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GRAND WEST ESTATES
ARCHITECTURAL DESIGN GUIDELINES

ADOPTED JULY 1, 1991

(NOTE: SUPPLEMENTAL INFORMATION
AND APPLICATION FORM
NOT INCLUDED)

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GRAND WEST DESIGN PHILOSOPHY

The owners, developers and residents of Grand West Estates recognize and respect the unique alpine environment of Grand West Estates and its ecological relationship to the Arkansas River Valley and tributary headwaters. We accept our obligation to preserve and to enhance the aesthetic and natural advantages of this environment for future generations of owners and visitors.

Our goals for Grand West Estates include the following:

- 1) To achieve an appropriate balance or harmony between the constructed environment and the natural environment.
- 2) To encourage the construction of homes that blend into the natural environment while taking advantage of the inspirational views and southerly exposures generally available on the property.
- 3) To preserve and enhance both aesthetic and economic values of properties within Grand West Estates.
- 4) To maintain the essential elements of privacy and seclusion that currently exist on the property.

To help in achieving the stated goals, the following information has been prepared to serve as a "design guide" for Grand West owners, their design consultants and building contractors.

GENERAL GUIDELINES

The Architectural Committee has been established to provide guidance to the property owners of Grand West Estates in developing individual lots in conformance with the provisions of the Covenants, Conditions & Restrictions.

State and County regulations and ordinances are also applicable to properties within Grand West Estates and owners, architects and builders are encouraged to make contact with the appropriate agencies early in the planning process in order to avoid later delays where government approvals may be required. The Supplemental Information section of these guidelines provides contact information for the governmental agencies involved.

The record plat of Grand West Estates Filing No. 1, as filed with the Clerk and Recorder of Lake County on January 3, 1991 at Reception No. 299998, contains a number of plat notes, the content of which the owner, architect and builder should be aware. Copies of the recorded plat are available at the Office of the Lake County Clerk and Recorder or through the Architectural Committee. Topographic map coverage of Grand West Estates with contour intervals of two feet is also available through the Architectural Committee.

OWNERS ARE STRONGLY ENCOURAGED TO UTILIZE ARCHITECTS, DESIGN CONSULTANTS AND BUILDERS FAMILIAR WITH CONSTRUCTION REQUIREMENTS IN THE HIGH ROCKY MOUNTAIN ENVIRONMENT AND TO DISCUSS THEIR DESIGN CONCEPTS WITH A REPRESENTATIVE OF THE ARCHITECTURAL COMMITTEE PRIOR TO COMPLETING ANY DETAILED PLANNING.

SITE PLANNING GUIDELINES

SITING: Building sites should be chosen for an optimum mix between views, solar exposure and privacy. No residence, garage or outbuilding may be erected within thirty feet of any lot line or street right-of-way. The Architectural Committee shall consider the potential impact on the privacy, seclusion and views of adjoining lots in its review of site plans.

GRADING: Site grading should be kept to the minimum required for proper building foundations and to provide for safe and practical year-round driveway access and parking/turnaround areas. All areas disturbed in the grading process must be revegetated with appropriate native plantings.

DRAINAGE: Concentrated drainage resulting from road construction within Grand West Estates is generally contained within bar ditches adjacent to the roadway network. Lot owners must accept sheet drainage (non-concentrated) in historic amounts from uphill properties. Drainage patterns on site may be modified provided that the location and historic amount of drainage leaving the site remains unchanged. Sediment and erosion control measures should be implemented where needed and no significant changes in historic drainage patterns as a result of construction or landscaping activity will be permitted without specific approval of the Architectural Committee.

DRIVEWAYS AND PARKING: Driveways must be paved or properly surfaced with road base and gravel. Driveways should be a minimum of ten feet wide and should not exceed 8% gradient. Driveways should traverse any slopes at an angle rather than perpendicular to the slope. Except for unusual circumstances, only one driveway access will be allowed for each lot.

Driveways should intersect adjoining roads at or as close to ninety degrees as possible. Properly sized culverts must be installed at all locations where driveways intersect drainage patterns. Such culverts must be in place during construction and thereafter. Driveways should be located and constructed so as to minimize disturbance to existing vegetation and ground cover.

Off-street parking area must be provided to accommodate at least four vehicles for each residential lot. Enclosed garage space is included within this requirement and lot owners are encouraged to provide such enclosed space for two or more vehicles. Vehicles may not be parked on streets within Grand West Estates and all boats, trailers, motor homes and other recreation vehicles must be stored or parked so as to not be visible from the street or from another lot. These requirements should be considered when planning for driveways and parking areas.

UTILITIES: All utility service extensions shall be underground and wherever practical shall run in the lot line easements established by plat note on the recorded plat of Grand West Estates Filing No. 1. Utility service structures shall be screened from view with either a structural or landscape element.

BUILDING DESIGN GUIDELINES

ARCHITECTURAL CHARACTER: Architecture shall be consistent with a western/mountain design theme. Walls shall be of logs, wood and/or stone with heavy timber accents encouraged. Roofs shall be of an approved tile or wood shake shingle. Properly finished metal roofs of approved color may be used. Unfinished, galvanized metal or highly reflective roofs are not allowed. The shape of buildings, including the shape and size of windows, doors, chimneys and other features will be designed to create a harmonious look and not to attract attention by being unusual or dramatically "different" in form or scale. All facades visible from roads or from the recreational preserve will be designed as "front" or primary facades.

LANDSCAPING AND SITE DEVELOPMENT ARE CONSIDERED TO BE AN INTEGRAL PART OF THE OVERALL ARCHITECTURAL EXPRESSION.

SIZE: Any residence erected must contain a minimum of eight hundred square feet of "living area" floor space, exclusive of basement, garage, porches and decks. The maximum height of the residence shall be 35 feet as measured from the lowest grade elevation of the foundation.

FINISH: No highly reflective finishes other than glass, which may not be mirrored, shall be used on exterior surfaces. Natural colors ranging from buff and earth tones through the forest greens are encouraged as are natural wood stained finishes and stone accented exteriors. Accent colors for trim which are used judiciously and with restraint may be permitted.

PROJECTIONS: All projections from a residence or other structure including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings and stairways shall match the color from which they project or shall be of an approved color.

ANTENNAE: All antennas, poles, transmitters, satellite dishes or similar devices must be approved prior to installation. All such devices must be enclosed within a fenced area so as not to be visible from another lot or from the street. No such devices may extend higher than the residence or other approved proximate structure.

SOLAR APPLICATIONS: Passive solar applications, or the orientation and design of the residence for maximum winter sun exposure will reduce winter heating requirements and such design is strongly encouraged. The highly reflective solar collectors associated with active systems can result in excessive glare and reflection and will be approved only provided they are integrated into the structure or otherwise located so as not to be visible from neighboring properties or from the street.

WALLS AND SERVICE AREAS: Walls of wood, stone or other approved material may be used to delineate outdoor living areas and are required as screening for service areas for garbage and trash containers, antenna, solar devices and other outdoor maintenance and service facilities. Such walls should be a visual extension of the residence architecture having consistent form, texture and colors.

FOUNDATIONS: Exposed foundations are to be kept to a minimum and, where exposed, must be finished with a color treatment consistent with the residence or faced with stone or other approved material.

ADDITIONAL CONSTRUCTION OR MODIFICATIONS: Any changes to approved plans before, during or after the construction of an improvement must be submitted to the Architectural Committee for approval.

LANDSCAPE DESIGN GUIDELINES

PROTECTION OF EXISTING LANDSCAPE FEATURES: No existing trees, rock outcroppings, large stands of shrubs or other existing significant landscape features may be removed without the specific approval of the Architectural Committee.

GROUND SURFACE TREATMENT: All ground disturbed during construction must be revegetated immediately following construction with healthy native live plant material. Large areas of gravel or rock mulches are not acceptable and will not be approved by the Architectural Committee.

FENCES: All walls and fences shall reflect a consistent theme with regard to materials, color and finish. Full perimeter fencing of individual lots is not permitted since it would interfere with the established seasonal migration of deer and elk through the area. Fencing of portions of individual lots to confine horses and other permitted large animals is allowed. The use of barbed wire fencing is not allowed because of the potential for injury to game animals. The Architectural Committee can furnish information with regard to effective and approved fencing materials.

OUTBUILDINGS: Plans for any outbuildings including barns, garages, sheds, stables, etc. must be approved by the Architectural Committee prior to construction. The design, materials, color and finish for outbuildings should be consistent with or compliment the design of the residence

OUTSIDE LIGHTING: Indirect, low intensity landscape type lighting is strongly encouraged. All light sources are to be concealed and directed away from neighboring views. Wood standards should be used for lights on poles and should be kept below 8 feet in height. Exposed street-light type pole lighting is not permitted. The installation of a single low intensity light at the intersection of each driveway with the subdivision street is encouraged and the Architectural Committee can furnish design standards for such lighting.

DESIGN REVIEW PROCEDURES

REVIEW PROCEDURE: The review procedure for all construction within Grand West Estates consists of three phases; 1) An optional preliminary conference, 2) Site Plan Review and 3) Building Design Review.

PRELIMINARY CONFERENCE: The preliminary conference is simply a meeting between the lot owner and a representative of the Architectural Committee to discuss the owner's design concepts for the property and to confirm that the design direction is appropriate and generally conforming to the requirements of the Declaration of Covenants, Conditions and Restrictions. While this phase is not mandatory, owners are strongly encouraged to take advantage of the opportunity for discussion and information gathering. More than one preliminary conference may be scheduled at the owner's request.

SITE PLAN REVIEW: The Site Plan review deals with the proposed location of the residence, access drive, outbuildings, fencing and parking areas on the lot. Documents required include:

Completed Application (See Supplemental Information).

Site Plan illustrating building envelopes, drive and parking area location, the location of any proposed fencing, corrals or walls as well as the location and extent of any proposed tree clearing not contained within normal building envelopes.

Grading Plan if any grading is contemplated other than that associated with digging of the foundation and construction of driveways and parking area.

BUILDING DESIGN REVIEW: The Building Design Review deals with the basic design components of the proposed construction. Documents required include:

Site and Grading Plans as approved during Site Plan Review.

Final Construction documents (plans & specifications).

Building elevations rendered or annotated to illustrate materials, textures and colors.

The Architectural Committee or its designated representative will make every effort to keep review time to an absolute minimum and will respond in writing to all submittals within ten days of receipt thereof.