

BEAVER CREEK RESORT COMPANY
DESIGN REVIEW BOARD
RESOLUTION NO. 06-_____

A RESOLUTION AMENDING RULES AND REGULATIONS CONCERNING PERMITTED
ROOFING MATERIALS

Meeting of December 20, 2006

WHEREAS, pursuant to Section 8.1 of the Amended and Restated General Declaration for Beaver Creek, Eagle County, Colorado (the "Declaration"), in order to preserve the natural beauty of Beaver Creek and its setting, to maintain Beaver Creek as a pleasant and desirable environment, to establish and preserve a harmonious design for the community, and to protect and promote the value of property, exterior design, landscaping and use of all new development and additions, changes or alterations to existing use, landscaping and exterior design and development shall be subject to design review; and

WHEREAS, pursuant to Section 8.5 of the Declaration, the Beaver Creek Design Review Board may adopt rules and regulations concerning the general design theme and specific design requirements for all projects in Beaver Creek; and

WHEREAS, pursuant to Section 8.5 of the Declaration, the Beaver Creek Design Review Board has previously adopted, and amended, the Design Guidelines, Single Family and Duplex Residences (the "Design Guidelines"); and

WHEREAS, the Beaver Creek Design Review Board (the "DRB") has determined that the use of wood shake shingles should, with limited exceptions, be prohibited in order to mitigate the dangers of wildfires and, thereby, preserve the natural beauty of Beaver Creek and its setting, maintain Beaver Creek as a pleasant and desirable environment, and protect and promote the value of property within the Resort; and

WHEREAS, it is also the desire of the DRB in adopting this Resolution to promote the fire-wise, life safety goals of the Beaver Creek Resort Company

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board and RATIFIED by the Board of Directors of the Beaver Creek Resort Company that subpart E.2. of the Design Guidelines shall be and is hereby repealed and reenacted to read as follows:

2. Roofs

All primary roofs shall have pitches not less than 6:12 and not greater than 12:12. Primary roof forms shall be restricted to gable and hip roofs. Secondary roof

forms attached to the major building form may be shed roofs with pitches not less than 4:12, provided, however, that the DRB may, at its discretion, approve secondary roof forms that have pitches of less than 4:12 if it determines that such lesser pitch is aesthetically compatible with the subject building's form and other roof areas, the building form and roofs areas on buildings in the vicinity of the subject building, and the overall design theme of the Resort.

Dormers shall be relatively small in proportion to the overall scale of the roof. They should be gable, hip, Dutch hip, or shed roofs.

Pedestrian and vehicular areas shall be protected from roof snow shedding. This may be accomplished through snow clips, snow fences, and gutters on roofs.

For all new roof construction, as well as for any proposed roof replacement or repair:

- (a) all roof materials shall be a minimum of "Class B" rated, as defined in the Eagle County building code requirements, as they may be amended from time to time;
- (b) roof materials shall be limited to: fire resistive unit pieces of slate, flat profile unglazed tile, composite shakes (as may be approved by the DRB on a case by case basis), if such product is deemed to successfully emulate a true cedar shake or slate material in size, texture and color, but not asphalt shingles or wood shakes. In addition, copper shingle and standing seam copper roofs are permitted, but only if treated prior to installation to accelerate the natural weathering process and to reduce the amount of off-site glare produced from untreated copper; and
- (c) tile colors shall be blue-gray, green-gray, or brown-gray and shall have a weathered appearance. Glazed tiles and galvanized and/or painted metal roofing shall not be used.

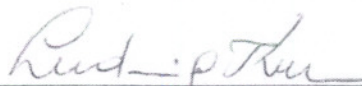
Any part of the foregoing requirements notwithstanding, any new roof construction, roof replacement or roof repair on or as an addition to an existing structure that has wood shake roofing as of December 20, 2006 may be undertaken using wood shake roofing provided that (i) the roof area to be constructed, replaced or repaired constitutes no more than ten percent(10%) of the total roof area of the existing structure, (ii) the wood shakes are installed in combination with an underlayment product that results in a "Class A" rating for the roof assembly, as defined in the Eagle County building code requirements, as amended from time to time, and (iii) the Design Review Board has determined that the wood shakes proposed for use in the new construction, replacement or repair match, in size, pattern and texture, the roof shakes that exist on the structure. For purposes of this section, the total roof area of a structure shall be

determined by measuring all roof areas of a structure horizontally from the ridge of any roof form to the edges (eaves) as depicted on a to-scale roof plan. While the use of wood shake roofing material is permitted in the limited instances described in this section, it is also highly discouraged in most instances due to its combustible nature and the fact that it is detrimental to the fire-wise, life safety goals of the Resort.

Cold roof or super-insulated roof designs are recommended for roofs over heated interior spaces to avoid ice damage. Venting for roofs shall not be located in the horizontal soffit. All venting for new or remodeled roof structures shall be located in the eave or ridge of the roof structure.

RESOLVED AND ADOPTED this 20th day of DECEMBER 2006.

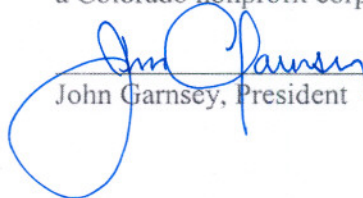
Beaver Creek Design Review Board



Ludwig Kurz, Chairman

RATIFIED this 21 day of Dec. 2006.

Beaver Creek Resort Company of Colorado,
a Colorado nonprofit corporation



John Garnsey, President