25 ft.	2,500	NA	2,500	30%	45%	35 ft.	2	I	15	38
15 ft.	25 ft.	2,500	NA	2,500	30%	45%	35 ft.	2	I	15	39
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	26 ft.	2	H	15	40
15 ft.	25 ft.	4,000	NA	2,500	25%	35%	35 ft.	2	H	16	1
15 ft.	25 ft.	4,000	NA	2,500	25%	35%	35 ft.	2	H	16	2
15 ft.	25 ft.	4,000	NA	2,500	25%	35%	35 ft.	2	H	16	3

Lot Number	Subdivision Filing Number/Name	PUD Area in PUD Guide	Number of Allowed Units	Building Height Limit	Impervious Area	Building Coverage	Min Floor Area Single Family Home or First Unit	Min Floor Area Second Unit	Min Floor Area Total (Duplex)	Front Setback (or side adjoining a street)	Side/Rear Setback
4	16	H	2	35 ft.	35%	25%	2,500	NA	4,000	25 ft.	15 ft.
5	16	H	2	35 ft.	35%	25%	4,000	NA	4,000	25 ft.	15 ft.
6	16	H	2	35 ft.	35%	25%	2,500	NA	4,000	25 ft.	15 ft.
7	16	H	2	35 ft.	35%	25%	2,500	NA	4,000	25 ft.	15 ft.
8	16	H	2	35 ft.	35%	25%	2,500	NA	4,000	25 ft.	15 ft.
9	16	H	1	26 ft.	35%	25%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
10	16	H	1	26 ft.	35%	25%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
11	16	H	1	26 ft.	35%	25%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
12	16	H	1	26 ft.	35%	25%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
13	16	H	1	26 ft.	35%	25%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
14	16	H	1	26 ft.	35%	25%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
15	16	H	1	26 ft.	35%	25%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
16	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
17	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
18	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
19	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
20	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.

Lot Number	Subdivision Filing Number/Name	PUD Area in PUD Guide	Number of Allowed Units	Building Height Limit	Impervious Area	Building Coverage	Min Floor Area Single Family Home or First Unit	Min Floor Area Second Unit	Min Floor Area Total (Duplex)	Front Setback (or side adjoining a street)	Side/Rear Setback
21	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
22	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
23	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
24	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
25	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
26	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
27	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
28	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
29	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
30	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
31	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
32	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
33	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
34	16	H	1	26 ft.	40%	30%	2,500	Second unit not allowed	NA	25 ft.	15 ft.
1	17	F	2	25 ft.	60%	35%	2,500	NA	2,500	25 ft.	15 ft.
2	17	F	2	25 ft.	60%	35%	2,500	NA	2,500	25 ft.	15 ft.
3	17	F	2	25 ft.	60%	35%	2,500	NA	2,500	25 ft.	15 ft.

Side/Rear Setback	Front Setback (or side adjoining a street)	Min Floor Area Total (Duplex)	Min Floor Area Second Unit	Min Floor Area Single Family Home or First Unit	Building Coverage	Impervious Area	Building Height Limit	Number of Allowed Units	PUD Area in PUD Guide	Subdivision Filing Number/Name	Lot Number
15 ft.	25 ft.	2,500	NA	2,500	35%	60%	25 ft.	2	F	17	4
15 ft.	25 ft.	2,500	NA	2,500	35%	60%	25 ft.	2	F	17	5
15 ft.	25 ft.	2,500	NA	2,500	35%	60%	25 ft.	2	F	17	6
15 ft.	25 ft.	2,500	NA	2,500	35%	60%	25 ft.	2	F	17	7
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	35 ft.	2	B	19	1
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	35 ft.	2	B	19	2
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	35 ft.	2	B	19	3
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	35 ft.	2	B	19	4
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	35 ft.	2	B	19	5
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	35 ft.	2	B	19	6
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	35 ft.	2	B	19	7
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	35 ft.	2	B	19	8
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	35 ft.	2	B	19	9
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	35 ft.	2	B	19	10
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	35 ft.	2	B	19	11
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	32 ft.	2	B	19	16
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	32 ft.	2	B	19	17

Side/Rear Setback	Front Setback (or side adjoining a street)	Min Floor Area Total (Duplex)	Min Floor Area Second Unit	Min Floor Area Single Family Home or First Unit	Building Coverage	Impervious Area	Building Height Limit	Number of Allowed Units	PUD Area in PUD Guide	Subdivision Filing Number/Name	Lot Number
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	32 ft.	2	B	19	18
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	32 ft.	2	B	19	19
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	32 ft.	2	B	19	20
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	32 ft.	2	B	19	21
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	32 ft.	2	B	19	22
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	32 ft.	2	B	19	24
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	32 ft.	2	B	19	25
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	32 ft.	2	B	19	26
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	32 ft.	2	B	19	27
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	32 ft.	2	B	19	28
15 ft.	25 ft.	2,500	NA	2,500	30%	50%	32 ft.	2	B	19	29
See Section 3.2	25 ft.	2,500	700 sq. ft. max	2,500	4000-4250	See Section 3.4	26 ft.	2	A2	20	27
See Section 3.2	25 ft.	2,500	700 sq. ft. max	2,500	4000-4250	See Section 3.4	26 ft.	2	A2	20	28
See Section 3.2	25 ft.	2,500	700 sq. ft. max	2,500	4000-4250	See Section 3.4	26 ft.	2	A2	20	29
See Section 3.2	25 ft.	2,500	700 sq. ft. max	2,500	4000-4250	See Section 3.4	26 ft.	2	A2	20	30
See Section 3.2	25 ft.	2,500	700 sq. ft. max	2,500	4000-4250	See Section 3.4	26 ft.	2	A2	20	31
See Section 3.2	25 ft.	2,500	700 sq. ft. max	2,500	4000-4250	See Section 3.4	26 ft.	2	A2	20	32

Lot Number	Subdivision Filing Number/Name	PUD Area in PUD Guide	Number of Allowed Units	Building Height Limit	Impervious Area	Building Coverage	Min Floor Area Single Family Home or First Unit	Min Floor Area Second Unit	Min Floor Area Total (Duplex)	Front Setback (or side adjoining a street)	Side/Rear Setback
33	20	A2	2	26 ft.	See Section 3.4	4000-4250	2,500	700 sq. ft. max	2,500	25 ft.	See Section 3.2
34	20	A2	2	26 ft.	See Section 3.4	4000-4250	2,500	700 sq. ft. max	2,500	25 ft.	See Section 3.2
35	20	A2	2	26 ft.	See Section 3.4	4000-4250	2,500	700 sq. ft. max	2,500	25 ft.	See Section 3.2
36	20	A2	2	26 ft.	See Section 3.4	4000-4250	2,500	700 sq. ft. max	2,500	25 ft.	See Section 3.2
37	20	A2	2	26 ft.	See Section 3.4	4000-4250	2,500	700 sq. ft. max	2,500	25 ft.	See Section 3.2
38	20	A2	2	26 ft.	See Section 3.4	4000-4250	2,500	700 sq. ft. max	2,500	25 ft.	See Section 3.2
39	20	A2	2	26 ft.	See Section 3.4	4000-4250	2,500	700 sq. ft. max	2,500	25 ft.	See Section 3.2
40	20	A2	2	26 ft.	See Section 3.4	4000-4250	2,500	700 sq. ft. max	2,500	25 ft.	See Section 3.2
41	20	A2	2	26 ft.	See Section 3.4	4000-4250	2,500	700 sq. ft. max	2,500	25 ft.	See Section 3.2
42	20	A2	2	26 ft.	See Section 3.4	4000-4250	2,500	700 sq. ft. max	2,500	25 ft.	See Section 3.2
43	20	A2	2	26 ft.	See Section 3.4	4000-4250	2,500	700 sq. ft. max	2,500	25 ft.	See Section 3.2
44	20	A2	2	26 ft.	See Section 3.4	4000-4250	2,500	700 sq. ft. max	2,500	25 ft.	See Section 3.2
45	20	A2	2	26 ft.	See Section 3.4	4000-4250	2,500	700 sq. ft. max	2,500	25 ft.	See Section 3.2
46	20	A2	2	26 ft.	See Section 3.4	4000-4250	2,500	700 sq. ft. max	2,500	25 ft.	See Section 3.2
47	20	A2	2	26 ft.	See Section 3.4	4000-4250	2,500	700 sq. ft. max	2,500	25 ft.	See Section 3.2
1	21	O	2	35 ft.	35%	20%	2,500	NA	2,500	25 ft.	See Section 3.2
2	21	O	2	35 ft.	35%	20%	2,500	NA	2,500	25 ft.	See Section 3.2

Lot Number	Subdivision Filing Number/Name	PUD Area in PUD Guide	Number of Allowed Units	Building Height Limit	Impervious Area	Building Coverage	Min Floor Area Single Family Home or First Unit	Min Floor Area Second Unit	Min Floor Area Total (Duplex)	Front Setback (or side adjoining a street)	Side/Rear Setback
3	21	O	2	35 ft.	35%	20%	2,500	NA	2,500	25 ft.	See Section 3.2
4	21	O	2	35 ft.	35%	20%	2,500	NA	2,500	25 ft.	See Section 3.2
1	26	F	2	25 ft.	60%	35%	2,500	NA	2,500	25 ft.	See Section 3.2
2	26	F	2	25 ft.	60%	35%	2,500	NA	2,500	25 ft.	See Section 3.2
3	26	F	2	25 ft.	60%	35%	2,500	NA	2,500	25 ft.	See Section 3.2
15	13 Pinons	A	2	35 ft.	See Section 3.4	See Section 3.3	2,000	NA	4,000	25 ft.	See Section 3.2
16	13 Pinons	A	2	35 ft.	See Section 3.4	See Section 3.3	2,000	NA	4,000	25 ft.	See Section 3.2
17	13 Pinons	A	2	35 ft.	See Section 3.4	See Section 3.3	2,000	NA	4,000	25 ft.	See Section 3.2
18	13 Pinons	A	2	35 ft.	See Section 3.4	See Section 3.3	2,000	NA	4,000	25 ft.	See Section 3.2
19	13 Pinons	A	2	35 ft.	See Section 3.4	See Section 3.3	2,000	NA	4,000	25 ft.	See Section 3.2
20	13	A	2	35 ft.	See Section 3.4	See Section 3.3	2,500	NA	2,500	25 ft.	See Section 3.2
1	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
2	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
3	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
4	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
5	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
6	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2

Side/Rear Setback	Front Setback (or side adjoining a street)	Min Floor Area Total (Duplex)	Min Floor Area Second Unit	Min Floor Area Single Family Home or First Unit	Building Coverage	Impervious Area	Building Height Limit	Number of Allowed Units	PUD Area in PUD Guide	Subdivision Filing Number/Name	Lot Number
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	7
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	8
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	9
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	10
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	11
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	12
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	14
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	15
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	16
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	17
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	18
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	19
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	20
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	21
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	22
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	23
See Section 3.2	25 ft.		Second unit not allowed	2,500	2,600	See Section 3.4	30 ft.	1	A2	Greens	24

Lot Number	Subdivision Filing Number/Name	PUD Area in PUD Guide	Number of Allowed Units	Building Height Limit	Impervious Area	Building Coverage	Min Floor Area Single Family Home or First Unit	Min Floor Area Second Unit	Min Floor Area Total (Duplex)	Front Setback (or side adjoining a street)	Side/Rear Setback
25	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
26	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
27	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
28	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
29	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
30	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
31	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
32	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
33	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
34	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
35	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
36	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
37	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
38	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
39	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
40	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
41	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2

Lot Number	Subdivision Filing Number/Name	PUD Area in PUD Guide	Number of Allowed Units	Building Height Limit	Impervious Area	Building Coverage	Min Floor Area Single Family Home or First Unit	Min Floor Area Second Unit	Min Floor Area Total (Duplex)	Front Setback (or side adjoining a street)	Side/Rear Setback
42	Greens	A2	1	30 ft.	See Section 3.4	2,600	2,500	Second unit not allowed		25 ft.	See Section 3.2
1	River Dance/F18	F	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
2	River Dance/F18	F	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
3	River Dance/F18	F	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
4	River Dance/F18	F	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
5	River Dance/F18	F	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
6	River Dance/F18	F	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
7	River Dance/F18	F	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
8	River Dance/F18	F	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
9	River Dance/F18	F	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
10	River Dance/F18	F	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
11	River Dance/F18	F	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
12	River Dance/F18	F	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
13	River Dance/F18	G	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
14	River Dance/F18	G	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
15	River Dance/F18	G	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
16	River Dance/F18	G	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2

Lot Number	Subdivision Filing Number/Name	PUD Area in PUD Guide	Number of Allowed Units	Building Height Limit	Impervious Area	Building Coverage	Min Floor Area Single Family Home or First Unit	Min Floor Area Second Unit	Min Floor Area Total (Duplex)	Front Setback (or side adjoining a street)	Side/Rear Setback
17	River Dance/ F18	G	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
18	River Dance/ F18	G	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
19	River Dance/ F18	G	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
20	River Dance/ F18	G	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
21	River Dance/ F18	G	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
22	River Dance/ F18	G	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
23	River Dance/ F18	G	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
24	River Dance/ F18	G	2	25 ft.	See Section 3.4	See Section 3.3	2,000	2,000 min	4,400	25 ft.	See Section 3.2
1	Wildflower	A1	5	35 ft.	See Section 3.4	See Section 3.3	2,500	NA	2,500	25 ft.	See Section 3.2
2	Wildflower	A1	5	35 ft.	See Section 3.4	See Section 3.3	2,500	NA	2,500	25 ft.	See Section 3.2
3	Wildflower	A1	2	35 ft.	See Section 3.4	See Section 3.3	2,500	NA	2,500	25 ft.	See Section 3.2
4	Wildflower	A1	2	35 ft.	See Section 3.4	See Section 3.3	2,500	NA	2,500	25 ft.	See Section 3.2
5	Wildflower	A1	2	35 ft.	See Section 3.4	See Section 3.3	2,500	NA	2,500	25 ft.	See Section 3.2
6	Wildflower	A1	2	35 ft.	See Section 3.4	See Section 3.3	2,500	NA	2,500	25 ft.	See Section 3.2
7	Wildflower	A1	2	35 ft.	See Section 3.4	See Section 3.3	2,500	NA	2,500	25 ft.	See Section 3.2
8	Wildflower	A1	2	35 ft.	See Section 3.4	See Section 3.3	2,500	NA	2,500	25 ft.	See Section 3.2
9	Wildflower	A1	2	35 ft.	See Section 3.4	See Section 3.3	2,500	NA	2,500	25 ft.	See Section 3.2

Lot Number	Subdivision Filing Number/Name	PUD Area in PUD Guide	Number of Allowed Units	Building Height Limit	Impervious Area	Building Coverage	Min Floor Area Single Family Home or First Unit	Min Floor Area Second Unit	Min Floor Area Total (Duplex)	Front Setback (or side adjoining a street)	Side/Rear Setback
10	Wildflower	A1	2	35 ft.	See Section 3.4	See Section 3.3	2,500	NA	2,500	25 ft.	See Section 3.2
18	Wildflower	A1	5	35 ft.	See Section 3.4	See Section 3.3	2,500	NA	2,500	25 ft.	See Section 3.2
19	Wildflower	A1	5	35 ft.	See Section 3.4	See Section 3.3	2,500	NA	2,500	25 ft.	See Section 3.2
1	Wildflower - East	A1	1	35 ft.	See Section 3.4	See Section 3.3	2,500	Second unit not allowed	2,500	25 ft.	See Section 3.2
2	Wildflower - East	A1	1	35 ft.	See Section 3.4	See Section 3.3	2,500	Second unit not allowed	2,500	25 ft.	See Section 3.2
3	Wildflower - East	A1	1	35 ft.	See Section 3.4	See Section 3.3	2,500	Second unit not allowed	2,500	25 ft.	See Section 3.2
4	Wildflower - East	A1	1	35 ft.	See Section 3.4	See Section 3.3	2,500	Second unit not allowed	2,500	25 ft.	See Section 3.2
5	Wildflower - East	A1	1	35 ft.	See Section 3.4	See Section 3.3	2,500	Second unit not allowed	2,500	25 ft.	See Section 3.2
6	Wildflower - East	A1	1	35 ft.	See Section 3.4	See Section 3.3	2,500	Second unit not allowed	2,500	25 ft.	See Section 3.2
7	Wildflower - East	A1	1	35 ft.	See Section 3.4	See Section 3.3	2,500	Second unit not allowed	2,500	25 ft.	See Section 3.2
8	Wildflower - East	A1	1	35 ft.	See Section 3.4	See Section 3.3	2,500	Second unit not allowed	2,500	25 ft.	See Section 3.2
11	Wildflower - East	A1	2	35 ft.	See Section 3.4	See Section 3.3	2,500	NA	2,500	25 ft.	See Section 3.2

APPENDIX 7.2

DESIGN REVIEW APPLICATION FORM

NEW CONSTRUCTION

- ☐ Conceptual
- ☐ Sketch
- ☐ Final
- ☐ Modification to Approved Plans
- ☐ Minor Improvement (including Satellite Dish, Address Marker, Site Art, Outdoor Recreation Equipment, Dead Tree Removal, Repaint, Hot Tub, A/C Units)

REMODEL

- ☐ <500 sq. ft
- ☐ >500 sq. ft
- ☐ Landscape Remodel
- ☐ Tear-Down / Demolition

Name of Project: _____

General Description of the Project:

LOCATION:

Filing: _____ Lot: _____

Street Address: _____

Reviewed by HOA, if applicable? ☐ yes ☐ no

CONTACT INFORMATION:

Owner/Owner's Representative Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Owner/Owner's Representative Signature: _____ Date: _____

I acknowledge that I am aware of and will comply with the requirements set forth in the Arrowhead Design Regulations, the Construction Activities and Compliance Deposit Regulations, the Second Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Arrowhead at Vail, and the Amended and Restated Guide to the Planned Unit Development Plan - Arrowhead at Vail. I authorize the representative below to act on my behalf and recognize that failure to abide by any provision of the requirements of each of the foregoing Governing Documents by either my representative or myself may result in fines.

Applicant/Representative Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Architect Name: _____ License#: _____

Mailing Address: _____

Phone: _____ Email: _____

Landscape Architect Name: _____

Mailing Address: _____

Phone: _____ Email: _____

APPENDIX 7.3

NEW CONSTRUCTION & REMODEL SUBMITTAL REQUIREMENTS

Submittal documents shall be of good quality, accurate, concise. When/where appropriate, existing versus proposed conditions shall be clearly delineated. Plan orientation shall be consistent throughout. North arrows shall be included on all plan views.

Certain submittal requirements may be waived by the DRC depending upon project complexity, scope or size.

Pre-Application Meeting

The following materials are recommended to be provided to the DRC at time of meeting:

Topographic Survey, 1"=20' minimum scale

- Dated within last three years
- Site contours at two foot (2') intervals
- Property boundaries and area of property
- Building setbacks
- Easements
- Existing buildings, structures, if any
- Significant natural features such as a rock outcroppings, drainage paths and mature stands of trees

Preliminary Site Plan, 1" = 20' minimum scale

- Property boundaries
- Building setbacks
- Existing (if any) and proposed buildings, structures or other improvements

Preliminary Landscape Plan, scale same as Site Plan

- Existing landscaping to remain
- Existing landscaping to be removed

Preliminary Floor Plans, Roof Plan, and Elevations 1/8" = 1' minimum scale
Site Photos

Conceptual Review

The following materials shall be submitted to the DRC a minimum of 2 weeks prior to the meeting.

Completed application form

Topographic Survey, 1"=20' minimum scale

- Dated within last three years
- Site contours at two foot (2') intervals
- Property boundaries and area of property
- Building setbacks
- Easements
- Existing buildings, structures, if any
- Significant natural features such as a rock outcroppings, drainage paths and mature stands of trees

Preliminary Site Plan, 1" = 20' minimum scale

- Property boundaries
- Building setbacks
- Existing (if any) and proposed buildings, structures or other improvements

Preliminary Landscape Plan, scale same as Site Plan

- Existing landscaping to remain
- Existing landscaping to be removed

Preliminary Floor Plans, Roof Plan, and Elevations 1/8" = 1' minimum scale

Site Photos

Sketch Plan Review

The following materials shall be provided to the DRC a minimum of three weeks prior to the meeting.

Completed application form

Application Fee

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

Topographic Survey, 1"=20' minimum scale

- Dated within last three years
- Site contours at two foot (2') intervals
- Property boundaries and area of property
- Building setbacks
- Easements
- Existing buildings, structures, if any
- Significant natural features such as a rock outcroppings, drainage paths and mature stands of trees

Site Plan, 1" = 20' minimum scale

- Property boundaries
- Location of building setbacks
- Existing (if any) and proposed buildings, structures or other improvements
- Driveway parking areas with grades
- Snow storage areas
- Existing and proposed grades and drainage
- Building coverage calculations - on a site plan.
 - Refer to Section 3.3
- Impervious coverage calculations - on a site plan.
 - Refer to Section 3.4

Landscape Plan, scale same as Site Plan

- Location of building setbacks
- Existing landscaping to remain
- Existing landscaping to be removed
- Type, location and size of proposed landscape materials
- Other proposed improvements – Refer to Section 2
- Temporary and permanent measures for slope stabilization and erosion control.

Floor Plans, 1/8" = 1' minimum scale

- Location of building setbacks
- General layout of rooms, spaces, garages, exterior living areas
- Approximate size and total area of enclosed space for each floor level

Roof Plan, scale same as floor plans

- Location of building setbacks
- Roof pitches
- Overhang dimensions
- Chimney and flue locations
- Finish roof materials
- Elevations of major ridges and eaves

Exterior Elevations, scale same as floor plans

- Façade definition and detail sufficient to describe architectural character
- Fenestration
- Existing and proposed grades
- Annotation of exterior materials and colors

Building height calculations – on a site plan

- Location of building setbacks
- Roof configuration
- Annotate all ridge lines in roof plan with associative respective elevations to the top of finished roof system, and relative to existing topography
- Existing and proposed grade (existing grade shall be represented completely beneath the Roof Plan and building footprint background). Contour lines shall be shown at a minimum two foot (2') interval.

Preliminary digital model, if available

Final Plan Review

The following materials shall be provided to the DRC a minimum of three weeks prior to the meeting.

Completed application form
Application Fee

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

Topographic Survey, 1"=20' minimum scale

- Dated within last three years
- Site contours at two foot (2') intervals
- Property boundaries and area of property
- Building setbacks
- Easements
- Existing buildings, structures, if any
- Significant natural features such as a rock outcroppings, drainage paths and mature stands of trees

Site Plan, 1" = 20' minimum scale

- Property boundaries
- Location of building setbacks
- Existing (if any) and proposed buildings, structures or other improvements
- Driveway parking areas with grades
- Snow storage areas
- Existing and proposed grades and drainage
- Soil and erosion control measures
- Building coverage calculations - on a site plan.
 - Refer to Section 3.3
- Impervious coverage calculations - on a site plan.
 - Refer to Section 3.4

Landscape Plan, scale same as Site Plan

- Location of building setbacks
- Existing landscaping to remain
- Existing landscaping to be removed
- Type, location and size of proposed landscape materials
- Other proposed improvements – Refer to Section 2
- Temporary and permanent measures for slope stabilization and erosion control.
- Irrigation Plan
- Other proposed improvements such as patios, decks, walkways, retaining walls, landscape walls, fences, artwork, firepits, outdoor cooking facilities, hot tubs, pools, water features, play courts, etc.

- Temporary and permanent measures for slope stabilization and erosion control.
- Specifications for seeded areas including seed mix, mulch and fertilizer type. The area of land covered by spray irrigation shall be calculated and listed, by square foot

Lighting Plan, scale same as Site Plan

- Location of exterior and building light fixtures
- Cut sheets or specifications demonstrating compliance with lighting requirements.

Floor Plans, 1/8" = 1' minimum scale

- Roof pitches
- Location of building setbacks
- Dimensioned rooms with names
- Location of doors and windows
- Roof overhangs
- Location of mechanical and electrical rooms, systems
- Total area by floor level

Roof Plan, scale same as floor plans

- Location of building setbacks
- Roof pitches
- Overhang dimensions
- Chimney and flue locations, and other structures, projections or penetrations located above roof
- Finish roof materials
- Elevations of major ridges and eaves
- Gutter and downspout locations

Exterior Elevations, scale same as floor plans

- Façade definition and detail sufficient to describe architectural character
- Fenestration
- Existing and proposed grades
- Annotation of exterior materials and colors

- Architectural details
- Existing and proposed grades
- Floor and ridge elevations
- Annotation of exterior materials, textures, colors
- Exterior light fixtures
- Chimney heights and cap enclosure details
- Mechanical penetrations through walls, roofs
- Shadow patterns

Building height calculations – on a site plan

- Location of building setbacks
- Roof configuration
- Annotate all ridge lines in roof plan with associative respective elevations to the top of finished roof system, and relative to existing topography
- Existing and proposed grade (existing grade shall be represented completely beneath the Roof Plan and building footprint background). Contour lines shall be shown at a minimum two foot (2') interval.

Model

- Digital or physical, to be presented at meeting

Architectural Details, appropriate scale

- Graphic descriptions and drawings in sufficient detail to demonstrate the architectural character of the building, including rakes and eaves, windows and doors, material transitions, vertical and horizontal layers, exposed structural connections, etc.

Exterior Finishes

- Physical samples or quality photographs, indicating type, color and texture of all exterior materials, to be presented at meeting.

Specifications, written specifications and/or cut sheets for the following:

- Fireplace and flue caps

- Exterior light fixtures.

Erosion Control Stabilization & Revegetation Plan, same scale as Site Plan.

- Means and schedule for prevention of soil erosion, during and after construction
- Revegetation of cut and fill slopes
- Methods of controlling surface water
- Siltation control devices
- Vehicular access points
- Location of soil storage areas and stabilization measures

Technical Plan Review

The following materials shall be provided upon completion.

- Final construction drawings, including all requirements for final plan review, stamped by an architect licensed in the State of Colorado
- Structural drawings stamped by the structural engineer

APPENDIX 7.4

MINOR IMPROVEMENT SUBMITTAL REQUIREMENTS

Certain submittal requirements may be waived by the DRC, depending upon project complexity, scope or size.

SATELLITE DISH SUBMITTAL REQUIREMENTS

REFER TO PARAGRAPH 5.4

- Completed application form
- Application fee
- If duplex, letter or email of written notification to adjacent or attached neighbor
- Drawing or photo defining proposed location for satellite dish
- Details for screening satellite dish from off-site view

HOT TUB SUBMITTAL REQUIREMENTS

REFER TO PARAGRAPH 3.18

- Completed application form
- Application fee
- If duplex, letter or email of notification to adjacent or attached neighbor
- Cut sheet of proposed hot tub – manufacturer’s specification/brochure with colors, finishes
- Site/Landscape Plan at 1” = 20’ scale, indicating the following (if hot tub is proposed on an existing balcony, this requirement is waived and a photo or drawing shall be provided defining proposed location):
 - Proposed location for the hot tub
 - Property boundaries
 - Building setbacks
 - All easements of record
 - Existing conditions
 - Proposed landscape improvements, including any trees or shrubs to be removed or added
 - Common name, location and size of all proposed landscape materials
 - Revised grading, if any

LANDSCAPE REMODEL

REFER TO SECTION 3 – SITE & LANDSCAPE DESIGN

- Completed application form
- Application fees
- If duplex, letter or email of written notification to the adjacent or attached neighbor
- Landscape Plan at 1" = 20' minimum scale, indicating the following:
 - Location of building setbacks
 - Existing landscaping to remain
 - Existing landscaping to be removed
 - Type, location and size of proposed landscape materials
 - Irrigation Plan
 - Other proposed improvements such as patios, decks, walkways, retaining walls, landscape walls, fences, artwork, firepits, outdoor cooking facilities, hot tubs, pools, water features, play courts, etc.
 - Specifications for seeded areas including seed mix, mulch and fertilizer type.
- Erosion Control, Stabilization & Revegetation Plan at 1" = 20' minimum scale
 - Means and schedule for prevention of soil erosion, during and after construction
 - Revegetation of cut and fill slopes
 - Methods of controlling surface water
 - Siltation control devices
 - Vehicular access points
 - Location of soil storage areas and stabilization measures

APPENDIX 7.5

PROJECT DATA

The following project data must be provided for both Sketch Plan and Final Plan review. The information may be provided on this form, or incorporated on the project title/cover sheet.

Project Name _____

Project Address _____

Number of Dwelling Units _____

☐ Single Family

☐ Duplex

Floor Area – refer to Paragraph 3.5, Floor Area Allowance

Primary Unit _____ sq. ft.

Secondary Unit _____ sq. ft.

Undeveloped _____ sq. ft.

Garages _____ sq. ft.

Total _____ sq. ft.

Number of Bedrooms, All Units _____

Number of Enclosed Parking Spaces _____

Number of Unenclosed Parking Spaces _____

Number of Total Parking Spaces _____

Number of Kitchens _____

Number of Bathrooms _____

Number of Interior Fireplaces _____

Number of Exterior Wood Burning Fireplaces _____

a. (Gas) _____

a. (Gas) _____

b. Wood Burning _____

b. Wood Burning _____

Maximum Slope of Driveway _____%

Driveway Slope in First 20' Driveway is _____%

Building Height Calculation. _____ feet average

APPENDIX 7.6

APPLICATION FEES

(Must be completed and submitted with check. Make checks payable to **Arrowhead at Vail Association**.)
submit payments to: **Arrowhead Design Review Administration, PO Box 1655, Avon, CO 81620**

<u>NEW Construction</u>		<u>Check Amount</u>
<u>Sq Ft. Of Gross Floor Area</u>	<u>Fee</u>	
0 – 5,000	\$5,000	
5,001 – 7,500	\$6,000	
7,501 – 10,000	\$7,000	
10,001 – 15,000	\$8,000	
15,001 – 25,000	\$9,000	
25,001 and above	\$12,000	\$ _____

REMODEL Projects Over \$200,000

For Remodel Projects over \$200,000 and adding habitable space, please circle Square Feet of Gross Floor Area on schedule above and indicate fee. \$ _____

If no habitable space is added, the fee is 2% of the project cost with a \$7,500 maximum.
Attach a copy of the bid sheet or indicate estimated cost below with your initials.

\$ _____ X .02 = \$ _____ (min. \$400) _____ \$ _____
(Project Cost) (Fee) (Initials)

REMODEL Projects Under \$200,000

The fee amount is 2% of the project cost with a \$400 minimum.
Attach a copy of the bid sheet or indicate estimated cost below with your initials.

\$ _____ X .02 = \$ _____ (min. \$400) _____ \$ _____
(Project Cost) (Fee) (Initials)

LANDSCAPE Remodel Projects Under \$200,000

The fee amount is 2% of the project cost with a \$400 minimum.
Attach a copy of the bid sheet or indicate estimated cost below with your initials.

\$ _____ X .02 = \$ _____ (min. \$400) _____ \$ _____
(Project Cost) (Fee) (Initials)

MISCELLANEOUS

Minor Projects / Improvements Under \$5,000 \$100 \$ _____

Attach a copy of the bid sheet or indicate estimated cost below with your initials.

\$ _____ (Cost) _____ (Initials)

Roof Replacement (no other Exterior Change)	\$400
Modifications to Approved Plans	\$250
Building Envelope Amendment	\$500
Homesite Amendment	\$1,000
Appeal of DRC Ruling	\$250
Minor Improvement (Satellite Dish, Address Marker	\$50
Site Art, Outdoor Recreation Equipment, Dead Tree	
Removal, Repaint, Hot Tub, A/C Units)	

(Print Name)

(Authorized Signature of Applicant)

APPENDIX 7.7

CONSTRUCTION ACTIVITIES AND COMPLIANCE DEPOSIT REGULATIONS

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

7.7.1 Pre-Construction Approvals and Process

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

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

Pre-Construction meeting – The Applicant must arrange for a meeting with the DRC staff and Arrowhead Public Safety. The Applicant must coordinate the onsite staking of the footprint of all improvements to be constructed on the site, relative to the platted building envelope and limits of construction.

- d Any Owner who commences a Construction Activity prior to completing the preconstruction process will be fined \$500 for each offense. The payment of a fine does not release the Owner from obligations set forth in these Regulations.

7.7.2 Compliance Deposit

Prior to commencing any Construction Activity on a lot, the Owner shall deliver a Compliance Deposit to the DRC, on behalf of the Association, as security for the Owner's full and faithful performance of its Construction Activity in accordance with its approved final plans and this Regulation. Reference 7.7.10 Section 5 for further information regarding the Compliance Deposit.

7.7.3 Construction Inspections

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

- a **Foundation Inspection**
Upon completion of the foundation, the Owner shall request a Foundation Inspection from the DRC and submit to the DRC an Improvement Location Certificate (ILC) for the Construction Site. The ILC stamped and signed by an engineer or surveyor registered in the State of Colorado must show the location of all permanent improvements located on the site. Thereafter, the DRC will inspect the foundation to ensure that the Construction Activity is being performed in compliance with the approved final working drawings and these regulations.
- b **Framing Inspection**
After the framing is complete, the Owner shall request a Framing Inspection from the DRC and submit to the DRC an ILC for the Construction Site. The ILC stamped and signed by an engineer or surveyor registered in the State of Colorado must show the location of all permanent improvements and indicate the highest roof ridge of the improvement. Thereafter, the DRC will inspect the framing to ensure that the Construction Activity is being performed in compliance with the approved final working drawings and these regulations.
- c **Temporary Certificate of Compliance Inspection**
Upon substantial completion of the Construction Activity, the Owner may request a Temporary Certificate of Compliance (TCOC) inspection from the DRC. Thereafter, the DRC shall inspect the Construction Site to ensure that the Construction Activity is substantially complete and has been performed in compliance with the approved final working drawings and the Regulations.

d Final Inspection -Certificate of Compliance

Upon final completion of all portions of the Construction Activity, including all landscaping required in connection therewith and all remedial work that the DRC required the Owner to perform following the Temporary Certificate of Compliance inspection, the Owner shall request a final inspection from the DRC. The DRC shall inspect the Construction Site to ensure that all portions of the Construction Activity, including all such landscaping and remedial work are fully complete and have been performed in compliance with the approved final working drawings and the Regulations. Should the Construction Activity be determined to be complete and in compliance with the approved final working drawings and this Regulation, a Certificate of Compliance shall be issued.

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

7.7.4 Certificate of Compliance and Certificate of Occupancy

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

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

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

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

7.7.5 Construction Site Management

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

a Erosion and Sediment Control

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

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

b Construction Access

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

c Construction Trailers or Temporary Structures

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

d Storage of Construction Material and Equipment

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

e Daily Operation

CONSTRUCTION HOURS

MONDAY - FRIDAY	7:30 AM	6:30 PM
SATURDAY	8:00 AM	5:00 PM

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

f Dust

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

g Noise

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

h Blasting

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

i Excavation

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

j Protection of Property and Fencing

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

k Debris and Trash Removal

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

1 Vehicles and Parking

Construction Vehicles shall gain access to Construction Sites only from existing roads adjacent to the Construction Sites. Construction vehicles and equipment shall be parked within a Construction Site or within the Site on which the Construction Activity occurs. No Construction vehicle shall be parked on or along roads within Arrowhead nor upon or within Arrowhead Metropolitan District right-of-ways. The Owner of a Construction Site shall submit a written Parking and Transportation Plan to the Public Safety Department for the Public Safety Department's review and approval. Each such Parking and Transportation Plan must describe the following:

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

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

- m Toilets**
Chemical toilets shall be screened from view and shall be located so as to minimize any adverse impacts on adjacent properties. A wood screen shall be erected around all chemical toilets. Chemical toilets shall be located away from the neighboring properties in an approved location as shown on the Construction Management Plan.
- n Water Connection**
A temporary water connection must be available at all times when Construction Activity is taking place on a Construction Site.
- o Signage**
Temporary construction signs shall be limited to one sign per structure, not to exceed sixteen (16) square feet total area. The sign will be freestanding and constructed in a standardized format as provided by the DRC. The location of such sign shall be designated by Arrowhead Public Safety. Construction signage will be allowed for the duration of the construction or eighteen (18) months, whichever is less.
- p Fire Extinguisher**
A minimum of one serviceable 1016 ABC-rated dry chemical fire extinguisher shall be located on each Construction Site in a conspicuous location.
- q Flammable Items**
Careless use or storage of flammable items will not be allowed.
- r Pets**
Contractors, subcontractors and their employees are prohibited from bringing pets to the Construction Site.
- s Firearms**
Firearms are prohibited.
- t Continuity of Construction**
Unless otherwise approved by the DRC, all Construction Activity must commence within one (1) year after the DRC's approval of final plans. Once a Construction Activity commences the Owner must actively pursue completion of construction. Construction must be substantially complete within eighteen (18) months. All Construction Activity must be fully and finally complete; including all required landscaping, within twenty four (24) months after commencement. If additional time for completion of landscaping is necessary due to completing construction during the months of November through May, the Owner shall request an extension from the DRC.
- u Completion of Construction**
The DRC, at its sole discretion, may impose a fine if Construction Activity, including

all required landscaping, is not fully and finally complete within twenty-four (24) months after commencement. See Section D in Appendix D.

v Restoration of Property

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

w Trees

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

x Roadway Maintenance

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

At all times, an Owner shall keep roads free and clear of materials, rubbish and debris resulting from Construction Activity. It is the responsibility of the contractor to clean and maintain the roadway areas leading to and from the Construction Site that are disturbed by the construction process. This includes cleaning of dirt and mud off the Arrowhead roads caused by vehicles servicing the Construction Site. Said clean-up can be implemented by each contractor or by a cooperative cost sharing agreement with Arrowhead or other contractors.

y Deliveries

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

7.7.6 Meeting of Contractors

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

7.7.7 Compliance with Laws and Regulations

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

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

7.7.8 Enforcement

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

a Right to Cure

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

b Right to Fine

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

c Right to Sue for Injunctive Relief

The DRC may sue the Owner to enjoin such violation.

d Right to Sue for Damages

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

e Lien

The DRC shall have a lien against the Construction Site and all of the Owner's other properties within AVA to secure payment for (i) any fee, charge, fine or other amount due from the Owner to DRC under this regulation, (ii) interest on any unpaid amounts at the rate of 18% per annum from the date due until paid, and (iii) all costs and expenses of collecting any unpaid amounts,

including, without limitation, reasonable attorneys' fees and disbursements. Any such lien may be foreclosed as a mortgage under the laws of the State of Colorado.

f Other Rights and Remedies

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

7.7.9 Appeal of Fines

An Owner may appeal any fine imposed against the Owner by the DRC to the Arrowhead at Vail Association Board of Directors ("Association").

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

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

7.7.10

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 Arrowhead to minimize the impacts of Construction Activity (as such term is defined below) within Arrowhead to minimize the impacts of Construction Activity on Guests and Owners. The Arrowhead Design Review Committee (DRC) 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 Declaration of Covenants, Conditions, Restrictions and Easements for Arrowhead, Eagle County, Colorado, as recorded with the Clerk and Recorder of Eagle County, Colorado, on July 1, 1983, in Book 362 at Page 850, as amended from time to time (the “Declaration”). In addition, as used in this Regulation, the following terms shall have the following meanings:

- 3.0** “Association” means the Arrowhead at Vail Association.
- 3.01** “Compliance Deposit” means the deposit that an Owner is required to deliver to the DRC 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 Arrowhead Metropolitan District.
- 3.06** “DRC” means the Design Review Committee as appointed by the Board of Directors of the Arrowhead at Vail 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 Arrowhead 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 DRC

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, Approval and Inspections

- 4.01** Construction Process Construction shall not begin until final plan approvals have been issued by the DRC, and a building permit has been obtained from Eagle County. Owners and their Owner Representatives shall arrange a preplanning meeting with DRC staff to educate themselves about the Arrowhead design review and development process and the DRC’s concerns with respect to particular Sites. To assist Owners and their Owner Representatives in educating themselves about Arrowhead design review and development process, please refer to the following information in the Design Regulations for the Arrowhead Mountain Homesites and information available from the DRC office:
- (a) “Sources for Information Regarding Construction in Arrowhead” available from the DRC office.
 - (b) Design Review Procedures – Chapter 5 of these Design Regulations.
- 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 DRC for its review and approval. If the DRC rejects the sketch plans, the Owner shall make such design changes as the DRC shall require and resubmit the sketch plans to the DRC. If the DRC approves the sketch plans, the Owner shall proceed as described in subparagraph 4.02(b)
 - (b) After obtaining the DRC’s approval of its sketch plans, the Owner shall prepare final plans and submit the same to the DRC for its review and approval. If the DRC rejects the final plans, the Owner shall make such design changes as the DRC shall require and resubmit the final plans to the DRC. If the DRC

approves the final plans, the Owner shall proceed as described in subparagraph 4.02 (c) below.

- (c) After obtaining the DRC'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 DRC;
 - (iv) deliver its Compliance Deposit to the DRC in accordance with Section 5 below.

If the DRC rejects such submittals or finds the results of the site inspection to be unsatisfactory, the Owner shall make such changes as the DRC shall require and then resubmit such submittals to the DRC and/or request a follow-up site inspection from the DRC, as the DRC may require. If the DRC approves such submittals, finds the results of the site inspection to be satisfactory and receives the Owner's Compliance Deposit, the DRC 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 DRC 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 the Owner (i) initiate the plan check process with Eagle County Building Department prior to the DRC'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 DRC.

- (e) After the DRC 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 DRC'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 DRC'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 quasigovernmental 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 DRC.

- (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 DRC and, simultaneously therewith, deliver to the DRC 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 forth the elevations of the tops of all foundation walls of all such permanent improvements. Thereafter, the DRC 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 DRC and, simultaneously therewith, deliver to the DRC 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 DRC 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 DRC. Thereafter, the DRC shall inspect the Construction Site to ensure that the Construction Activity is substantially complete and has been performed in compliance with the approved final working drawings and 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 DRC required the Owner to perform following the temporary certificate of compliance inspection described in sub paragraph 4.03 (d) above, the Owner shall request a final inspection from the DRC. Thereafter, the DRC shall inspect the Construction Site to ensure that all portions of the Construction Activity, including all such landscaping and remedial work are fully complete and have been performed in compliance with the approved final working drawings and this Regulation.

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

4.04 Certificate of Compliance and Occupancy “Certificate of Compliance” is issued by the DRC. “Certificate of Occupancy” is issued by 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 DRC, 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 DRC 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 DRC 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 DRC 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 DRC shall require. The DRC may condition its issuance of a temporary certificate of compliance upon an increase in the amount of the Owner's Compliance Deposit as described in 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 DRC. 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 DRC. 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 Arrowhead Security.

Section 5. Compliance Deposit

After the DRC 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 DRC, on behalf of the Association, as security of the Owner's full and faithful performance of its Construction Activity in accordance with its approved final plans and this Regulation.

- 5.01** The amount of the Compliance Deposit shall be five (5) times the amount of the application fee paid to the Arrowhead at Vail Association, not less than \$5,000, or and must be paid in full prior to scheduling the required pre-construction meeting. For minor projects and repairs/maintenance of improvements (under \$20,000) the Compliance Deposit is \$2,000 and must be paid in full prior to scheduling the required pre-construction meeting.
- 5.02** Form of Compliance Deposit The Compliance Deposit shall be delivered to the DRC, by personal, certified or cashier's check or by wire transfer.
- 5.03** Administration of Compliance Deposit The DRC, on behalf of the Association, shall administer each Compliance Deposit as follows:

(a) The DRC shall hold the Compliance Deposit as security for the Owner's full and faithful performance of its Construction Activity in accordance with its approved final plans and 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 DRC for any cost which DRC 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. DRC shall be entitled to a fee in an amount equal to 15 percent of the amount of any costs incurred by DRC 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, DRC may apply the Compliance Deposit in a manner which best mitigates the effects of such noncompliance. In addition, DRC may use, apply or retain the whole or any part of a Compliance Deposit to pay to DRC any fine imposed by DRC 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 DRC.

(d) If the DRC so uses part of all of the Compliance Deposit as set forth in subparagraph 5.03 (b) above, then the Owner shall, within five days after written demand therefore from DRC, pay DRC the amount used to restore the Compliance Deposit to its original amount. Neither the Owner nor any other party shall have any rights of any kind or nature against DRC, its officers, agents, employees, directors or attorneys arising out of DRC use of the Compliance Deposit, unless DRC is grossly negligent, or intentionally acts in bad faith.

(e) DRC 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 the DRC 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 DRC. No portion of the Compliance Deposit shall be returned to an Owner upon the DRC's issuance of a temporary certificate of compliance. The DRC may condition its issuance of a temporary certificate of compliance upon its receipt from the Owner of funds sufficient to increase the amount of the Compliance Deposit to an amount equal to the product obtained by multiplying (i) the cost

of that portion of the Construction Activity that remains to be completed, as estimated by the DRC, by (ii) 1.15.

Section 6. Enforcement

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

- 6.01** Right to Cure DRC may, but is not obligated to, enter upon the Construction Site and cure such violation at the Owner's cost and expense. If DRC cures any such violation, the Owner shall pay to DRC the amount of all costs incurred by DRC in connection therewith, plus an administration fee equal to 15 percent of all such costs, within five days after the Owner receives a written invoice therefore from DRC.
- 6.02** Right to Fine The DRC may impose a fine of \$500 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, DRC 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. DRC hereby delegates its power to fine under this paragraph 7.02 to the DRC staff and the Security Department.
- 6.03** Right to Sue for Injunctive Relief DRC may sue the Owner to enjoin such violation.
- 6.04** Right to Sue for Damages DRC may sue the Owner for all damages, losses, costs and expenses, including, without limitation, reasonable attorney's fees and disbursements incurred by DRC as a result of the violation.
- 6.05** Lien DRC shall have a lien against the Site and all of the Owner's other properties within the Arrowhead Mountain Homesites to secure payment of (a) any fee, charge, fine or other amount due from the Owner to DRC 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.
- 6.06** Other Rights and Remedies DRC shall have all other rights and remedies available to it at law or in equity. All rights and remedies of DRC shall be cumulative and the exercise of one right or remedy shall not preclude the exercise of any other right of remedy.

APPENDIX 7.8

DEFINITIONS

Applicant

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

Architect

An Architect licensed in the State of Colorado.

Arrowhead at Vail Association (AVA)

Property owners representative group and associated Board of Directors.

AVA

Arrowhead at Vail Association (AVA).

Balcony

A projecting platform on the exterior of a building.

Berm

A mound or wall of earth or soil constructed in a landscape useful for screening or planting.

Building

An enclosed and permanent structure for residential use.

Building Coverage

The total area of a lot covered by a 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 high.

Building Height

The height of buildings and/or structures, as determined by the formula and calculation defined herein.

Building Setback also Setback

An imaginary line that parallels lot lines within which a structure may be developed. The “setback area” is the land area located between the lot line and the building setback.

Declaration

Second Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Arrowhead at Vail, recorded April 6, 1999 at Reception No. 691730, in the records of Eagle County, Colorado, as thereafter amended from time to time Available on the Arrowhead at Vail website.

Design Review Administration (DRA)

Staff retained by the Design Review Committee and Arrowhead at Vail Association responsible for administering and enforcement of these Design Regulations and the design review process.

Design Review Committee (DRC)

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

Duplex, Duplex Unit or Duplex Structure

Two dwelling units within a single architecturally-integrated structure.

Dwelling Unit

One or more rooms occupied by one family or group of people living independently from any other family or group of people and having not more than one indoor cooking facility which is limited to the use of the one family.

Easement

A designated part of a property authorized for use others for a specified purpose, often for utilities, drainage, access, etc.

Fenestration

Glazed opening or openings in a wall, or the arrangement of windows and doors on a building façade.

Fill

The accumulation and placement of soil or rock material.

Floor Area

The square footage of a residential structure.

Garage

A building, or portion thereof, used or designed to be used for the parking and storage of vehicles and larger household maintenance, utility or recreational items.

Grade, Existing

Original, topographic ground elevation, prior to modification.

Grade, Finished

The final topographic elevation of the surface material (soil, paving, decking, patio, etc.) on a property and adjacent to a building.

Habitable Space or Area

Enclosed, interior, conditioned floor area and volume used for daily living purposes. Garages are considered habitable spaces for floor area and setback calculations.

Hardscape

Fixed, permanent, constructed site and outdoor elements or improvements such as driveways, patios, terraces, steps, walls, paths, etc.

HOA

Homeowners' Association

Impervious Coverage

The portion of a lot covered by materials forming any unbroken surface impervious to water, including: buildings, streets, driveways, parking lots, and other impervious materials.

Interior Renovation

Design and construction that involves rebuilding, reconstruction or alteration of an existing interior improvement, not involving any exterior change, and which does not involve change of use, addition of bedroom space(s), or construction or creation of new or additional square footage of useable space within or around an existing improvement.

Landscape/Landscaping

Existing, native plants and terrain, as well as changes to existing terrain, the addition of plants, and construction of site elements intended to enhance the appearance of a property and to integrate a property with the natural setting.

Landscape Remodel

Any changes to existing landscaping or site.

Landscape Maintenance

The practice of keeping a landscape healthy, clean, safe and attractive.

Lawful Nonconforming Improvement

An improvement to real property that was in compliance with the design regulations in effect as of the date the improvements or alterations were completed, but is no longer in compliance as a result of changes in the Design Regulations after the improvements or alterations were completed.

Log Home

A home, or portion thereof, that utilizes horizontal log construction as a structural system, generally with laced, notched and/or fitted corners, in lieu of wood frame or masonry construction.

Maintenance, Exterior and/or Interior

Refer to Appendix 7.7, Construction Activities and Compliance Deposit Regulation.

Major Addition

The construction of new floor area, whether habitable or non-habitable space, that is added to an existing structure.

Minor Improvements

Minor improvements are projects or activities of lesser complexity, scope or size, including altering or replacing windows, introducing new light fixtures at existing locations, changing existing stain and/or paint colors, changing roof or gutter materials, changing address markers, addition of exterior vents, installation of site art, outdoor recreation equipment, installation of hot tubs, air conditioning condensers or other mechanical equipment.

Other improvements not listed, but similar in scale or scope, may be considered a minor improvement.

New Construction

The construction of a new structure on a vacant lot, or construction of a new structure on a lot that was previously occupied by a structure which is to be demolished in its entirety.

Nonconforming Property

A property that was not in compliance with the design regulations in effect as of the date the improvements or alterations were completed.

Owner Representative

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

Porch

A roof-covered entrance or patio, either incorporated into a building form or applied as an exterior on a building exterior.

Patio

An outdoor living or recreational space, generally at or on grade, without enclosure walls and roof, the floor of which is constructed of a hard surface. Also called a terrace.

Private exterior space

An area generally not visible from any right-of-way, ski easement, pedestrian easement, equestrian easement, golf course easement or neighboring property.

PUD or PUD Guide

Planned Unit Development or Planned Unit Development Guide is the Eagle County regulatory document establishing the zoning and development restrictions for the entirety of Arrowhead at Vail.

Remodel

Design and construction that involves rebuilding, reconstruction or alteration of an existing improvement and includes exterior changes, and/or involves the construction or creation of new or additional square footage of useable space within or around an existing improvement.

Single Family Unit or Dwelling Unit

A detached home for the occupancy of one family or group of people. Refer to definition of Dwelling Unit.

Site Area or Lot Area

The total horizontal land area within the boundaries of a platted lot. For the purposes of calculating Building Coverage lot area excludes waterbodies and the 100-year floodplain.

Structure

A building or improvement enclosing habitable or non-habitable space or offering shelter, or any element requiring structural foundations.

Swale

A linear depression in land or a low area that gathers and channels or diverts water.

APPENDIX 7.9

SITE DIAGRAM

Refer to Paragraph 3.20 Landscape Design Theme

