

DESIGN GUIDELINES

FOR

SIDNEY PEAK RANCH

**Prepared
November 1, 2005**

**THESE DESIGN GUIDELINES ARE SUBJECT TO CHANGE BY THE DESIGN
REVIEW COMMITTEE.**

**Owners are strongly advised to contact the Design Review Committee prior to commencing
design to confirm that Owners have the most recent set of Design Guidelines.**

INTRODUCTION

The early town of Sidney was founded in 1909 as the first railhead of the Denver & Rio Grande Railroad to ship cattle out of the Yampa Valley. Frontier settlers were allowed to live in rented boxcars on the double track at Sidney until they were able to relocate their families to their newly staked homesteads on the Valley floor. Cattle ranching and wide expanses of hay fields are the heritage of the Yampa Valley and continue to be the pride of Sidney Peak Ranch. Today, however, as owners settle into Sidney Peak Ranch, horses graze the pastures and share the lush grasses produced from Steamboat's famous champagne powder snow.

The Sidney Peak Ranch Design Guidelines are designed to provide owners with a framework for designing and building their homes and to ensure that homes and improvements throughout Sidney Peak Ranch are of quality construction that preserve and enhance the character and natural landscape of the surrounding area.

These Guidelines have been written in order to achieve the following objectives:

- Establish clearly defined design and construction standards for all buildings and improvements;
- Preserve, enhance, and restore the existing natural environment;
- Encourage a character and style of architectural and landscape design that conveys the Sidney Peak Ranch design style;
- Protect each owner's investment in his or her home by requiring all owners to comply with the same high standards for design and construction; and
- Establish a review procedure designed to assist each owner and his or her design team with the design and construction process.

The underlying goal for the design and development of Sidney Peak Ranch is quality. The equestrian facilities, bunkhouse, barns, roads, Building Sites (as subsequently defined), and other improvements have been carefully designed and planned to establish a high level of quality throughout the community. These design guidelines will ensure that the same high level of quality will be devoted to the design and construction of each home within Sidney Peak Ranch. In order to ensure design quality, it is required that owners retain Colorado-licensed architects and landscape architects to design their homes. Designing homes in mountain regions presents a variety of unique challenges. It is strongly recommended that owners retain design professionals that are intimately familiar with designing in mountain environments.

The Sidney Peak Ranch Design Review Committee (hereinafter “DRC”) plays a key role in the design process. The DRC should be regarded as a partner in the design process with the owner and his or her design team. Each owner and his or her design team should plan to spend time reviewing these guidelines and meeting with the DRC to become familiar with the Sidney Peak Ranch design style, individual lot diagrams, and specifications. Becoming familiar with these and other considerations early in the process will facilitate a smooth design and review process.

These Design Guidelines have been promulgated pursuant to the Declaration of Covenants, Conditions, Restrictions, and Easements for Sidney Peak Ranch (the “Declaration”) which are recorded in Routt County, Colorado. These Design Guidelines are binding upon all persons who at any time construct, reconstruct, refinish, alter or maintain any improvement upon the property, or make any changes in the natural or existing surface, drainage or plant life thereof. These Design Guidelines are administered and enforced by the DRC in accordance with the Declaration and the procedures herein and therein set forth. These Guidelines may be amended from time to time and it is the responsibility of each owner or other person to obtain and review a copy of the most recently revised Sidney Peak Ranch Design Guidelines.

Chairperson, Sidney Peak Ranch Design Review Committee

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I. DESIGN PHILOSOPHY AND DESIGN STYLE

A. Sidney Peak Ranch Design Style and Philosophy

The overriding vision for Sidney Peak Ranch is to create a truly unique residential community set within the grandeur of the Rocky Mountains. The design goal for Sidney Peak Ranch is to retain the essence of the natural landscape and the western ranching heritage of the surrounding Yampa Valley. The philosophy for Sidney Peak Ranch involves three basic underlying objectives:

- First, buildings and improvements will be integrated with the landscape in a manner that preserves and enhances, to the greatest extent possible, the natural characteristics of each Building Site;
- Secondly, the design of all buildings will be limited to the same pallet of colors, materials and architectural styles that, over time, will establish the desired design style; and
- Finally, Sidney Peak Ranch will establish a true sense of community where neighbors will not only know each other by name, but will become riding and recreational activity partners and trusted friends.

Inherent in the Sidney Peak Ranch design philosophy is the concept of creating a community that shares a common design style and establishes a unifying element throughout the community. The Sidney Peak Ranch design style is best expressed as “Rustic Elegance” and all buildings will draw inspiration from the architectural characteristics of buildings from the American Western Frontier. No building in Sidney Peak Ranch will stand apart such that it detracts from the natural characteristics of the site or from other buildings or improvements. This is not to suggest, however, that all buildings must look alike or use identical building materials or colors. The characteristics of Building Sites throughout Sidney Peak Ranch vary and as such, appropriate design solutions will also vary. However, all buildings will share the same fundamental design characteristics defined by the “Rustic Elegance” style.

The natural terrain at Sidney Peak Ranch is complimentary to this “Rustic Elegance” style, which reflects the individualism of the American West cattle barons, who built with functionality as a first priority, but with style and comfort as a close second. The consistent architectural theme is English in origin, with long, sloping roofs over covered porches, constructed of native materials including hand-split shingles, copper trim, rough-hewn timbers, logs and rock or stone. The use of these materials will provide a common, unifying architectural element throughout Sidney Peak Ranch. Building colors will be generally subdued to blend with the surrounding landscape.

In addition to the architectural concepts, the manner in which buildings and improvements are located on a site is an equally important element of the Sidney Peak Ranch design style. Sidney Peak Ranch’s natural setting offers spectacular views, diverse vegetation, and varied terrain. Extensive

environmental analysis of soils, geology, slopes, vegetation, wildlife and visual considerations were completed during the planning and development of Sidney Peak Ranch. These findings provide the parameters for the location of homes, roads, and other improvements within this setting. A fundamental goal is for all buildings and improvements to be set within the landscape in a manner that will preserve and enhance this delicate mountain environment. The design and building site of all buildings and improvements should draw inspiration from the surrounding natural environment, and should not overpower the landscape. Landscape improvements should be designed to visually tie a building to its site and to restore all portions of the site that have been disturbed during construction.

Sidney Peak Ranch has been designed as a close-knit mountain ranch community serviced by world-class equestrian facilities and miles of horse trails. Two particular parcels are instrumental in creating this ranching and equestrian community. First, the Bunkhouse Parcel is a thirty-five (35) acre parcel on which lie the Sidney Peak Ranch bunkhouse and garage, two red historic barns, and the hay/equipment shed. Second, the Equestrian Center parcel is a thirty-five (35) acre parcel on which lies the Sidney Peak Ranch equestrian facilities, the ranch headquarters office and equipment shop with hound kennels, an L-shaped loafing shed and a straw shed.

Development within Sidney Peak Ranch is carefully restricted in order to preserve open space, vistas and wildlife habitats. A conservation easement will be placed upon a portion of the property to forever preserve these valuable assets from encroaching development. The number of Lots (as subsequently defined) in Sidney Peak Ranch is limited in part to accommodate these conservation goals and also to foster a sense of community that is often not found in larger communities. Sidney Peak Ranch is more than just a residential development, or even an equestrian-centered development; it is a community made up of families that share the common interest of enjoying horses, winter and summer activities, and the Colorado Rocky Mountains.

The Sidney Peak Ranch Design Guidelines (“Guidelines”) have been written to convey the “Rustic Elegance” style, and in doing so, implement the Sidney Peak Ranch design style. It is not the intention of the Guidelines to encourage the literal duplication of the ranch house found in the Western Frontier in the early 1900s. Rather, the design of buildings at Sidney Peak Ranch should reflect an interpretive expression of the architectural styles and building materials of this style and era. Owners and their designers are encouraged to be creative so that individual expression and exemplary architecture enrich the ranch community.

II. SITE PLANNING

A. Introduction

A “Lot” is a parcel designated on the plat of Sidney Peak Ranch recorded in Routt County, Colorado, (the “Plat”) numbered one (1) through thirty-two (32), which includes the fee acreage purchased by a landowner. The Lots range in size from 40.13 acres to 50.58 acres, a significant portion of which constitutes the Common Agricultural Open Lands to be protected by the conservation easement and Declaration.

The location and design of a proposed home and improvements must relate to the existing terrain and preserve the natural features of the Lot. The design process must take into account grade changes, location of trees, boulders, and orientation of the proposed improvements to sun, wind and views. Privacy to and from, as well as the impact on, adjacent neighbors, nearby rights-of-way, and common areas should be considered both in site planning and in designing the architectural elements of the home. Trees, natural vegetation and all other site features shall be incorporated and utilized to enhance the overall appearance of the home.

Grading and tree removal shall be limited to that reasonably necessary for the construction of a home and every effort must be made to preserve existing vegetation except where a building or any approved landscaping may be located. Site drainage and spring runoff should be carefully considered. Natural water courses and drainage ditches must be preserved.

In order to assist owners with the site planning process, Development Envelopes (as defined below) have been identified for each Lot. The location of structures within the Development Envelope, as well as the height and square footage limitations, shall minimize the effects of ridge lining. On Sidney Peak Ranch, ridge lining will be minimal as seen from Highway 131 and County Roads 14 and 35. Development Envelopes are indicated on the Plat.

B. Development Envelope

The “Development Envelope” is that portion of a Lot, identified on the Plat, ranging in size from 5.02 acres to 12.36 acres, on which all improvements, including but not limited to, dwellings, barn, shop, garage, pool, tennis courts, landscaping, septic fields, driveways and parking areas must be located. The Sidney Peak Ranch water system, including the distribution lines to the dwellings and improvements, may be developed outside of the Development Envelope, subject to the consent and authorization of the DRC and Association (as subsequently defined). The areas outside of the Development Envelopes are generally designated as common elements and will be subject to the conservation easement.

The Development Envelopes identify the best location for each home that maximizes site attributes and minimizes potentially adverse impacts on sensitive portions of the sites. Development Envelopes were determined based on overall planning and design objectives for Sidney Peak Ranch and the site-specific characteristics of each Lot. Objectives used to define Development Envelopes were to: identify the portion of each Lot that would allow the design of a home to maximize views and solar orientation; minimize ridge lining; establish separation between homes; preserve existing vegetation; and optimize other site attributes.

No boundary or cross fencing, except limited stall turnouts from the barn, shall be permitted on Development Envelopes or on Lots. Pets must be controlled by electronic invisible fencing. Livestock grazing is prohibited after construction of the primary residence begins, except by the Declarant and/or the Sidney Peak Ranch Owners' Association, Inc., a Colorado nonprofit corporation (the "Association") for ranch-related agricultural purposes.

Owners are encouraged to meet with the DRC early in the design process in order to understand the location of the Development Envelope for the Owner's particular Lot. Development Envelopes may not be relocated.

C. Building Site

The "Building Site" is that area within a one hundred and fifty foot (150') radius of a point designated by pin, flag or marking within the Development Envelope, and indicated on the Sidney Peak Ranch Development Envelope and Building Site Map, a separate unrecorded document, within which the owner must construct the principal dwelling unit, taking into consideration the fifty foot (50') boundary setback and the one hundred foot (100') setback from the centerline (C_L) of the roadway. At least seventy five percent (75%) of the total square footage of the primary dwelling must be within the area designated as the Building Site. The location of the Building Site may be changed, but only with written consent of the DRC, the Declarant and/or the Association, and all contiguous Lot Owners. Lots greater than fifty (50) acres, which are allowed a detached secondary dwelling unit as part of a barn/shop/garage, may have a single structure outside of the Building Site area, as long as it is within the requisite three hundred feet (300') of the principal dwelling as required by the Routt County Zoning Resolution and Subdivision Regulations ("County Regulations"). Lots containing less than fifty (50) acres may have an attached secondary unit, as long as seventy five percent (75%) of the total square footage of the primary dwelling unit is within the Building Site area.

Buildings and improvements should be sited to blend with the natural landscape and not dominate natural site characteristics. Buildings and improvements should be located and designed to minimize site grading and the loss of trees, as well as to minimize visual impact of buildings from roadways. Buildings on sloping lots should be designed to step with existing contours and should be located to allow for convenient driveway access.

D. Grading and Drainage

Grading shall be limited to only that necessary for development of a home and site access and shall be permitted only within the Development Envelope unless otherwise approved by the DRC. Excessive recontouring or over grading of a site is not permitted. Grading shall be designed to blend with the natural contours of the site by feathering cuts and fills into existing terrain.

In order to minimize impacts on existing vegetation and prevent excessive site disturbance, the use of retaining walls is encouraged in lieu of regrading large areas of a site. At their discretion, the DRC may require the use of retaining walls in lieu of grading in order to preserve significant vegetation or site characteristics. Refer to Section IV, Landscape Design, for additional guidelines on retaining walls.

When cut and fill slopes are necessary, they should be as steep as possible to minimize site disturbance while still allowing for re-vegetation. Generally, a 2:1 slope is recommended in order to ensure adequate re-vegetation. If soil characteristics are appropriate, steeper slopes may be approved by the DRC.

Grading, landscaping, or site improvements shall not interfere with the functional aspect of natural drainage courses and easements. All drainage and utility easements disturbed by construction shall be re-vegetation. Owners are responsible for controlling drainage resulting from the development of their Lots. No drainage shall be directed onto other Lots or tracts unless located within a designated drainage easement. Roadway drainage shall be accommodated by a culvert under the driveway. Culvert ends shall be cut to match finished grade. Culverts are the responsibility of the homeowner.

E. Driveways

All driveways shall be constructed of asphalt, unit pavers, or other hard surface material. Unless approved by the DRC, Lots shall be limited to one access point off of the adjacent roadway. In certain cases, adjacent Lots will share a common driveway easement.

In order to ensure safe and convenient access, recommended driveway grades are three to four percent (3-4%) for the first twenty feet (20') of driveway and no more than ten percent (10%) grade on other portions of the driveway.

Driveways should be designed to align with roadways at no less than a ninety (90) degree angle.

With the exception of parking areas immediately adjacent to garages and as may be necessary for emergency vehicle access, the width of paved driveway surfaces shall not exceed fourteen feet (14'). Driveway paving should have flared aprons where it intersects the roadway pavement. Flared sections should not exceed a ten-foot (10') radius. Adequate snow storage areas should be provided adjacent to driveways and parking areas.

F. Parking and Garages

Each Lot shall contain a minimum of two enclosed parking spaces, plus one enclosed space for a secondary unit (if applicable). In addition to the required enclosed parking spaces, a minimum of two surface parking spaces shall also be provided. Surface spaces may be located on the driveway and must be located within the Development Envelope of the Lot.

The minimum size of each enclosed parking space is nine by eighteen feet (9'x 18') and the minimum size of each surface parking space is ten by twenty feet (10'x 20'). Garages should be designed to accommodate all vehicles, recreational vehicles, secondary vehicles, and animal trailers. Such vehicles must be stored within a garage when not in active use.

Garages may be physically separated from the main dwelling on Lots greater than fifty (50) acres, but in all cases shall be compatible with the architecture and materials of the main dwelling.

No on-street parking is permitted at Sidney Peak Ranch.

G. Exterior Equipment and Satellite Dishes

All outdoor mechanical and electrical equipment such as metering devices, transformers, and air conditioning units shall be concealed from view of adjacent Building Sites. The use of a remote electrical metering device, which is incorporated into an enclosed structure at the driveway entrance, is encouraged.

Wall mounted utility meters and connections shall be enclosed, incorporated into the design of the home, or screened from view by walls or landscaping.

Satellite dishes one meter or less in diameter may be permitted on a Development Envelope, upon the written consent of the DRC. Such devices shall be located to be out of view from other Building Sites and from roadways. In order to reduce their visibility, satellite dishes shall be colored to blend with the site or building.

H. Easements and Utilities

Easements have been established throughout Sidney Peak Ranch in order to facilitate the installation and maintenance of utilities, trails and ditches. All easements disturbed by construction shall be re-vegetated.

Owners are responsible for providing utility service lines to their homes and for controlling drainage resulting from the development of their Building Sites. All utility lines that serve individual units shall be located underground. When feasible, utility service lines should be located under or along driveways in order to minimize site disturbance.

I. Signage

One real estate “for sale” sign, no larger than thirty-six inches by twenty-four inches (36” x 24”) is permitted on each Lot, subject to review by the DRC.

One temporary construction sign, not to exceed six (6) square feet, is permitted during the construction of a home. Such sign must be free standing, not to exceed four feet (4’) in height above grade, and located within the Development Envelope. Temporary construction signs require approval of the DRC and shall be removed within fourteen (14) days of the issuance of a Temporary or Final Certificate of Compliance.

Temporary Construction Sign – Information Allowed:

- Project Logo and/or Name
- Lot Identification
- Permit Number
- Owner Name/Address/Phone #
- Architect Name/Address/Phone #
- Contractor Name/Address/Phone #
- Landscape Architect Name/Address/Phone #
- Lender Name/Address/Phone #
- Sales Agent Name/Address/Phone #

The design, color, style, text, duration of display and location of a temporary construction sign shall be approved by the DRC in accordance with the requirements listed above. The DRC may provide supplemental guidelines and drawings illustrating the specific requirements for signage.

Each Lot is required to have a residence identification sign, between one (1) square foot and four (4) square feet in size, which is visible and legible from the access roadway. The purpose of such sign is to identify each residence and aid fire and emergency personnel in quickly locating the residence. Such sign may be incorporated into an entry bollard or headgate design. Refer to Section IV, Landscape Design, for guidelines on the design of entry bollards and headgates.

J. Snow Storage Areas

Adequate snow storage areas should be provided adjacent to driveways and parking areas. Wherever possible, snow storage areas shall be located away from public views and visually sensitive areas. Snow storage areas shall be planned to allow for a space equaling at least thirty percent (30%) of the area of the paved surfaces from which the snow will be removed. A thirty foot (30’) snow removal easement exists parallel to all roadways within Sidney Peak Ranch.

Snow from plowing or blowing operations shall not be deposited in drainage channels or swales, the Common Agricultural Open Lands, roads or other owners' Lots. All snow removal and storage accommodations must be contained within the owners' Lot and shall be done in such a manner as to minimize damage to trees and vegetation.

K. Horse Facilities and Operating Plan

Equestrian Center

The principal horse facility at Sidney Peak Ranch is the Equestrian Center, a thirty-two (32)-stall barn with an eighty foot by two hundred twenty-eight foot (80' x 228') indoor riding arena, including dressing rooms and a spacious lounge with viewing area. Each stall is complete with an adjacent storage closet. In addition, there is a tack room located on each aisle.

Sidney Peak Ranch facility can accommodate a maximum of 160 horses, 32 in stalls and 128 in pasture/paddocks. Not all lot owners will own horses, but to accommodate those homeowners that do, there will be a maximum of five (5) horses allowed per lot. If an owner wishes to have more than five (5) horses, then a special request will be submitted on a 1st come, 1st serve basis. Every owner who purchases a Sidney Peak Ranch lot has a right to one stall at the barn. We cannot guarantee more than one stall, but as space is available, multiple stalls can be reserved as time allows. Every effort will be made to ensure that each owner and his or her horse(s) are satisfied with stall locations.

Horse Facilities Within Development Envelopes

In order to accommodate easy access and enjoyment of the extensive system of riding trails from a home, as well as allow Owners to keep a favorite or recovering horse close at hand on a temporary basis, every Development Envelope may contain some type of horse facility determined by the size of the Lot.

Lots greater than forty (40) acres, but less than fifty (50) acres can have an attached secondary unit, shop or vehicle/trailer storage area and a detached two (2)-stall barn configured with up to twelve foot by twelve foot (12' x 12') stalls and twelve foot by twenty-four foot (12' x 24') turnouts.

Lots greater than fifty (50) acres may contain a detached four (4)-stall barn with up to fourteen foot by fourteen foot (14' x 14') stalls and fourteen foot by twenty-eight foot (14' x 28') turnouts. Lots greater than fifty (50) acres may contain two (2) separate roofed buildings, either of which may include a secondary unit, garage, shop or vehicle/trailer storage area.

Certain Lots, at the Declarant's and/or Association's sole discretion, may contain "round pens" of up to sixty feet (60') in diameter, located within the Development Envelope, but may not contain other horse-related structures, paddocks, corrals or grazing areas in conjunction with such pens.

Round pens and turnouts may be fenced with wood fencing, stained in earth tones, or built with Priefert powder-coated steel panels (in brown or grey colors), or an equivalent material approved by the DRC. White fences are not allowed. Round pen fencing may also be constructed of other materials, for functional reasons, with the approval of the DRC. Homeowners are encouraged to screen round pen areas from neighboring properties with landscape materials. All landscape screening must occur within the Development Envelope.

It is anticipated that the round pen will be used for training and free exercise for the horses. It is also anticipated that these areas may be devoid of vegetation. Natural soil/arena mixtures of sand and wood shavings may be used within these areas, but rubber, synthetic materials, and any other materials that may contaminate the soil are strictly prohibited. Underground drainage and/or site grading to facilitate on-grade drainage should be incorporated into any design and construction of a round pen. The slope of round pens should not exceed one percent (1%) in any direction. Once established, the round pen area may not be relocated without the approval of the DRC.

Number of Horses within Building Envelope

No more than two (2) horses may reside on a Lot greater than forty (40) acres, but less than fifty (50) acres in size, nor more than four (4) horses on any Lot greater than fifty (50) acres. A foal will be considered one of the horses when it is weaned. The total maximum number of all horses allowed to reside at Sidney Peak Ranch shall be approximately one hundred sixty (160). No other livestock or farm animals shall be allowed within Sidney Peak Ranch, except cattle grazed by or under a lease with the Declarant or Association and mules.

Storage of Hay, Bedding, and Manure

All hay, grain and tack must be stored inside the Owner's barn, and may not exceed county ridgeline height limits for the barn. No separate hay storage shelters may be constructed. No hay shall be stored outside, covered or otherwise. Tarps are strictly prohibited on all Development Envelopes.

Bedding, whether pre-packaged or bulk, must be stored within a garage or barn. No outside storage will be permitted.

Temporary storage of manure must be contained in an enclosed dumpster. The design of any structure enclosing the dumpster must be reviewed and approved by the DRC. Ranch manager will pick up manure at least weekly and use on the ranch.

Grazing

No grazing of any livestock is permitted within the Development Envelope or the remaining portion of a Lot designated as Common Agricultural Open

Lands, except as designated and fenced by the Declarant and/or the Association.

The general concept behind Sidney Peak Ranch is that horses will be grazed on Sidney Peak Ranch's many designated pastures. Owner's private barns are designed for the Owner's complete enjoyment of their horses for short-term durations and not year round boarding and are encouraged to have their horses registered and boarding at the Equestrian Center."

III. ARCHITECTURAL DESIGN

A. Introduction

Architectural design within Sidney Peak Ranch shall reflect the Sidney Peak Ranch design style and philosophy, including expressing "Rustic Elegance" in design elements and blending buildings and improvements with the natural environment. Over time, the "Rustic Elegance" style of architecture and the manner in which buildings and improvements are integrated with their surroundings will establish a truly unique sense of place and distinguish Sidney Peak Ranch from other communities.

B. Development Specifications

Please see Exhibit A for a table of the area of each Development Envelope and Lot, and the type of secondary unit permitted.

C. Size/Square Footage

The minimum floor area requirement for the primary home is three thousand five hundred (3,500) square feet. The combined maximum floor area allowed for all buildings within the Development Envelope is fifteen thousand (15,000) square feet for Lots greater than forty (40) acres but less than fifty (50) acres, and twenty thousand (20,000) square feet for Lots greater than fifty (50) acres. Floor area will be calculated as the sum of all enclosed floor space of a building or buildings in the Development Envelope, as measured from the interior face of exterior walls, including the primary residence, barns, secondary units, garages, and shop or storage space of any kind. The calculation of the combined maximum floor area for any accessory buildings may not exceed six thousand (2,000) square feet.

D. Secondary Units

Lots greater than forty (40) acres, but less than fifty (50) acres, may contain a secondary unit attached to the primary dwelling. Lots greater than fifty (50) acres may contain a secondary unit that may be either attached or detached

from the primary dwelling. Construction of a secondary unit is subject to the County Regulations, as they may be amended from time to time.

A secondary unit shall be architecturally consistent with the primary dwelling and shall not exceed eight hundred (800) square feet of living space, subject to change by County Regulations. Square footage of a secondary unit shall be measured as the area within the exterior walls of the structure excluding decks and porches that are not enclosed and also excluding garages. In the case of an attached secondary unit, the fire separation wall between the secondary unit and the primary dwelling shall be considered an exterior wall. A detached secondary unit may not be separated by more than 300 feet from the primary dwelling as measured from the closest part of the structural portion of the foundation of one dwelling unit to the closest part of the structural part of the other dwelling unit.

Architectural consistency between the secondary unit and primary dwelling shall be achieved by the use of common building form, design, materials and detailing. In addition, separate structures may also be integrated with the primary dwelling with the use of walls, courtyards, or landscaping. The secondary unit shall not be sold separately from the primary dwelling.

E. Building Height and Massing

Routt County Ridgeline regulations apply to specific lots. See Exhibit E.

Maximum allowable building height shall be thirty-five (35') above existing (original) grade **unless otherwise restricted from Routt County Ridgeline regulations as shown in Exhibit E.** All barns and accessory buildings, including detached secondary units and garages, are limited in height to thirty feet (30') above existing (original) grade, **unless otherwise restricted from Routt County Ridgeline regulations as shown in Exhibit E.** Maximum allowable building heights are not intended to imply that all portions of a building may be built to the maximum allowable height. Rather, building height and massing shall be designed in relationship to the characteristics of each site, and in all cases buildings shall be designed with a low profile, understated appearance.

Building massing should emphasize horizontal scale and form. Building scale should be reinforced by varied building heights, offsets in building elevations, well-proportioned fenestration, decks and balconies, and architectural detailing. Offsets or indentations in wall planes create visual interest and add depth via shadow lines. An offset should be more substantial than simply changing the texture of an exterior material; it should be structural.

Low-level one or two story building mass is encouraged, balancing the desire to minimize Development Envelope disturbance. Consideration should be

given to Building Sites designed as a composition of building forms clustered around outdoor spaces such as courtyards, porches, or verandas. Buildings should step with the existing natural contours of the site and be designed to nestle into existing terrain.

Building height shall be calculated using the Routt County Ridgeline regulations as shown in Exhibit E.

F. Roofs

Approval of roof design and materials by the DRC shall be based upon the visual impact of the roof on the Lot and neighboring Lots, dwellings, roads and open space. In order to ensure visual coherence throughout Sidney Peak Ranch, all roofs should be comprised of relatively simple forms and should utilize similar materials and colors that integrate the building with the site and surrounding area.

Simple, uninterrupted roof forms are consistent with the Sidney Peak Ranch design style and shall be used. However, large continuous roof planes may be broken up by the use of smaller, segmented roof forms consistent with the additive form of the home, or a composition of primary and secondary roof forms.

Primary roof forms shall be limited to low-pitched gable, shed, or double-pitch roofs in the range of 4:12 to 8:12. The minimum allowable pitch is 3:12 and the maximum allowable pitch for a primary roof plane is 12:12. Dormers and other architectural roof features may have a maximum allowable pitch at 12:12. Because of the limitations on the performance of roofing materials, it is recommended that roofs of less than 4:12 pitch be metal.

Secondary roof forms shall comprise no more than twenty percent (20%) of the total roof area. Flat roofs may not be used as a secondary roof form. Roof overhangs are encouraged in order to provide shade and add interest to building elevations. The use of dormers should be limited in order to maintain simple, uninterrupted roof forms.

Appropriate materials for primary roof forms include cedar shakes and slate. Other products, such as non-reflective, low-gloss slate profile roofing, or 40-year architectural fiberglass reinforced asphalt shingles, may be approved by the DRC. Roof materials should be predominately gray or brown in color and be compatible with the colors of the primary dwelling.

Secondary roof material shall be a non-reflective, naturally weathering metal such as copper, corten steel or terne metal. No painted metal roofing will be allowed. Owners may be required to treat metal roof materials in order to accelerate the natural weathering process, if at the discretion of the DRC, the natural weathering process has not adequately dulled the finish on the roof within six months after installation.

Copper, corten steel, or terne metal may be used for vents, flues or other rooftop devices or features. When materials other than those listed above are used, rooftop features shall be consolidated and enclosed in a manner consistent with the design of the home, or painted to blend with the color of the roof.

Prohibited roof materials include:

- Glazed tiles
- Ceramic tiles
- Low grade asphalt or fiberglass shingles
- Metal roofs other than those listed above

G. Materials

The design, materials, and color of exterior walls should relate to the natural colors and textures of the site in order to reinforce the sense that the building is an outgrowth of its surroundings. Materials should be chosen for their functional honesty and their ability to age gracefully. The predominant exterior materials shall consist of stone and wood.

As a major structural element of a building, the type and composition of exterior wall materials should convey an authentic expression of structural integrity. Stone should be applied to reflect the structural massing of the building and the natural forces of gravity should be considered in the placement and composition of all wall materials.

Walls should be comprised of no more than three materials consistent with the specific guidelines outlined below. At its discretion, the DRC may approve modifications to any of the minimum standards listed below.

Stone

All dwellings (including any buildings containing secondary dwellings) shall include stone. At a minimum, no less than twenty-five percent (25%) of exterior wall surfaces shall be stone. "Exterior wall surfaces" include all exterior walls of a building with the exception of chimneys. When stone is applied to chimneys, such stone shall count toward satisfying the minimum twenty-five percent (25%) requirement.

In order to visually tie a building to its site, stone is encouraged to be used around the base of the building. A minimum of seventy-five percent (75%) of all stone used on a building shall be comprised of a single primary stone material. Mortar joints shall be well fitted and raked deeply. The use of

boulders and large rocks to visually “anchor” corners and ground levels of rock walls, fireplaces, and landscape improvements is encouraged. Stone should have the appearance of being self-supporting through the natural forces of mass and gravity. This can best be achieved by using larger stones or boulders at the bottom of walls, portraying a horizontal stacking and avoiding small “in-fill” rubble stones.

Appropriate primary stone materials include stone indigenous to the site or an indigenous Colorado source. Cultured stone or synthetic stone materials may be allowed, if it is high quality and approved by the DRC. The use of stone material with a relatively flat surface area, such as sandstone or quarried mountain stone, is encouraged. Rounded alluvial rock or river rock may be used. However, the use of small, consistently sized river rock is not permitted.

Complementary stone may be used in order to add accent and variety to a building. Complementary stone shall comprise no more than twenty-five percent (25%) of all stone used on the building. Applications of complementary stone include lintels, band courses, and wall caps integrated with the primary stone material.

Siding

Allowable wood materials include shingles, beveled or tongue-in-groove board siding, logs, board-on-board or board and batten siding. Plywood siding is prohibited. Western red cedar, white cedar, cypress, mahogany, teak, redwood, pine, or spruce may be used as siding material. All siding shall be stained with transparent or semi-transparent stains in the amber, buff, green, putty and gray color ranges. Siding should be six inches (6”) to twelve inches (12”) in width.

Cedar shingles may be used as an accent element on dormer or gable ends. Likewise, hard coat stucco (not synthetic stucco) may be used as an accent element, if colored in earth tones such as amber, buff, putty or gray. The use of stucco as the primary exterior material is prohibited. Each building elevation (north, south, east and west) must have a majority of its exterior finished in materials other than stucco.

Any home with exterior walls comprised exclusively of stone shall include exposed timbers or logs to express roof, porch or other ancillary framing.

Rough-Hewn Timbers

All timbers and logs shall have a rough, hand-hewn finish. Timbers and logs should convey an authentic expression of the building’s structural form, and the size of the timbers and logs should accurately convey the structural load carried by the timber. Stacked hewn timbers may be used.

The use of exposed timbers and logs for roof and porch framing, columns, lintels and sills is strongly encouraged.

Logs

Logs may be used as tacked load bearing walls, but when expressed on the building exterior, logs must be set on a stone base. Logs should express a massive, hand-hewn appearance. Typical minimum dimension of at least fourteen inches (14”) in diameter is encouraged. Logs are to be hand-hewn to reflect the natural shape, grain and inconsistencies of timber. Turned or “manufactured” logs of uniform profile, finish and radius shall not be used. Logs may be hewn round or rectangular, and joints may have chinking or may be fitted into an interlocking profile without chinking.

Prohibited Materials

Use of the following exterior wall materials is prohibited:

- Imitation stone
- Plastic and painted metal
- Exposed concrete or cinder block
- Plywood or composite siding, including T111 or other hardboard materials
- Asphalt shingles or asphalt shakes

H. Windows and Doors

Windows and doors present an opportunity to add interest and individual character to buildings. They also introduce openings and relief to exterior walls and in doing so reinforces building scale.

Openings should be located to optimize view opportunities and be designed in proportion to the overall structure and form of the residence. Windows and doors in mass walls shall be deeply recessed (six to eight inches (6-8”)) or be trimmed in profiled wood (minimum two inches by six inches (2”x 6”)) in order to provide interest and relief to building elevations. The use of timber or stone for lintels and sills is encouraged.

The use of true divided light windows is encouraged. When larger “view” windows are used, true divided light windows shall be incorporated into the window design.

The use of colored, reflective or mirrored glass is not permitted. Bay windows are consistent with the design style and the use of bay windows, beveled and/or stained glass windows is encouraged.

Window casing shall be wood with natural, stained, painted or clad finish. Window and door trim should be selected in concert with other building materials. The colors used on window casing, window trim, and door trim provide an opportunity to add interest and individual expression to a building. Trim colors should be selected to provide an accent element to a building.

Exterior doors, especially main entry doors, should be designed with attention to detail in order to create an individual identity of the building. Richly detailed doors are characteristic of the Sidney Peak Ranch design style. Doors should be made of wood, glass, or metal. Hardware for exterior doors and windows, including hinges, latches, handles, and pulls should be designed with artistic expression and constructed of materials such as wrought iron, bronze or copper.

I. Architectural Detailing and “Signature Statements”

Architectural details are an important element of the Sidney Peak Ranch design style and also add individuality and creative expression to a home. In all cases, the origin and interpretation of architectural details should be consistent throughout a home. Use of the following architectural details is encouraged:

- Carved timbers and hand-crafted timber joinery
- Lintels and sills constructed of stone or timbers
- Hand-crafted doors and decorative hardware on windows and doors
- Deep-set reveals in stone walls
- Planter boxes
- Decorative handrails and balcony railings
- Decorative exterior light fixtures
- Operable window shutters (sized in proportion to windows)

In addition to the architectural details described above, the following “signature elements” shall be incorporated into the design of all buildings and homes at Sidney Peak Ranch. The use of these elements is intended to express the Sidney Peak Ranch design style and to also establish architectural features common to all buildings in the community.

- All buildings shall include some expression of the structure of the roof. Alternatives for expressing roof structure may include exposed rafter tails and exposed beams at overhanging gable ends.
- Porches or other similar covered outdoor spaces shall be incorporated into the design of all homes. Refer to Section IV, Landscape Design, for additional information on terraces and verandas.

J. Lighting

All exterior lighting requires the approval of the DRC and must be located within the Development Envelope, except for entry/identification signs, which may be located outside of the Development Envelope with the approval of the DRC. The principal objective of these guidelines is to be certain that light trespass is minimized or eliminated from every Building Site. As many areas as possible should be treated in a rural, unlit fashion. Where lighting is required for purposes of safety or other justified reasons, every effort must be made to mask and screen unwanted spill from impacting neighboring properties. Appropriate uses of exterior lighting include low-level landscape

lighting to define walkways, patios or other outdoor features immediately surrounding a home. Lighting the exterior of a building as an accent or for any other reason is prohibited.

Security lighting (area floodlighting) is prohibited except for those activated by a motion detector for a limited time and only when specifically approved by the DRC as to location, appearance and coverage. Exterior wall and building mounted light fixtures must be integrated into the architectural composition of the house. Light fixture enclosures shall be constructed to conceal or substantially diffuse the light source.

Exterior lighting shall be downcast. No exterior lighting in which the direct source is visible from a neighboring property or which produces excessive glare to pedestrian or vehicular traffic shall be permitted. Up-lighting of any kind is prohibited. Vapor lights of any kind, including but not necessarily limited to, sodium or mercury vapor, are not allowed.

Landscape lighting is allowed only in small quantities, when limited in area and intensity.

K. Chimneys and Flues

Chimneys should be designed in proportion to the primary dwelling and reflect a simple, understated design. Chimneys shall be constructed of stone used in other portions of the building or in wood consistent with the siding. On a log building, the stone chimney shall count toward satisfying the twenty-five percent (25%) minimum requirement for stone on exterior wall surfaces.

Routt County wood burning regulations limit the type and number of wood burning devices permitted in a residence. A copy of these regulations may be obtained from Routt County.

L. Balconies and Decks

The introduction of porches, terraces, patios, courtyards and similar on-grade features as primary outdoor living spaces is encouraged. Porches and other covered outdoor spaces are an important element of the Sidney Peak Ranch design style and all homes should incorporate such features into their design. Long, enclosed porches are encouraged. Refer to Section IV, Landscape Design, for guidelines for porches, terraces, patios and outdoor spaces.

Balconies and above-grade decks are similarly important in adding interest and scale to a home and providing outdoor living space. Balconies and above-grade decks should be understated in scale and designed as an integral element of the home.

Balconies and above-grade decks should be designed within the mass of the building or as a cantilevered element of the building, supported either by

angled braces, by building mass below, or by substantial building elements such as stone or timber columns or arches that visibly tie the deck to the ground. Narrow posts or columns shall not be used as supports for balconies and above-grade decks.

The underside of balconies and above-grade decks shall be treated to be compatible with the building. Consideration should be given to protecting balconies and above-grade decks from snow shedding from overhead roofs.

Balcony railings offer an opportunity to express individual character within the context of the design theme, however they should be compatible with the overall building design. Wood or metal railings may be used.

M. Accessory Structures and Uses

All accessory structures, such as gazebos, swimming pool bathhouses, and other similar accessory structures, shall be physically and architecturally integrated with the primary dwelling and use materials, colors, architectural style and form that are consistent with the primary dwelling. All accessory structures must be confined to the Development Envelope.

Accessory structures should be physically or visually connected with the primary dwelling by the use of structural elements, site walls, covered walkways or landscaping.

Portable, temporary, and permanent freestanding sheds of all types are prohibited.

Enclosed areas shall be provided for trash and manure containers, maintenance and recreational equipment, and the storage of seasonal equipment such as patio furniture. Outdoor storage of any kind is prohibited.

N. Energy Conservation

Buildings within Sidney Peak Ranch should be designed to conserve energy. The use of solar panels and other energy generation or conservation technology, materials, and equipment must be integrated into the building and specifically approved by the DRC.

O. Fire Protection

All dwellings and secondary units shall include smoke and fire detection systems and fire suppression systems (e.g., sprinklers). Consult the DRC, Routt County Building Department, or the Fire Marshall at the Steamboat Springs Fire Prevention Services for information regarding specifications of such systems.

IV. LANDSCAPE DESIGN

A. Introduction

The underlying goal of landscape design at Sidney Peak Ranch is to integrate homes and improvements with the individual sites and establish a common natural landscape element throughout the community. This goal will be achieved in a number of different ways. For example, plant materials should be selected with appropriate color, texture, and form to visually tie buildings and improvements to the surrounding landscape. The preservation of existing plant materials shall be an inherent goal during the design and construction of all homes and site improvements. Scrub oak is very difficult to transplant, and therefore site improvements should be sensitive to its removal. Areas around Building Sites that have been disturbed by site development or home construction shall be restored to reflect the characteristics of the natural landscape surrounding Sidney Peak Ranch. All areas surrounding the Building Site shall be enhanced with the introduction of new plant materials that are indigenous to the surrounding area.

All landscape improvements shall be confined to the Development Envelopes. Landscape improvements in the Development Envelope should be designed to minimize the need for irrigation.

It is the intention of these guidelines that, over time, the restoration and enhancement of all areas surrounding individual Building Sites will establish a common natural landscape feature that will visually link the Sidney Peak Ranch community. This natural feature, along with the equestrian facilities and the bunkhouse buildings, will provide the dominant landscape of the community.

B. Landscaping in the Common Agricultural Open Lands

The Common Agricultural Open Lands are generally defined as all portions of a Lot located outside of the Development Envelope, which are designated to remain primarily undeveloped and utilized for agricultural production. Such areas may contain trails, livestock watering ponds and irrigation ditches and may be subject to a conservation easement. In addition to providing a natural buffer between Building Sites, one of the primary purposes of the Common Agricultural Open Lands is to establish a common natural landscape element throughout the community.

Landscaping and the removal of trees and vegetation within the Common Agricultural Open Lands is severely restricted and may only be undertaken if necessary and upon the approval of the DRC.

If such areas are disturbed, only those plant materials indigenous to Western Colorado that are capable of survival on natural precipitation are permitted in the Common Agricultural Open Lands. Any and all portions of the Common Agricultural Open Lands disturbed by construction shall be re-vegetated using seed mixes listed in Exhibit B, "Recommended Seed Mixes," attached hereto and incorporated herein by this reference. Any landscape materials to be placed upon the Common Agricultural Open Lands must be approved by the DRC and shall be placed in an informal natural manner. Planting of trees or shrubs in straight lines, circles or other unnatural patterns should be avoided. In order to create a natural appearance and to avoid monotony, different sizes of landscape materials shall be used.

Temporary irrigation may be required for landscape improvements and shall be removed after one year, or after plant materials have been established.

C. Landscaping Within the Development Envelope

Ornamental plants, planting beds, gardens, water features, and other formal landscape designs may be introduced, in limited amounts, within the Development Envelope. Landscaping within the Development Envelope should be designed in order to define outdoor spaces and entries, frame desirable views, screen undesirable views, buffer prevailing winds, provide seasonal shade, and add color and interest to courtyards and other outdoor spaces. Consideration should also be given to the size, color and texture of plant materials. Recommended plant materials for the Development Envelope are listed in Exhibit C, "Recommended Plant and Landscape Materials for the Development Envelope," attached hereto and incorporated herein by this reference. These plants are native to the sagebrush and alpine regions of Western Colorado.

Unless otherwise approved by the DRC, all formal landscaping shall be located within the Development Envelope and generally be concealed from view from adjacent roadways.

Ornamental plants and other formal plant materials should be located immediately adjacent to the home in courtyards, entries, or other defined spaces not immediately visible from adjacent Lots or roadways.

The transition between formal landscape areas within the Development Envelope and the Common Agricultural Open Lands shall be accomplished with a defined edge that clearly contains formal landscape improvements, or with a seemingly natural transition from more formal landscaping to the native area. A defined edge may be established with the use of patio walls, retaining walls, stone edging, or planting beds.

In order to minimize the use of water and to reinforce the integration of buildings and improvements with the natural environment, the introduction of formal manicured lawns is discouraged. When used, manicured lawns should be confined to the Building Site and should be located adjacent to the primary

dwelling, within courtyards or otherwise screened by buildings, walls or plant materials in order to minimize visibility from adjacent lots or roadways.

The use of fescue grasses for manicured lawns is recommended in lieu of water-intensive grasses such as Kentucky Bluegrass.

A permanent underground irrigation system serving an area from 1500 – 3500 square feet is permitted within the Development Envelope. The use of moisture sensors, drip irrigation, and pop-up heads that conserve water are encouraged. Backflow preventers are required and manual valves are prohibited. Implementation of a three (3) day per week irrigation water demand schedule is recommended.

D. Plant Materials

Both the present and mature size of trees and shrubs should be considered when selecting landscaping materials. The use of large-caliper deciduous trees and mature evergreens and shrubs that exceed minimum landscape material sizes are strongly recommended in order to quickly establish landscape improvements.

Minimum landscape material sizes are three inch (3”) caliper for deciduous trees, eight feet (8’) in height for evergreen trees, and five (5) gallons for shrubs. In addition to materials of these sizes, some materials smaller than the standards listed above may be used in order to provide a variety of plant materials. However, in all cases the majority of plant materials shall comply with the minimum standards listed above.

In order to avoid monotony, landscape plans should include varying sizes of plant materials.

Unless otherwise approved by the DRC, all plant materials shall be selected from plant lists found in Exhibit C attached hereto and incorporated herein by this reference.

E. Retaining Walls, Landscape Walls, and Fences

The use of landscape walls and fences is limited to establishing privacy around outdoor spaces, providing an edge between formal landscaped areas and the Common Agricultural Open Lands, stall turnouts and round pens, and creating outdoor spaces such as courtyards. No perimeter fencing or the fencing of the Development Envelope is permitted. All retaining walls (except those used for driveways) landscape walls and partitions shall be located within the Development Envelope. Fencing required for agrarian/ranching purposes shall be allowed on the perimeter, and throughout the ranch as determined by the Declarant and/or Association. All fences, retaining walls and landscaping walls will be reviewed by the DRC for aesthetic appearance and reasonableness of the area enclosed.

The design of landscape walls and fences should be integrated with the design of the dwelling, and shall be constructed of materials that complement the environment and the primary dwelling. When retaining walls are required, they shall be constructed of stone approved by the DRC. Development Envelopes have been located in part to minimize the need for retaining walls. When necessary, retaining walls should comply with the guidelines below.

Retaining cuts greater than four feet (4') shall require the use of stepped walls and shall be designed to allow for the introduction of landscape materials between walls. In certain cases the DRC may approve retaining walls in excess of four feet (4') when it is demonstrated that higher walls will result in a more sensitive design solution.

When feasible, retaining walls should be designed as an architectural extension of the dwelling in order to visually tie the building to the ground.

F. Terraces, Porches, and Outdoor Living Spaces

Porches or other similar covered outdoor spaces are an important element of the design style and all homes at Sidney Peak Ranch must include such features. Porches and other covered outdoor spaces shall be confined to the Development Envelope.

The most appropriate manner for creating porches and covered outdoor spaces is to extend the roof over the outdoor space. In such cases, the use of a double-pitched roof should be considered, and in some cases the structure of the roof extension shall be expressed with exposed rafter tails. Porches and covered outdoor spaces may also be created by trellises and other similar roof features.

Outdoor spaces on sloping sites should be terraced in order to minimize the need for retaining walls or site grading. All transitions between outdoor living spaces and the remainder of the Development Envelope should be defined by soft, gradual edges.

G. Entry Signs and Bollards

Each Lot may include an entry/identification bollard or headgate located at the driveway entrance. Bollards shall be located so they are visible from the roadway, and if necessary may be located within the right-of-way, subject to approval of the DRC. Headgates shall be of a western style and constructed of logs, woods, stone, or other materials approved by the DRC. Bollard design shall be consistent with the Sidney Peak Ranch design style and may include low-level down lighting consistent with the lighting guidelines outlined herein. If individual home mail delivery is available, mailboxes may be incorporated into the design of the entry/identification bollard, however it is anticipated that a common mail center will be developed.

H. Water System

(please see Appendix – Exhibit D for additional guidelines and average day system pressures per lot)

Each Owner shall construct and install a water meter pit, water meter and separate curb valve along with an owner service line, connecting to the water trunk line of the Sidney Peak Ranch water system. The owner service line shall be installed by the Owner at a location approved in advance by the DRC. Prior approval by the DRC is required for the installation of any owner service line with a diameter larger than one inch (1”). Each Owner shall install a remote water meter comparable to a Badger Readomatic Model 70 to measure all water consumption, including irrigation, on the Lot. The water meter shall be installed in a location that is easily accessible for monthly readings (See Exhibit D #8).

The average day water demand for each house (including domestic and irrigation demands) is 860 gallons/day, maximum day water demand is 2600 gallons/day, and peak hour demand is 10 gpm for an hour. If a homeowner desires more water for short-term, high-demand uses, it is advised that the homeowner constructs a home water storage and booster pumping system.

I. Septic System

A septic system or other approved waste disposal system must be provided for each dwelling. The system must be approved by Routt County. The system, including any leach fields, must be located within the Development Envelope.

J. Trails

A series of trails has been developed throughout Sidney Peak Ranch. These trails pass through the Lots, but they do not pass and will not be constructed to pass within the Development Envelope. As part of the site planning for each Lot, the Owner should develop connecting trails from the Development Envelope to the common trails.

K. Other Landscape Features

Water features, including small ponds and decorative fountains, may be permitted within courtyards or other outdoor spaces upon review and approval by the DRC.

Swimming pools must be located within the Development Envelope. As with other landscape improvements, materials for pools, fencing and decks shall be consistent with materials used on the dwelling. Fencing and decks shall be consistent with materials used on the dwelling.

Any and all artwork to be displayed outside of a residence requires review and approval by the DRC. Such artwork shall be located within the Development Envelope. The DRC reserves the exclusive right to approve or deny an applicant's request to display artwork outside of the residence.

L. Propane Gas Storage Tanks

The homes and buildings of Sidney Peak Ranch are not serviced by natural gas. Therefore, if gas heating is desired it will require the installation of propane gas storage tanks. All propane tank storage facilities must be installed underground and approved by the DRC. The installation must conform to Routt County Building Department regulations specific to underground storage tanks.

V. DESIGN REVIEW PROCESS

A. Introduction

No construction or excavation shall be commenced and no dwelling or site improvements of any kind shall be constructed, erected, installed, placed, maintained or permitted upon a Lot until all plans and specifications have been submitted to and approved by the DRC, in accordance with the requirements specified herein.

All site development and improvements constructed at Sidney Peak Ranch shall conform to the following design review and construction procedures and all other applicable local, county, state and federal governing codes, regulations and restrictions.

It is the responsibility of the owner/architect to become familiar with all regulations and requirements, and to secure copies of the most up-to-date versions of all applicable regulations. Any construction must conform to all existing codes and regulations as adopted by Routt County. Regulations and other documents are provided for informational purposes only, and serve as an example of other governing regulations that may apply to Sidney Peak Ranch:

- The Declaration
- Routt County Land Use and Zoning Resolution and Subdivision Regulations
- Uniform Building Code
- Uniform Mechanical Code
- Uniform Plumbing Code
- National Electrical Code
- Uniform Fire Code
- NFPA 101 Life Safety Code
- ANSI A117.1 – Accessibility Standards for Buildings and Facilities

B. Design Review Fee and Compliance Deposit

A design review fee of Two Thousand Five Hundred Dollars (\$2,500.00) (“Design Review Fee”) shall be submitted by the Owner to the DRC in order to defray the cost of reviewing the submission and for DRC’s site and building inspections. The fee shall be paid in one installment in conjunction with the Sketch Plan Review application. Additional fees may accrue based on time and costs expended by the DRC and its hired consultants.

In order to ensure compliance with these Design Guidelines and all construction regulations, a Twenty Thousand Dollar (\$20,000.00) deposit (“Compliance Deposit”) shall be made by the Owner to the DRC prior to initiating construction. The Compliance Deposit must be submitted with the Construction Drawings Review application. Said deposit shall be made payable to the Sidney Peak Ranch Owners’ Association, Inc. If the DRC determines that any of the improvements contemplated in the plans and specifications presented to the DRC are not constructed in compliance with such plans and specifications by the required completion date or in compliance with these Guidelines, the DRC may withdraw from the cash deposit such funds as may be necessary to complete the unfinished improvements and correct any violations. The DRC shall not require concurrence of the owner prior to withdrawal of the funds. The deposit does not preclude the DRC from taking further action as permitted in the Declaration to ensure project compliance with these Design Guidelines.

Any remaining portion of the Compliance Deposit, minus any fines or charges imposed by the DRC, plus accrued interest, shall be returned to the Owner two months after the issuance of a final certificate of compliance by the DRC.

C. Design Review Committee Meetings and Submittal Deadlines

The DRC meetings will meet as needed or may be held on the 1st or 3rd Tuesdays of each month depending on the workload. The submittal cut-off date for the next meeting shall always be two days (the Thursday) following the previous meeting. All submittals must be received prior to 5:00 p.m. There will be no exceptions. The number of submissions that will be accepted for consideration at the next meeting may be limited at the discretion of the DRC. Modifications (improvements or re-models to an already existing structure or a structure under construction) may be submitted the Thursday prior to the desired meeting date.

Three complete and stapled sets of plans are required for submittal. A complete submission shall include the most current topographic survey, stamped and signed by a licensed surveyor. Incomplete submissions will be denied. If denied, the applicant shall re-submit for the next available meeting date.

D. Review and Construction Process

The design review and construction process contains the following steps:

- Step One: Pre-Design Meeting
- Step Two: Sketch Plan Review
- Step Three: Final Plan Review
- Step Four: Construction Drawings Review
- Step Five: Inspections and Certificate of Compliance

Step One: Pre-Design Meeting

A pre-design meeting is strongly encouraged to be held between the Owner and Owner's design team and the DRC to discuss the Design Guidelines and the Owner's development objective. Some of the issues to be addressed at a pre-design meeting include the following:

- Property boundaries and Development Envelope
- Utilities and easements
- Architectural design style, site planning and landscape design regulations
- Site-specific characteristics and design opportunities
- Preliminary design concepts
- Design review and approval process
- Construction process.
- Other relevant design considerations and regulations

Step Two: Sketch Plan Review

An applicant shall submit the following:

1. Design Review Fee and Water Tap Fee
2. Topographic Survey: prepared by a licensed surveyor; indicating site contours at two-foot (2') intervals, easements, and significant natural features such as rock outcroppings, drainages, and mature stands of trees (Scale: minimum of one inch equaling twenty feet (1"=20')).
3. Site Plan: indicating relevant property boundaries, Development Envelope, proposed buildings and structures, driveway and grades, parking areas, snow storage areas, major site improvements, existing and proposed grading and drainage (Scale: minimum of one inch equaling twenty feet (1" = 20')).

4. Exterior Elevations: in sufficient detail to indicate the architectural character of the residence, fenestration and existing and proposed grades. Elevations should also include a description of exterior materials and colors (Scale: 1/8" = 1').
5. Roof Plan: indicating proposed roof pitch, materials and elevations of major ridgelines and all eave lines (Scale: 1/8" = 1').

Sketch Plan Review may be held without a meeting of the DRC. Sketch Plan Review will be completed by the DRC within a reasonable time after the submission of a complete application. The DRC will notify the applicant of its findings within fourteen (14) days of submission. In the event the DRC rejects the proposed sketch plan, the applicant may revise its plans and resubmit to the DRC. If, after a second review by the DRC, the sketch plan is denied, the applicant may appeal the decision of the DRC to the Association's Board of Directors. Said appeal must be filed within thirty (30) days of the DRC's decision.

After the Sketch Plan Review and prior to the Final Review, the DRC shall visit the proposed site. Prior to the DRC site visit, the applicant shall have the site staked to indicate proposed development and improvements. Staking shall indicate property lines, Development Envelope, footprint of all buildings, site access, and all existing vegetation to remain or be removed.

Step Three: Final Plan Review

Step Three in the design review and construction process is the Final Plan Review. Upon approval of the sketch plan, the owner/architect shall submit a copy of the following documents to the DRC for Final Plan Review:

1. Topographic Survey: prepared by a licensed surveyor; indicating site contours at two-foot (2') intervals, easements, and significant natural features such as rock outcroppings, drainages, and mature stands of trees (Scale: minimum of one inch equaling twenty feet (1"= 20')).
2. Site Plan: indicating proposed building footprint, Development Envelope, site boundaries and easements, existing and proposed contours, utility locations, site drainage, retaining walls, proposed driveways and grades, parking areas, snow storage areas, walkways, patios, terraces, utility lines and connections, and any other proposed improvements (Scale: minimum of one inch equaling twenty feet (1"= 20')).
3. Floor Plans: dimensioned plans indicating roof size, room names and sizes, the location of doors and windows, the location of mechanical and electrical systems, and total square footage of the residence by

floor level (Scale: minimum of one-quarter inch equaling one foot (1/4"= 1')).

4. Roof Plan: indicating roofing materials, roof pitch, overhangs, gutter and downspout locations, and projections and penetrations located above roof, such as mechanical exhaust vents and chimneys (Scale: same as floor plans).
5. Exterior Elevations: indicating exterior appearance of all elevations including materials and colors, fenestration, textures and finishes, architectural details, shadow patterns and finished grade (Scale: same as floor plans).
6. Building Sections: indicating floors, exterior walls and roof, existing and finished grade, decks and patios, and other pertinent information to demonstrate the relationship between the exterior and interior of the residence (Scale: same as floor plans).
7. Perspective Sketches: architectural rendering(s) from pedestrian level representing the primary public exposure of the building, building form and mass, fenestration, exterior materials, colors, textures and shadows, exterior character and detailing, and surrounding vegetation and landscape features.
8. Model: may include a computer or physical model indicating the building's three-dimensional form, scale and massing, and relationship to the site (Scale: minimum of one-sixteenth inch equaling one foot (1/16"= 1')).
9. Details: provide descriptions and drawings in sufficient detail to demonstrate the architectural character of the building, exposed structural connections, material interfaces, etc.
10. Exterior Finish: samples indicating type, color and texture of all exterior materials.
11. Specifications: provide written specifications and/or cut sheets for the following items: exterior wall materials, windows and exterior doors, exterior trim materials, wall and roof flashing, fireplace and flue caps, and exterior lighting fixtures
12. Landscape Plan: indicating all existing landscaping to remain and all existing landscaping to be removed, a planting plan with proposed plant materials identified by common and botanical names and size; type, location and coverage of irrigation systems; the location and size of all other proposed landscape materials such as retaining walls, patios and decks, walkways, walls and fences, and specifications for seeded areas including seed mix, mulch and fertilizer type, and application method and schedule (Scale: minimum of one inch equaling twenty feet (1" = 20')).

13. Erosion Control and Re-vegetation Plan: indicating the means and time schedule by which the prevention of soil erosion will be addressed during and after construction, re-vegetation of cut and fill slopes, methods of controlling surface water, siltation control devices, vehicular access points, and location of soil storage areas and stabilization measures (Scale: minimum of one inch equaling twenty feet (1" = 20')).
14. Proposed Construction Schedule and Construction Management Plan: provide approximate time schedule of start-up and completion dates for construction, utility hook-up, and completion of landscaping and anticipated occupancy date. The construction plan shall identify a "Limits of Disruption Zone," an area within which all construction activities will be limited. In addition to the Limits of Disruption Zone, this plan shall indicate the location of access drives and parking, temporary structures/trailers, chemical toilet, dumpsters, material lay-down and staging areas, and construction signage. In addition, the construction management plan shall indicate all mitigating measures for protecting natural features of the Lot during construction.
15. Waste Management Plan: provide schedule and design of storage facilities for storage and disposal of manure and other waste.
16. Horse Management Plan: including plans and specifications for all horse facilities, hay storage, tack room, round pen and run-out design.

The Owner or his or her design team should contact the DRC for the location and time of the meeting at which the final plan review application will be reviewed. All complete applications will be considered by the DRC at a meeting within fourteen days (14 days) after the submission of a complete application. The Owner and/or his or her representative shall attend the meeting to present the proposed project to the DRC and to address any questions regarding the project. The DRC will notify the applicant of its findings within seven (7) days of the meeting.

Applicants who receive final plan approval may proceed with the preparation of construction drawings. In the event the DRC rejects the proposed final plan, the applicant may revise the plans and resubmit to the DRC. If, after a second review by the DRC, the final plan is denied by a majority vote of the DRC, the applicant may appeal the decision of the DRC to the Association's Board of Directors. Said appeal must be filed within thirty (30) days of the DRC's decision.

Step Four: Construction Drawings Review

Step Four in the design review and construction process is the Construction Drawings Review. Construction drawings shall be submitted to the DRC following final plan approval with the Compliance Deposit. No final approval to commence with construction shall be issued until the Compliance Deposit has been submitted to the DRC. A comprehensive set of construction drawings shall include, but not be limited to, final grading plans, foundation plans, framing plans, floor plans, roofing plans, elevations, all relevant specifications and material schedules and the construction plan.

The purpose of the Construction Drawings Review is to ensure that all aspects of the final construction drawings are consistent with the plans approved by the DRC at the Final Plan Review. No formal meeting with the DRC is required. If construction drawings are consistent with the approved final plans, the DRC will provide the owner with stamped plans for submission to Routt County within seven (7) days. Construction drawings that deviate from approved final plans shall be rejected. In such cases, the DRC shall provide a written statement describing why the proposed construction drawings were not approved.

Step Five: Inspections and Certificate of Compliance

Step Five in the design review and construction process requires three stages of inspections. All Owners agree to allow site access to the DRC or its representative to inspect all work in progress at any time during construction, and when required, to give notice to the Owner of non-compliance. Notwithstanding the above, absence of such inspections or notification during the construction period shall not imply approval of the work in progress or compliance with these Design Guidelines. The Owner/builder is responsible for scheduling inspections and receiving written approvals from the DRC Chairperson at three critical stages:

1. Site Inspection: Scheduled prior to the start of construction, the purpose of this inspection is for the DRC to review with project contractors the proposed locations of building corners, driveway and parking areas, patios, cut and fill areas, and existing natural features of

the site to be protected during construction. All footprints, setback lines and driveways shall be staked by a licensed Colorado surveyor prior to such site inspection.

2. Final Inspection: Final inspection is scheduled at the completion of all construction, landscaping and site work. In order to receive final inspection approval, all aspects of the proposed residence must be completed. Final inspection and approval from the DRC shall be obtained prior to the applicant seeking a Certificate of Occupancy by the Routt County Building Department. The DRC shall issue a Certificate of Compliance for all projects approved at final inspection.
3. Certificate of Compliance: The DRC may issue a temporary Certificate of Compliance, upon inspection and finding of substantial completion of the construction, landscaping and site work. If a temporary Certificate of Compliance is issued, the applicant may seek a Certificate of Occupancy by the Routt County Building Department.

Inspections by the DRC are independent of the periodic inspections required by the Routt County Building Department.

E. Appeal Process

Applicants may appeal a decision made by the DRC by submitting a written appeal within thirty (30) days of the DRC's decision. The initial appeal of a DRC decision shall be considered by the DRC, provided, however, that such appeal shall be considered no sooner than thirty (30) days after the initial DRC decision. The intention of this thirty-day period is to allow the applicant an opportunity to consider the comments of the DRC and to develop a design solution that is consistent with these Guidelines and the direction of the DRC. The DRC will review the applicant's appeal and render a decision at a regularly scheduled meeting. The decision will then be relayed to the applicant and to the Association's Board of Directors within seven (7) days of the DRC meeting.

Following a second review by the DRC, an applicant aggrieved by a decision of the DRC may appeal the decision to the Association's Board of Directors. Such appeal shall be in writing and shall be filed within thirty (30) days after the decision of the DRC. In the event the decision of the DRC is overruled by the Association's Board of Directors, the prior decision of the DRC shall be deemed modified to the extent specified by the Association's Board of Directors and such decision, as so modified, shall thereafter be deemed the decision of the DRC.

F. Routt County Review and Approval

The Sidney Peak Ranch design review and construction process is required for all development within Sidney Peak Ranch. This process complements, rather than replaces, the plan review and approval process of Routt County,

Colorado. Approval of project design and/or construction methods by the DRC shall not substitute for, or be misconstrued as, approval by Routt County. Accordingly, the owner/architect/builder shall be responsible for meeting all requirements and regulations of Routt County related to project development. Specific requirements may be obtained from Routt County Planning and Building Departments.

VI. CONSTRUCTION REGULATIONS

A. Introduction

No construction may commence until approval of final construction drawings has been granted by the DRC, a site inspection by the DRC has taken place and a building permit has been issued by the Routt County Building Department. Final plan approval granted by the DRC is valid for one year. If construction does not commence within one year from the date of final approval by the DRC, said approval shall expire. In such cases, applications shall be resubmitted to the DRC for their review prior to initiating any construction or site preparation.

Once construction on a project is initiated, completion of the project shall be pursued with due diligence until completion. In such cases where construction of a project is suspended for more than thirty (30) days, the project proponents shall meet with the DRC to establish a schedule for completion. If completion of the project is to be delayed for an unreasonable length of time, the DRC may, at its discretion, require the restoration and re-vegetation of disturbed areas of the site. Construction is expected to be completed in a maximum of twenty-four (24) months. Extensions require approval from the DRC.

B. Pre-Construction Conference

Prior to the start of construction, the Owner and his or her general contractor shall meet with a representative of the DRC to review construction procedures and requirements. The Owner and his or her general contractor are responsible for the actions of all sub-contractors and personnel related to the project. The Owner or builder shall provide a detailed construction management plan which identifies the following areas in which all construction activities will be limited: measures to protect existing vegetation areas from disturbance, limits of excavation, erosion control, temporary access drives and parking areas, and the locations of temporary structures, chemical toilets, dumpsters, material lay-down and staging areas, and construction signage. The construction management plan shall be submitted as an element of the final plan review. Signed approval of the construction management plan shall be obtained from the DRC prior to submitting a building permit application to Routt County.

C. Landscape Compliance

Final landscape design and re-vegetation are critical to the long-term success of Sidney Peak Ranch. In order to assure the completion of approved landscape

and re-vegetation plans, the Compliance Deposit referenced above, shall be submitted and retained until a final certificate of compliance. This deposit and any interest earned thereon shall be refunded to the owner two months after the issuance of a final certificate of compliance, provided all landscape materials have survived and are deemed by the DRC to be in good condition.

D. Protection of Property

All construction activity shall be confined to the Lot on which a building permit has been issued, unless written authorization has been granted by an adjacent property owner to utilize an adjacent lot. In such cases in which adjacent properties are used during construction, re-vegetation and restoration plans for said properties shall be submitted as an element of the construction management plan. Any open space, adjacent Lots or roadways damaged during construction shall be promptly repaired and/or restored.

E. Field Staking Requirements

All building footprints, setback lines and driveways shall be staked in the field by a licensed Colorado surveyor. Staking must be completed prior to initiating construction and is subject to review and approval by the DRC.

F. Protection of Natural Features and Vegetation

Every effort shall be made to protect and preserve the natural site features not directly impacted by the placement of buildings or improvements on a Lot. The construction management plan shall specify all areas to be undisturbed by construction. In order to protect undisturbed areas, a snow fence or other suitable means shall be erected on the site prior to initiating construction. Within the construction area, significant vegetation and other landscape features shall be protected during construction through the use of flagging, fencing or other suitable barriers. Such features to be protected within the construction area shall be determined by the DRC during the design review process and shall be indicated in the construction management plan.

G. Erosion Control and Re-vegetation

In order to protect Sidney Peak Ranch's delicate natural environment, temporary and permanent erosion control measures shall be implemented during construction and site development. The general contractor shall be responsible for controlling and mitigating soil erosion through the use of soil stabilization, site drainage and runoff control, and timely re-vegetation of disturbed areas of the site. All land surface disturbed by construction or soil erosion must be satisfactorily re-vegetated with plant materials that establish immediate soil stabilization and blend with the adjacent landscape areas. The builder should consult the Routt County Guide to Water Quality and Erosion Control and shall adhere to the erosion control/re-vegetation plans submitted to the DRC during the design review process. Specific methods of erosion control

should be determined based on the specific characteristics of the site, but in all cases shall include the following:

- Measures to control ground water and surface water run-off.
- Temporary measures to retain all eroded soil material on site during construction.
- Measures to permanently stabilize all disturbed slopes and drainage features upon completion of construction.

Soil surfaces shall be temporarily rough-graded in order to control ground water and surface water run-off. Concentrated storm water shall not be allowed to flow down cut or fill slopes unless contained in an adequate channel, flume or slope drain structure. Eroded soil material may be retained on site by using vegetated buffer strips, straw bale dikes, silt fences, sediment traps and sediment basins. These elements shall be in place before disturbance takes place. Recommended standards for these methods include:

- Sod Buffer Strips
- Straw Bale Barrier or Silt Fence
- Sediment Trap
- Sediment Basin

Maximum slope length is fifty feet (50'); maximum slope of 6:1 (seventeen percent (17%)); maximum drainage area is one-third (1/3) acre per one hundred feet (100') of barrier. Maximum slope length is one hundred fifty feet (150'); maximum slope is 2:1 (fifty percent (50%)); maximum drainage area is five acres. Must provide eighteen hundred (1,800) cubic feet of storage per acre of drainage area; outlet capacity shall be fifteen (15) gallons per minute per acre of drainage area.

Methods to permanently stabilize soil at final grade include seeding, mulching, use of erosion control mats, blankets and nets. Temporary surface roughening, seeding and mulching may be required to stabilize stockpiles and disturbed areas not yet at final grade.

Recommended seed mixes shall be used to reclaim the final landscapes. Each seed mix is dominated by native grasses and forbes. Introduced grasses have been included to quickly colonize reducing erosion. These species are generally short-lived or non-aggressive and will not impact the establishment of preferred native species. All forbes in the seed mixes are native to Colorado. Refer to Exhibit B, "Recommended Seed Mixes," attached to these Guidelines.

Soil stockpiles or disturbances to remain for an indeterminate length of time shall be seeded with one of the following perennial grasses: smooth brome (*Bromus inermis*) (Manchar); pubescent wheatgrass (*Agropyron trichophorum*) (Greenleaf); or intermediate wheatgrass.

H. Vehicles, Parking Areas and Roadways

Construction vehicles, heavy equipment and construction workers shall park only in areas approved by the DRC. Construction and workers' vehicles shall not be parked on other Lots or within the Common Agricultural Open Lands or on the Sidney Peak Ranch roadways without consent of the DRC.

Any and all damage to the Sidney Peak Ranch roads caused by or resulting from an Owner's construction project is the responsibility of the Owner. Every effort should be made to assure that damage will not occur to the roads. Should damage occur, the Owner, and/or his or her contractor must notify the Association and the DRC immediately as to the scope of the damage, and when it will be repaired. The DRC will have sole discretion to approve the type and schedule for all such repairs. If such repairs are not made to the satisfaction of the DRC, the DRC may contract to have the work completed and the Owner will be assessed this amount, including all costs of the DRC in arranging for such repairs.

I. Construction Equipment, Materials, Trash

The general contractor shall be responsible for maintaining a clean job site at all times. All construction material shall be stored in a designated materials storage area. At the end of each day of construction, all debris and related material shall be deposited in dumpsters or other suitable storage devices. Said dumpsters shall be emptied on a weekly or as-needed basis. The location of the materials storage area and dumpster shall be indicated on the construction management plan and shall be located to minimize the visual impact from adjacent properties and roadways.

J. Dust and Noise

The general contractor shall be responsible for controlling dust and noise from the construction site. No loud music shall be permitted. Hours of construction shall be Monday through Friday, 7:30 a.m. to 6:00 p.m., and Saturday and Sunday, 9:00 a.m. to 5:00 p.m. Notification shall be provided to the DRC a minimum of twenty-four (24) hours in advance of any blasting operations, and in all cases blasting shall occur between 9:00 a.m. and 6:00 p.m. Permission from the DRC shall be obtained prior to any blasting.

K. Temporary Structures and Sanitary Facilities

A small field office or temporary construction trailer may be placed on the site during construction. In addition, a temporary storage shed or out-building may be used for storage of materials and supplies while the project is under construction. Contractors are responsible for delivery, unloading and storage of

all construction materials. Temporary buildings shall be in good condition and may not be used at any time for a residence, either temporary or permanent.

The general contractor shall be responsible for providing temporary enclosed chemical toilets during the construction process. Portable toilets shall be located on the site and should be screened from view and located away from neighbors.

All projects shall include a construction sign as described in the site planning section of these Guidelines. There shall be no overhead temporary power lines. In order to minimize impacts on existing roadways, temporary driveways constructed of road base or gravel shall be installed at each construction site at the commencement of construction.

The location of all temporary structures shall be indicated on the construction management plan. All temporary structures shall be removed from the site within thirty (30) days after completion of the permanent building and prior to the issuance of a final Certificate of Compliance.

VII. DESIGN REVIEW COMMITTEE AND ORGANIZATION

A. Design Review Committee Membership

The DRC shall consist of not less than three (3) or more than five (5) members, as determined from time to time and as appointed by the Declarant or the Association's Board of Directors. A majority of members shall constitute a quorum to transact any business of the DRC. At its discretion, the Association's Board of Directors may designate an alternate member of the DRC to substitute for any regular member unable to be present at regularly scheduled meetings. Members of the DRC need not be members of the Association.

The regular term of office for each member shall be one (1) year, coinciding with the fiscal year of the Association. Any member may be removed by the Association's Board of Directors at any time by written notice to such appointee. A successor to fill such vacancy shall serve the remainder of the term of the former member. Any member of the DRC may at any time resign upon written notice delivered to the Association's Board of Directors.

B. Duties and Powers

All plans for site preparation, building construction, landscaping and site modifications, modifications to the exterior of buildings, alterations or enlargement of an existing structure, paving, fencing, sign erection or other improvements must receive written approval from the DRC. Approval from the DRC must be received prior to initiating any of the above activities. Alterations or remodeling of existing improvements which are completely

within a building or structure and which do not change the exterior appearance of a structure may be undertaken without DRC approval.

During the construction process, no changes, alterations or additions to any plan or specification shall be made prior to obtaining written approval by the DRC.

The DRC shall rely on and have the right to interpret the guidelines contained herein as the primary basis for evaluating development proposals. The approval or consent of the DRC shall not be unreasonably withheld and actions taken shall not be arbitrary or capricious. Decisions shall be conclusive and binding on all interested parties subject only to the right of appeal by the applicant and review by the DRC. Notwithstanding the above, the DRC shall have sole discretion to approve or deny any proposed improvement or development. Upon showing of good cause, the DRC may approve deviations to any regulation or restriction contained herein, in accordance with the provisions of the Declaration.

The DRC or its designated representative may monitor any approved project to the extent required to insure that the construction or work on such project complies with any and all plans and construction procedures. The DRC or its designated representative may enter upon any property at any reasonable time to inspect the progress, work status, or completion of any project. In addition to the enforcement of these guidelines, the DRC may withdraw approval of any project, and require all activity at such project to cease and desist if deviations from approved plans or construction procedures are not corrected or reconciled within twenty-four (24) hours after written notification specifying such deviations is given to the owner. Any material to be submitted or notice given to the DRC shall be submitted or given at the office of the DRC.

C. Operating Procedures

The DRC shall select its own chairperson and vice-chairperson from among its members. The chairperson, or in his or her absence the vice-chairperson, shall be the presiding officer of the DRC meetings. In the absence of both the chairperson and the vice-chairperson, the members present shall appoint a member to serve as acting chairperson. Meetings shall be held upon call of the chairperson or vice-chairperson. All meeting shall be held in Routt County.

A majority of members shall constitute a quorum for the transaction of all business. The affirmative vote or written consent of a majority of the members of the DRC shall constitute the action of the DRC on any matter before it. An alternate member may participate at any meeting at which there is not a quorum and shall have the full authority of a regular member. In the absence of a quorum, DRC meetings shall be adjourned to a later time or date as determined by the chairperson. The members may act without a meeting if the action is evidenced by one or more written consents, setting forth the action so taken, signed by all of the members and delivered to the Association for inclusion in the minutes or for filing with the Association's records. Action

taken in such manner is effective when all members have signed the consent, unless the consent specifies a different effective date.

D. Design Consultants

The DRC is authorized to retain the services of one or more consulting architects, landscape architects or land planning consultants to advise and assist the DRC in performing design review functions. Such consultants may be retained to assist the DRC on a single project, on any number of projects or on a continuing basis. If the DRC is required to retain the services of additional consultants, the cost above and beyond the original DRC fee will be charged to the Owner.

E. Amendments of Design Guidelines

The Design Guidelines may be amended from time to time by majority vote of the DRC. All such additions, revisions or other amendments shall be appended to and made a part of the Design Guidelines and shall, therefore, have the same force and effect. Each owner is responsible for obtaining the most current set of Design Guidelines from the DRC.

F. Enforcement

The DRC shall have primary responsibility for the enforcement of the Design Guidelines and restrictions set forth herein. Authority of the DRC shall be as outlined in the Declaration.

EXECUTED AND EFFECTIVE this _____ day of November, 2005

Sidney Peak Ranch Owners' Association, Inc.

Rod Hanna, President