

DESIGN GUIDELINES AND STANDARDS  
AND  
RULES, REGULATIONS AND PROCEDURES  
FOR RUEDI SHORES SUBDIVISION ARCHITECTURAL COMMITTEE

The Architectural Committee of the RUEDI SHORES HOMEOWNERS' ASSOCIATION, INC., a Colorado non-profit Corporation (the "Association") pursuant to the Amended and Restated Protective Covenants for Ruedi Shores Subdivision (the Subdivision), Eagle County, Colorado (hereinafter referred to as "Covenants"), specifically paragraph 18 of the Covenants, and Standards and Rules, Regulations and Procedures to govern the architectural review process for the Subdivision.

I. GENERAL REQUIREMENTS.

No improvements, uses or activities of any kind shall be erected, altered or permitted to remain within the Subdivision, nor shall any excavation, clearing or landscaping be done in conjunction therewith unless the plans and specifications showing the same are approved by the Architectural Committee. The Architectural Committee shall endeavor to preserve the Subdivision as a highly desirable and exclusive residential area; to protect the present beauty, views and setting as much as possible, and to have all development conform and harmonize with the surroundings and with other structures as much as possible in accordance with these guidelines and the Covenants.

The design guidelines and standards below set forth the general guidelines governing the overall development of the Subdivision and the specific guidelines governing the development of individual lots.

II. GENERAL ARCHITECTURAL AND SITE DEVELOPMENT  
DESIGN GUIDELINES.

1. Minimum and Maximum House Sizes. Each dwelling unit on lots in the Subdivision shall have a minimum size of 1,000 square feet of floor area and maximum of 3,500 square feet of floor area. Notwithstanding the foregoing, the Architectural Committee shall have the discretion to reduce the maximum size of residences on individual lots to insure compliance with these design guidelines and Covenants. Garages, porches and patios, and not more than two (2) outbuildings and similar non-living spaces shall be excluded from the floor area calculations.

2. Height Restrictions. The maximum height of any structure in the Subdivision shall be twenty-five feet (25'). For the purposes of this paragraph,

"maximum height" shall mean the maximum possible distance measured adjacent to the building from the natural undisturbed ground slope.

3. Building Design. Buildings shall be designed to blend into the landscape. Architecture in stark contrast to the landscape shall be avoided and the transition between buildings and the landscape shall be designed to minimize the contrast. Vegetation cannot be relied upon to hide, screen or diminish the visual impact of buildings and site development because of the slow plant growth that results from the high altitude at the Subdivision and the short growing season. Retaining walls and extensions of buildings, platforms and terraces should be used to create transition areas.

4. Roofs. Roofs may be wood shingles or inorganic shingles i.e., slate, formed composite, etc. Metal roofs and copper roofs are allowed, provided they are non-glare, textured, and consistent with the color guidelines. Solar collectors shall only be permitted when they are visually compatible with the residential structures and their visual impact on surrounding residences is minimized.

5. Colors. Colors are to be used that blend into the color in the summer and fall, generally known as earth tone colors. Roof colors should also be earth tone colors, but can be somewhat darker than the exterior wall surfaces. No limitations are placed on trim colors; however, trim colors should not create an excessively high contrast.

6. Building Materials. Materials shall generally be wood, stone, stucco, brick, concrete and other similar materials approved by the Committee. No reflective materials or glossy surfaces are to be used.

7. Exterior Lighting. Exterior Lighting should be minimized. Where lighting is required, the fixtures shall be covered so that no light source is directly visible.

8. Landscaping. Decorative, manicured or garden plant materials should be used only within each building envelope ("Building Envelope") or in limited outdoor use areas. Landscaping should be primarily designed as extensions of the residence or for screening between residences. Plantings and landscaping are recommended to be indigenous to the area. Native grasses shall be used to revegetate all excavations. No sprinkler systems for irrigation shall be permitted, and no lawn or garden areas shall be irrigated from domestic water sources.

9. Exterior Improvements. All external site improvements and furnishings, including parking, garages, fences, retaining walls, TV dishes and service yard should be designed to appear as extensions of the residential structure and to blend into the landscape.

A. Lot Fencing: Lot fencing outside the Building Envelope is permitted and should be wood or split-rail in compliance with the wildlife fencing standard of the Covenants which is not to exceed 42" in height and have a 12" kick space between the upper two rails.

B. Building Envelope Fencing: Fencing within the Building Envelope used to screen parking or outdoor use areas should be wood, stone, brick or concrete fences or walls. This fencing should be designed as part of the residential structure, blend into the existing landscape, and need not comply with the wildlife fencing standard.

C. Television Dishes: Televisions dishes are permitted only with the specific approval of the Architectural Committee. Dishes should be see-through mesh of earth colors to minimize their visibility. If cable television service or a common television dish for the Subdivision is provided, then individual television dishes shall be prohibited.

D. Miscellaneous: All other outside site features, including gates, light standards, etc. should be designed and colored to minimize their visibility and blend into the landscape.

### III. INDIVIDUAL LOT SPECIFIC DEVELOPMENT GUIDELINES AND ARCHITECTURAL COMMITTEE REVIEW PROCEDURES

The following individual lot guidelines have been adopted due to the specific conditions or impacts of that individual lot.

1. Review Sequence. The review sequence herein is to be used for approvals of residences and major site development activity in the Subdivision. The information and procedure required for review of minor site improvements and building modifications or additions will be determined by the Architectural Committee based on the magnitude, visibility and impact of the minor improvement.

Approval by the Architectural Committee shall not supercede or contravene any building permit approval required by the Eagle County Land Use and Building

Codes. A lot owner may apply for a building permit from the Eagle County Building Department at any time, provided, however, the plans submitted to the Building Department shall not differ in any substantial way from the plans approved by the Architectural committee. If the plans approved by the Building Department differ in any substantial way, as determined by the Architectural Committee, from the plans approved by the Architectural Committee, then all approvals of the Architectural Committee shall be deemed automatically revoked until such time as the plans approved by the Building Department are approved by the Architectural Committee.

As set forth herein and in the Covenants, specifically paragraph 18(B), the term complete architectural and site development plans shall be the construction plans and specifications finally approved by the Architectural Committee and the Eagle County Building Department. The Architectural Committee shall have the right to charge a fee as established by the Board of Directors of the Association for the review of plans.

2. Informal Pre-Application Conference. Persons, associations or other entities who anticipate constructing improvements on lands within the Subdivision, whether they already own lands in the Subdivision or are contemplating the purchase of such lands, may submit preliminary sketches of such improvements to the Architectural committee for informal and preliminary approval or disapproval. All preliminary sketches should be submitted in at least three sets, and should contain sufficient general information on those matters required to be in the complete architectural and site development plans and specifications to allow the Architectural Committee to act intelligently on giving an informed preliminary approval or disapproval. The Architectural Committee shall never be finally committed or bound by any preliminary or informal approval or disapproval until such time as complete architectural and site development plans, specifications, materials and colors are submitted and approved or disapproved. The Architectural Committee may charge a fee for providing a preliminary review.

3. Construction Plans and Specifications Review. The final review is of complete floor, elevation, topographical and site plans to confirm that the construction plans are consistent with the approved design development plans and the plans approved by the Eagle county Building Department. The review of complete construction plans and specifications represent final review and approval of the Architectural Committee as set forth in the Covenants. The Architectural Committee may impose reasonable requirements with respect to information to be furnished and the form and manner of presenting the same in order to obtain approval for any structure, including, but not limited to, all landscaping. For all

primary structures, complete plans and specifications shall be submitted to the Architectural Committee which show the location of all existing and proposed structures on the parcel, all parcel lines, shall indicate materials and colors to be used, and shall be accompanied by samples of materials and colors to be used upon request. Plans shall be submitted in triplicate. Further, the Architectural Committee may monitor construction for the following:

A. Determine that the construction is consistent with the plans approved by the Architectural Committee.

B. Review the footing excavation for proper location, materials storage, vegetation disturbance and access to minimize the impact on the lot and surrounding lots.

C. Review the ongoing construction activity to minimize the construction impacts on the surrounding residents.

D. Check construction progress relative to the proposed construction schedule.

(1) The lot owner shall submit to the Architectural Committee one (1) set of complete construction plans and specifications and a proposed construction schedule. The Architectural Committee shall review the submission for completeness, and may request additional information if the submission does not contain necessary information to show conformance with the provisions of the design development approval and the Covenants.

(2) The Architectural Committee shall have fourteen (14) days thereafter within which to review the submission and comment, in writing, back to the architect or lot owner to determine if the construction plans and specifications are in substantial conformance to the design development plans and any conditions of the design development or approve with conditions the construction plans and specifications.

(3) The Architectural Committee shall approve only those submissions it finds to be in conformance with the design development plans and any conditions of the design development approval. The approval may specify additional information to be provided. The Architectural Committee may return the submission to the lot owner for modification or further study if it finds there is insufficient evidence to make the above required determination. Such a return for

the purpose of any time periods required by these Rules and Regulations or the Covenants shall be deemed a disapproval.

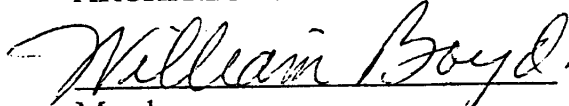
(4) Upon approval of the construction plans and specifications, the lot owners may proceed to construction upon obtaining the necessary building permits from the Eagle County Building Department. The Architectural committee or any member thereof may periodically from time to time monitor construction. In the event construction differs in any material or significant fashion from the construction plans and specifications approved, after notice to the lot owner or his representative shall be entitled to be present to determine whether a violation of the approvals has occurred, which hearing shall be held not more than seventy-two (72) hours after the discovery of the violation, or as soon thereafter as is reasonably practicable. The Architectural Committee, if it determines that a significant and/or material deviation from the approved plans has occurred, may withdraw its approval. In such case, the Architectural Committee and the Homeowner's Association shall be entitled to remedies granted to it under the law and pursuant to these Rules and Regulations and the Covenants.


(5) In the event the Architectural Committee fails to take any action within thirty (30) days from the date of receipt of the construction plans, then all such submitted plans shall be deemed to be approved.

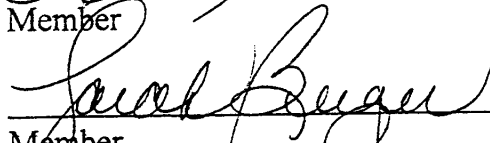
4. Records. The Architectural Committee shall appoint a secretary, who may or may not be a member of the Architectural Committee, to keep a record of all Architectural Committee meetings and actions. An official copy of such records shall be filed with the records of the Architectural Committee and Home Owners Association.

5. Adoption. These "Design Guidelines and Standards, and Rules, Regulations and Procedures" for the Subdivision have been adopted by the Board of Directors of the Ruedi Shores Homeowners' Association, Inc. and the Ruedi Shores Architectural Committee on this the \_\_\_\_ day of \_\_\_\_\_, 1994.

RUEDI SHORES SUBDIVISION  
ARCHITECTURAL COMMITTEE

  
Member

  
Member

  
Member