



Design Review Board

Cordillera Design Guidelines

Cordillera Design Guidelines | February 10, 2023

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SECTION 1.01.00. INTRODUCTION

With its rich contrasts in views, terrain, vegetation, and micro-environments, Cordillera's natural setting exemplifies the central Rocky Mountains of Colorado. The 7000-acre development offers high elevation environments unique to the Eagle River Valley, with distant panoramas of snow-covered peaks, forests of aspen, spruce and subalpine fir, high mountain meadows, and lower elevation landscapes of sage, juniper, pinion, and stately Douglas Fir.

Cordillera is an established community that showcases custom homes of the highest quality; each designed to complement its natural setting and neighborhood, and each responding to the preferences, tastes, and lifestyles of individual owners. Four distinctly different communities, the Divide, the Ranch, the Summit, and the Territories provide property owners with unique settings and lifestyle options. Home designs in each community reflect both traditional and modern interpretations of Cordillera's design themes, as further defined by these design guidelines.

1.01.01 Purpose

Cordillera's Design Guidelines have been adopted by the Cordillera Community to ensure the following:

1. An efficient and effective review and approval process;
2. The preservation and enhancement of outstanding views, landforms, vegetation, and wildlife habitats;
3. Visual harmony and compatibility between the built and natural environments, and within developed neighborhoods;
4. The continuation of Cordillera's unique image and reputation for quality;
5. The appropriate integration of emerging architectural styles, methods and materials, providing opportunity for architectural diversity and personal expression within the context of stated design expectations;
6. Construction activities implemented in manner sensitive to community expectations and values;
7. The efficient use of energy and water resources, and;
8. The preservation and enhancement of property values.

1.01.02 Authority

All new buildings, modifications to existing buildings, landscaping, site improvements and the use of property within Cordillera are reviewed and approved according to these Design Guidelines, established under Article XI of the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Cordillera, as amended (CPOA Covenants). The Guidelines must be followed by individuals who construct, reconstruct, refinish, alter, or maintain any improvement upon the Property, or make any change in the natural or existing surface, drainage, or plant life. Alterations that are completely within a building and that do not change the exterior appearance of a structure may be undertaken without DRB approval.

1.01.03 Other Governing Documents and Codes

The following list of codes, regulations and other documents, as the same may be amended from time to time, are provided for informational purposes only, and serve as examples of other governing regulations that may apply to the development of property in Cordillera:

- Cordillera Enclave supplemental design guidelines, where applicable (Bearcat, Bent Grass, etc.)
- Cordillera Design Review Board Construction Rules and Regulations
- Cordillera Planned Unit Development (PUD) Control Document (county zoning)
- Cordillera Metro District Rules of the Road
- CPOA Covenants
- Eagle County Land Use Regulations
- Eagle County Wildfire Regulations, eaglecounty.us/wildfiremitigation
- Uniform Building Code (or applicable building codes as adopted by Eagle County)
- Uniform Mechanical Code (or applicable mechanical codes as adopted by Eagle County)

- Uniform Plumbing Code (or applicable plumbing codes as adopted by Eagle County)
- Uniform Fire Code
- National Electrical Code (or applicable electrical codes as adopted by Eagle County)
- NFPA 101 Life Safety Code
- ANSI A117.1 – Accessibility Standards for Buildings and Facilities

SECTION 1.02.00. DESIGN REVIEW BOARD ORGANIZATION

The Cordillera Design Review Board (DRB or Board) has been appointed to implement these Guidelines and assist owners with the design review process. Any questions regarding active projects and the authority of the DRB should be directed to the DRB Administrator.

1.02.01 Design Review Board Membership

- A. **Membership.** The DRB consists of three to five members appointed by the Board of Directors of the Cordillera Property Owners' Association (CPOA). Members of the DRB need not be members of the CPOA.
- B. **Term of Office.** The regular term of office for each DRB member is three years, with a maximum of nine (9) consecutive years. Any member may be removed by the CPOA Board at any time by written notice. A successor to fill a vacancy will serve the remainder of the term of the former member. A DRB member may resign at any time by providing written notice to the DRB and CPOA Board.
 1. **Alternates.** At its discretion, the CPOA Board may designate one or more alternate member(s) (alternates) to serve on the DRB. Alternates may attend and participate fully in any scheduled DRB meeting and will have the full authority of a DRB member when their presence is required to achieve a quorum. In those instances when the alternate's presence is not required to achieve a quorum, their vote will be counted as concurring or dissenting but will not count for purposes constituting formal action.¹

1.02.02 Operating Procedures

- A. **DRB Structure.** The DRB elects its own chair from among its members. The Chair serves as the presiding officer of DRB meetings. In the absence of the Chair the members present shall appoint a member to serve as acting Chair.
- B. **Quorum and Voting.** The presence of three members constitutes a quorum for transacting all DRB business. The affirmative vote of a majority of the quorum of the DRB present constitutes the action of the DRB on any matter before it. In the absence of a quorum, DRB meetings will be adjourned to a later time or date as determined by the Chair.
- C. **Conflict of Interest.** A DRB member who has a conflict of interest with respect to a matter pending before the DRB must publicly disclose the conflict during a regularly scheduled meeting before the review of and/or taking any action on the matter in question. At the discretion of the Chair, the member may be disqualified from participating in deliberations and voting on the matter in question.

¹*Alternates shall be designated in order of priority. If a regular member is absent from a DRB meeting, the first designated alternate (or the second designated alternate if the first designated alternate is not available) substitutes for such DRB member and is authorized to act in his or her place. If a quorum requires two alternates, the first designated alternative and the second designated alternate may substitute for absent DRB members and act in their places. If a quorum requires one alternate member and two alternate members that have not previously been provided order of priority are present, the Chair shall appoint priority for the purpose of voting at the beginning of the DRB meeting.*

- D. **Meetings.** DRB meetings are held upon call of the Chair and are open to the public. Meetings are scheduled on the second Tuesday of the month, unless otherwise noted on the posted meeting dates, and are conducted at the Cordillera Administration offices at 0360 Carterville Road or electronically. As situations warrant, meetings may be conducted online or with members calling in, at the discretion of the Chair. Agendas are posted at the Cordillera Administration offices and available for review on the Cordillera Homeowner portal 72 hours before a scheduled meeting. DRB meetings are conducted in an orderly, timely and focused manner. The Chair oversees the discussion and, after deliberations, calls for a voice vote from members present to approve, deny, or table matters brought before the Board. The Cordillera Design Review Board Code of Conduct is attached to this document as Exhibit A.
- E. **Submittal Deadlines.** Submission hard copies must be delivered to: CPOA Administrative Office/Cordillera Post Office Building, 360 Carterville Road, Cordillera, CO, ATTN: Cordillera DRB, and an electronic PDF copy of the submission emailed to drb@cordillerapoa.com by noon on the submission deadline preceding the scheduled DRB meeting. There are no exceptions. All architectural drawings must be in CAD form and prepared and stamped by a licensed architect. Landscape plans must also be drawn and stamped by a professional landscape architect. All submission materials must be received by noon for the DRB submission to be considered complete.
- F. **Incomplete Submittals.** Applicants will be advised of the adequacy of submittals four (4) days following the submittal deadline. Minor deficiencies in submittal contents may be remedied by the applicant within 24 hours of notification. Incomplete submittals will not be placed on the agenda.
- G. **Changes Presented at DRB Meetings.** New information or changes to plans presented at a DRB meeting that were not included in the submittal package may or may not be accepted by the DRB, as information or changes have not undergone staff review, and are not reflected in the staff report for the project. If changes are not accepted, review of the project will be tabled to the next available meeting.
- H. **Additional Meetings.** As indicated on the fee schedule (See Appendix B), payment for Preliminary Review covers the cost of a second Preliminary Review if necessary. One meeting is allowed for Sketch and Final Plan reviews. An applicant will be charged for additional meetings, unless otherwise directed by the Board. Failure by an applicant to attend their allotted agenda time at a DRB meeting requires a new application and payment for an additional meeting. Repeatedly ineffective responses to requests by the DRB may result in the disqualification of a design proposal from further review.
- I. **Record of Decision.** All decisions by the DRB are recorded in the written minutes of the meeting. Approved minutes are posted on CiraNet, the Cordillera Homeowners information portal.
- J. **Owner's Right to Appeal.** As provided by the CPOA Covenants, a property owner may request reconsideration of a decision by the DRB. In these situations, the following fees, timelines and procedures apply:
1. A fee of \$500 is required for a request for reconsideration;
 2. The request for reconsideration must be submitted in writing within 30 days of the decision by the DRB and must include rationale for the request;
 3. The DRB will render a written decision within 30 days of receipt of the request listing reasons for the DRB's decision;
 4. The owner may appeal the DRB's decision on reconsideration to the CPOA Board;
 5. A fee of \$500 is required for an appeal to the CPOA Board, and;
 6. Information on appeals to the CPOA Board is found in Section 9.10 of the CPOA Covenants and Policy of Cordillera Property Owner Association, Inc. Regarding Policies and Procedures for Covenant and Rule Enforcement.

1.02.03 Duties and Powers

- A. **Effective Guidance.** The DRB serves as an adjunct of the CPOA. In addition to being responsible for the review and approval of designs and projects, the DRB works continuously to ensure Design Guidelines reflect the needs and values of the Cordillera community and are responsive to evolving trends in the design and building industry.
- B. **Review Required.** 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 DRB. Approval from the DRB must be received before initiating any of the above activities. In addition to DRB approval, proposed alterations to homes within a Cordillera Enclave must also receive approval from that Enclave's Homeowner's Association. Cordillera Enclave Homeowner's Association approval must be received by the Cordillera DRB prior to submission to the Cordillera DRB.
- C. **Review not Required.** Alterations or remodeling of existing improvements that are completely within a building and that do not change the exterior appearance of a structure may be undertaken without DRB approval. All construction projects, interior or exterior, will be subject to Cordillera's Construction Rules and Regulations (Section 7.00.00). Please contact the DRB Administrator for additional information.
- D. **Sole Discretion.** The DRB has sole discretion to approve or deny any proposed improvement or development in Cordillera. The Board uses and interprets the Design Guidelines as the primary basis for evaluating improvement proposals. DRB approvals will not be unreasonably withheld. DRB actions taken will not be arbitrary or capricious. DRB decisions are conclusive and binding on all interested parties, subject only to the right of appeal by the Applicant.
- E. **Variances from Guidelines.** On show of good cause, including to overcome practical difficulties and unnecessary hardship arising by reason of the application of the conditions and restrictions in any Design Guidelines, the DRB may grant reasonable variances from the Design Guidelines pursuant to the CPOA Covenants. The DRB may approve a variance from Design Guidelines if the variance is not materially detrimental or injurious to other property or improvements in the community. In making this determination, the DRB will consider whether granting the variance:
- Would result in an overall design that is compatible with the visual character of the surrounding neighborhood; and
 - Would solve a legitimate design problem or hardship created by site characteristics or constraints that cannot be reasonably remedied through conformance to the Design Guidelines; or
 - Is necessary to achieve a unique design solution consistent with Cordillera's overall vision and design philosophy that would not be possible through strict application of Design Guideline metrics.
- F. **Outside Consultants.** The DRB may retain the services of one or more consulting architects, landscape architects or land planning consultants to advise and assist the DRB in performing design review functions. Outside consultants may be retained to assist the DRB on a single project, on a number of projects or on a continuing basis. Costs of outside consultants are borne by the applicant, as applicable.
- G. **Project Monitoring and Enforcement.** The Design Guidelines are administered and enforced by the DRB pursuant to the CPOA Covenants, and the procedures set forth in this document. The DRB also enforces Cordillera's Construction Rules and Regulations. The DRB or its designated representative may enter a property at any reasonable time to inspect the work status of any approved project to ensure that the construction or work complies with approved plans and established construction procedures. In addition to the enforcement of these guidelines, the DRB may withdraw approval of any project, levy fines and/or

require all activity at such project to cease and desist if deviations from approved plans or construction procedures are not corrected; in the event of noncompliance with the Construction Rules and Regulations, and/or failure to complete approved projects in a timely manner. Procedures associated with non-compliance are covered in Section 9.9 of the CPOA Covenants and Policy of Cordillera Property Owner Association, Inc. Regarding Policies and Procedures for Covenant and Rule Enforcement.

- H. **DRB Approvals.** All decisions by the DRB are valid for one year from the day of the decision. Owners may apply to the DRB Administrator for an extension of approval of a Final Plan with associated fees, not to exceed one year from the day the Final Plan would have expired.

1.02.04 Owner Responsibilities and Representation

- A. The owner, architect and members of their design team must be familiar with the attributes and characteristics of the property to be developed, as well as the nature and character of the surrounding landscape and neighborhood. Owners, architects, and general contractors must also be familiar with all regulations and requirements that apply to development within Cordillera and should secure copies of the most up-to-date versions of all applicable regulations.
- B. To maintain high quality design and construction, only licensed professional architects are permitted to design homes in Cordillera, and only licensed professional landscape architects are permitted to design landscapes and site improvements. Professional licenses must be valid in the United States and eligible for licensing in the State of Colorado. It is strongly recommended that architects and landscape professionals involved in Cordillera have experience designing in mountain environments. To ensure effective communication and efficient review, the architect responsible for plan drawings must be present at DRB meetings. Owners and other members of the design team are also welcome to attend.
- C. All property Owners seeking DRB approval must be current on all dues and/or fees related to the DRB, CPOA or the Cordillera Metropolitan District (CMD) before any DRB Review is undertaken. Plans for properties that are not current on dues and fees will not be placed on the DRB agenda.

SECTION 1.03.00. DESIGN REVIEW AND CONSTRUCTION PROCESS

All site development and improvements constructed within Cordillera must conform to the following design review and construction procedures and all other applicable local, county, state and federal governing codes, rules, regulations, and restrictions.

1.03.01 New Construction Review Process

The design review process for new construction requires a number of steps. Checklists are provided to help ensure completeness of all applications. Required/available steps include:

1. Pre-Design Conference
2. Preliminary Design Review
3. Sketch Plan Review
4. Final Plan Review
5. Technical Review
6. Pre-construction Meeting
7. Construction Inspections and Project Completion

An abbreviated process requiring a pre-design conference and the steps associated with Final Plan Review will be applied to projects involving additions and exterior modifications of existing structures.

A. Pre-design Conference

A pre-design conference with the DRB Administrator is strongly encouraged. The purpose of this meeting is to review the subject property, discuss the desires of the owner/architect, review conceptual drawings, and acquaint the owner/architect with applicable sections of the Design Guidelines and the design review process. Relevant issues can be identified, and guidance provided in advance of substantive design work for the project.

Pre-design Conference requirements:

- Topographic survey indicating adjacent street, property boundaries, building envelop, easements, two (2) foot contours, significant vegetation, and potential views
- Conceptual drawings indicating driveway alignment and general layout of home
- Conceptual roof plan, proposed exterior materials, and any other details available being considered.

There is no fee for a pre-design conference, and no limit to the number of pre-design conferences that can be requested for a given project. Contact the DRB Administrator at (970) 688-8850 to set up an appointment.

B. Preliminary Design Review

Preliminary Design Review is a mandatory meeting with the DRB to review the preliminary site plan, landscape plan and architectural drawings. This meeting also serves to confirm understanding by the owner/architect of the design review process, the construction process, relevant fees and deposits, design expectations, and other design considerations and regulations. The architect responsible for plan drawings must attend the meeting to address any questions regarding the project. Owners and other members of the design team are also welcome to attend.

Submittal Requirements: Site, landscape and architectural CAD drawings must be prepared by licensed architects, and all plan sheets must be dated and stapled together as a set. All site, landscape and floor plan sheets must display a north arrow. The minimum size of a plan sheet is 24"x36". One (1) hard copy and one electronic copy in PDF format of the following is required:

- Completed application with review fee (See the DRB Review Fee Schedule. Checks must be made out to the Cordillera Property Owners Association (CPOA))
- A current title report, with schedules A&B to verify ownership and easements
- A written narrative responding to the following questions:
 - What measures have been taken to assure conformance to expectations listed in Section 3.02.00, Site Planning Guidelines?
 - What architectural features have been incorporated to ensure conformance to the applicable Neighborhood Architectural Theme? (Divide, Ranch, Summit or Territories)
 - What siting and architectural features have been incorporated to ensure compatibility with site characteristics and the nature of adjacent developed properties?
- A drawing cover sheet providing project name, vicinity map, and pertinent project information.
- A stamped and dated topographic survey, scale of 1" = 10', including:
 - The legal and physical address of the property
 - Lot size, property boundaries and building envelope
 - Utilities and easements
 - Topography at two-foot contour intervals, elevations identified at ten-foot intervals for the entire property.
 - Existing mature trees identified by species.
 - On lots larger than 3 acres, topographic and tree identification coverage may be reduced as approved by the DRB Administrator.
 - Significant natural features such as rock outcroppings or drainage ways
 - Any existing structures or improvements

- Spot elevations at the edge of asphalt
- A site plan, scale of 1" = 10' or 1" = 20' indicating
 - Property boundaries, building envelope, and easements
 - The proposed driveway with driveway grades indicated
 - Proposed structural footprints
 - Existing contours running through proposed improvements
 - Proposed contours and grading.
- A conceptual landscape plan, scale of 1" = 10' or 1" = 20', indicating
 - Desired views from the residence
 - Potential outdoor living spaces
 - Exposures to off-site uses/views that will necessitate landscape screening
 - Existing and proposed contours
 - Preliminary drainage
 - Existing trees of prominence to the landscape plan
 - Conceptual bubbles of where new trees, shrubs, lawn areas and flower beds would be located
- Preliminary floor plans, scale of 1/4" = 1'-0" or 1/8" = 1'-0", with rooms labeled and floor plate elevations provided.
- Preliminary roof plan with pitches, materials and overhangs indicated
- Preliminary elevations, scale of 1/4" = 1'-0" or 1/8" = 1'-0"
- A physical or computer-generated three-dimensional model or rendering indicating the proposed building's form, scale, massing, driveway access and the relationship of all improvements to the site at the time of the DRB submission.

Upon receipt of the preliminary design submittal, the DRB Administrator assembles a preliminary design staff report indicating the degree of conformance of the proposed project to Design Guideline requirements and expectations. The staff report and the meeting agenda are sent to the applicant no less than 48 hours before the meeting.

Applicants who receive preliminary design approval may submit plans for sketch plan review. If the preliminary design submittal does not meet expectations, the DRB may table project review and require the applicant to submit revised plans for a future meeting. Each submittal packet for DRB review must be full and complete; staff will not keep previous parts or assemble separate elements of an application. Draft minutes approved by the Chair are sent to the applicant following the meeting.

C. Sketch Plan Review

The purpose of sketch plan review is to address more refined elements of the proposed design, and to identify specific elements where revisions may be necessary to better meet design guideline expectations. The architect responsible for plan drawings must attend the meeting to present plans and to address any questions regarding the project. Owners and other members of the design team are welcome as well.

Submittal Requirements Site, landscape and architectural drawings must be prepared by licensed architects, and all plan sheets must be dated and stapled together as a set. All site, landscape and floor plan sheets must display a north arrow. The minimum size of a plan sheet is 24"x36". One (1) hard copy and one electronic copy in PDF format of the following is required:

- A completed application with review fee (see the DRB Review Fee Schedule. Checks must be made out to the Cordillera Property Owners Association (CPOA))
- A written narrative responding to the following questions:
 - What adjustments have been made to address issues identified at the preliminary design review?
 - What changes or adjustments have been made to the design that were not identified at

preliminary design review? Substantial changes to the design of the home between preliminary design and sketch plan submittals that have not been requested by the DRB may result in a re-review of the project at the preliminary design level.

- What project specific considerations have been addressed in the development of the preliminary landscape plan?
- Will the proposed design necessitate the approval of one or more variance from Design Guidelines?
- Evidence that a building envelope amendment has been approved by Eagle County, if applicable.
- A copy of the wildfire rating analysis conducted by Eagle County for the subject lot
- Verification that all owners of property within 75 feet of the subject lot lines have been notified of the proposed project and have been provided adequate time (20 days minimum from the day of the DRB meeting) to respond, including:
 - A list of adjoining owners and their mailing addresses;
 - A copy of the letter sent to adjoining property owners, indicating the nature of the project and instructions to contact the Cordillera DRB Administrator with any questions or concerns. A form letter is available and may be downloaded from the Cordillera website, cordilleraliving.com, and;
 - Mail receipts confirming letters sent to adjoining owners with adequate time for response.
- A drawing cover sheet providing project name, vicinity map, and pertinent project information.
- A stamped and dated topographic survey (same as that submitted for pre-design)
- A site plan, scale of 1" = 10' indicating:
 - Property boundaries, building envelope, north arrow
 - Driveway alignment and grades
 - Existing and proposed contours
 - Footprints of all structures
 - Footprints of all external hardscape areas (patios, parking surfaces, etc.)
 - Snow storage areas (25% of driveway and parking surface)
 - Proposed drainage
- A preliminary landscape plan, prepared by a landscape architect, scale of 1" = 10' indicating:
 - Building and driveway/parking footprints
 - Existing and proposed contours
 - Site drainage
 - Outdoor living spaces (patios, seating areas, sidewalks, fire pits, hot tubs, etc.)
 - Areas to be disturbed and areas and trees to be protected (line of disturbance)
 - The location and size/nature of all proposed plant materials
 - Other landscape improvements such as retaining walls, landscape walls, fences, artwork, etc.
 - Temporary and permanent measures for slope stabilization/erosion control
- Floor plan(s), scale of 1/4" = 1'-0" or 1/8" = 1'-0" indicating:
 - Room names and size
 - Floor plate elevations
 - Window openings in walls
 - Fireplaces
 - A summary table of square footage of habitable space on each floor
 - Square footage of garage and mechanical rooms
- Roof plan, same scale as floor plan, indicating:
 - Roof pitches
 - Roofing materials
 - Overhang dimensions
 - Chimney and flue locations
 - Elevations of major ridge and eave lines
 - Existing and proposed grades. Contour lines should be drawn through the structure

- Roof height calculations
- Exterior elevations, same scale as floor plan, indicating:
 - Proposed and existing grades
 - Exterior materials and preliminary color scheme
 - Structural expression in the form of beams, braces, rafter tails, outlooks, and other supports
 - Nature and placement of windows, doors, and other fenestrations
 - Proposed trims, facias and similar detail
 - Stone percentage per elevation calculation
 - Design of porch/balcony railings
 - Any other detail defining the proposed architectural character of the residence
- Longitudinal and cross building sections, scale of 1/4" = 1'-0" or 1/8" = 1'-0", indicating:
 - Building walls, floors and roofs with existing and proposed adjacent grades
 - Patios, decks, driveways, parking areas and other landscape features
 - Retaining walls
- Preliminary ideas/cut sheets on proposed exterior materials
- A physical or computer-generated three-dimensional model or rendering indicating the proposed building's three-dimensional form, scale, massing, and driveway access at the time of the DRB submission.

Upon receipt of the Sketch Plan submittal, the DRB Administrator will generate a Sketch Plan staff report, indicating changes, adjustments, and the degree of conformance of the proposed project to Design Guideline requirements and expectations. Potential variances from guidelines will be identified. The Sketch Plan staff report and the meeting agenda will be sent to the applicant no less than 48 hours before the meeting.

Applicants who receive Sketch Plan approval may submit plans for Final Plan Review. If the DRB denies the Sketch Plan, the applicant may submit revised plans for review at a future meeting. Each submittal packet for DRB review must be full and complete; staff will not keep previous parts or assemble separate elements of an application. Draft minutes approved by the Chair are sent to the applicant following the meeting.

D. Final Plan Review

The purpose of the Final Plan Review is to verify the incorporation of suggestions made at the Sketch Plan review and other details, including proposed materials and colors, at a construction level of development. Requested variances to guidelines are also considered. The architect responsible for plan drawings must attend the meeting to present plans and to address any questions regarding the project. Owners and other members of the design team are welcome as well.

Additions or modifications to existing homes that require review by the DRB will be conducted at the Final Plan Review level.

Submittal Requirements Site, landscape and architectural drawings must be prepared by licensed architects, and all plan sheets must be dated and stapled together as a set. The minimum size of a plan sheet is 24"x36". One (1) hard copy and one electronic copy in PDF format of the following is required:

- Completed application form
- A written narrative responding to the following questions:
 - What adjustments have been made to address issues identified at the Sketch Plan review?
 - Have any changes been made to the design that were not identified at Sketch Plan review? Substantial changes to the design of the home between sketch plan and final plan submittals not requested by the DRB may result in a re-review of the project at the sketch plan level.
 - Requested variances, if any, and justification for the same.

- A drawing cover sheet providing project name, vicinity map, and other pertinent project information.
- A stamped and dated topographic survey (same as that submitted for Preliminary Review)
- A site plan, scale of 1" = 10' indicating:
 - Property boundaries, building envelope, easements, north arrow
 - Driveway alignment, parking areas, and grades
 - Driveway culvert (if required) with invert elevations tied to contour lines
 - Footprints of all structures and external living areas (patios, balconies, yards, etc.)
 - Existing and proposed contours/elevations, existing contours should run through the structure
 - Roof outlines
 - Footprint of septic soil treatment area, if applicable
 - Snow storage areas (25% of driveway and parking surface)
 - Proposed drainage
 - Utility locations, lines and proposed connections
- A Final Landscape Plan, scale of 1" = 10' indicating:
 - Building footprints
 - Outdoor living spaces (patios, seating areas, sidewalks, fire pits, hot tubs, etc.)
 - Location and detail for an address sign, to include lighting specifications
 - Landscape, walkway, driveway lighting details
 - The area of disturbance, showing trees to be protected. On-site septic system components and utility service lines should be indicated and included in the area of disturbance.
 - The name, size and location of all proposed plant materials.
 - Plant installation and soil preparation specifications for trees, shrubs, and flower beds
 - The type and general location of irrigation system, square feet of area covered by spray heads, and water usage calculations
 - Other landscape improvements such as retaining walls, landscape walls, rocks, fences, artwork, etc.
 - Temporary and permanent measures for slope stabilization/erosion control.
 - Erosion control fencing is required downhill from any disturbed areas.
 - Sediment control measures are required in the roadside ditch, as necessary.
 - Installation details for all erosion and sediment control measures are required.
 - Revegetation seed mix, mulch type, fertilizer type, and application rates/methods are required.
- Floor plan(s), scale of 1/4" = 1'-0" or 1/8" = 1'-0" indicating:
 - Room names and size
 - Floor plate elevations
 - Walls and window openings and dimensioned
 - Fireplaces
 - Location of knob box, electric meter, gas meter
 - A summary table of square footage of habitable space on each floor, and square footage of garage and mechanical rooms
- Roof plan, same scale as floor plan, indicating:
 - Roof pitches
 - Roofing materials
 - Overhang dimensions
 - Chimney and flue locations
 - Location of gutters downspouts and snow guards.
 - Elevations of major ridge and eave lines
 - Existing and proposed grades. Contour lines should be drawn through the structure
 - Roof height calculations in table form

- o Exterior elevations, same scale as floor plan, indicating:
 - o Proposed and existing grades
 - o Exterior materials and colors rendered on exterior elevations
 - o Structural expression, beams, braces, rafter tails, outlooks, etc.
 - o Windows, doors and trim
 - o Proposed trims, facias and similar detail
 - o Stone foundation/siding percentage calculations
 - o Integrated retaining and/or landscape walls
 - o Design detail for porch/balcony railings
 - o Other details defining the architectural character of the residence
- o Longitudinal and cross-building sections, scale of $1/4" = 1'-0"$ or $1/8" = 1'-0"$, indicating:
 - o Building walls, floors, and roofs with existing and proposed grades
 - o Patios, decks, driveways, parking areas and other landscape features
 - o Retaining walls
- Specifications, cut sheets or detail drawings for:
 - o Exterior wall materials. An exterior wall materials/colors/textures board
 - o Windows and doors (window and door schedule)
 - o Exterior trim
 - o Exposed structure
 - o Wall and roof flashing
 - o Fireplace and flue caps
 - o Exterior lighting fixtures
 - o Exterior patios and built-in features like hot tubs, gas fireplaces, and barbeque grills.
- A Construction Schedule and Management Plan, separate from the final landscape and site plans, scale of $1" = 10'$, providing:
 - o Approximate time schedule of activities between start-up and completion of construction, utility hook-up, completion of landscaping and anticipated occupancy date.
 - o A limit of disturbance line indicating the area within which all construction activities, parking and storage will take place.
 - o Location of access drives, construction parking, temporary structures/trailers, chemical toilet, dumpsters, bear-proof trash container (for food items) material lay-down and staging areas, soil storage areas, and the design and location of the construction sign.
 - o Measures to prevent tracking of soil from the driveway to the adjacent roadway during construction.
 - o Dust control strategies
 - o Weed management strategies
 - o Special measures for protecting vegetation and other natural features of the lot during construction.
- o A physical or computer-generated three-dimensional model or rendering representing the proposed building's form, scale, massing, details, shadows, driveway access, landscaping, and other existing and proposed features at the time of the DRB submission.

Upon receipt of the Final Plan submittal, the DRB Administrator will generate a Final Plan staff report indicating changes, adjustments, and the degree of conformance of the proposed project to Design Guideline requirements and expectations. Requested variances will be listed. The Final Plan staff report and the meeting agenda will be sent to the applicant no less than 48 hours before the meeting.

Applicants who receive Final Plan approval may submit plans for Technical Review. If the DRB denies the Final Plan, the applicant may submit revised plans for review at a future meeting. Each submittal packet for DRB review must be full and complete; staff will not keep previous parts or assemble separate elements

of an application. Draft minutes approved by the Chair are sent to the applicant as soon as possible following the meeting.

E. Combining Sketch and Final Plan Applications

The DRB may allow a combined Sketch and Final Plan application, providing an opportunity for final plan approval in a shortened process. Request for a combined Sketch/Final Plan review must be made at the preliminary review meeting and will be considered only if no substantive issues or design concerns have been identified. Applications for a combined Sketch/Final Plan must address both Sketch Plan and Final Plan process standards. Allowing a combined sketch/final application does not obligate the DRB to approve the application; if this process is pursued, the applicant assumes all risk. When submitting for Sketch/Final Plan review verification that all owners of property within 75 feet of the subject lot lines have been notified of the proposed project and have been provided 30 days minimum prior to the DRB meeting providing adequate time for responses.

F. Technical Review

The purpose of the Technical Review is to ensure that all aspects of the final construction drawings are consistent with the approved Final Plan and to physically stamp all plan sheets to indicate DRB approval before plans are submitted to Eagle County for a building permit. Construction level detail is required, including structural engineering and engineered plans for the on-site septic system, when applicable. Technical Review is conducted administratively by staff and does not require a meeting with the DRB.

All plans **MUST** be stamped by the DRB before being submitted to Eagle County for a building permit. Submittal of plan sheets to the County Building Department that have not been stamped by the DRB may result in fines and penalties up to the entire compliance deposit.

Submittal Requirements All standards for professional preparation and stamping of plan sheets apply to the Technical Plan submittal. Three (3) hard copies and one electronic copy in PDF format of the following is required:

- Completed application form and fee
- Payment for variances requested and approved, per the design review fee schedule. Checks must be made out to the Cordillera Property Owners Association (CPOA).
- Complete drawing sets conforming to the approved Final Plan and incorporating all changes requested by the DRB at Final Plan review.
- Drawing sets on sheets no smaller than 24"x36", organized, labeled, and stapled together.
- Specification and/or cut sheets for all fixtures and color details for all materials.
- The design of the construction sign for the project.
- A fully executed Compliance Agreement, and the Compliance Deposit (check made out to CPOA)
- The Design Guidelines/Construction Rules and Regulations Acknowledgement (see Exhibit D) signed by property owners and the general contractor. *See also 10.04.05 on page 17*

Upon receipt, the DRB Administrator will review the Technical Plan sets for conformance to the approved Final Plan. Each sheet of plan sets in conformance will be stamped with two sets returned to the applicant for submittal to Eagle County for a Building Permit. The third set will be kept as the DRB copy.

If the Technical Plan submitted is not sufficient, the DRB Administrator provides a list of deficiencies to the applicant. The applicant is response for all necessary revisions, and the reorganization and restapling of all the plan sets submitted.

G. Pre-Construction Meeting

Before earthwork associated with project construction begins, an on-site pre-construction meeting must be scheduled by the Applicant. The purpose of this meeting is to confirm site staking and the installation of

protective fencing, and to review parking, access, work hours and other pertinent rules and regulations with involved contractors and enforcement officials. The following is required:

- A fully executed and notarized Road Encroachment Agreement. Please contact the Cordillera Metro District for details.
- A completed Road Impact Fee Worksheet and payment of the fee (check made out to CMD) provided to the Cordillera Metro District prior to the on-site meeting.
- Staking on site indicating driveway alignment, building envelope, and building footprint.
- Area of disturbance fencing and erosion control silt fencing installed.
- Attendance by the excavation contractor and the general contractor superintendent. Architects and other owner representatives are welcome.
- Attendance by the Cordillera DRB administration representative, the Cordillera Metropolitan District Director of Public Safety and the Cordillera Metropolitan District representatives.
- Other protection measures installed, as applicable.
- Construction sign installed.

The removal of snow and trees from a lot may be necessary prior to perimeter fencing and staking. These activities must be coordinated with the DRB Administrator and Cordillera's Department of Public Safety. Contact the DRB Administrator for additional information. This meeting is to follow the Eagle County Wildfire Regulations review, but prior to the removal of any additional existing trees identified to be removed. Refer to section Exhibit D and 1.03.01.G of the Design Guidelines for additional information on the Pre-Construction Meeting.

H. Construction Compliance Reviews and Project Completion

The DRB or its representative is authorized to review all work in progress at any time during construction. If non-compliance items are found, the DRB gives notice to the Owner, with a request to cure as the first step in a tiered schedule of enforcement. Fines will be imposed if corrective action is not taken. Absence of site visits or notifications during the construction period does not imply approval of the work in progress or compliance with these design regulations. Please see Cordillera's Construction Rules and Regulations for additional detail. DRB site visits are independent of inspections required and conducted by the Eagle County Building Department. Upon completion of construction, landscaping and all site restoration and stabilization measures, the Owner may request final compliance review by the DRB, and the return of their compliance deposit. Following final compliance review, the DRB notifies the Owner or Owner's Representative of items that must be addressed. Once the project has been found in full compliance, DRB Administrator initiates the return of compliance deposit monies to the Owner of the property. A portion of the compliance deposit is retained for a period of one (1) year to ensure success of landscaping and site stabilization. If the landscaping and site stabilization has not been successfully demonstrated within a period of one (1) year the DRB will retain the portion of the compliance deposit until it has been successfully demonstrated.

1.03.02 Modifications to Approved Plans

During the construction process, no changes, alterations or additions to any plan or specification that effects the exterior appearance of the home are allowed without prior written approval by the DRB. Proposed changes to approved plans must be submitted to the DRB for review and approval. Changes of minor nature consistent with the overall design intent of the approved plans may be approved in an off-agenda review by the DRB. More significant changes may require approval in a scheduled meeting by the DRB, at the discretion of the DRB Administrator. If changes require review by the DRB, applicable fees will apply (refer to the DRB Fee Schedule). Written approval must be granted by the DRB before the modification work may commence. Failure to receive written approval for modifications made will result in a notice to cease construction, a mandatory presentation of changes to the DRB, potential remediation of the changes, and possible fines.

1.03.03 Building Envelope Amendment

On show of good cause, building envelopes may be adjusted to accommodate new home designs, or additions to existing homes. The review of building envelope amendments by the Cordillera Design Review Board is the first step in Eagle County's Amended Final Plat process, with approval by the DRB serving to meet a necessary County application requirement. Building envelope amendments typically take the form of minor expansions or reductions at the margin of the envelope to accommodate structural improvements. Consistent with Eagle County Land Use Regulations, areas added to the envelope must be balanced by areas removed, resulting in an amended envelope of the same size. Moving the entire envelope or a substantial part of the envelope to a new location on the lot requires a higher level of scrutiny, including but not limited to a report by a qualified geotechnical engineer confirming suitability for access and construction on the amended envelope. All proposed building envelope amendments or relocations must conform to the following design review procedures.

1. Review as part of the Preliminary Design submittal

A proposed building envelope adjustment must be specified on plans reviewed at the Preliminary Design level. Just cause and options are discussed. At the close of deliberation, the envelope adjustment will be supported conceptually or denied by the DRB. If supported, a separate application to the DRB for a building envelope adjustment or relocation is required. Submittal requirements for a project that involves a building envelope adjustment or relocation include:

- A site plan indicating property boundaries, easements, proposed access, building footprint, existing and proposed contours, the existing building envelope, and proposed building envelope adjustments.
- Total area of the existing building envelope, total area of the proposed building envelope, total area of the building envelope adjustments.
- Preliminary floor plans and elevations, with outdoor living spaces indicated.
- Justification for the adjustment in narrative form.

2. Envelope Amendment Review

Following conceptual support of the building envelope adjustment at Preliminary Design for a proposed residence, the Owner applies to the DRB for a building envelope amendment. Application requirements include:

- A completed application with review fee (see the DRB Review Fee Schedule. Checks should be made out to the Cordillera Property Owners Association (CPOA))
- Justification for the adjustment in narrative form.
- A site plan indicating property boundaries, easements, proposed access, building footprint, existing and proposed contours, the existing building envelope, and proposed building envelope adjustments. The DRB may require staking of the proposed adjustment and a site visit as part of the building envelope amendment review process.
- Preliminary floor plans and elevations, with outdoor living spaces indicated.
- A 24"x36" copy of the proposed amended final plat in the form that will be submitted to Eagle County, prepared by a registered land surveyor. An electronic version of the site plan, elevations, and plat is also required.
- Geotechnical engineering report, as necessary.
- Verification that all owners of property within 75 feet of the subject lot have been notified of the proposed adjustment and have been provided 30 days minimum prior to the DRB meeting providing adequate time for responses, including:
 - A list of adjoining owners and their mailing addresses;
 - A copy of the letter sent to adjoining property owners, indicating the nature of the project and

instructions to contact the DRB Administrator with any questions or concerns. A form letter is provided for this purpose which can be downloaded from the Cordillera website, cordilleralive.com, and;

- Certified mail receipts confirming letters sent to adjoining owners with adequate time for response.

3. Envelope Amendment Criteria

The proposed amendment will be approved by the DRB if the following criteria are met:

- A. The amendment does not adversely impact the views or privacy enjoyed by an adjacent property; and
- B. The amendment will not increase the risk of geologic or other hazards on the property or increase potential hazards on an adjacent property. This finding may require additional study by a qualified professional engineer.

Once DRB approval has been received, the Applicant may apply to the Eagle County Community Development Department for an Amended Final Plat. The DRB will not provide Sketch Plan approval for a new Single Family Home project that requires a building envelope adjustment until the envelope adjustment has been approved through Eagle County's Amended Final Plat process.

4. Concurrent Review for Expansion of an Existing Home

If an expansion to an existing home requires an envelope adjustment, the DRB may review architectural plans and the building envelope adjustment at the same meeting. Each application will be listed separately on the agenda, and submittal requirements for each must be met. Architectural plans must be reviewed and approved prior to consideration of the envelope adjustment. In these instances, approval of the Amended Final Plat by Eagle County must be demonstrated at application for Technical Plan review.

1.03.04 Lot Line Vacation

The vacation or abandonment of lot lines between contiguous lots under single ownership, or the vacation and relocation of lot lines between contiguous lots under ownership by neighbors in agreement, must be approved by the DRB and the CPOA. Building envelopes associated with lots that are vacated through this process must also be vacated to ensure that the new lot(s) created contain(s) only one (1) envelope. Building envelopes may only be vacated; they may not be amended or moved through this process.

The vacation of lot lines in Cordillera will not modify the number of dwelling units approved for the Cordillera Planned Unit Development and will not result in the vacation of domestic water taps available within the development. All proposed lot line vacations must conform to the following design review procedures.

1. Pre-application Conference

A preapplication conference with the DRB Administrator is required for any proposed change to a lot line in Cordillera. During this conference, intents of all parties will be confirmed, and information will be provided regarding the process to be followed and materials that will be necessary for an application.

2. Lot Line Vacation Review

Following a pre-application conference with the DRB Administrator the Owner may apply for a lot line vacation review by the DRB. Application requirements include:

- A completed application with review fee (see the DRB Review Fee Schedule. Checks must be made out to the Cordillera Property Owners Association (CPOA))
- A preliminary site plan indicating boundaries, easements, improvements and building envelopes on all affected lots.
- A 24"x36" copy of the proposed amended final plat in the form that will be submitted to Eagle County, prepared by a Registered Land Surveyor. A PDF version of the site plan and plat is also required.

- Verification that all owners of property within 75 feet of the subject lots have been notified of the proposed vacation and have been provided 30 days minimum prior to the DRB meeting providing adequate time for responses, including;
 - A list of adjoining owners and their mailing addresses;
 - A copy of the letter sent to adjoining property owners, indicating the nature of the proposal and instructions to contact the DRB Administrator with any questions or concerns. A form letter is available and may be downloaded from the Cordillera website, cordilleraliving.com, and;
 - Mail receipts confirming certified letters sent to adjoining owners with adequate time for response.
 - A current title report for all properties involved, with schedules A&B to verify ownership and easements.
- 3. Lot Line Vacation Criteria** The proposed lot line vacation will be approved by the DRB if the amendment does not adversely impact an adjacent property.
- 4. Consideration by the Cordillera Property Owners Association**
Once approved by the DRB, the proposed lot line vacation will be presented to the CPOA Board for their consideration.
- 5. Approval of an Amended Final Plat by Eagle County**
Evidence of DRB and CPOA approval is provided to the property owner in writing. The Applicant may then apply to the Eagle County Community Development Department for an Amended Final Plat. Following approval by the Board of County Commissioners, an electronic version of the amended plat must be provided to the DRB Administrator and the CPOA Board in PDF format. A 24"x36" mylar print out of the revised plat should be provided to the CPOA as well for record.

1.03.05 Re-creation of Previously Reconfigured lots

The re-creation of previously reconfigured lots is allowed with approval by DRB and the CPOA. Lots and building envelopes re-created must exactly replicate their original form, size, and position on the landscape. Property owner assessments not paid during the period lots were combined or reconfigured must be paid in full in accordance with CPOA requirements prior to approval by the DRB and CPOA of a re-created lot. The process for the re-creation of previously combined or reconfigured lots will be the same as that followed for Lot Line Vacation, requiring as a final step the approval of an Amended Final Plat by the Board of County Commissioners.

SECTION 1.04.00. FEES, AGREEMENTS, DEPOSITS AND AMENDMENTS

1.04.01 Design Review Fees

The DRB has established a Design Review Fee Schedule to defray the costs of reviewing applications, compliance reviews, and administrative tasks necessary during the time of construction. The Design Review Fee Schedule is provided as Appendix B of this document.

1.04.02 Road Encroachment Agreement

A Road Encroachment Agreement between the Owner and the Cordillera Metropolitan District establishing allowances and responsibilities within the District owned road right-of-way at the driveway entrance must be signed and notarized before scheduling the pre-construction meeting. A project specific copy of the Road Encroachment Agreement will be provided to the Owner or Owner's Representative upon request from the Cordillera Metro District following the release of Technical Plan sets.

1.04.03 Road Impact Fee

A Road Impact Fee is calculated and collected before scheduling of the pre-construction meeting. This fee is based on the size and specific design of the home, the distance of the home from the Cordillera access gate, and the amount of construction traffic, especially large trucks, anticipated to access the site during construction. Contact the Cordillera Metro District to apply for and pay the Road Impact fee.

1.04.04 Compliance Agreement and Deposit

A Compliance Deposit Agreement will be provided to the Owner or Owner's Representative by the DRB Administrator following Final Plan approval and must be signed and submitted before the release of stamped Technical Plans. A Compliance Deposit is also required to ensure compliance with construction regulations and the completion of all improvements as proposed and approved. The deposit will be returned to the Owner upon completion of the project less fines or charges imposed by the DRB during construction. Fees and deposits are payable to the Cordillera Property Owners Association (CPOA).

1.04.05 Acknowledgement of Design Guidelines and Construction Rules and Regulations

Prior to the pre-construction meeting, the Owner and general contractor must submit an executed copy of the Design Guidelines and Construction Rules and Regulations Acknowledgement form, indicating their understanding of and willingness to comply with all procedures and regulations affecting the construction activities and design control in Cordillera. The acknowledgement form is provided as Appendix D of this document.

1.04.06 Design Guideline Amendments

The Cordillera Design Guidelines may be amended from time to time at the sole discretion of the DRB. All additions, revisions or other amendments have the same force and effect as the guidelines on the date designated. Owners and architects are responsible for obtaining the most current set of design guidelines from the DRB. Refer to cordilleralive.com for the current version of all Cordillera governing documents.

SECTION 2.01.00. CORDILLERA DESIGN PHILOSOPHY

Development in Cordillera reflects a design philosophy that has worked through the years to shape a community unique to the Rocky Mountain west. Cordillera's design philosophy and its attendant *Design Guidelines* reflect the values of property owners who care about the environment, about quality, about appearances, and about enjoying mountain living to the fullest. Ensuring high quality siting, architecture, and construction through effective design review protects the environment, preserves property values, and builds community pride. Design programs should be inspired by the exceptional artistry, quality, and style of Cordillera's unique architectural heritage.

SECTION 2.01.01. GUIDING PRINCIPLES

Cordillera's design philosophy is based on seven (7) guiding principles that reinforce expectations detailed in Cordillera's *Design Guidelines* and *Construction Rules and Regulations*. All proposed designs and improvements must conform to the following guiding principles, as well as the metrics and measures detailed in this regulating document.

- 1. Respect for the environment.** The natural environment of Cordillera is an exceptional attribute, and development that harmonizes with the natural environment is a hallmark of the Cordillera community. Cordillera's *Design Guidelines* emphasize respect for nature and natural systems, and provide controls to protect wildlife, vegetation, air quality, water quality, visual quality, and the dark night sky. Designs that integrate indoor and outdoor living spaces to provide and enhance opportunities for personal interaction with Cordillera's outstanding natural environment are emphasized.

Integral to this guiding principle are considerations for sustainability and resource conservation. Homes positioned and designed to maximize solar gain and minimize energy loss and landscapes that incorporate indigenous drought-hardy plants exemplify this goal. Consumptive water use must be minimized, and materials, practices and technologies that support sustainability, energy efficiency, and durability must be incorporated.

- 2. An appropriate response to site characteristics.** Site development in Cordillera begins with an intimate understanding of site characteristics, and plans must respond intentionally and appropriately to slope, vegetation, orientation, views, weather, and climate. Improvements should fit and be sculpted to the land, blending with but not overpowering the natural landscape. Understated forms that move with terrain, roof lines that complement backdrops and landscaping that extends and enhances existing vegetation are examples of this guiding principle. All designs must incorporate safe access, adequate drainage, and prescribed responses to wildfire hazard.
- 3. Practicality in form, function, scale, and materials.** Homes in Cordillera exemplify Western sensibility and old-world European practicality, fitting form to function in layout, orientation, and finish. Spaces and fenestrations must be designed with consideration for sun, shade, views, shelter, and privacy. Materials should be locally available and should provide a sense of strength and durability against the elements. Forms should give the impression of being added to or connected over time, stepping with the terrain on sloping lots. A logical hierarchy of support should be visually expressed from foundation to roof. Thick walls are necessary to insulate against the elements, roofs must carry heavy snow loads, and low maintenance landscaping should seamlessly blend improvements to the land. A human scale to design features is required, enhancing intimacy and conserving energy.
- 4. Quality.** Cordillera's reputation for quality in design and construction is known and admired throughout the region. Projects must be designed and assembled by professionals of exemplary

credential and craftsmanship; materials and construction practices must represent the latest advances in technology and engineering. New landscaping must mirror the quality of homes and other improvements. Frequent communication and guidance by the DRB during the design development and construction processes promotes effective working relationships and outcomes of exceptional quality.

- 5. Incorporation of architectural themes.** The steep dry hills of the Divide differ significantly from the higher alpine meadows and forests of the Ranch, Summit, and Territories, which were once part of a working ranch. Early in its development Cordillera adopted architecture themes based on these physical characteristics, historical land uses, and the personal aspirations of the original development team. Designs for homes on the Divide are expected to incorporate architectural elements and features found in rural areas of Belgium, the Catalanian region of Spain and the southern and central provinces of France. Buildings in the Ranch, Summit, and Territories recall forms and utilize materials common to historic ranching in the mountains of the American west.

Cordillera's architectural themes ensure design continuity while providing opportunities for unique and creative projects. Both traditional and modern interpretations of the Divide or Ranch themes are welcome in their respective locations, each showcasing design elements legitimate and authentic to the intent of the underlying theme. The more isolated nature of building sites in the Summit and Territories allow greater freedom in the application of modern design features.

- 6. Compatibility** The visual attributes of a spatial setting contribute significantly to its sense of place and character. These guidelines have been adopted to ensure design continuity within neighborhoods, and the visual and functional compatibility of projects to the characteristics of each site and to the community as a whole.

The expectation for compatibility is not intended to promote cookie-cutter similarity, or to exclude modern approaches and solutions. Thoughtfully conceived contemporary designs can complement neighborhoods of more traditional origin, creating diversity and richness within a given streetscape. In enclaves and neighborhoods where homes are closer together, the established architectural baseline is strongly considered. On larger lots where homes are more widespread, fit and compatibility to site and backdrop are the dominant considerations.

- 7. Individuality and Innovation.** These guidelines promote sophisticated, high quality outcomes that reflect the tastes and preferences of individual owners and architects. Original design that respond to location attributes and Cordillera's extraordinary lifestyle opportunities are required. With the exception of enclave neighborhoods, design repetition or copies of precedent structures is prohibited. Homes must be custom built, incorporating site-based design solutions within the context of expectations theme, quality, practicality, and compatibility. The integration of evolving trends in architecture, materials and construction methodologies is encouraged within the context of Cordillera's reputation for quality and design heritage. Alternative materials and the use of prefabricated components are evaluated for appropriateness on a case-by-case basis.

The Cordillera Design Review Board is solely responsible for managing and implementing this design philosophy and the attendant *Design Guidelines*. Interpretations, when necessary, will strive for consistency but may vary based on site-specific attributes. While protective of existing quality and character, the philosophy and *Design Guidelines* recognize the dynamic and evolving nature of architecture, construction, community expectations, and the real estate market. Periodic updates of this document ensure appropriately responsive design guidance over the long term.

Other documents that should be reviewed in the development of designs at Cordillera include the *Cordillera PUD Guide*, *Cordillera's Declaration of Protective Covenants, Conditions and Restrictions*, and the *Eagle County Building Code and Resolution*. Owners and their design teams are responsible for obtaining the most current copy of all relevant documents governing development on their property.

SECTION 3.01.00 THE DIVIDE DESIGN GUIDELINES

The Divide is located on high hillsides and dramatic ridgelines that afford spectacular vistas of surrounding valleys and mountain ranges. Development within The Divide is characterized by single family home sites.

The architectural design for The Divide has its roots in the regions of central and southern Europe. This style is best illustrated by the design of rural buildings found in Belgium, the Catalanian region of Spain and the southern and central provinces of France.

The inspiration for these designs came from the subtle similarities found in the landscape of The Divide and these areas of Europe. In addition, these areas share significant design influences such as warm sunlight and open vistas. The architectural style in these European provinces is characterized by simple, repetitive building forms with symmetric primary facades and symmetric floor plans. This somewhat formal style is typically enhanced by the use of high quality exterior materials and rich architectural detailing.

It is not the intention of these guidelines to encourage the literal duplication of the traditional home found in the French countryside or Catalanian region. Rather, the design of buildings in The Divide should reflect an interpretive expression of the architectural style typically associated with these European regions. Buildings in The Divide should convey the character and heritage of these places, while at the same time reflect the mountain heritage of western Colorado.

Compliance with The Divide design theme can be achieved through the use of building forms, materials, colors, and architectural details that are characteristic of these European regions. In doing so, it is imperative that the design be consistent within a single project, and that the adaptation or conformance with a specific European regional style be carried out in a legitimate and faithful manner. Blending or mixing building elements from a variety of European sources within a single structure and the superficial copying of an existing building is discouraged.

The design theme for The Divide is further defined by the following architectural and landscape design guidelines.

3.02.00 THE DIVIDE SITE PLANNING GUIDELINES

3.02.01. Introduction

- A. Site planning involves the location and orientation of buildings, driveways and other improvements on a lot. Due to the topography, ridge lines and general terrain found in Cordillera, site planning is a particularly important part of the design process. Generally, buildings should be sited to maximize the attributes of a site while minimizing the disturbance of the site's natural features. A well-designed site plan must be done in concert with the architectural and landscape design of the site.
- B. The overall form, massing and location of a building should be designed in response to the natural landforms and topography of a site. On steep sites, buildings should be designed to step with site contours. In order to minimize site grading, level changes can be incorporated into a building to create a composition of forms rather a single massive structure on a single level. Building forms and roof lines should relate to surrounding landforms and natural slopes. Careful consideration must also be given to driveways and access when locating a building on a site.

- C. The following guidelines apply to all phases of single family residential development within Cordillera.

3.02.02. Building Envelopes

- A. A building envelope has been defined for most single family residential lots in Cordillera. The purpose of defining building envelopes is to reduce uncertainty of neighbors as to the location of future construction and to help ensure that structures blend with the surrounding landscape and minimize impacts on the natural characteristics of the site. Building envelopes have been determined based on the topography and natural features of each site, views, and the relationship to adjacent building envelopes.
- B. All building construction including but not limited to dwellings, garages, swimming pools and storage buildings shall be located entirely within the described envelope, unless approved by DRB.
- C. Entertainment and recreational facilities, including but not limited to playing areas, picnic shelters, and playgrounds shall be located entirely within the described envelope, unless approved by DRB.
- D. Roof overhangs or any other appurtenance or protuberance may extend no more than 18 inches beyond the vertical plane of the building envelope provided such extension is above grade and does not negatively impact adjacent neighbors, with approval from DRB.
- E. DRB may allow (unless specifically prohibited elsewhere in the Cordillera Design Guidelines) patios and decks located outside the building envelope provided they are constructed with a low profile as outlined in the Cordillera Design Guidelines and as defined in this PUD Guide, have no railings, and cover less than 5% of the building envelope area.
- F. DRB may allow (unless specifically prohibited elsewhere in the Cordillera Design Guidelines) lawns, gardens, low-lying entertainment and recreation facilities, including but not limited to fire pits, hot tubs, and bocce courts located outside a building envelope. All low lying improvements should not extend more than twenty four inches above the adjacent grade level.

3.02.03. Setbacks

All building envelopes are located within required property setback lines. As such, there are no setback requirements on lots that contain building envelopes. For lots that do not have designated building envelopes, refer to the Cordillera PUD for the proper setbacks.

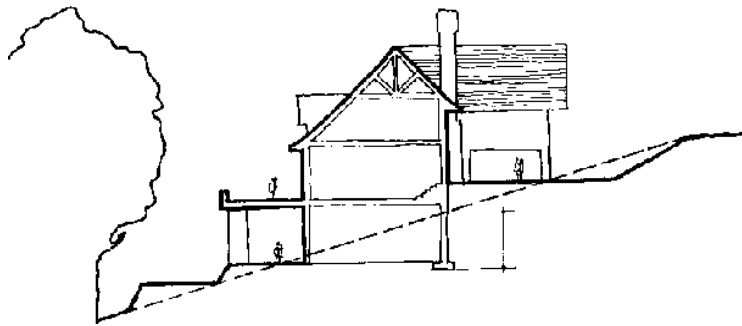
3.02.04. Building Sites

- A. Most building sites in Cordillera have some degree of slope, and as such, the locations of buildings and site improvements are a key component of the design process. The underlying goal of site planning guidelines is for all buildings, structures and site improvements to be integrated with the natural features of a site. Building form, orientation and massing should respond to natural landforms, drainage patterns, topography, vegetation, views, and sun exposure. Buildings should step with the site, accomplishing level changes through a composition of forms rather than extensive site grading. Building forms and roof lines should relate to site contours and surrounding landforms. Exposed building profiles atop ridge lines and harsh angular forms which are in contrast to natural slopes should be avoided.
- B. The location and design of buildings should minimize disturbance to existing vegetation on a site. Building footprints that run perpendicular to the general slope of the site should be avoided. Access should also be considered during the site planning and building design process. Effective site planning can minimize

the need for extensive cut and fill slopes to accommodate site access. Refer to the section on Driveways for guidelines on the design of driveways.

3.02.05. Grading and Drainage

- A. Site development and construction shall minimize impacts upon the existing natural landforms and drainage patterns. In no instances shall the design and construction of improvements on a lot cause a condition that leads to soil erosion. Erosion control measures are outlined in the Construction Regulations section of this document.
- B. The modification of existing contours should be limited to the extent necessary to accommodate the development of a site. In order to minimize site disturbance, all improvements must be designed in response to the existing contours of a site. With the exception of grading for site access, all grading should be limited to areas within the building envelope.
- C. Cut and fill slopes should be kept to a minimum by utilizing the natural contours of a lot in the design of buildings and site improvements. The maximum allowable cut is twelve feet. When cut and fill slopes cannot be avoided, they shall be feathered into the existing terrain and re-vegetated to blend with adjacent vegetation. Final grading of long slopes should be designed to avoid unnaturally broad, flat surfaces. Allowable slopes for cut and fill banks should be based upon site specific soil characteristics, but in no case should they be greater than a 2:1 slope. Re-contouring of large areas or “over lot” grading is prohibited. Finish grading shall be consistent with existing contours. This includes areas between retaining walls and for areas assigned to native planting areas. Flatter areas are permitted within the manicured areas at the discretion of the Design Review Board.



- D. The location of buildings, structures and other improvements shall not adversely impact or disrupt the natural or existing drainage patterns of the site. Drainage patterns may be modified, but all modifications shall require approval of the Design Review Board. Owners are responsible for controlling the drainage resulting from the development of the site and may not direct water onto another lot unless such a diversion is located within a designated drainage easement. Any improvement made within a right of way or an easement is at risk and subject to repair, replacement or removal at the owner's expense. On enclave sites, a site specific drainage study completed by a registered professional engineer shall be required. Drainage plans for such sites shall provide for on-site detention of 100 year storm flow in excess of historic flow.
- E. Runoff from impervious surfaces, such as roofs, driveways or other paved areas, shall be directed away from building foundations. Drainage shall be directed to natural or improved drainage channels, or dispersed into shallow sloping vegetated areas. Storm drainage shall not connect into sanitary sewer systems. Improvements to minor drainages, or the development of new drainage swales to

accommodate development, shall be constructed as natural grass-lined swales with a minimum two percent gradient. Exposed drainpipe or impervious man-made swale-lining material is unacceptable. Due to the rural character of the development, curb and gutter along driveways is not permitted.

3.02.06. Driveways

Site access is an important consideration in the design and location of a building because of the grade relationship between the access drive and the building footprint. In order to minimize site disturbance and grading, the access driveway's location and grade may dictate the finished floor elevation of a home.

- A. Driveways shall be designed to follow site contours as much as possible and to minimize impacts upon significant plant materials, rock outcroppings, natural contours and drainage patterns. Portions of the driveway, drainage and landscaping within the street right-of-way are the responsibility of the owner. Adequate areas for snow removal and storage should be incorporated into the design. The driveway shall meet the main road at no less than a 75 degree angle for no less than a 20 foot length measured at centerline. Under special site conditions, the Design Review Board may allow the intersection to be less than a 75 degree angle. Indirect, or side loaded access to the garage opening is encouraged.
- B. Grading and modifications to existing site contours should be minimized to the greatest extent possible. Required maximum driveway grades are flush with the road for the first 6 feet (0% grade), then 2-4% for the next 15 feet, and \geq 10% on all other portions of the driveway. The driveway grade may be increased to 12% if there is a snow melt system in place. In addition, driveways should be designed with a 2% negative grade from the center line of the road to the adjacent ditch-line. With the exception of on-site parking areas adjacent to garages, the maximum driveway width shall not exceed 12 feet.
- C. Roadway drainage shall be accommodated by a culvert under the driveway. When culverts are required, culvert ends shall be cut to match the slope. If end walls are used, they shall be constructed of stone or concrete faced with stone to match building materials. Flared metal ends are unacceptable. A culvert detail shall be included with the site plan. For specific guidelines on paving materials refer to the Driveway Paving Materials section of the Landscape Design Guidelines. For specific guidelines on size and length refer to Section 3.02.14.
- D. In order to ensure convenient and sensitive site access, certain lots have been designated to share access with other lots. Contact the Cordillera Metropolitan District for a list of such lots.

3.02.07. Parking and Garage

- A. A minimum of three parking spaces shall be provided for each single family dwelling unit. Homes over 5,000 square feet shall require a total of five spaces. All parking shall be located within the building envelope. At least two of the required parking spaces shall be fully enclosed within a garage. The minimum size of indoor parking spaces is 10' x 20' and for outdoor parking spaces is 9' x 18'.
- B. Garages should be attached or semi attached to the main residence. The Design Review Board may, however, approve garages that are physically separated from the main residence if such a design is warranted by existing site contours and will result in a more sensitive design solution. Detached garages are only permitted on specific properties within Cordillera reference section 3.03.13. In all cases, the design of the garage shall be compatible with the architecture and materials of the main residence. Garages shall have no more than three bays 28 feet deep maximum, with maximum gross square footage of 1,000 SF. The proportion of the total garage square footage should be secondary to the main massing of the proposed single-family home.

3.02.08. Snow Storage

A space equal in area to 25% of the parking and driveway areas shall be available for snow storage. Snow storage is not permitted in the public right of way.

3.02.09. Exterior Equipment and Satellite Dishes

- A. All outdoor mechanical and electrical equipment, such as metering devices, transformers and air conditioning units shall be concealed from the view of adjacent lots and public spaces. Ground and wall mounted equipment shall be enclosed with material to match exterior wall material of the residence. Any mounting hardware or exposed equipment not screened by a built exterior wall should be painted to match the adjacent wall surface or landscape. Refer to the Retaining Walls, Landscape Walls, Fences and Screening section of the Landscape Design Guidelines for appropriate means of screening free-standing equipment. Wall mounted air conditioning units will be permitted with specific DRB approval. Window mounted air conditioning units are not permitted.
- B. Built-in exterior barbecue grills or similar outdoor entertainment facilities may be allowed on terraces and patios provided the exterior walls of the built-in appliances are constructed of a similar material as the exterior of the residence. Stone is an appropriate material wood siding and other combustible materials are not.
- C. Satellite dishes no larger than 24" in diameter may be approved by the Design Review Board provided the dish presents no significant adverse visual impacts on adjacent lots or public roadways. Dishes shall be sited to minimize their visibility from adjacent lots and public roadways. The dish shall be painted to blend with surrounding buildings or landscape. In addition, landscape materials shall be utilized to screen the dish. Rooftop installations are not permitted, unless approved by DRB.
- D. Flagpoles must be located within a building envelope and must be indicated on the site plan. Location and materials are subject to DRB review and approval.

3.02.10. Recreational Facilities and Equipment

- A. All lots must have a primary structure before any accessory structures, recreational facilities or improvements can be approved.
- B. All recreational facilities, structures and improvements, including swimming pools, shall be located within the building envelope, unless approved by DRB. Permanent or temporary overhead structures to cover recreational facilities are not permitted. Open structures, such as trellis and pergolas, may be allowed, but must be approved by the Design Review Board. Walls, fences or landscaped screens may be required to reduce the visual impact of recreational facilities from adjacent properties.
- C. Sporting equipment such as volleyball, basketball, hockey or other sporting equipment may be permitted provided they are fully screened from adjacent lots and cannot be attached to the building.
- D. Trampoline location must be identified to DRB for approval and concealed from the view of adjacent lots.
- E. Swing sets, jungle gyms, play sets etc. must be fully screened from adjacent lots and have no bold colored parts.
- F. Any other equipment that is recreational in nature and is meant to be situated permanently outside of the home must be approved by the DRB and fully screened from adjacent lots and roadways.

- G. Due to the existing topography and extensive grading that would be required to create a flat buildable surface, tennis courts are not permitted in Cordillera.
- H. Artwork, fire pits, outdoor ovens, and hot tubs refer to section 3.04.15 – 3.04.18 in Landscape Design Guidelines.

3.02.11. Easements and Utilities

- A. Utility and drainage easements have been established across each lot to facilitate drainage and the installation and maintenance of all utilities. No grading, site improvements, or landscape materials that may damage or interfere with utilities or drainage shall be permitted within these easements. Notwithstanding the above, landscape plans shall address easement areas and, in all instances, re-vegetation shall be required for all areas within easements that have been disturbed during the installation of individual residential utilities.
- B. Connections to all utilities including water, sewer, gas, electricity, telephone, and cable television shall be installed underground from existing trunk lines. Utility connections from main service lines to individual buildings shall be located to minimize disruption of the site and existing vegetation. Utility meters shall be located on the home. Utility boxes on the site shall be enclosed and screened in accordance with local utility guidelines.
- C. Where sewer is unavailable, sewage disposal systems for single-family residential lots shall be installed pursuant to Eagle County regulations for septic tanks and leach fields. The location of the sewage disposal system must be approved by the Design Review Board. Unless specifically approved by the Cordillera Master Plan or other zoning regulations, the drilling of individual wells is not permitted. All water and sewer line taps must be inspected and approved by the Eagle River Water and Sanitation District prior to backfill.

3.02.12. Signage

- A. All signage, including project identification, construction and address must have approval of the Design Review Board prior to installation.
- B. One temporary construction sign not to exceed 20 square feet shall be permitted on each lot. The removal of construction signs shall be required prior to the Final Inspection. Details of the construction sign allowance may be found in Section 7.02.17 of the Construction Rules and Regulations.
- C. No real estate “for sale” signs shall be permitted on individual lots. Refer to Construction Rules and Regulations Section 7.02.17.
- D. The enclave communities are permitted one project identification sign at each entrance to the project from the main access road. A project sign may be up to twenty square feet and shall be designed as an element of a stone wall.
- E. All residences are required to have house number placed on the residence in a visible location from the street. The numbers must be a minimum 6 inches in size and a minimum 6 feet off of the ground. The color of the numbers should be brass or another contrasting approved color by the DRB. If the home is not visible from the road an alternate, approved form of signage be erected near the street to make the address visible.
- F. All residences, not visible from road, are required to have a street address sign that is located adjacent to driveway access, visible from the road and comply with county regulations. The address marker must

be cleared of snow and debris, by the homeowner or their representative, so that the numbering on such address marker is visible at all times. Residential identification signs shall be illuminated and a minimum size of one square foot and maximum of four square feet. Refer to section 3.04.14 Address Marker in the Landscape Design Guidelines.

3.02.13. Wetlands

A number of lots in Cordillera are impacted by wetlands. Contact the Cordillera Metropolitan District for a list of such lots. When feasible, wetlands located within individual building envelopes should be preserved as an amenity. When impacts from access drives or structures cannot be avoided, it is the owner's responsibility to obtain all necessary permits from the Army Corps of Engineers and Eagle County.

3.02.14. Improvements in the Right-of-Way:

The term "Right-of-Way," shall apply to all platted road rights-of-way and Access Easements that are owned or maintained by the Cordillera Metro District ("District"). All requests for driveway cuts, driveways, retaining walls, landscaping, berms, address markers, fences, light bollards, and any other work or construction of any kind in the Right-of-Way must be submitted to the District for a permit. Permit applications shall be submitted to the Design Review Board coordinator who shall make a recommendation to the District Board for approval, conditional approval or denial. Final disposition of all requests shall be made by the District Board only. Any approvals by the Design Review Board of building plans outside the Right-of-Way do not apply to improvements in the Right-of-way or Access Easements. Any improvements made within a right of way or an easement, are at risk and subject to repair or replacement at the owner's expense.

- A. Landscaping other than native grasses is permitted in the Right-of-Way but no closer to the pavement than six (6) feet under any circumstances. All permanent improvements must be a minimum of six (6) feet from the edge of the pavement. Two (2) feet of gravel shoulder and four (4) feet of ditch must be installed and maintained next to the edge of the pavement, unless the existing grade slopes down into the adjoining property within the six (6) feet. In such cases the existing grade cannot be changed within the Right-of- Way.
- B. Driveways shall be at the grade of the road for the first six (6) feet unless the driveway grade is less than the road grade. Driveways must have a ten (10) foot radius on each side of the driveway. Driveways are permitted to be heated in the Right-of-Way to within two (2) feet of the road pavement. Culverts shall be installed four (4) feet from the edge of the pavement under all driveways unless the grade at the driveway slopes down into the adjoining property. Culverts cannot exceed thirty (30) feet in length: however, if a site dictates a need, owner may request a variance to allow for a larger culvert. Culvert shall be a minimum of twelve (12) inches in diameter and shall be larger if required by the District. Culverts shall have a minimum cover of twelve (12) inches. All driveways and culverts must be inspected and approved by the District before the driveway is paved. Maintenance of all culverts and ditches after construction of the driveway is the responsibility of the District.
- C. All work of any kind including the installation of improvements in the Right-of Way, including a driveway; require approval by the issuance of a permit as noted above. Such permit, if granted, shall constitute a revocable license. The application for a revocable permit is available from the Design Review Board Coordinator and must be approved by the Cordillera Metropolitan District. All revocable permits except for a non-heated driveway will be recorded with the Eagle County Clerk and Recorder.

3.03.00. THE DIVIDE ARCHITECTURAL GUIDELINES

3.03.01. Introduction

- A. While the architectural design for The Divide calls for relatively simple building forms, many opportunities are available to add character and interest to buildings. Buildings in The Divide should be enriched by the introduction of building details such as decorative features accenting door and window openings, gates, balconies and railings, deck and patio surfaces, chimneys and dormers and corbels. In concert with the overall architectural style, details should be consistent in their origin and interpretation throughout the building.
- B. In addition to detailing, a major architectural feature of buildings in The Divide are strong, heavy walls. Exterior walls should include a liberal use of natural stone and stucco to express mass and create the appearance of a building that has grown from its site. Roof pitches are generally quite steep with substantial overhangs. Roofs are typically comprised of a single major roof plane and other secondary roof planes. Roof dormers are frequently used to reinforce building symmetry. Consistent use of similar exterior materials and colors will assure visual compatibility and help establish an image of lasting quality.
- C. The following architectural guidelines outline specific design considerations to be addressed during the design process. While the design theme calls for buildings to reflect the heritage of European provinces, it is also important that the design of buildings respond to existing site characteristics and climatic considerations. For example, in addition to reflecting the design style, roof forms should be designed with regard to solar orientation, snow shedding and other factors specific to Cordillera. A successful design solution will reflect the desired design style while also responding to practical local design considerations.

3.03.02. Building Size

Single family residences shall have a minimum footprint of 1,100 square feet and a maximum footprint of 15,000 square feet. Building footprint is calculated by the outside dimensions of the building foundation, excluding porches, patios or other unroofed areas.

The overall floor area of enclosed habitable space for single family residences shall be 2,500 square feet at a minimum and 15,000 square feet at a maximum. If any ground floor space is 7 feet high or less with no egress, it will be considered uninhabitable square footage. If any ground floor space is higher than 7 feet and/or has egress, it will be considered habitable square footage.

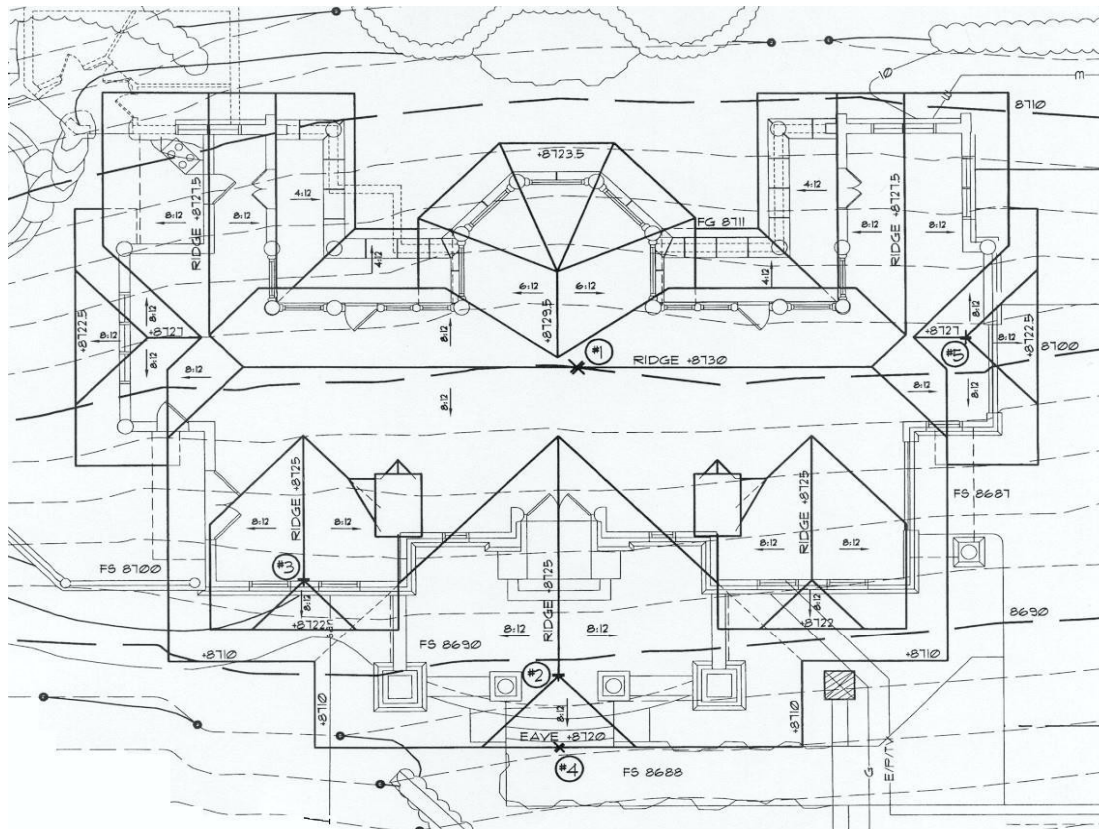
3.03.03. Building Height

The building height limit for each homesite at the Divide at Cordillera is 35 feet. There are height limitations on certain lots within the Divide. Contact the Design Review Coordinator for more information. Maximum allowable building heights are not intended to imply that all portions of a building may be built to the maximum allowable height limit. 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.

- A. Building massing should emphasize horizontal scale and form. Building scale should be reinforced by varied building heights, off-sets in building elevations, well-proportioned fenestration, decks and balconies, and architectural detailing.
- B. Low-Level one to two story building mass is encouraged.

- C. Buildings should be designed as a composition of additive forms; large structures and continuous unbroken building forms should be avoided.
- D. Consideration should be given to home sites designed as a composition of smaller building forms clustered around outdoor spaces such as courtyards, porches, or verandas.
- E. Building forms should step with the existing natural contours of the site and be designed to nestle into existing terrain.
- F. Building height is calculated as follows: Buildings shall be designed at a maximum height of 35 feet, or as defined by any Supplemental or Site Specific Development and Design Guidelines. Any selected reference point on the roof surface that sits directly above the interior space of the house must be measured from existing grade. If the reference point, however, is outside the building footprint (such as eaves and rakes), then the height measurement is from existing or finish grade, whichever is more restrictive. Chimneys and other ancillary elements may be exceptions, with Design Review Board approval.
- G. Existing grade is defined as the natural topography that exists prior to any homeowner improvements taking place.
- H. Finish grade for purposes of these height calculations is the final elevation of the surface material (soil, paving, or patio) adjacent to the building as shown on the architect's site plan. Berming or building up grades around the perimeter of a building for the purpose of satisfying building height requirements shall be prohibited.
- I. In addition to the height limit established by the definition above, buildings must also comply with building height limits as defined by Eagle County. In most cases, buildings that comply with the height definition above will also comply with the Eagle County height definition. Owners and their design team should consult the Eagle County Land Use Regulations for additional information on how Eagle County calculates building height limits.
- J. Building heights on lots within Filing No. 32 will be limited as indicated on the final approved plat. No structure, roof ridge, or any other improvement to the home sites will be allowed to pierce the planes defining the height restrictions of the approved building envelope other than vent stacks and chimneys. Each building permit application shall include cross sectional elevations sufficient to determine conformance with the height limitations approved on the final plat.

Note: Due to the topography of The Divide, maximum building ridge elevations have been established for certain lots. These limitations are more restrictive than the 35' height limitation



Ridge +8730
E.G. -8700
30 ft.

#2 Ridge +8725
F.S. -8690
35 ft.

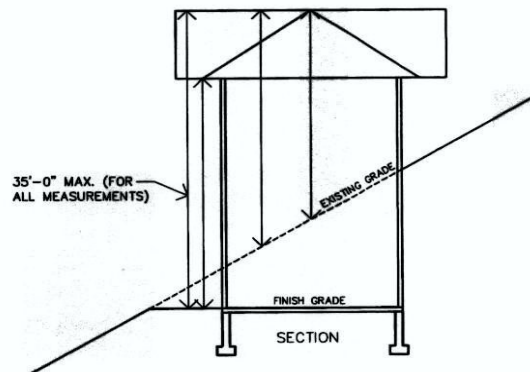
Ridge +8725
E.G. -8693
32 ft.

#4 Eave +8720
F.S. -8688
32 ft.

Ridge +8727
-8700.5
26.5 ft.

E.G. – Existing Grade
F.G. – Finish Grade
F.S. – Finish Stone

MAXIMUM ALLOWABLE HEIGHT – 35 ft.



3.03.04. Roofs

Roofs are a very prominent visual element of a building and as such provide a strong unifying characteristic between buildings. The use of consistent roof forms and materials is also an important element of the building design in The Divide. A simple pattern of primary and secondary roof forms, relatively steep pitches, dormers, and a limited palette of materials and colors are the primary design objectives for roofs.

- A. Roof forms should be relatively simple and limited to gable, hip, and shed type roofs. In order to assure interesting form and a reduction of visual scale, roofs should be comprised of primary and secondary roof planes. For shed roofs, no more than 40% of the total roof may be designed as a single-plane. For gable roofs, no more than 75% of the total roof may be designed as a single gable. The composition, scale and proportion of secondary roofs shall be compatible with the primary roofs.

Flat roofs are not permitted as a primary roof form. Flat roofs may be used only in minor, secondary areas of the building such as entryways, porte cocheres, deck enclosures or other similar features. Flat roofs are not to be used in conjunction with major roof forms or massing of the building.

Substantial roof overhangs of at least 24" and wide fascias shall also be incorporated into the design of roofs. Roofs should be designed with consideration to snow accumulation and shedding. Entryways, garages, and pedestrian areas should be protected from potential snow shedding. This can be achieved most effectively by the form and slope of the primary and secondary roof and by dormers. The use of snow fences or other mechanical devices is encouraged, particularly to provide protection to exposed snow shed areas.

- B. Primary roofs shall have a pitch of at least 6:12 with a maximum pitch of 14:12. Building designs having the primary roof pitch at less than 6:12 may be permitted with specific DRB approval based upon the merits of the individual design and its overall conformance to the spirit of the design guidelines. The roof pitch of secondary roofs shall be complementary to the primary roof. This is not to imply that the pitch of secondary roofs must be the same as primary roofs. Secondary roof pitches may vary from the primary roof. With the exception of small flat roof sections, the pitch of secondary roofs should generally be at least 2:12.
- C. Roof dormers are an important element of building design. Used effectively, dormers can break up the mass of a structure and reinforce building symmetry. Dormers should be designed and located relative to the style and overall proportional balance of the roof and building. Dormers shall be used in lieu of skylights for both functional and style reasons. Skylights are not allowed. Dormer forms may be gable, hip, or shed. Shed dormers should not exceed more than 1/2 of the primary roof plane. In order to effectively break up the mass of a structure, the front face of large shed dormers should be recessed at least 2' from the eave line of the roof.
- D. Roofs should be relatively simple and as such, the design and location of ancillary elements such as flues, vents, mechanical equipment, snow fences and clips, heat tapes and lightning rods are very important in order to minimize roof clutter. Ancillary elements should be designed to be compatible with the primary roof and to not create a visual distraction. All flues and vents should be consolidated and enclosed in stone or stucco. In the event that the consolidation and enclosure of all flues and vents is not feasible, the Design Review Board may approve unenclosed flues and vents provided they are small in size and painted to match the roof color.

When used, snow guards should be fastened to the basic roof structure by steel connections and brackets. Horizontal fencing members may be of steel, painted to match the roof color, or log. Snow clips may be of copper or painted metal.

- E. Roof materials and colors should be selected to blend with the terrain and soils found in The Divide. Roofs shall generally be constructed of unit pieces such as natural slate, concrete tile, and clay tile. Concrete or clay tiles may be flat or have a curved profile and shall have a non-glazed or non-reflective surface. "Shake" profile, glazed tiles, ceramic tiles, asphalt shingles, fiberglass shingles, and cedar shingles are not permitted. Non reflective standing seam roofs in corten, zinc, copper or terne metals are also appropriate due to their natural patina appearance. The use of metal roofing should be as an accent to the main roofing material. Alternative materials may be considered and approved at the sole discretion of the Design Review Board as long as the materials meet the intent of the guidelines. Refer to the Exterior Colors section for a description of appropriate roof colors.

In accordance with Resolution 8, Series 2004 Cedar shake roofs are no longer allowed in Cordillera in an effort to reduce wildfire hazards.

- F. All exposed roof and vent flashing, gutters, downspouts, and other miscellaneous roofing metal devices other than snow guards shall be made of copper or other suitable alternatives as may be approved by the Design Review Board. In all cases, such materials shall be compatible with the colors and materials of the residence and community.
- G. Cold roofs are strongly encouraged in order to prevent or reduce ice damming and icicle buildup on eaves. Cold roof design should include a continuous air flow space between eave vents and ridge vents. Attention should be given to the venting of dormers, secondary roof areas, and hip ridges to prevent heat build-up or lack of air flow. If cold roofs are not used, full ice and water guard coverage will be necessary.

3.03.05. Exterior Walls

The use of a relatively limited range of exterior wall materials and colors will assure overall visual compatibility throughout The Divide. Exterior walls should be characterized by strong simple forms constructed of stone or stucco. Exterior walls should visually emerge from the ground, express mass and convey a sense of strength and permanence. Mass walls should be predominantly off-white or light colored stucco and accented with beige and gray stone or brick. Walls can be complemented with natural colored wood in sheathing fascias, exposed trusses, extended rafters and purlins, half-timber framing, balconies, doors, and sheathing on soffits, gables, and secondary wall areas.

- A. The scale of buildings should be established with a composition of additive wall surfaces and rectangular building forms. Change of directions, off-sets, and the placement of windows and doors should be used to reduce the visual scale of walls. Large monolithic structures and expansive, uninterrupted wall planes should be avoided.
- B. In order to maintain coherence, the number of exterior wall materials used on a building should be limited to no more than three materials. Stone, stucco and other plaster-like finishes are the most prominent exterior wall material and should be used around the base of all buildings. The composition of exterior wall materials is particularly important. Materials should be integrated with the overall design of the building. Arbitrarily stratifying wall materials should be avoided. Exterior walls constructed entirely of wood shall not be permitted.
- C. In principle, stucco and other plaster-like finishes should be used as the finished material on three-dimensional forms to create strong, massive walls rather than a two-dimensional, planar surface coating. In that regard, stucco walls should be formed with eased corners and deeply set openings then covered with hand applied stucco. Deep reveals for window and door openings are encouraged and can be enhanced by built up cornices, moldings, or trim. Niches and reveals can be used to accentuate openings for light fixtures, artwork, and other decorative features. Stucco surfaces should be hand troweled to present an informal, irregular surface with a soft, undulated appearance. Synthetic stucco systems such as Surewall and La Habra may be used as long as the appearance is consistent with the design style criteria. Spray-on textures or skip-trowel finishes are not permitted.
- D. Used, reclaimed or weathered clay brick may be used on secondary wall areas or in pattern with stone.
- E. The use of ceramic or glazed tile may be permitted, however such tiles should be limited to very minor accent areas such as address numbers, window or door trim, or other artistic accents. All tiles shall be non-reflective applications.

F. The use of stone on exterior walls is an important element of the design style and as such the use of stone is required on all buildings. At a minimum, at least 15% per exterior elevation of the exterior wall area of each building shall consist of stone. Stone should emanate from the ground to provide a solid base to the structure. Large expanses of stone shall not appear to be supported by stucco. Typical applications of stone are around the base of buildings, at building entries, around windows or along building corners. Stone used as a wall surface may be laid in a random pattern surrounded by cut or trimmed borders or laid in a pre-established pattern such as ashlar or random ashlar. Stone material should have a relatively flat surface area such as sandstone or quarried field stone. The use of rounded stone such as alluvial rock or river rock is not permitted. Mortar joints should be flush or partially raked. All stone should be a minimum of six inches in specified depth. Imitation or manufactured stone shall not be permitted. Refer to the section on Exterior Colors for a description of appropriate stone colors.

G. Timber and log may be used as expressed structure in conjunction with stucco to present a “half-timber” pattern on exterior walls. Such half-timber treatment should express a rational reflection of the building form and structure through trusses, columns, beams, and bracing. Half-timber members must have the appearance of the timber or log being embedded in the plaster rather than being a surface application. The proportion and scale of timbers and logs must be representative of their true or implied structural requirements. To avoid the appearance of log homes, the use of timber or log a siding is not permitted.

Timbers must be solid members. Logs must be hewn to their natural shape or rectangular. Milled logs will not be permitted. Stacked, round log walls with interlocking ends are not consistent with the design theme and are not permitted.

H. Buildings in The Divide are characterized by decorative and functional trim such as window sills and headers; door frames, sills, and headers; eave and rake fascias, and corner or encasing stone set in stucco. Cut sandstone or wood timber should be used for window and door sills and headers. Fascias should be made of multiple pieces of wood or formed stucco and shall be consistent with the overall massing of the structure. All building designs shall have lookout beams, exposed rafter tails and braces to express structure.

I. In order to further define the design theme and establish continuity between buildings, exterior wall materials should be limited to the materials described above. At the discretion of the Design Review Board, materials other than those specifically listed may be approved. Uses of the following materials are inappropriate with The Divide’s design theme and are specifically prohibited:

- Cedar roof
- Imitation Stone or Imitation Brick
- Concrete (either masonry units, precast or formed), and Cinder Block
- Plywood or Composition Siding Including T1 11 or other fiber cement board materials
- Asphalt Shingles or Shakes
- “shake” profile
- Glu-lam Beams
- Glass Block
- Any material not listed the DRB may deem to be of inferior quality.

3.03.06. Windows and Doors

A. Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing openings and patterns on plaster and stone walls. Consideration should be given to locating doors and windows in order to establish symmetry on primary facades, while being responsive to interior

functions and view opportunities. Windows offer many opportunities to reinforce the design style. On stone or stucco walls, deep reveals of 6" to 8" are very characteristic of the design style. The design of windows "set within the wall" on all sides is required. Windows can also be trimmed with timber or stone sills and lintels. Traditional rectangular windows are encouraged by the Design Review Board. Other window configurations may be permitted provided that a traditional divided light pattern is incorporated into the design. Circular windows are not allowed. Bay windows may be used to enhance views and provide interest to exterior walls. Dormers shall be used in lieu of skylights for both functional and style reasons. Skylights are not allowed.

- B. Window casings shall be made of wood with exterior finishes stained, painted, or clad in metal or vinyl. Colors on clad windows must be factory applied. Mirrored or reflective glass is prohibited. If shutters are used, they are to be designed as operable shutters or give the full illusion of operable shutters. This can be achieved by properly sizing shutters to cover the window and including appropriate hardware.
- C. True Divided Light ("TDL") In order to maintain a smaller scale, large window openings should be composed of smaller panes of glass and muntin bars in proportion with the scale of the building. Muntin bars are required in a consistent pattern throughout the home. Snap-in grids are not permitted. Undivided glass at primary view windows may be permitted as long as they are in composition with divided sidelights and transoms. All other locations must have a traditional pattern of divided lights.
- D. Richly detailed doors are also very characteristic of the design style. Exterior doors, especially main entry doors, should be designed with great attention to detail in order to create an individual identity for the building. 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, polished brass, bronze, or copper.

3.03.07. Balconies and Railings

- A. Properly located balconies on sunny exposures can provide pleasant outdoor spaces. Balconies can either be recessed into the wall mass or project from exterior walls. With projected balconies, consideration must be given to protection from snow shedding from overhead roofs. The underside of projecting balconies must be finished with wood siding or stucco to match exterior wall materials.
- B. Balconies should be sized according to individual rooms or functions within the building and should be proportional to the overall exterior elevation of the building. Long horizontal expanses of continuous or repetitive balconies should be avoided.
- C. Balcony railings offer an opportunity to express individual character within the context of the design theme. Balcony railings should be light in appearance with a significant portion of the area left open by using narrow pickets or railing patterns constructed of wrought iron or wood. The use of wood framing material or painted tube steel on balcony railings is not permitted. Steel railings should be finished by the manufacturer or powder coated prior to installation. Glass railings or glass railing inserts are not encouraged but can be considered on a project-to-project basis with specific DRB approval. Impacts on wildlife and adjacent neighbors will be highly considered by the DRB as the design is reviewed. Note fully transparent clear glass railings and railing inserts are not permitted in Cordillera.

3.03.08. Foundations

- A. In keeping with Cordillera's design philosophy, one of the primary objectives of the design process is to create a close integration of the building with its site and landscape. The design of foundations is an extremely important aspect of integrating these elements. Foundations and finished site grading should be designed so that the building appears to emerge from the ground. Foundation walls above finished

grade shall be covered with stone or stucco.

- B. On sloping sites, foundations should be stepped with the contours to avoid high retaining walls or extensive cut or fill slopes. Suspending building masses and cantilevered buildings may be permitted. Where possible, building foundations should be designed to visually link with landscape walls in order to reinforce the visual harmony between buildings and the landscape.
- C. Due to the nature of soil and geology of mountain building sites a site specific geotechnical report shall be required for each site. All foundations, footings, retaining walls and related drainage systems shall be designed by a licensed engineer.

3.03.09. Chimneys

- A. Chimneys are a strong visual element of a home and should be designed in relationship to the form and materials of the building. Chimneys will be constructed of stucco or stone and incorporate cut stone caps or decorative metal spark arresting “roofs”. Fireplace flues as well as mechanical flues and vents should be consolidated and enclosed within the chimney. All exposed metal flues or pipes on the roofs shall be enclosed in stone, stucco, or painted to match the approved roof color.
- B. In accordance with Eagle County Regulations, no more than one wood burning device per residence is permitted. The proposed wood burning device must be clean burning, utilizing a catalytic converter, and must be an EPA approved product.

3.03.10. Exterior Color Scheme

The selection of exterior colors should be made based on two major influences. First, colors should reflect the heritage of buildings in the European provinces which form the basis of the design theme for The Divide. Typically, buildings in these provinces are in the range of light and subdued colors. Secondly, colors should respond to the natural colors found in the soils, rocks, and vegetation of the site. Colors with ties to indigenous materials will lessen the visual contrast of buildings and allow a strong integration of landscape and structure.

- A. Exterior Walls: Based upon the historic precedent of The Divide design theme, stucco walls should be in tones of off-white through light grey and light buff. Wood timbers, logs, and siding should convey the natural umber, ocher, and sienna colors of the wood itself. The color of stone should relate to the natural colors of the site, primarily buff and grey tones. River rock is not permitted.
- B. Roofs should be constructed of non-reflective material in subdued colors that blend the building into its landscape setting. While the selection of roof color should be made based on site-specific characteristics, typically natural slate colors of grey-purple through grey-green or tiles in grey, green, and brown tones will be most consistent with the soil and rock colors of the area.
- C. Primary and secondary accent colors should be reserved for artistic applications to highlight special building features such as doors, window trim, and signage. Vegetation colors, particularly from wildflowers on the site, provide an excellent palette for accent colors.

3.03.11. Solid Waste Collection and Service Areas

Adequate areas shall be provided for trash containers and storage areas for patio furniture, firewood and maintenance and recreational equipment. Storage areas incorporated within the building are preferred. However, if storage areas are outside, such areas shall be enclosed or screened from view from public areas and from adjacent properties. The enclosures or screens shall be compatible with the overall style, form and

materials of the residence. Refer to Retaining Walls, Landscape Walls, Fences and Screening for additional guidelines. Trash containers shall be designed to prevent access by wildlife and domestic animals and shall not be left outside overnight.

3.03.12. Fire Protection

- A. All permanent buildings shall include a sprinkler type fire suppression system. Consult the Eagle County Building Department for additional information regarding specifications for such systems.
- B. All residence shall have a Knox Box located near the garage door or front door and must be highly visible.

3.03.13. Accessory Buildings and Accessory Uses

- A. Accessory buildings are to remain within the building envelope, unless approved by DRB.
- B. Pursuant to Cordillera's P.U.D. Guide, planning parcels are designated for certain uses. Residential development within Cordillera is intended to serve one family living together in a dwelling unit. A dwelling unit is defined by the Eagle County Land Use Regulations to mean: one or more rooms in a dwelling occupied by one family living independently of any other family and having not more than one indoor kitchen facility which is limited to the use of the one family.
- C. In some areas caretaker units are allowed and only by a purchased right. According to the Eagle County Land Use Regulations a caretaker is defined to mean: a person who is not the owner of the land but who is employed by the owner to maintain the land and structures on it. Additionally, pursuant to the Eagle County Land Use Regulations and the PUD Guide for Cordillera (Exhibit G), there are 32 caretaker units allowed in the Western Parcel and 14 in the Chaveno Parcel. Moreover, a caretaker unit is defined to mean: a dwelling unit which is accessory to the principal use of the property, and is designed and intended for occupancy by the caretaker of said property; provided that the caretaker unit shall not be sold separately from the main dwelling, must be an integral part of the primary dwelling, shall not exceed 25% of the total building floor area, and shall only be permitted on lots greater than one half acre in size.
- D. In some areas Cordillera's P.U.D. Guide does and does not allow for accessory buildings and uses. An accessory structure or accessory use is defined by the Eagle County Land Use Regulations to mean: a structure less than 850 square feet and which does not contain habitable space or a use incidental and subordinate to the main use of the property and which is located on the same lot as the main use. All accessory buildings and accessory uses must be approved by the Design Review Board and located within the building envelope. All applicants to the Design Review Board must submit a Statement of Primary and Accessory Use prior to receiving final Design Review Board approval. Bed and Breakfast Home Occupation is specifically prohibited.
- E. All lots must have a primary structure before any accessory structures, recreational facilities or improvements can be approved.

3.03.14 Contiguous Lots

The DRB recognizes a contiguous lot, which has a primary residence adjacent, as an extension of the property.

- A. A contiguous lot which is associated with a primary residence shall be allowed to have development rights such as improvements or structures on the property, if allowed per PUD and approved by DRB.
- B. A lot not associated to a primary residence is not a contiguous lot and will not be allowed to have development rights such as improvements or structures on the property.

- C. A contiguous lot which is sold as a single lot must conform to vacant lot standards; all improvements and/or structures must be removed and returned to original state. Owners shall, at their own cost and expense, remove such structures or improvements and restore the land to substantially the same condition as existed prior to the nonconforming work per Declaration of Protective Covenants, Conditions, and Restrictions, Section 7.05 – Enforcement.

3.03.15. Water Conservation

In addition to the landscape irrigation requirements set forth in the Cordillera Design Guidelines, homeowners are encouraged to practice water conservation measure within their homes with respect to efficiently managing their water use.

3.04.00. THE DIVIDE LANDSCAPE DESIGN GUIDELINES

3.04.01. Introduction

- A. The goal of landscape design for The Divide is to integrate development with the inherent scale, form, massing, color and texture of the natural landscape. The dry ridgelines and steep, shale hillsides are sparsely vegetated, allowing for spectacular views to surrounding mountain peaks and the Vail Valley. This subtle and fragile semi- arid landscape calls for landscape design that conserves water and fosters reciprocity between site improvements and existing natural features. Critical to maintaining the overall site characteristics of this delicate environment is the preservation of the existing topography and indigenous vegetation such as sage, pinion pine and juniper.
- B. To this end, landscape plans and grading plans must address two distinct landscape zones and the creation of a defined edge between these two zones. The first of these, the native landscape area, includes portions of the lot outside of the building envelope. The native landscape area is to remain predominantly undisturbed during site development. Re-vegetation of the native landscape area should erase traces of disturbance and recreate the character of the site using indigenous plants. The manicured landscape area is the second zone and generally includes areas within the building envelope. This area allows for a more formal landscape treatment adjacent to the building. Ornamental plants and manicured lawns are permitted, but such features should be minimized to conserve water and maintain the natural character of the site. Finally, landscape plans should define a transition from the native to manicured landscape areas. This can be accomplished in a number of ways; retaining walls, acting as the separation between the manicured and the native area are one example.
- C. The design intent for landscaping within The Divide is not to replace all existing natural vegetation and features with lush lawns, gardens, ornamental plants and other man- made elements. Nor is it the intention to specifically deny the opportunity to modify the existing landscape in order to effectively compliment buildings, structures or other improvements. Rather, the objective of these guidelines is to ensure that landscape design effectively blends the built and natural environments.

3.04.02. Cordillera Design Guidelines Wildfire Regulations

- A. To reduce the wildfire hazard, areas of Cordillera have been categorized into four hazard classes corresponding to the degree of wildfire hazard. These classes, listed below, are used to define the extent of mitigation necessary to minimize exposure to wildfire risks. A map illustrating individual lot fire hazard classifications may be viewed at the Cordillera Administration Office.

1. Class A is a low hazard category in which mitigation for wildfire hazards is not required.
 2. Class B is a moderate hazard category in which mitigation to reduce wildfire hazards is required.
 3. Class C is a severe hazard category which includes conifer stands with dense crowns, steep slopes, or existing slash of standing dead timber. Mitigation to reduce wildfire hazards is required.
 4. Class X or D is a severe hazard category which includes dense brush vegetation less than ten feet tall. Mitigation to reduce wildfire hazards is required within this class.
 5. Contact the Cordillera Healthy Forest Inspector, 970-688-8850, for further information pertaining to your individual lot.
- B. On all properties less than three (3) acres, the entire lot is mitigated of standing dead and dead fallen trees, in accordance with Eagle County Wildfire Mitigation guidelines. These guidelines can be found on the Eagle County website, eaglecounty.us/wildfiremitigation. All mitigation must be completed prior to construction beginning.
 - C. On properties greater than three (3) acres all dead standing and dead fallen within two hundred ten feet (210 feet) of the home (overhangs) in all directions be mitigated within property lines.
 - D. In all properties greater than three (3) acres, the mitigation will not exceed three (3) acres in area; and that there is to be no mitigation outside of the property lines.
 - E. No tree shall be planted in an existing fire hazard. Trees planted in an existing fire hazard will be removed and relocated to an area of less fire danger.
 - F. The addition of landscaping not be allowed to increase the hazard rating for the overall site.
 - G. All plant material within Zone 1 and Zone 2 must comply with both Cordillera Design Guidelines and Eagle County Wildfire Regulations.
 - H. Zone 1 is to comply with Eagle County Regulations and Cordillera wildfire regulations that increases defensible space to twenty (20) feet, from all decks and overhangs to the drip edge of the tree, and that no conifers or other non-firewise plant materials are within this twenty (20) foot space.
 - I. Zone 2 is further defined as one hundred (100) feet from all decks and overhangs.
 - J. Please refer to Eagle County Wildfire regulations for a list of approved plant materials.

3.04.03. Native Landscape Area

- A. The native landscape area is generally defined as the portion of the lot located outside the building envelope. The purpose of this area is to maintain a common natural landscape element throughout The Divide. In addition, the native landscape can extend into the building envelope to reinforce the relationship between buildings and landscape. Except for the installation of a driveway, the native landscape area should remain undisturbed during construction. Unless specifically approved by the Design Review Board, all construction, excavation, cut and fill slopes, vegetation and tree removal and other forms of disturbance are prohibited within the native landscape area.
- B. All portions of the native landscape area that are disturbed during construction shall be re-vegetated with plant materials indigenous to The Divide. The introduction of plant materials into the native landscape area that are not indigenous is prohibited. Indigenous plants approved for use in The Divide are listed in Section 3.04.09 List of Recommended Plant Materials. These plants should be selected

according to the microclimatic conditions, natural vegetation patterns, plant geography, plant associations and plant coverage patterns of the existing vegetation on the site.

- C. Temporary above ground irrigation systems to re-establish native vegetation may be permitted subject to approval of the Design Review Board. Temporary systems shall be removed after one growing season, unless additional time is required for vegetation to re-establish. Such an extension requires approval from the Design Review Board. Once vegetation has been re-established, the system shall be removed gradually allowing the newly established vegetation to adjust to natural site conditions. Underground irrigation systems are not permitted in the native areas. Low water usage plants are highly encouraged and a moisture sensor on the irrigation systems is required. Underground temporary irrigation systems will not be permitted and will be required to be removed if installed. Minimum evergreen tree height is 10 feet. Refer to Eagle River Water and Sanitation District for additional information on exterior water restrictions.
- D. Where the native landscape area meets the structure, a roof drip edge shall be established to mitigate soil erosion from roof runoff. Native planting between the drip edge and the structure is encouraged to accomplish all design goals (framing views, anchoring the structure to the site, etc.).

3.04.04. Manicured Landscape Area

- A. The manicured landscape area is comprised of lawns, planting beds, patios, terraces and other formal landscape improvements. All such improvements shall be located within the building envelope, unless otherwise approved by the Design Review Board. Acceptable plant materials within the manicured areas are low water usage plants adaptable to Zone 4, as defined by the 1990 USDA climate map. Such plants are identified in the List of Recommended Plant Materials. Small areas of artificial turf are permitted with specific DRB approval. Contact the DRB Coordinator for a list of Cordillera recommended products.

Appropriate locations for ornamental plantings are adjacent to the residence and outdoor living spaces such as patios, decks and front entries. Plantings should frame views, provide privacy, buffer prevailing winds, anchor the corners of the structure to the site and offer seasonal interest.

Trees should be clustered in varying heights and sizes to provide a natural appearance. (Refer to Wildfire regulations section 3.04.02). Refrain from planting in rows. Clusters of no more than 3 evergreen trees, with a distance of 20 feet from all decks, overhangs, other clusters of evergreens and the building, shall range in height from 10' to 14' minimum with each tree identified on the plan.

Slope should be accounted for when assigning heights. Trees in higher profile areas should exceed this height range. Deciduous trees shall range in size from 2" to 3" in caliper minimum. Shrubs must be 5 gallon minimum. It will be at the discretion of the Design Review Board to require larger plant materials as it sees appropriate.

- B. Typical foundation plantings are discouraged, annuals and ornamental plantings are not appropriate outside of the building envelope or along the drive. Generally, native indigenous plant materials should be the predominant landscape feature visible from adjacent properties, streets, or public spaces.
- C. Permanent underground irrigation systems are permitted within landscape areas, provided that such areas do not exceed 2,500 square feet per lot in Kensington Green and designated areas and 3,000 square feet on all other lots. Irrigated area shall be calculated as all ground area covered by overhead spray irrigation. Drip irrigation to specific plant locations shall be included in irrigated area calculations in accordance with the following formula: one gallon pots will equal 1/4 square foot; two gallon pots will equal 1/2 square foot; five gallon pots shall equal 3 square feet, seven gallon pots shall equal 4 1/2 square

feet. Individual trees and larger shrubs should be factored accordingly based upon root ball size. Drip irrigation hoses leading to trees located in planting beds must be concealed. Property owners are encouraged to provide a mix of vegetative types within manicured areas, including shrub beds, perennial beds, trees, container plants, and lawn. Underground irrigation systems may also be used to permanently support native plantings adjacent to manicured landscape areas. However, in order to conserve water, owners are encouraged to minimize irrigated and design irrigation systems that are water efficient. All automatic irrigation systems shall be equipped with a rain sensor which will disengage the irrigation system during periods of rain. With the exception of starter systems as described in the Native Landscape Area section, above ground systems are not acceptable.

- D. Backflow preventers are required with all irrigation systems and remote electrical control valves shall be installed in valve boxes. Manual valves are prohibited. Irrigation controllers shall not be visible on the exterior of the building. The use of typical drip irrigation heads or pop-up heads that conserve water are encouraged. Systems shall be designed so that peak summertime lawn irrigation can be completed between 8 pm and 7 am. The use of a drip zone system is also encouraged.

3.04.05. Transition Zone

The transition zone provides for a smooth planting treatment between the manicured landscape area and the indigenous vegetation of the native landscape area. The intent of this transition zone is to create an edge or zone that clearly contains the manicured landscape area. The transition may be a simple edge such as stone edging or a low landscape wall; or it may be a series of planted terraces or a planting bed.

3.04.06. Kentucky Bluegrass as a Landscaping Element

Pursuant to Cordillera's Water Conservation Plan, the use of Kentucky Bluegrass within Cordillera is strictly limited. Kentucky Bluegrass is not indigenous to the general climate where Cordillera is located and is, therefore, only allowed in site-specific natural moist areas and recreational settings. Any intended use of Kentucky Bluegrass must be clearly stated on the required landscape plans and approved by the Cordillera Design Review Board prior to construction. The Fescue species is an acceptable substitute.

3.04.07. Tree Protection

All trees located outside a 5 foot border, running parallel with the footprint of the proposed building(s) and with a diameter greater than twelve inches, measured from 3 feet above grade are subject to Design Review Board review and approval. No tree in this category shall be cut, removed, altered or destroyed without the express written approval of the Design Review Board. Refer to Exhibit D for additional information.

3.04.08. Plant Materials

The Divide is bisected by numerous wildlife migration corridors. In order to avoid browsing by deer and elk, it is strongly recommended that plant species which are less palatable to big game be used on lots within or adjacent to movement corridors or winter range habitat.

3.04.09. List of Recommended Plant Materials

- A. The following plant list includes a majority of the indigenous species found within Cordillera. These lists are to be used for re-vegetation of disturbed area and habitat enhancement. Homeowners are encouraged to incorporate indigenous plants into the manicured landscape areas. Selecting the big game resistant plants identified below (*) will reduce or minimize browsing damage by deer and elk. To conserve water homeowners are encouraged to use low water consuming plant species, identified below (+).
- B. Any lot may contain numerous microclimates and plant habitats. It is the Owner's responsibility to introduce indigenous plants into the native landscape areas that are consistent with the existing habitats

types and adapted to the conditions of the specific location. These habitat types have been mapped for the entire Cordillera property. It is recommended that this information be used to determine habitat types on specific lots.

NORTH FACING SLOPES

EVERGREEN TREES

<i>Abies concolor</i>	White Fir
<i>Abies lasiocarpa</i>	Subalpine Fir
<i>Picea engelmannii</i>	Engelmann Spruce *
<i>Picea pungens</i>	Colorado Blue Spruce *
<i>Pinus contorta</i>	Lodgepole Pine +
<i>Pseudotsuga menziesii</i>	Douglas Fir *

DECIDUOUS TREES

<i>Populus angustifolia</i>	Narrow-leaf Cottonwood
<i>Populus balsamifera</i>	Balsam Poplar
<i>Populus tremuloides</i>	Quaking Aspen

SMALL TREES AND SHRUBS

<i>Acer ginnala</i>	Amur Maple
<i>Acer glabrum</i>	Rocky Mountain Maple
<i>Amelanchier alnifolia</i>	Serviceberry +
<i>Arctostaphylos uva-uris</i>	Kinnikinnik
<i>Juniperus communis</i>	Common Juniper *
<i>Mahonia repens</i>	Oregon Grape (Creeping Mahonia) *
<i>Pachistima myrsinites</i>	Mountain-lover
<i>Physocarpus monogynus</i>	Low Ninebark *
<i>Prunus pennsylvanica</i>	Pin Cherry
<i>Prunus virginiana</i>	Chokecherry
<i>Ribes alpinum</i>	Alpine Currant
<i>Ribes aureum</i>	Golden Currant +*
<i>Ribes inerme</i>	Wild Gooseberry
<i>Rosa woodsii</i>	Wood's Rose +
<i>Sambucus pubens</i>	Red-berried Elder
<i>Sambucus racemosa</i>	Elderberry
<i>Shepherdia canadensis</i>	Canada Buffaloberry
<i>Sorbus scopulina</i>	Mountain Ash +
<i>Symphoricarpus albus</i>	Common Snowberry
<i>Symphoricarpus uthaensis</i>	Birchleaf Spiraea
<i>Vaccinium myrtillus</i>	Blueberry
<i>Vaccinium scoparium</i>	Huckleberry

FORBS AND GRASSES

<i>Aquilegia caerulea</i>	Wild Columbine
<i>Arnica cordifolia</i>	Heartleaf Arnica
<i>Calamagrostis rubescens</i>	Reedgrass
<i>Carex geyeri</i>	Elk Sedge

Elymus glaucus
Galium boreale
Geranium richardsonii
Lathyrus leucanthus
Thalictrum fendleri
Vicia americana

Blue Wildrye
 Bedstraw
 Geranium
 Peavine
 Meadowrue
 Vetch

DRY SUNNY SLOPES

EVERGREEN TREES

Juniperus scopulorum
Pinus aristata
Pinus contorta
Pinus edulis
Pinus flexilis

Rocky Mountain Juniper +
 Bristol-cone Pine +
 Lodgepole Pine +
 Pinyon Pine +*
 Limber Pine *

SMALL TREES AND SHRUBS

Amelanchier alnifolia
Arctostaphylos uva-ursi
Artemisia cana
Artemisia frigida
Artemisia tridentata spp. *Vaseyana*
Ceratoides lanata
Cercocarpus intricatus
Cercocarpus montanus
Chrysothamnus parryi & spp.
Chrysothamnus nauseosus
Chrysothamnus viscidiflorus
Clematis liquisticifolia
Fallugia paradoxa
Holodiscus dumosus
Jamesia americana
Juniperus osteosperma
Mahonia repens
Potentilla fruticosa
Prunus virginiana
Purshia tridentata
Quercus gambelii
Rhus glabra
Rhus trilobata
Ribes cereum
Sorbus scopulina
Symphoricarpos oreophilus
Tetradymia canescens

Serviceberry +
 Kinnikinnick
 Hairy Sage +
 Fringed Sage
 Big Sagebrush
 Winterfat +
 Dwarf Mountain Mahogany
 Mountain Mahogany +
 Mountain Rabbitbrush +
 Rubber Rabbitbrush +
 Low Rabbitbrush +
 Western Clematis
 Apache Plume *
 Rock Spirea
 Waxflower (Mountain Mock Orange)
 Utah Juniper +
 Oregon Grape (Creeping Mahonia) *
 Shrubby Cinquefoil *
 Chokecherry
 Antelope Brush (Bitterbrush) +
 Scrub Oak +
 Smooth Sumac +
 Skunkbush +*
 Squaw Currant *
 Dwarf Mountain Ash +
 Snowberry +
 Horsebrush

FORBS AND GRASSES

Agropyron dasystachyum
Agropyron smithii
Agropyron spicatum

Thick Spike Wheatgrass +
 Western Wheatgrass +
 Bluebunch Grass +

<i>Bromus porter</i>	Nodding Brome +
<i>Castilleja flauva</i>	Paintbrush
<i>Cerastium oreophilum</i>	Mouse-ear
<i>Chenopodium leptophyllum</i>	Goosefoot
<i>Delphinium nuttlaianum and spp.</i>	Larkspur *
<i>Erigeron subtrinervis</i>	Fleabane *
<i>Erigonum subalpinum</i>	Buckwheat *
<i>Erigonum umbellatum</i>	Sulphur Flower +*
<i>Festucia idahoensis</i>	Idaho Fescue
<i>Hedeoma hispida</i>	False Pennyroyal
<i>Helioomeris multiflora</i>	Showy Goldeneye
<i>Koeleria cristata</i>	Junegrass
<i>Lupinus spp.</i>	Lupines +*
<i>Oryzopsis hymenoides</i>	Indian Ricegrass +
<i>Poa compressa</i>	Canadian Bluegrass
<i>Poa secunda</i>	Sandberg Bluegrass
<i>Phlox multiflora</i>	Phlox
<i>Sphaeralcea coccinea</i>	Scarlet Globemallow
<i>Stipa columbiana</i>	Columbia Neeedlegrass
<i>Stipa comata</i>	Needle-and-thread +
<i>Trifolium gymnocarpon</i>	Hollyleaf Clover

MOIST LOW LYING AREAS ALONG CREEKS AND STREAMS

EVERGREEN TREES

<i>Picea engelmannii</i>	Engelmann Spruce *
<i>Picea pungens</i>	Colorado Blue Spruce
<i>Pseudotsuga menziesii</i>	Douglas Fir *

DECIDUOUS TREES

<i>Populus acuminata</i>	Lanceleaf Cottonwood
<i>Populus angustifolia</i>	Narrow-leaf Cottonwood
<i>Populus balsamifera</i>	Balsam Poplar
<i>Populus fremontii</i>	Fremont Cottonwood
<i>Populus sargentii</i>	Plains Cottonwood
<i>Populus spp. Siouxland</i>	Siouxland Cottonwood
<i>Populus tremuloides</i>	Quaking Aspen

SMALL TREES AND SHRUBS

<i>Alnus tenuifolia</i>	Rocky Mountain Alder
<i>Betula occidentalis</i>	Rocky Mountain Birch
<i>Carex spp.</i>	Sedges
<i>Ceanothus velutinus</i>	Deer Bush
<i>Cornus stolonifera</i>	Redosier Dogwood
<i>Crataegus douglassii</i>	+ Hawthorn
<i>Juniperus communis</i>	* Mountain Common Juniper
<i>Ledus glandulosum</i>	Western Labrador Tea
<i>Lonicera involucrata</i>	Bearberry Honeysuckle *
<i>Pachystima myrsinites</i>	Mountain Lover +

<i>Prunus melanocarpa</i>	Western Chokecherry
<i>Ribes coloradense</i>	Colorado Currant
<i>Ribes inerme</i>	Wild Gooseberry
<i>Ribes lacustre</i>	Small-fruited Gooseberry
<i>Ribes wolfii</i>	Wolf's Currant
<i>Rosa woodsii</i>	Woods Rose +
<i>Rubus deliciosus</i>	Thimbleberry
<i>Rubus idaeus</i>	Western Red Raspberry
<i>Rubus parviflorus</i>	Western Thimbleberry
<i>Rubus strigosus</i>	Wild Red Raspberry
<i>Salix geyeriana</i>	Geyer Willow
<i>Salix monticola</i>	Mountain Willow
<i>Salix pseudomonitcola</i>	Southern Park Willow
<i>Salix scouleriana</i>	Scouler Willow
<i>Salix wolfii</i>	Wolf's Willow
<i>Sambucus melanocarpa</i>	Black Elder
<i>Symphoricarpos oreophilus</i>	Mountain Snowberry
<i>Vaccinium caespitosum</i>	Grouse Whortleberry
<i>Vaccinium myrtillus</i>	Mountain Blueberry
<i>Viburnum edule</i>	Arrowwood Viburnum

AGRICULTURAL AREAS: FORBS AND GRASSES

<i>Agropyron cristatum</i>	Crested Wheatgrass +
<i>Agrostis alba</i>	Redtop
<i>Bromus inermis</i>	Smooth Brome
<i>Dactylis glomerata</i>	Orchardgrass
<i>Phleum pratense</i>	Timothy

3.04.10. Retaining Walls, Landscape Walls, Fences and Screening

- A. Retaining walls, low landscape walls, fences and other screening elements are encouraged to facilitate changes in grade, to define exterior living spaces and to transition from the native to manicured landscape areas. The location and alignment of such features should be determined based on site contours and other natural or man- made improvements. Under no circumstances shall walls, screens or fences follow property lines, interfere with wildlife movement corridors or winter range areas. All improvements must have a primary structure on the lot and shall be located within the building envelope, unless approved by DRB.
- B. Materials used to construct retaining and low landscape walls shall be consistent with the materials, textures and colors used on the main building. Generally, walls and screens should be constructed of stucco, stone or a combination of stucco and stone. Walls should emerge from the ground and convey a sense of strength and permanence. Wood and brick are inappropriate materials for walls. Boulder walls or individual boulders utilized in a landscape plan should have at least 1/3 of their mass buried in the ground for structural integrity. Randomly placed boulders, consistent with the structure's stone wall veneer, giving a feel of informality is encouraged. Plant materials are required at the base and top of all retaining walls to soften their appearance. Planting in the spaces between the boulders is encouraged.
- C. Unless otherwise approved by the Design Review Board, the maximum vertical face for individual retaining walls shall not exceed six feet. It is recommended that terraced retaining walls be used for extreme grade changes. Terraced walls shall be designed with a minimum of three feet from the back of

the lower wall to the face of the upper wall in order to allow for the use of plants between terraces. Walls used to screen service yards, utility tanks, trash containers, storage of patio furniture, and maintenance and recreational equipment shall not exceed six feet. Free-standing low landscape walls used as a transition or to define outdoor spaces should not exceed forty-two inches in height. Allow 2' – 3', for planting, between retaining walls and any other hard surfaces, such as patios or driveways.

- D. When fencing or screening is desired, the use of plant materials is highly encouraged. Wood fences may be used for screening. However, wood fencing such as split rail and picket are inappropriate in The Divide. Ornamental metal fencing may be permitted when used as an accent decoration such as a gate, or to allow for views. The fencing needs to compliment the design, materials and color of the residence. The maximum allowable height is forty-two inches. Privacy fences are not permitted in Cordillera. The use of ornamental and decorative fencing will not create a boundary to impede native wildlife migrations.
- E. Dark colored vinyl clad chain link fencing may be used to enclose dog runs or kennels as long as they are located within the building envelope and are screened from public view. The maximum allowable height for dog kennels and screening is six feet. Dog kennels must be adjacent to the residence and screened with landscape materials.
 - 1. Kennels shall not exceed 1,000 square feet.
 - 2. Dog runs or kennels are not permitted on lots that are less than one half acre in size.

3.04.11. Terraces, Patios, Walkways and Decks

- A. Terraces, patios, walkways and decks can serve as an effective transition between the mass of a building and the topography, vegetation and other natural characteristics of a site. The location and size of terraces, patios, walkways and decks should be determined based on the characteristics of the site as well as the location of interior spaces. On above grade decks, support columns and underside of decking shall be finished to match materials used on the main residence. Synthetic decking material is permitted with the approval of the Design Review Board. These improvements must have a primary structure on the lot and shall be located within the building envelope, unless approved by the DRB. Acceptable paving materials for terraces, patios and walkways include flagstone, sandstone, cobbles, brick pavers, concrete pavers and exposed or colored concrete. Porous stone such as slate is unacceptable due to their tendency to spall during freeze thaw cycles.
- B. Care should be taken when designing decks on a sloped site, since the underside of the deck may be unattractive. Public view of the deck bottom should be avoided. Support columns for decks should appear substantial and be connected to the ground with massive materials such as stone bases or caps. The use of synthetic decking material is permitted with the approval of the Design Review Board.

3.04.12. Driveway Paving Surfaces

Appropriate surfaces for driveways include asphalt, stamped concrete, cobbles, brick pavers and exposed or colored concrete. Gravel and porous stone are unacceptable as paving materials.

3.04.13. Exterior and Landscaping Lighting

The design of exterior lighting is particularly important due to the numerous ridgelines throughout The Divide. The intent of lighting guidelines is to maintain the rural character, preserve the night sky and protect neighboring properties from bright lights and indirect light sources.

- A. All exterior lighting requires cut sheets and approval from the DRB.
- B. Exterior lighting shall be limited to identification signs, security and safety lighting. Project identification signs and residence address signs shall be illuminated and visible from access roadways. Driveways, porches and patios, entrances and pathways may be illuminated for safety and security.

- C. Driveway or pathway lighting shall be low level down lighting, in order to reduce glare to pedestrian or vehicular traffic, with the exception an address marker may have an up light.
- D. Frosted, seeded, opaque, or pitted glass is required for exterior light fixtures. Low wattage bulbs must be installed and will not exceed 60 incandescent watts or 10 LED watts per light fixture. Light fixtures with multiple bulbs the total wattage cannot exceed 60 watts or 10 LED watts.
- E. With the exception of the seasonal display of decorative holiday lighting (between November 15 through January 15, off by 10:00 pm), and small white lights in a reasonable amount of trees (between November 15 through March 15, off by 10:00 pm), the use of this type exterior landscape lighting is not permitted. Spotlights, up- lighting of trees and landscape lighting shall not be permitted.
- F. No exterior light is permitted outside of the building envelope with the exception of the driveway and address marker, unless approved by DRB.
- G. Spotlights and any other large landscape lights shall not be permitted.

3.04.14. Address Marker

An address marker for the residence is required and must have DRB approval.

- A. Address marker must be illuminated with the lighting guidelines outlined in Section 3.04.13 Exterior and Landscaping Lighting.
- B. Address Marker may be located within the right-of-way subject to approval from the DRB and Metro District. Refer to Section 3.02.14 Improvements in the Right-of-Way.
- C. Refer to Section 3.02.12 Signage for additional information on Address Marker or Address Number. The lettering size must comply with Eagle County and Fire Department requirements.
- D. Address markers shall incorporate the architectural styling and materials of the home and integrated within the landscape.

3.04.15. Artwork

Any and all artwork to be displayed on a homesite outside of the dwelling must be located within the building envelope, unless approved by the DRB. The Design Review Board reserves the exclusive right to approve or deny an applicant's request to display artwork outside of the dwelling. No artwork shall be installed, erected, displayed or placed on a homesite without the express written approval of the Design Review Board.

3.04.16. Fire Pits

- A. Fire Pits must be gas fueled with a maximum ¾" pipe and maximum 150,000 BTU, using no solid fuels, including wood or pellets.
- B. The fire pit should be built-in and have a masonry surround that is in the same character as the primary structure.
- C. The size and location must be identified on the plans and approved by the Design Review Board prior to installation.
- D. Fire pits must be located within the building envelope, unless approved by the DRB.
- E. All exterior ovens are to comply with all requirements outlined in Section 3.04.16.

3.04.17. Water Features

The governing body that controls and regulates the water service to and within all of Cordillera no longer allows the installation of exterior residential water features per their 2022 adopted By-laws. As a result, the Cordillera Design Guidelines no longer permit exterior residential water features to be installed within Cordillera to encourage water conservation measure with respect to efficiently managing exterior water use.

3.04.18. Swimming Pools and Swimming Pool Structures

The development of swimming pools, whether indoor or outdoor, may be disapproved in the event the

irrigation calculations exceed the permitted amount.

- A. Hot tubs are an exception from this provision as long as they are to remain covered when not in use.
- B. Swimming Pool construction including but not limited, attached patios and decks, changing facilities, fences, railings, mechanical and storage buildings shall be located entirely within the described envelope, unless approved by the DRB.
- C. Fencing of pool area is permitted provided that it is located entirely within the building envelope, is no higher than 42" and has a minimum of 12" between the top two wires or boards, or as may be required pursuant to applicable building codes and regulations. The fence design and location must be approved by the Cordillera Design Review Board.
- D. A swimming pool enclosure is permitted provided it is an integral part of the primary structure, is consistent with the architecture of the primary structure, and is located entirely within the building envelope, unless approved by the DRB.
- E. Non-built-in or temporary above ground swimming pools are not permitted in Cordillera.

3.04.19. Water Conservation

In addition to the landscape irrigation requirements set forth in the Cordillera Design Guidelines, homeowners are encouraged to practice water conservation measure within their homes with respect to efficiently managing their water use.

3.05.00 FILING NO 4 – MIRADOR RIDGE NEIGHBORHOOD GUIDELINES

3.05.01. Introduction

As indicated in the Cordillera Design Philosophy Statement, there are certain neighborhoods with unique characteristics which require greater sensitivity to the impacts of development on the natural landscape. Mirador Ridge is just such an area. Pursuant to restrictions imposed by Eagle County, development on Mirador Ridge is subject to specific development standards. The restrictions are intended to minimize potential visual impacts of structures constructed within Filing No. 4 through the regulating of visually sensitive elements including but not limited to the building height. The Cordillera Design Guidelines shall be referred to for all design issues not directly addressed herein.

3.05.02. Building Height

Building heights on lots within Filing No. 4 will be limited as indicated on the final approved plat. No structure, roof ridge, or any other improvement to the homesites will be allowed to pierce the planes defining the height restrictions of the approved building envelope other than vent stacks and chimneys. Each building permit application shall include cross sectional elevations sufficient to determine conformance with the height limitations approved on the final plat.

3.05.03. Building Envelopes

Each single family home lot shall have a building envelope described on the Final Plat. All building construction including but not limited to dwellings, attached patios and decks, garages, swimming pools and storage buildings shall be located entirely within the described building envelope, unless approved by the DRB.

3.05.04. Building Form

One means of achieving a lower profile building form would be to utilize a less pronounced roof pitch such as 4:12. The method more highly recommended and more consistent with the intent of the design theme would be to develop smaller scale, simple additive forms which will tend to step with the profile of the ground, and minimize the need for expansive roof forms. Maintaining low profile roof lines and a clustered composition of moderate scaled building forms will serve to accomplish the desire for buildings which are in harmony with their setting. Hip roofs, whether full or partial, should be used to create a building profile and

roof line which conforms to the natural terrain of the sites. Large gable roofs or shed roofs shall be avoided within Filing No. 4.

3.05.05. Color

Exterior color should take into account the natural colors of the site found in the soil, exposed rock and vegetation. Colors of white, light gray and light buff are most acceptable. Wood timbers, logs and wood siding should convey the natural amber, ocher, and sienna colors of the natural wood itself. Roof colors should be subdued on non-reflective material to blend with the natural landscape, again utilizing the natural colors found on the site.

3.05.06. Building Materials

Exterior building materials are to be non-reflective and primarily of natural materials. Trim – cut stone, stucco, and wood should be utilized as trim material. Copper is a permitted trim material as long as it has been pretreated and oxidized prior to installation.

3.05.07. Windows/Openings

Consideration should be given to reducing window openings on exposed, visually sensitive views (i.e., east and north facing walls). Large window openings on stories above first floor should avoid expanses of glass in excess of 30 square feet. Windows above the first floor should avoid repetitive, linear rows of continuous windows or curtain walls. Penetrations of roofs for window openings (i.e., skylights) shall be prohibited on north and east exposures.

3.05.08. Landscape

Because Filing No. 4 is located upon a highly exposed ridge line, it is necessary for buildings on this site to respond sensitively to the appearance of the landscape. Certainly, we would hope that development on these lots would take best advantage of the views that are naturally provided. But the overall composition of building and landscape should place primary importance on maintaining the natural terrain profile and enhancing the existing plant communities.

The Landscape Design Guidelines for “The Divide” convey a defined distinction between native landscape areas and the more manicured areas of landscaping. On all of the lots within Filing No. 4, the landscape design should confine manicured areas to courtyards and lawns immediately adjacent to the house, with a containment “edge” to create distinction between the natural vegetation and the manicured landscape improvements. The overall landscape appearance should “feather” naturally into adjoining existing plant communities of grasses, shrubs, and trees with use of the existing on-site species to be prominent in the planting plan. With this method of landscaping, there will be less visual impact of a man-made imposition upon this hillside, and a more natural appearance will be attained.

3.05.09. Harrington Penstemon

Harrington Penstemon populations exist on some of the lots within Mirador Ridge. All areas of disturbance including the building envelopes and driveways must be mitigated by the lot owner. Refer to the Cordillera Design Guidelines for mitigation requirements.

3.06.00 RENEWABLE ENERGY GUIDELINES

3.06.01 Use of Photovoltaic Panels

- A. In an effort to help the environment the use of photovoltaic panels within Cordillera is regulated.
- B. Photovoltaic panels can be used on structures within Cordillera as long as the panels are integrated into the design of the structure and approved by the Design Review Board.

- C. Free standing solar arrays are prohibited on sites less than 35 acres. On sites greater than 35 acres all alternative energy improvements must be approved by the Design Review Board.

3.06.02 Use of Wind Turbines

The use of wind turbines is prohibited on all sites smaller than 35 acres. On sites greater than 35 acres all alternative energy improvements must be approved by the Design Review Board.

3.06.03 Renewable Energy Use on Existing Structures

All renewable energy sources must be approved by the Design Review Board prior to installation. All installations must be integrated into the structure. A licensed architect must provide elevations for review as part of the overall process of adding renewable energy to an existing structure.

3.06.04 Process for adding renewable energy to an existing structure

- A. Application for addition of renewable energy systems (DRB Application requesting a modification) must be submitted to the Design Review Board by the DRB Meeting submission deadline. This submittal must contain the following:
- Electronic PDF copy of complete submittal packet emailed to drb@cordillerapoa.com and apr@cordillerapoa.com
 - 1 full size, hard copy of all submission documents delivered to the CPOA office by the DRB meeting submission deadline day by 12:00pm.
 - \$500 submission review fee – check made out to the CPOA and delivered to the CPOA office by the DRB meeting submission deadline day by 12:00pm.
 - Submittals must include drawings or photos of existing conditions, and drawings of the proposed modification.
 - Copy of the report provided by the installer. This should contain location of installation, specifications of equipment to be used and a solar report (if applicable).
 - Provide neighbor notifications for all adjacent properties including Metro District owned property and the golf course if applicable. Refer to the Adjacent property Owner application process on cordilleralive.com.
- B. The application and submission will be reviewed for completeness and scheduled for the next scheduled Design Review Board meeting.
- C. Parties involved will be notified of time and place of the Design Review Board meeting.

SECTION 4.01.00. THE RANCH DESIGN GUIDELINES

The Ranch lies in the high alpine meadows and forested slopes above Squaw Creek. The natural landscape is characterized by a quilt of grassy meadows defined and surrounded by aspen, spruce, and fir woodlands. Dramatic views of the surrounding mountains are highlighted by the snowcapped Gore Range, the New York Mountains, and the Continental Divide.

To a great extent, the landscape was formed by, and shares a heritage with, the early Colorado homesteaders who opened and irrigated the high meadows for ranching and farming. The Ranch was settled by the Fenno family, one of many ranching families in the Squaw Creek area who found an eager market for agricultural products in the booming gold and silver mining towns of Leadville and Fulford.

The Master Plan for The Ranch is characterized by a series of low density residential neighborhoods situated within the natural landscape

The design style for The Ranch is based upon the heritage of its location in the mountains of the American West. The romantic yet elegantly rustic lodges like the Old Faithful Lodge at Yellowstone, Timberline at Mt. Hood, and the alpine shelters and lodges of Glacier National Park establish the context of this design theme. This western heritage is further defined by the simple, direct, yet picturesque ranch buildings still seen on the lower mountain slopes and valleys of Western Colorado.

While the design style has its origin in the early, rustic mountain strictures of the American West, the overall design goal for The Ranch is to create innovative structures and architectural solutions which respond to current lifestyles and incorporate up-to- date building technology. The intent is not to mimic the false fronts of cowboy towns, recreate rustic lodges or reproduce simple log cabins. Rather, design solutions should advance an architecture which responds to its location and respects its regional heritage.

The architectural style expresses a direct use of natural materials which are an outgrowth of their setting and which have an appropriate scale to the surrounding mountains. Massive stone abutments, large timber trusses and heavy log framing are examples of materials typically associated with this theme.

4.02.00. THE RANCH SITE PLANNING GUIDELINES

4.02.01. Introduction

- A. Site planning involves the location and orientation of buildings, driveways and other improvements on a lot. Due to the topography, ridge lines and general terrain found in Cordillera, site planning is a particularly important part of the design process. Generally, buildings should be sited to maximize the attributes of a site while minimizing the disturbance of the site's natural features. A well-designed site plan must be done in concert with the architectural and landscape design of the site.
- B. The overall form, massing and location of a building should be designed in response to the natural landforms and topography of a site. On steep sites, buildings should be designed to step with site contours. In order to minimize site grading, level changes can be incorporated into a building to create a composition of forms rather a single massive structure on a single level. Building forms and roof lines should relate to surrounding land forms and natural slopes. Careful consideration must also be given to driveways and access when locating a building on a site.

The following guidelines apply to all phases of single family residential development within Cordillera.

4.02.02. Building Envelopes

- A. A building envelope has been defined for most single family residential lots in Cordillera. The purpose of defining building envelopes is to reduce uncertainty of neighbors as to the location of future construction and to help ensure that structures blend with the surrounding landscape and minimize impacts on the natural characteristics of the site. Building envelopes have been determined based on the topography and natural features of each site, views, and the relationship to adjacent building envelopes.
- B. All building construction including but not limited to dwellings, garages, swimming pools and storage buildings shall be located entirely within the described envelope, unless approved by DRB.
- C. Entertainment and recreational facilities, including but not limited to playing areas, picnic shelters, and playgrounds shall be located entirely within the described envelope, unless approved by DRB.
- D. Roof overhangs or any other appurtenance or protuberance may extend no more than 18 inches beyond the vertical plane of the building envelope provided such extension is above grade and does not negatively impact adjacent neighbors, with approval from DRB.
- E. DRB may allow (unless specifically prohibited elsewhere in the Cordillera Design Guidelines) patios and decks located outside the building envelope provided they are constructed with a low profile as outlined in the Cordillera Design Guidelines and as defined in this PUD Guide, have no railings, and cover less than 5% of the building envelope area.
- F. DRB may allow (unless specifically prohibited elsewhere in the Cordillera Design Guidelines) lawns, gardens, low-lying entertainment and recreation facilities, including but not limited to fire pits, hot tubs, and bocce courts located outside a building envelope. All low lying improvements should not extend more than twenty four inches above the adjacent grade level.

4.02.03. Setbacks

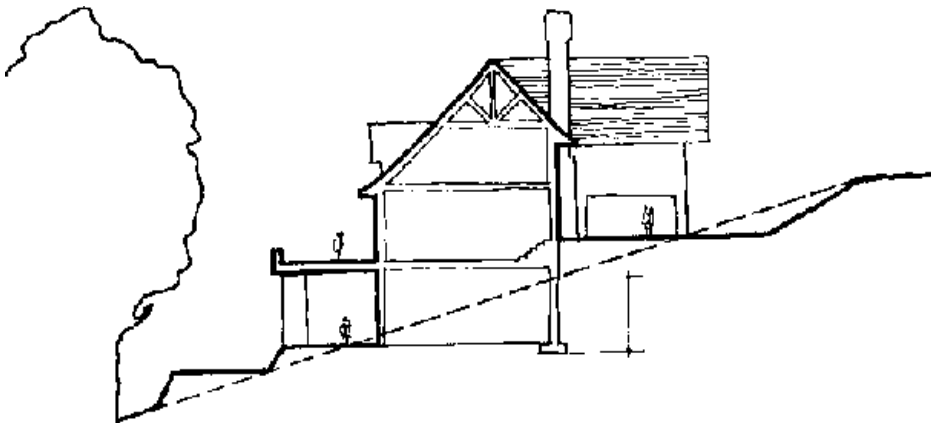
All building envelopes are located within required property setback lines. As such, there are no setback requirements on lots that contain building envelopes. For lots that do not have designated building envelopes, refer to the Cordillera PUD for the proper setbacks.

4.02.04. Building Siting

- A. Most building sites in Cordillera have some degree of slope, and as such, the locations of buildings and site improvements are a key component of the design process. The underlying goal of site planning guidelines is for all buildings, structures and site improvements to be integrated with the natural features of a site. Building form, orientation and massing should respond to natural landforms, drainage patterns, topography, vegetation, views, and sun exposure. Buildings should step with the site, accomplishing level changes through a composition of forms rather than extensive site grading. Building forms and roof lines should relate to site contours and surrounding land forms. Exposed building profiles atop ridge lines and harsh angular forms which are in contrast to natural slopes should be avoided.
- B. The location and design of buildings should minimize disturbance to existing vegetation on a site. Building footprints that run perpendicular to the general slope of the site should be avoided. Access should also be considered during the site planning and building design process. Effective site planning can minimize the need for extensive cut and fill slopes to accommodate site access. Refer to the section on Driveways for guidelines on the design of driveways.

4.02.05. Grading and Drainage

- A. Site development and construction shall minimize impacts upon the existing natural landforms and drainage patterns. In no instances shall the design and construction of improvements on a lot cause a condition that leads to soil erosion. Erosion control measures are outlined in the Construction Regulations section of this document.
- B. The modification of existing contours should be limited to the extent necessary to accommodate the development of a site. In order to minimize site disturbance, all improvements must be designed in response to the existing contours of a site. With the exception of grading for site access, all grading should be limited to areas within the building envelope.
- C. Cut and fill slopes should be kept to a minimum by utilizing the natural contours of a lot in the design of buildings and site improvements. The maximum allowable cut is twelve feet. When cut and fill slopes cannot be avoided, they shall be feathered into the existing terrain and re-vegetated to blend with adjacent vegetation. Final grading of long slopes should be designed to avoid unnaturally broad, flat surfaces. Allowable slopes for cut and fill banks should be based upon site specific soil characteristics, but in no case should they be greater than a 2:1 slope. Re- contouring of large areas or “over lot” grading is prohibited. Finish grading shall be consistent with existing contours. This includes areas between retaining walls and for areas assigned to native planting areas. Flatter areas are permitted within the manicured areas at the discretion of the Design Review Board.



- D. The location of buildings, structures and other improvements shall not adversely impact or disrupt the natural or existing drainage patterns of the site. Drainage patterns may be modified, but all modifications shall require approval of the Design Review Board. Owners are responsible for controlling the drainage resulting from the development of the site and may not direct water onto another lot unless such a diversion is located within a designated drainage easement. On enclave sites, a site specific drainage study completed by a registered professional engineer shall be required. Drainage plans for such sites shall provide for on-site detention of 100 year storm flow in excess of historic flow.
- E. Runoff from impervious surfaces, such as roofs, driveways or other paved areas, shall be directed away from building foundations. Drainage shall be directed to natural or improved drainage channels or dispersed into shallow sloping vegetated areas. Storm drainage shall not connect into sanitary sewer systems. Improvements to minor drainages or the development of new drainage swales to accommodate development shall be constructed as natural grass-lined swales with a minimum two percent gradient. Exposed drain pipe or impervious man-made swale-lining material is unacceptable. Due to the rural character of the development, curb and gutter along driveways is not permitted.

4.02.06. Driveways

Site access is an important consideration in the design and siting of a building because of the grade relationship between the access drive and the building footprint. In order to minimize site disturbance and grading, the access driveway's location and grade may dictate the finished floor elevation of a home.

- A. Driveways shall be designed to follow site contours as much as possible and to minimize impacts upon significant plant materials, rock outcroppings, natural contours and drainage patterns. Portions of the driveway, drainage and landscaping within the street right-of-way are the responsibility of the owner. Adequate areas for snow removal and storage should be incorporated into the design. The driveway shall meet the main road at no less than a 75 degree angle for no less than a 20 foot length measured at centerline. Under special site conditions, the Design Review Board may allow the intersection to be less than a 75 degree angle. Indirect, or side loaded access to the garage opening is encouraged.
- B. Grading and modifications to existing site contours should be minimized to the greatest extent possible. Required maximum driveway grades are flush with the road for the first 6 feet (0% grade), then 2-4% for the next 15 feet, and \geq 10% on all other portions of the driveway. The driveway grade may be increased to 12% if there is a snow melt system in place. In addition, driveways should be designed with a 2% negative grade from the center line of the road to the adjacent ditch-line. With the exception of on-site parking areas adjacent to garages, the maximum driveway width shall not exceed 12 feet.
- C. Roadway drainage shall be accommodated by a culvert under the driveway. When culverts are required, culvert ends shall be cut to match the slope. If end walls are used, they shall be constructed of stone or concrete faced with stone to match building materials. Flared metal ends are unacceptable. A culvert detail shall be included with the site plan. For specific guidelines on paving materials refer to the Driveway Paving Materials section of the Landscape Design Guidelines. For specific guidelines on size and length refer to Section 4.02.15.
- D. In order to ensure convenient and sensitive site access, certain lots have been designated to share access with other lots. Please contact the Community Resource Coordinator for a list of such lots.

4.02.07. Parking and Garages

- A. A minimum of three parking spaces shall be provided for each single family dwelling unit. Homes over 5,000 square feet shall require a total of five spaces. All parking shall be located within the building envelope. At least two of the required parking spaces shall be fully enclosed within a garage. The minimum size of indoor parking spaces is 10' x 20' and for outdoor parking spaces is 9' x 18'.
- B. Garages should be attached or semi attached to the main residence. The Design Review Board may, however, approve garages that are physically separated from the main residence if such a design is warranted by existing site contours and will result in a more sensitive design solution. Detached garages are only permitted on specific properties within Cordillera reference section 4.03.13. In all cases, the design of the garage shall be compatible with the architecture and materials of the main residence. Garages shall have no more than three bays 28 feet deep maximum, with maximum gross square footage of 1,000 SF. The proportion of the total garage square footage should be secondary to the main massing of the proposed single-family home.

4.02.08. Snow Storage

A space equal in area to 25% of the parking and driveway areas shall be available for snow storage. Snow storage is not permitted in the public right of way.

4.02.09. Exterior Equipment and Satellite Dishes

- A. All outdoor mechanical and electrical equipment, such as metering devices, transformers and air conditioning units shall be concealed from the view of adjacent lots and public spaces. Ground and wall mounted equipment shall be enclosed with material to match exterior wall material of the residence. Any mounting hardware or exposed equipment not screened by a built exterior wall should be painted to match the adjacent wall surface or landscape. Refer to the Retaining Walls, Landscape Walls, Fences and Screening section of the Landscape Design Guidelines for appropriate means of screening free-standing equipment. Wall mounted air conditioning units will be permitted with specific DRB approval. Window mounted air conditioning units are not permitted.
- E. Built-in exterior barbecue grills or similar outdoor entertainment facilities may be allowed on terraces and patios provided the exterior walls of the built-in appliances are constructed of a similar material as the exterior of the residence. Stone is an appropriate material; wood siding and other combustible materials are not.
- B. Satellite dishes no larger than 24" in diameter may be approved by the Design Review Board provided the dish presents no significant adverse visual impacts on adjacent lots or public roadways. Dishes shall be sited to minimize their visibility from adjacent lots and public roadways. The dish shall be painted to blend with surrounding buildings or landscape. In addition, landscape materials shall be utilized to screen the dish. Rooftop installations are not permitted, unless approved by DRB.
- C. Flagpoles must be located within a building envelope and must be indicated on the site plan. Location and materials are subject to Design Review Board review and approval.

4.02.10. Recreation Facilities

- A. All lots must have a primary structure before any accessory structures, recreational facilities or improvements can be approved.
- B. All recreational facilities, structures and improvements, including swimming pools, shall be located within the building envelope, unless approved by DRB. Permanent or temporary overhead structures to cover recreational facilities are not permitted. Open structures, such as trellis and pergolas, may be allowed, but must be approved by the Design Review Board. Walls, fences or landscaped screens may be required to reduce the visual impact of recreational facilities from adjacent properties.
- C. Sporting equipment such as volleyball, basketball, hockey or other sporting equipment may be permitted provided they are fully screened from adjacent lots and cannot be attached to the building.
- D. Trampoline location must be identified to DRB for approval and concealed from the view of adjacent lots.
- E. Swing sets, jungle gyms, play sets etc. must be fully screened from adjacent lots and have no bold colored parts.
- F. Any other equipment that is recreational in nature and is meant to be situated permanently outside of the home must be approved by the DRB and fully screened from adjacent lots and roadways.
- G. Due to the existing topography and extensive grading that would be required to create a flat buildable surface, tennis courts are not permitted in Cordillera.
- H. Artwork, fire pits, outdoor ovens, hot tubs, and water features refer to section 4.04.00 Landscape Design Guidelines.

4.02.11. Easements and Utilities

- A. Utility and drainage easements have been established across each lot to facilitate drainage and the installation and maintenance of all utilities. No grading, site improvements, or landscape materials that may damage or interfere with utilities or drainage shall be permitted within these easements. Notwithstanding the above, landscape plans shall address easement areas and in all instances revegetation shall be required for all areas within easements that have been disturbed during the installation of individual residential utilities.
- B. Connections to all utilities including water, sewer, gas, electricity, telephone and cable television shall be installed underground from existing trunk lines. Utility connections from main service lines to individual buildings shall be located to minimize disruption of the site and existing vegetation. Utility meters shall be located on the home. Utility boxes on the site shall be enclosed and screened in accordance with local utility guidelines.
- C. Where sewer is unavailable, sewage disposal systems for single-family residential lots shall be installed pursuant to Eagle County regulations for septic tanks and leach fields. The location of the sewage disposal system must be approved by the Design Review Board. Unless specifically approved by the Cordillera Master Plan or other zoning regulations, the drilling of individual wells is not permitted. All water and sewer line taps must be inspected and approved by the Eagle River Water and Sanitation District prior to backfill.

4.02.12. Signage

- A. All signage, including project identification, construction and address must have approval of the Design Review Board prior to installation.
- B. One temporary construction sign not to exceed 20 square feet shall be permitted on each lot. The removal of construction signs shall be required prior to the Final Inspection. Details of the construction sign allowance may be found in Section 7.02.17 of the Construction Rules and Regulations.
- C. No real estate “for sale” signs shall be permitted on individual lots. Refer to Construction Rules and Regulations Section 7.02.17.
- D. The enclave communities are permitted one project identification sign at each entrance to the project from the main access road. A project sign may be up to twenty square feet and shall be designed as an element of a stone wall.
- E. All residences are required to have house number placed on the residence in a visible location from the street. The numbers must be a minimum 6 inches in size and a minimum 6 feet off of the ground. The color of the numbers should be brass or another contrasting approved color by the DRB. If the home is not visible from the road an alternate, approved form of signage be erected near the street to make the address visible.
- F. All residences, not visible from road, are required to have a street address sign that is located adjacent to driveway access, visible from the road and comply with county regulations. The address marker must be cleared of snow and debris, by the homeowner or their representative, so that the numbering on such address marker is visible at all times. Residential identification signs shall be illuminated and a minimum size of one square foot and maximum of four square feet. Refer to section 4.04.13 Address Marker in the Landscape Design Guidelines.

4.02.13. Wetlands

A number of lots in Cordillera are impacted by wetlands. When feasible, wetlands located within individual building envelopes should be preserved as an amenity. When impacts from access drives or structures cannot be avoided, it is the owner's responsibility to obtain all necessary permits from the Army Corp. of Engineers and Eagle County.

4.02.14. Improvements in the Right-of-Way

The term "Right-of-Way," shall apply to all platted road rights-of-way and Access Easements that are owned or maintained by the Cordillera Metro District ("District"). All requests for driveway cuts, driveways, retaining walls, landscaping, berms, address markers, fences, light bollards, and any other work or construction of any kind in the Right-of-Way must be submitted to the District for a permit. Permit applications shall be submitted to the Design Review Board coordinator who shall make a recommendation to the District Board for approval, conditional approval or denial. Final disposition of all requests shall be made by the District Board only. Any approvals by the Design Review Board of building plans outside the Right-of-Way do not apply to improvements in the Right-of-way or Access Easements. *Any improvements made within a right of way or an easement, are at risk and subject to repair or replacement at the owner's expense.*

- A. Landscaping other than native grasses is permitted in the Right-of-Way but no closer to the pavement than six (6) feet under any circumstances. All permanent improvements must be a minimum of six (6) feet from the edge of the pavement. Two (2) feet of gravel shoulder and four (4) feet of ditch must be installed and maintained next to the edge of the pavement unless the existing grade slopes down into the adjoining property within the six (6) feet. In such cases the existing grade cannot be changed within the Right-of-Way.
- B. Driveways shall be at the grade of the road for the first six (6) feet unless the driveway grade is less than the road grade. Driveways must have a ten (10) foot radius on each side of the driveway. Driveways are permitted to be heated in the Right-of-Way to within two (2) feet of the road pavement. Culverts shall be installed four (4) feet from the edge of the pavement under all driveways unless the grade at the driveway slopes down into the adjoining property. Culverts cannot exceed thirty (30) feet in length; however, if a site dictates a need, owner may request a variance to allow for a larger culvert. Culvert shall be a minimum of twelve (12) inches in diameter and shall be larger if required by the District. Culverts shall have a minimum cover of twelve (12) inches. The culvert must extend minimum of (8) inches on either side of the drive. All driveways and culverts must be inspected and approved by the District before the driveway is paved. Maintenance of all culverts and ditches after construction of the driveway is the responsibility of the District.
- C. All work of any kind including the installation of improvements in the Right-of Way, including a driveway; require approval by the issuance of a permit as noted above. Such permit, if granted, shall constitute a revocable license. The application for a revocable permit is available from the Design Review Board Coordinator and must be approved by the Cordillera Metropolitan District. All revocable permits except for a non-heated driveway will be recorded with the Eagle County Clerk and Recorder.

4.03.00. THE RANCH ARCHITECTURAL GUIDELINES

4.03.01. Introduction

- A. In the broadest sense, the design style for The Ranch is based on a respect for the natural environment and the introduction of buildings that are in harmony with their setting. Buildings should complement rather than overpower the landscape.
- B. This design style calls for buildings to blend with their sites so that when viewed from a distance, overall building forms and massing respond to natural landforms and topography. Buildings should step with the site, accomplishing level changes through composition of forms rather than massive site grading. Building forms and roof lines should relate to surrounding land forms. Exposed profiles on ridge lines and harsh angular forms which are in conflict with natural slopes should be avoided. The use of exterior materials and colors with ties to indigenous site characteristics will lessen the visual contrast of buildings and allow a strong integration of landscape and structure.
- C. Overall, the building forms in The Ranch should be understated and simple, having an appearance of being added on to over time. The architecture is enriched by handcrafted details that thematically convey an understanding of the region's folklore, wildlife, and flora. Details may be expressed in ironwork, carved wood, etched glass, stone, woodwork, trim and joinery.

4.03.02. Building Size

Single family residences shall have a minimum footprint of 1,100 square feet and a maximum footprint of 15,000 square feet. Building footprint is calculated by the outside dimensions of the building foundation, excluding porches, patios or other unroofed areas. The overall floor area of enclosed habitable space for single family residences shall be 2,500 square feet at a minimum and 15,000 square feet at a maximum. If any ground floor space is 7 feet high or less with no egress, it will be considered uninhabitable square footage. If any ground floor space is higher than 7 feet and/or has egress, it will be considered habitable square footage.

4.03.03. Building Height

The building height limit for each homesite at the Cordillera is 35 feet. Height limitations are found in the Lot Development Standards located in the Appendix of these Guidelines. Maximum allowable building heights are not intended to imply that all portions of a building may be built to the maximum allowable height limit. 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.

- A. Building massing should emphasize horizontal scale and form. Building scale should be reinforced by varied building heights, off-sets in building elevations, well-proportioned fenestration, decks and balconies, and architectural detailing.
- B. Low-Level one to two story building mass is encouraged.
- C. Buildings should be designed as a composition of additive forms; large structures and continuous unbroken building forms should be avoided.
- D. Consideration should be given to homesites designed as a composition of smaller building forms clustered around outdoor spaces such as courtyards, porches, or verandas.
- E. Building forms should step with the existing natural contours of the site and be designed to nestle into existing terrain.

- [illegible]

Ridge +8727	E.G. – Existing Grade
<u>-8700.5</u>	F.G. – Finish Grade
26.5 ft.	F.S. – Finish Stone

- 60

Note: Due to the topography of The Ranch, maximum building ridge elevations have been established for certain lots. These limitations are more restrictive than the 35' height limitation. Contact the Cordillera Metropolitan District for a list of such lots.

4.03.04. Roofs

Roofs are a very prominent visual element of a building and as such provide a strong unifying characteristic between buildings. Consistent roof forms are also an important element in support of the design style for The Ranch. A simple pattern of primary and secondary roof forms, dormers, and a limited palette of materials and colors are the primary design objectives for roofs.

A. Form

Roof forms should be relatively simple and limited to gable, hip and shed type roofs. In order to assure interesting form and reduction of visual scale, roofs should be comprised of primary and secondary roof planes. For shed roofs, no more than 40% of the total roof may be designed as a single-plane. For gable roofs, no more than 75% of the total roof may be designed as a single gable. The composition, scale, appearance, surfaces and overall proportional balance of the volumes should be considered on a building.

Substantial roof overhangs of at least 24" for primary roof forms and at least 18" on secondary roof forms. Fascias constructed of multiple layers of wood shall also be incorporated into the design of roofs. If rafter tails are exposed, narrower fascia materials may be used. Flat roofs are not permitted as a primary roof form.

B. Pitch

Primary roof structures should have a minimum pitch of 8:12 and a maximum pitch of 12:12. Building designs having the primary roof pitch at less than 8:12 may be permitted with specific DRB approval based upon merits of the individual design and its overall conformance to the spirit of the design guidelines. The roof pitch of secondary roofs shall be complementary to the primary roof. This is not to imply that the pitch of secondary roofs must be the same as primary roofs. Secondary roof pitches may vary from the primary roof. With the exception of small flat roof sections, the pitch of secondary roofs shall be at least 2:12.

C. Dormers

The design of dormers should be functional to allow window openings and head heights for upper level or loft living spaces. They can also be used to bring natural light into multi-story living spaces and to provide protection to entryways, decks, and garages. Dormers shall be used in lieu of skylights for both functional and style reasons. Skylights are not allowed.

Dormer forms may be gable, hip, or shed. Dormers should be designed and located relative to the style and overall proportional balance of the roof and building. Shed dormers should not exceed more than 1/2 of the primary roof plane. In order to maintain a simple roof form and effectively break up the mass of the building, the front face of large shed dormers should be at least 2' back from the edge of the roof.

D. Ancillary Roof Elements

Roofs should be relatively simple and as such, the design of ancillary elements such as flues, vents, mechanical equipment, snow fences and clips, heat tapes and lightning rods is very important in order to minimize roof clutter. Ancillary elements should be designed to be compatible with the primary roof and to not create a visual distraction. All flues and vents shall be consolidated and enclosed in stone. Wood enclosures are not permitted. In the event that the consolidation and enclosure of all flues and

vents is not feasible, the Design Review Board may approve unenclosed flues and vents provided they are small in size and painted to match the roof color.

When used, snow guards should be fastened to the basic roof structure by steel connections and brackets. Horizontal log or timber members, matching the materials on the home, are encouraged. Steel members painted to match the roof color may be used. Snow clips may be of copper or painted metal.

E. Roof Materials

In response to the wooded setting of the Ranch and to the heritage of the architectural theme there are several roof materials that are appropriate to the Ranch.

Individual unit piece roofs made of synthetic shakes, natural slate, concrete, or clay tile are all appropriate in a flat or “shake” profile. Slate, concrete or clay tile roofs shall be of a grey-brown or green-gray-brown color with a flat non-reflective finish. Asphalt shingles, fiberglass shingles, and cedar shingles are not permitted.

Non reflective standing seam roofs in corten, zinc, copper or terne metals are also appropriate due to their natural patina appearance. The use of metal roofing should be as an accent to the main roofing material. All exposed roof vent flashing, gutters, downspouts and other roofing devices other than snow guards shall be made of copper or other suitable alternatives as may be approved by the Design Review Board. In all cases, such material shall be compatible with the colors and materials of the residence and the community. In some cases an all metal roof may be allowed due to wildfire ratings of high or extreme. Painted or kynar finished metal may be allowed in approved colors.

In accordance with Resolution 8, Series 2004 Cedar shake roofs are no longer allowed in Cordillera in an effort to reduce wildfire hazards.

F. Cold Roof Design

Cold roofs are strongly encouraged in order to prevent or reduce ice damming and icicle buildup on eaves. Cold roof design should include a continuous air flow space between eave vents and ridge vents. Attention should be given to the venting of dormers, secondary roof areas, and hip ridges to prevent heat build-up or lack of air flow. If cold roofs are not used, full ice and water guard coverage will be necessary.

G. Roof Replacement

Existing cedar shake roofs within Cordillera are aging and some roofs may be in need of repair and/or replacement. However, roofs to be repaired in excess of 25%, over the life of the roof, of total roof area shall be replaced with a material other than cedar shakes, based on the above requirements.

4.03.05. Exterior Wall Materials

A major component of the design theme for The Ranch is the use of natural materials that are an outgrowth of their setting. A limited range of exterior wall materials, the use of similar colors and simple building forms will establish an architectural image that will complement and blend into the natural landscape.

A. Scale and Form

Residential buildings shall be based upon a central rectilinear massing with simple forms added to create scale, and to allow for the adaptation to natural landforms. The underlying rectilinear form should have the visual impression of “growing” out of the site. This impression can be reinforced by following the natural contours of the site and portraying a strong, horizontally proportioned massive base.

B. Materials

Acceptable exterior wall materials include stone and wood. Stone shall be used as an expression of mass; heavy timber or log framing may be used to express structural form; wood siding may be used for exterior sheathing; and board trim may be used for detail areas such as fascia, eave, corner and window trim. In all cases, the use of exterior wall materials shall accurately convey the structural integrity of the residence. The use and composition of these materials are described in the following sections.

C. Exterior Wood

Wood siding should be the primary exterior building material within the Ranch. Boards of 6 or 8 inch width should be used and profiles of channel rustic, shiplap, tongue and groove or board and batten are appropriate. Due to their natural weathering characteristics western red cedar and redwood are the most appropriate siding materials. These woods will age naturally to a blend of beautiful colors. The use of paint on wood siding is not consistent with the architectural theme of the Ranch.

Cedar shakes or shingles may be used in lieu of wood siding on secondary wall areas such as dormers and gables. Rectangular or half round shingles may be used. Heavy timber and logs are used to express structural framing of the building, particularly as trusses, lintels, sills, beams, purlins, and rafters. The scale of these members should be consistent with their structural insertion. Connection details should be done with care and exposed heavy steel plates should be avoided or concealed.

D. Logs

Logs may be used as stacked load bearing walls, but when expressed on the building exterior, logs must be set on a stone base. In such cases, stone should comprise at least one-fourth of the exterior wall area. Logs should express a massive, hand hewn appearance. Typical minimum dimension of at least 14 inches 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 glu-lam beams can be used to express the structural framing of the building, particularly as trusses, lintels, sills, beams, purlins, and rafters. The scale of these members should be consistent with their structural insertion. Connection details should be done with care and exposed heavy steel plates should be avoided or concealed.

Log homes are most appropriate on wooded sites and as such, log homes may be developed only on specific lots. Please contact the DRB Coordinator for a list of these lots.

Generally, no more than 2/3 of any exterior wall surface should be composed of wood siding. Stone, if used as described below, may be incorporated, within the composition, serving to provide a visual base to support the building.

E. Stone

The use of natural stone is required and must cover at least 15% per exterior elevation of the exterior vertical surface area. Stone provides a physical link with the natural characteristics of a site and also serves to visually anchor a building to the ground. Stone should be used to establish a strong sense of mass and performance. Stone should be of an indigenous Colorado source and shall be laid on a random pattern with a subtle horizontal coursing. 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. All stone should be a minimum of six inches in specified depth. Imitation or manufactured stone shall not be permitted.

F. Lintels and Sills

In “mass” walls of stone or stucco the use of lintel and sills at door and window openings is strongly encouraged. These lintel and sill members shall be detailed and proportioned so as to appear structurally sound. Lintels and sills may be made of hewn timber, logs, cut stone, or natural stone.

G. Exterior Trim

The design theme for The Ranch calls for a high level of quality in exterior materials and details. Details provide the opportunity to present the skill of the designer and craftsman while expressing the heritage, cultural folklore, and artistry of the architectural style and the Colorado setting.

Many opportunities can be exploited to enrich building details. Among these are windows and doors, gates, balconies and railings, deck and patio surfaces, chimneys and dormers, corbels, artwork, and lighting. In concert with the overall architectural style, details should be consistent in their origin and interpretation throughout the building. Functional details such as window boxes and shutters are encouraged; however, shutters must be proportioned to cover their respective windows. The design of functional hardware is encouraged.

H. Prohibited Walls Materials

In order to further define the design theme and establish continuity between buildings, exterior wall materials are generally limited to the materials described above. At the discretion of the Design Review Board, materials other than those specifically listed may be approved. The following materials are inappropriate for The Ranch’s design theme and are specifically prohibited:

- Wood shake roof
- Asphalt or fiberglass shingles
- Stucco
- Imitation stone or imitation brick
- Concrete, either masonry units, pre-cast, or formed
- Cinder block
- Ceramic tile
- Plywood or composition siding, T-111, other fiber cement board materials
- Glu lam beams
- Glass Block
- Any material not listed that the DRB deems to be of inferior quality.

4.03.06. Windows and Doors

A. Window arrangements should be designed in proportion to the structure and form of the building and should adhere to a traditional rectangular pattern in keeping with the overall design theme. True divided light windows are the most appropriate to the design theme of The Ranch and must be incorporated in a consistent pattern throughout the home. Snap-in grids are not considered to be divided lights. In order to maintain a smaller scale, large window openings shall be composed of smaller panes of glass.

- B. Bay windows may be used to enhance views and provide interest to exterior walls. Arched top windows may be an appropriate form of opening but will only be approved when set within stone. Trapezoid windows and other unusual shape and size windows if used must be in conjunction with divided light windows and set behind a truss element. Skylights and circular windows are not appropriate to the design theme of the Ranch and are therefore not allowed.

- C. Windows offer many opportunities to reinforce the design style. On stone walls, deep reveals of 6" to 8" are very characteristic of the design style. The design of windows, whether in wood or stone walls, should be "set within the wall" on all sides.
- D. Window casing shall be made of wood with exterior finishes stained or clad in metal. Colors on clad windows must be factory applied. Mirrored or reflective glass is prohibited. Maintenance of metal clad windows may be accomplished through paint, per DRB approval.
- E. Exterior doors, especially main entry doors and garage doors should be designed with great attention to detail in order to create an individual identity for the building. Richly detailed doors are also very characteristic of the design theme. 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.

4.03.07. Balconies and Railings

- A. Balconies are very characteristic of the design theme and when properly located on sunny exposures, can provide pleasant outdoor spaces. Balconies can either be recessed into the wall mass or projected from exterior walls. When a projected balcony is used, consideration must be given to protection from snow shedding from overhead roofs. The underside of projecting balconies must be finished with wood siding to match exterior wall materials.
- B. Balconies should be sized to individual rooms or functions within the building and should be proportional to the overall exterior elevation of the building. Long horizontal expanses of continuous or repetitive balconies should be avoided.
- C. Balcony railings offer an opportunity to express individual character within the context of the design theme. Balcony railings should be light in appearance with a significant portion of the area left open by using narrow pickets or railing patterns. Balconies enclosed with wood walls are not permitted. The use of framing material for balcony railings is not permitted. Wood or wrought iron railings may be used. Painted tube steel or rebar is not permitted as a railing material. Steel railings should be finished by the manufacturer or powder coated prior to installation. Glass railings or glass railing inserts are not encouraged but can be considered on a project-to-project basis with specific DRB approval. Impacts on wildlife and adjacent neighbors will be highly considered by the DRB as the design is reviewed. Note fully transparent clear glass railings and railing inserts are not permitted in Cordillera.

4.03.08. Foundations

- A. One of the primary design objectives of Cordillera is to create a close integration of site, landscape, and building. The design of foundations is an extremely important aspect of integrating these elements. Foundations and finished site grading should be designed so that the building appears to grow out of the site in a balanced and visually pleasing manner. Foundation walls above finished grade must be covered with stone.
- B. On sloping sites, foundations should be stepped with the contours to avoid high retaining walls or extensive cut or fill slopes. Suspending building masses and cantilevered buildings may be permitted. Wherever possible, building foundations should be designed to visually link with landscape walls in order to reinforce the visual harmony between the building and the landscape.
- C. Due to the nature of soil and geology of mountain building sites a site specific geotechnical report is required for each site. The foundations, footings, retaining walls and related drainage systems shall be designed by a licensed engineer.

4.03.09. Chimneys

- A. Chimneys are a strong visual element of a home and an important aspect of The Ranch's design theme. They should relate in form and materials to the design style of the primary structure. Chimneys shall be constructed of stone with cut stone caps or decorative metal spark arresting "roofs". Fireplace flues as well as mechanical flues and vents should be consolidated and enclosed within chimneys. All exposed metal flues or pipes on the roofs shall be enclosed in stone or painted to match the approved roof color.
- B. In accordance with Eagle County Regulations, no more than one wood burning device per residence is permitted. The proposed wood burning device must be clean burning, utilizing a catalytic converter, and must be an EPA approved product.

4.03.10. Exterior Color Scheme

- A. The overriding principle for the exterior colors of buildings within The Ranch is to blend buildings into the terrain and vegetation of the natural landscape. Naturally weathering materials such as cedar shakes and shingles, redwood and western red cedar boards, corten, copper or terne metal, and native stone are central to the design theme.
- B. Transparent or Semi-transparent stains are required on exterior wood and must be in colors that are subtle and only accent the natural wood. Solid stains and paint are not allowed on exterior wood surfaces of buildings.
- C. Accent colors can be used to bring interest and individual identity to buildings. Colors that relate to the natural vegetation of the site area can add effective, vibrant accents to the subdued tones of the overall building. Transparent or Semi-transparent accent colors may also be used on secondary details of buildings such as door and window trim, fascias, and frieze boards. When accent colors are used, they must blend with the overall colors of the building. Bright colors, colors that call undue attention to a specific element of a building, or colors that overpower the building shall not be permitted.
- D. Prior written approval must be obtained from the Design Review Board to recoat the exterior of a building that deviates from the originally approved color scheme (color and formulation).

4.03.11. Solid Waste Collection and Service Areas

Adequate areas shall be provided for trash containers, storage areas for patio furniture, firewood and maintenance and recreational equipment. Storage areas incorporated within the building are preferred. However, if storage areas are outside, such areas shall be enclosed or screened from view from public areas and from adjacent properties. The enclosures or screens shall be compatible with the overall style, form and materials of the residence. Refer to Retaining Walls, Landscape Walls, Fences and Screening for specific screening guidelines. Trash containers shall be designed to prevent access by wildlife and domestic animals and shall not be left outside overnight.

4.03.12. Fire Protection

- A. All permanent buildings shall include a sprinkler type fire suppression system. Consult the Eagle County Building Department for information regarding specifications of such systems. All residence shall have a Knox Box located near the garage door or front door and must be highly visible.

4.03.13. Accessory Buildings and Accessory Uses

- A. Accessory buildings are to remain within the building envelope, unless approved by DRB.

- B. Pursuant to Cordillera's P.U.D. Guide, planning parcels are designated for certain uses. Residential development within Cordillera is intended to serve one family living together in a dwelling unit. A dwelling unit is defined by the Eagle County Land Use Regulations to mean: one or more rooms in a dwelling occupied by one family living independently of any other family, and having not more than one indoor kitchen facility which is limited to the use of the one family.
- C. In some areas caretaker units are allowed and only by a purchased right. According to the Eagle County Land Use Regulations a caretaker is defined to mean: a person who is not the owner of the land but who is employed by the owner to maintain the land and structures on it. Additionally, pursuant to the Eagle County Land Use Regulations and the PUD Guide for Cordillera (Exhibit G), there are 32 caretaker units allowed in the Western Parcel and 14 in the Chaveno Parcel. Moreover, a caretaker unit is defined to mean: a dwelling unit which is accessory to the principal use of the property, and is designed and intended for occupancy by the caretaker of said property; provided that the caretaker unit shall not be sold separately from the main dwelling, must be an integral part of the primary dwelling, shall not exceed 25% of the total building floor area, and shall only be permitted on lots greater than one half acre in size.
- D. In some areas Cordillera's P.U.D. Guide does and does not allow for accessory buildings and uses. An accessory structure or accessory use is defined by the Eagle County Land Use Regulations to mean: a structure less than 850 square feet and which does not contain habitable space or a use incidental and subordinate to the main use of the property and which is located on the same lot as the main use. All accessory buildings and accessory uses must be approved by the Design Review Board and located within the building envelope. All applicants to the Design Review Board must submit a Statement of Primary and Accessory Use prior to receiving final Design Review Board approval. Bed and Breakfast Home Occupation is specifically prohibited.
- E. All lots must have a primary structure before any accessory structures, recreational facilities or improvements can be approved.

4.03.14 Contiguous Lots

The DRB recognizes a contiguous lot, which has a primary residence adjacent, as an extension of the property.

- A. A contiguous lot which is associated with a primary residence shall be allowed to have development rights such as improvements or structures on the property, if allowed per PUD and approved by DRB.
- B. A lot not associated to a primary residence is not a contiguous lot and will not be allowed to have development rights such as improvements or structures on the property.
- C. A contiguous lot which is sold as a single lot must conform to vacant lot standards; all improvements and/or structures must be removed and returned to original state. Owners shall, at their own cost and expense, remove such structures or improvements and restore the land to substantially the same condition as existed prior to the nonconforming work per Declaration of Protective Covenants, Conditions, and Restrictions, Section 7.05 – Enforcement.

4.03.15. Water Conservation

In addition to the landscape irrigation requirements set forth in the Cordillera Design Guidelines, homeowners are encouraged to practice water conservation measure within their homes with respect to efficiently managing their water use.

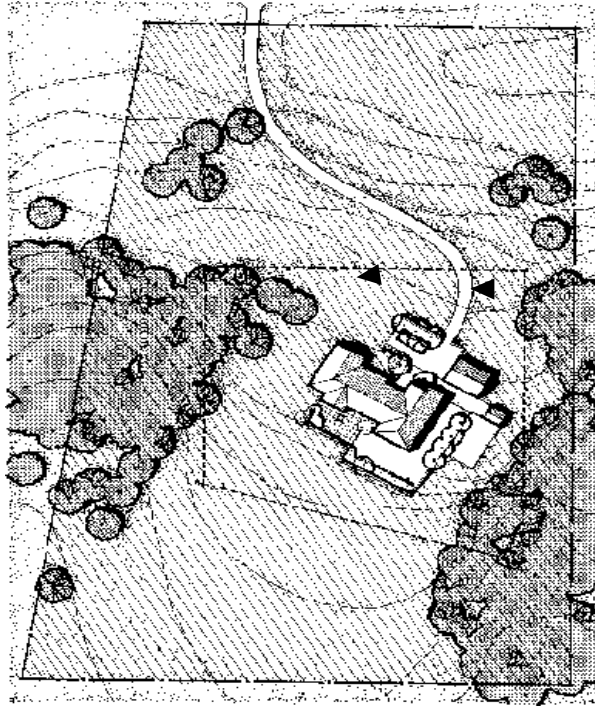
4.04.00. THE RANCH LANDSCAPE DESIGN GUIDELINES

4.04.01. Introduction

- A. The goal of landscape design for The Ranch is to integrate buildings and improvements with the high alpine meadows and forested slopes that characterize the site. In addition, landscape design should respect the history and heritage of the site. Settled by the Fenno family over one hundred years ago, farming and ranching practices have left a quilt of open grassy meadows defined by surrounding stands of aspen, fir and spruce. This western heritage is simple, direct and picturesque. Like the architectural theme, the landscape theme should further the natural characteristics of the site through the use of natural materials that are an outgrowth of their setting.
- B. To this end, landscape plans and grading plans must address two distinct landscape zones and the creation of a defined edge between these two zones. The first of these, the native landscape area, generally includes portions of the lot outside of the building envelope. The native landscape area is to remain predominantly undisturbed during site development. Re-vegetation of the native landscape area should erase traces of disturbance and recreate the character of the site using indigenous plants. The manicured landscape area is the second zone and generally includes areas within the building envelope. This area allows for a more formal landscape treatment adjacent to the building. Ornamental plants and manicured lawns are permitted but such features should be minimized to conserve water and maintain the natural character of the site.
- C. The intent of landscape design for The Ranch is not to replace all existing natural vegetation and features with lush lawns, gardens, ornamental plants and other man-made elements. Nor is it the intention to specifically deny the opportunity to modify the existing landscape in order to effectively complement buildings, structures or other improvements. Rather, the objective of these guidelines is to ensure that landscape design reflects the rustic qualities of the American West while retaining the overall qualities and integrity of the existing site and mountain landscape.

4.04.02. Cordillera Design Guidelines Wildfire Regulations

- 1. To reduce the wildfire hazard, areas of Cordillera have been categorized into four hazard classes corresponding to the degree of wildfire hazard. These classes, listed below, are used to define the extent of mitigation necessary to minimize exposure to wildfire risks. A map illustrating individual lot fire hazard classifications may be viewed at the Cordillera Administration Office. Class A is a low hazard category in which mitigation for wildfire hazards may be required.
- 2. Class B is a moderate hazard category in which mitigation to reduce wildfire hazards is required.
- 3. Class C is a severe hazard category which includes conifer stands with dense crowns, steep slopes, or existing slash of standing dead timber. Mitigation to reduce wildfire hazards is required.
- 4. Class X or D is a severe hazard category which includes dense brush vegetation less than ten feet tall. Mitigation to reduce wildfire hazards is required within this class.
- 5. Contact the Cordillera Healthy Forest Inspector, 970-688-8850, for further information pertaining to your individual lot.



- B. On all properties less than three (3) acres, the entire lot is mitigated of standing dead and dead fallen trees, in accordance with Eagle County Wildfire Mitigation guidelines. These guidelines can be found on the Eagle County website, eaglecounty.us/wildfiremitigation. All mitigation must be completed prior to construction beginning.
- C. On properties greater than three (3) acres all dead standing, and dead fallen within two hundred ten feet (210 feet) of the home (overhangs) in all directions be mitigated within property lines.
- D. In all properties greater than three (3) acres, the mitigation will not exceed three (3) acres in area; and that there is to be no mitigation outside of the property lines.
- E. No tree shall be planted in an existing fire hazard. Trees planted in an existing fire hazard will be removed and relocated to an area of less fire danger.
- F. The addition of landscaping will not be allowed to increase the hazard rating for the overall site.
- G. All plant material within Zone 1 and Zone 2 must comply with both Cordillera Design Guidelines and Eagle County Wildfire Regulations
- H. Zone 1 is to comply with Eagle County Regulations and Cordillera wildfire regulations that increases defensible space to twenty (20) feet, from all decks and overhangs to the drip edge of the tree, and that no conifers or other non-firewise plant materials be within this twenty (20) foot space.
- I. Zone 2 is further defined as one hundred (100) feet from all decks and overhangs.
- J. Please refer to Eagle County Wildfire regulations for a list of approved plant materials.

4.04.03. Native Landscape Area

- A. The native landscape area is generally defined as the portion of the lot located outside the building envelope. The purpose of this area is to maintain a common natural landscape element throughout The Ranch. In addition, the native landscape can extend into the building envelope to reinforce the relationship between the built and natural environment. Except for the installation of a driveway, the native landscape area should remain undisturbed during construction. Unless specifically approved by the Design Review Board, all construction, excavation, cut and fill slopes vegetation and tree removal and other forms of disturbance are prohibited within the native landscape area.
- B. All portions of the native landscape area that are disturbed during construction shall be revegetated with plant materials indigenous to The Ranch. The introduction of plant materials into the native landscape area that is not indigenous is prohibited. Indigenous plants approved for use in The Ranch are listed in Section 4.04.09 List of Recommended Plant Materials. These plants should be selected according to microclimatic conditions, natural vegetation patterns, plant geography, plant associations and plant coverage patterns of the existing vegetation on the site. Minimum tree size for evergreen trees is 10 feet.
- C. Temporary above ground irrigation systems to re-establish native vegetation may be permitted, subject to approval of the Design Review Board. Temporary systems shall be removed after one growing season, unless additional time is required for the vegetation to re-establish. Such an extension requires approval from the Design Review Board. Once vegetation has been re-established, the system shall be removed gradually allowing the newly established vegetation to adjust to natural site conditions. Underground irrigation systems are not permitted in the native areas. Underground temporary irrigation systems will not be permitted and will be required to be removed if installed. Low water usage plants are highly encouraged and a moisture sensor on the irrigation systems is required. Refer to Eagle River Water and Sanitation District for additional information on exterior water restrictions.
- D. Where the native landscape area meets the structure, a roof drip edge shall be established to mitigate soil erosion from roof runoff. Native planting between the drip edge and the structure is encouraged to accomplish all design goals (framing views, anchoring the structure to the site, etc.).

4.04.04. Manicured Landscape Area

- A. The manicured landscape area is comprised of lawns, planting beds, patios, terraces, and other formal landscape improvements. All such improvements shall be located within the building envelope unless otherwise approved by the Design Review Board. Acceptable plant materials within the manicured areas are low water usage plants adaptable to USDA Zone 4, as defined by the 1990 USDA climate map. Such plants are listed in Section 4.04.09 List of Recommended Plant Materials. Small areas of artificial turf are permitted with specific DRB approval. Contact the DRB Coordinator for a list of Cordillera recommended products.

Appropriate locations for ornamental plantings are adjacent to the residence and outdoor living spaces such as patios, decks and front entries. Planting should frame views, provide privacy, anchor the corners of the structure, buffer prevailing winds and offer seasonal interest. Trees should be planted in varying sizes to provide a natural appearance. Refrain from planting in rows. Clusters of no more than 3 evergreen trees, with a distance of 20 feet from all decks and overhangs. Refer to Wildfire Regulations Section 4.04.02. Other clusters of evergreens and the building shall range in height from 10' to 14' minimum with each tree identified on the plan.

Slope should be accounted for when assigning heights. Trees in higher profile areas should exceed this height range. Deciduous trees shall range in size from 2" to 3" in caliper minimum. Shrubs must be 5

gallon minimum. It will be at the discretion of the Design Review Board to require larger plant materials as it sees appropriate. Annuals and ornamental plantings are not appropriate outside of the building envelope or along the drive. Generally, native indigenous plant materials should be the predominant landscape feature visible from adjacent properties, streets or public spaces.

- B. Permanent underground irrigation systems are permitted within landscape areas, provided that such areas do not exceed 3,000 square feet per lot. Irrigated area shall be calculated as all ground area covered by overhead spray irrigation. Drip irrigation to individual plant locations shall be calculated in accordance with the following formula: one gallon pots will equal 1/4 square foot; two gallon pots will equal 1/2 square foot; five gallon pots shall equal 3 square feet, seven gallon pots shall equal 4 1/2 square feet. Individual trees and larger shrubs should be factored accordingly based upon root ball size.

Property owners are encouraged to provide a mix of vegetative types within manicured areas including shrub beds, perennial beds, trees, container plants, and lawn. The remaining area allowed for underground irrigation systems may be used to permanently support native plantings adjacent to the manicured landscape areas. In order to conserve water, owners are encouraged to minimize irrigated areas, use moisture sensors on irrigation systems and design irrigation systems that are water efficient and low maintenance. All automatic irrigation systems shall be equipped with a rain sensor which will disengage the system during periods of rain. With the exception of starter systems as described in the native landscape area section, above ground systems are not acceptable.

- C. Backflow preventors are required with all irrigation systems and remote electrical control valves shall be installed in valve boxes. Manual valves are prohibited. Irrigation controllers shall not be visible on the exterior of the building. The use of typical drip irrigation or pop-up heads that conserve water is encouraged. Systems shall be designed so that peak summertime lawn irrigation can be completed between 8 pm and 7 am. The use of drip zones is also encouraged.

4.04.05. Transition Zone

The transition zone provides for a smooth planting treatment between manicured landscape area and the indigenous vegetation of the native landscape area. The intent of this transition zone is to create an edge or zone which clearly contains the manicured landscape areas. The transition may be a simple edge such as stone edging or a low landscape wall; or it may be a zone such as a series of planted terraces or a planting bed.

4.04.06. Kentucky Bluegrass as a Landscaping Element

Pursuant to Cordillera's Water Conservation Plan, the use of Kentucky Bluegrass within Cordillera is strictly limited. Kentucky Bluegrass is not indigenous to the general climate where Cordillera is located and is, therefore, only allowed in site-specific natural moist areas and recreational settings. Any intended use of Kentucky Bluegrass must be clearly stated on the required landscape plans and approved by the Cordillera Design Review Board prior to construction. The Fescue species is an acceptable substitute.

4.04.07. Tree Protection

All trees located outside a 5 foot border, running parallel with the footprint of the proposed building(s) and with a diameter greater than twelve inches, measured from 3 feet above grade are subject to Design Review Board review and approval. No tree in this category shall be cut, removed, altered or destroyed without the express written approval of the Design Review Board. Refer to Exhibit D for additional information.

4.04.08. Plant Materials

The Ranch is bisected by numerous wildlife migration corridors. In order to avoid browsing by deer and elk, it is strongly recommended that plant species which are less palatable to big game be used on lots within or adjacent to movement corridors or winter range habitat.

4.04.09. List of Recommended Plant Materials

The following plant list includes a majority of the indigenous species found within Cordillera. These lists are to be used for re-vegetation of disturbed area and habitat enhancement. Homeowners are encouraged to incorporate indigenous plants into the manicured landscape areas. Selecting the big game resistant plants identified below (*) will reduce or minimize browsing damage by deer and elk. To conserve water homeowners are encouraged to use low water consuming plant species, identified below (+).

Any lot may contain numerous microclimates and plant habitats. It is the Owner's responsibility to introduce indigenous plants into the native landscape areas which are consistent with the existing habitats types and adapted to the conditions of the specific location. These habitat types have been mapped for the entire Cordillera property. It is recommended that this information be used to determine habitat types on specific lots. This information may be obtained by contacting the Cordillera Design Review Board.

NORTH FACING SLOPES

EVERGREEN TREES

<i>Abies concolor</i>	White Fir
<i>Abies lasiocarpa</i>	Subalpine Fir
<i>Picea engelmannii</i>	Engelmann Spruce *
<i>Picea pungens</i>	Colorado Blue Spruce *
<i>Pinus contorta</i>	Lodgepole Pine +
<i>Pseudotsuga menziesii</i>	Douglas Fir *

DECIDUOUS TREES

<i>Populus angustifolia</i>	Narrow-leaf Cottonwood
<i>Populus balsamifera</i>	Balsam Poplar
<i>Populus tremuloides</i>	Quaking Aspen

SMALL TREES AND SHRUBS

<i>Acer ginnala</i>	Amur Maple
<i>Acer glabrum</i>	Rocky Mountain Maple
<i>Amelanchier alnifolia</i>	Serviceberry +
<i>Arctostaphylos uva-uris</i>	Kinnikinnick
<i>Juniperus communis</i>	Common Juniper *
<i>Mahonia repens</i>	Oregon Grape (Creeping Mahonia) *
<i>Pachistima myrsinites</i>	Mountain-lover
<i>Physocarpus monogynus</i>	Low Ninebark *
<i>Prunus pennsylvanica</i>	Pin Cherry
<i>Prunus virginiana</i>	Chokecherry
<i>Ribes alpinum</i>	Alpine Currant
<i>Ribes aureum</i>	Golden Currant +*

Ribes inerme
Rosa woodsii
Sambucus pubens
Sambucus racemosa
Shepherdia canadensis
Sorbus scopulina
Symphoricarpus albus
Symphoricarpus uthaensis
Vaccinium myrtillus
Vaccinium scoparium

Wild Gooseberry
 Wood's Rose +
 Red-berried Elder
 Elderberry
 Canada Buffaloberry
 Mountain Ash +
 Common Snowberry
 Birchleaf Spiraea
 Blueberry
 Huckleberry

FORBS AND GRASSES

Aquilegia caerulea
Arnica cordifolia
Calamagrostis rubescens
Carex geyeri
Elymus glaucus
Galium boreale
Geranium richardsoni
Lathyrus leucanthus
Thalictrum fendleri
Vicia americana

Wild Columbine
 Heartleaf Arnica
 Reedgrass
 Elk Sedge
 Blue Wildrye
 Bedstraw
 Geranium *i*
 Peavine
 Meadowrue
 Vetch

DRY SUNNY SLOPES EVERGREEN TREES

Juniperus scopulorum
Pinus aristate
Pinus contorta
Pinus edulis
Pinus flexilis

Rocky Mountain Juniper +
 Bristol-cone Pine +
 Lodgepole Pine +
 Pinyon Pine +*
 Limber Pine *

SMALL TREES AND SHRUBS

Amelanchier alnifolia
Arctostaphylos uva-ursi
Artemisia cana
Artemisia frigida
Artemisia tridentata spp. *Vaseyana*
Ceratoides lanata
Cercocarpus intricatus
Cercocarpus montanus
Chrysothamnus parryi & spp.
Chrysothamnus nauseosus
Chrysothamnus viscidiflorus
Clematis liquisticifolia
Fallugia paradoxa
Holodiscus dumosus
Jamesia americana
Juniperus osteosperma
Mahonia repens

Serviceberry +
 Kinnikinnick
 Hairy Sage +
 Fringed Sage +
 Big Sagebrush +
 Winterfat +
 Dwarf Mountain Mahogany
 Mountain Mahogany +
 Mountain Rabbitbrush +
 Rubber Rabbitbrush +
 Low Rabbitbrush +
 Western Clematis
 Apache Plume *
 Rock Spirea
 Waxflower (Mountain Mock Orange)
 Utah Juniper +
 Oregon Grape (Creeping Mahonia) *

Potentilla fruticosa
Prunus virginiana
Purshia tridentata
Quercus gambelii
Rhus glabra
Rhus trilobata
Ribes cereum
Sorbus scopulina
Symphoricarpos oreophilus
Tetradymia canescens

Shrubby Cinquefoil *
 Chokecherry
 Antelope Brush (Bitterbrush) +
 Scrub Oak +
 Smooth Sumac +
 Skunkbush +*
 Squaw Currant *
 Dwarf Mountain Ash +
 Snowberry +
 Horsebrush

FORBS AND GRASSES

Agropyron dasystachyum
Agropyron smithii
Agropyron spicatum
Bromus porter
Castilleja flauva
Cerastium oreophilum
Chenopodium leptophyllum
Delphinium nuttlaianum and spp.
Erigeron subtrinervis
Erigonum subalpinum
Erigonum umbellatum
Festucia idahoensis
Hedeoma hispida
Heliomeris multiflora
Koeleria cristata
Lupinus spp.
Oryzopsis hymenoides
Poa compressa
Poa secunda
Phlox multiflora
Sphaeralcea coccinea
Stipa columbiana
Stipa comata
Trifolium gymnocarpon

Thick Spike Wheatgrass +
 Western Wheatgrass +
 Bluebunch Grass +
 Nodding Brome +
 Paintbrush
 Mouse-ear
 Goosefoot
 Larkspur *
 Fleabane *
 Buckwheat *
 Sulphur Flower +*
 Idaho Fescue
 False Pennyroyal
 Showy Goldeneye
 Junegrass
 Lupines +*
 Indian Ricegrass +
 Canadian Bluegrass
 Sandberg Bluegrass
 Phlox
 Scarlet Globemallow
 Columbia Neeedlegrass
 Needle-and-thread +
 Hollyleaf Clover

MOIST LOW LYING AREAS ALONG CREEKS AND STREAMS

EVERGREEN TREES

Picea engelmannii
Picea pungens
Pseudotsuga menziesii

Engelmann Spruce *
 Colorado Blue Spruce
 Douglas Fir *

DECIDUOUS TREES

Populus aciminata
Populus angustifolia
Populus balsamifera
Populus fremontii

Lanceleaf Cottonwood
 Narrow-leaf Cottonwood
 Balsam Poplar
 Fremont Cottonwood

Populus sargentii
Populus spp. Siouxland
Populus tremuloides

Plains Cottonwood
 Siouxland Cottonwood
 Quaking Aspen

SMALL TREES AND SHRUBS

Alnus tenuifolia
Betula occidentalis
Carex spp.
Ceanothus velutinus
Cornus stolonifera
Crataegus douglassii
Juniperus communis
Ledus glandulosum
Lonicera involucrata
Pachystima myrsinites
Prunus melanocarpa
Ribes coloradense
Ribes inerme
Ribes lacustre
Ribes wolfii
Rosa woodsii
Rubus deliciosus
Rubus idaeus
Rubus parviflorus
Rubus strigosus
Salix geeyeriana
Salix monticola
Salix pseudomonitcola
Salix scouleriana
Salix wolfii
Sambucus melanocarpa
Symphoricarpos oreophilus
Vaccinium caespitosum
Vaccinium myrtillus
Viburnum edule

Rocky Mountain Alder
 Rocky Mountain Birch
 Sedges
 Deer Bush
 Redosier Dogwood
 Hawthorn +
 Mountain Common Juniper *
 Western Labrador Tea
 Bearberry Honeysuckle *
 Mountain Lover +
 Western Chokecherry
 Colorado Currant
 Wild Gooseberry
 Small-fruited Gooseberry
 Wolf's Currant
 Woods Rose +
 Thimbleberry
 Western Red Raspberry
 Western Thimbleberry
 Wild Red Raspberry
 Geyer Willow
 Mountain Willow
 Southern Park Willow
 Scouler Willow
 Wolf's Willow
 Black Elder
 Mountain Snowberry
 Grouse Whortleberry
 Mountain Blueberry
 Arrowwood Viburnum

AGRICULTURAL AREAS

FORBS AND GRASSES

Agropyron cristatum
Agrostis alba
Bromus inermis
Dactylis glomerata
Phleum pratense

Crested Wheatgrass +
 Redtop
 Smooth Brome
 Orchardgrass
 Timothy

4.04.10. Retaining Walls, Landscape Walls, Fences and Screening

- A. Retaining walls, low landscape walls, fences and other screening elements are encouraged to facilitate changes in grade, to define exterior living spaces and to transition from the native to manicured

landscape areas. The location and alignment of such features should be determined based on site contours and other natural or man-made improvements. Under no circumstances shall walls, screens or fences follow property lines, interfere with wildlife movement corridors or winter range areas. All improvements shall be located within the building envelope, unless stated in Section 4.02.02 Building Envelopes and approved by the Design Review Board.

B. Materials used to construct retaining and low landscape walls shall be consistent with the architectural materials, textures, and colors used on the main building. Generally, walls should be constructed of stone or concrete with a stone veneer. The use of stucco, brick or wood as wall material is inappropriate. Randomly placed boulders, consistent with the structure's stone wall veneer, giving a feel of informality is encouraged. Plant materials are required at the base and top of all retaining walls to soften their appearance. Planting in the spaces between the boulders is encouraged. Round boulders may be used but 1/3 of the mass of ground level rocks shall be buried. Stone should be of an indigenous Colorado source and shall be laid in a pattern matching the building construction. Landscape walls should emerge from the ground and convey a sense of strength and permanence. Within this design theme, joinery and finished detailing are encouraged to provide a complimentary display of craftsmanship against the heavy and rustic structural elements.

C. Unless otherwise approved by the Design Review Board, the maximum vertical face for individual retaining walls shall not exceed six feet above finish grade. It is recommended that terraced retaining walls be used for extreme grade changes. Terraced walls should be designed with a minimum of three feet from the back of the lower wall to the face of the upper wall in order to allow for the use of plants between terraces. Walls used to screen service yards, utility tanks, trash containers, storage of patio furniture, and maintenance and recreational equipment shall not exceed six feet. Free-standing low landscape walls used as a transition or to define outdoor spaces should not exceed forty-two inches above finished grade. Allow 2' – 3', for planting, between retaining walls and any other hard surfaces, such as patios or driveways.

D. When fencing or screening is desired, the use of plant materials is highly encouraged. Wood fencing may be used for screening. Ornamental metal fencing will be allowed when used as an accent decoration, a gate or similar features. The fencing needs to compliment the design, materials and color of the residence. The maximum allowable height is forty-two inches. Privacy fences are not permitted in Cordillera. The use of ornamental and decorative fencing will not create a boundary to impede native wildlife migrations

E. Dark colored vinyl clad chain link fencing may be used to enclose dog runs or kennels as long as they are located within the building envelope and are screened from public view. The maximum allowable height for dog kennels and screening is six feet. Dog kennels must be adjacent to the residence and screened with landscape materials.

1. Kennels shall not exceed 1,000 square feet.
2. Dog runs or kennels are not permitted on lots that are less than one half acre in size.

4.04.11. Terraces, Patios, Walkways and Decks

A. Terraces, patios, walkways and decks can serve as an effective transition between the mass of a building and the topography, vegetation and other natural characteristics of a site. The location and size of terraces, patios, walkways and decks should be determined based on the characteristics of the site as well as the location of interior spaces. On above grade decks, support columns and underside of decking shall be finished to match materials used on the main residence. Synthetic decking material is permitted with the approval of the Design Review Board. These improvements must have a primary structure on the lot and shall be located within the building envelope, unless approved by the DRB. Acceptable paving

materials for terraces, patios and walkways include flagstone, sandstone, cobbles, brick pavers, concrete pavers and exposed or colored concrete. Porous stone such as slate is unacceptable due to their tendency to spall during freeze thaw cycles.

- B. Care should be taken when designing decks on a sloped site, since the underside of the deck may be unattractive. Public view of the deck bottom should be avoided. Support columns for decks should appear substantial, and be connected to the ground with massive materials such as stone bases or caps. The use of synthetic decking material is permitted with the approval of the Design Review Board.

4.04.12. Driveway Paving Surfaces

Appropriate surfaces for driveways in The Ranch include asphalt, stamped concrete, cobbles, brick pavers, exposed or colored concrete. Gravel and porous stone are unacceptable as paving materials.

4.04.13. Exterior and Landscape Lighting

The design of exterior lighting is particularly important due to the numerous ridgelines throughout The Ranch. The intent of lighting guidelines is to maintain the rural character, preserve the night sky and protect neighboring properties from bright lights and indirect light sources.

- A. All exterior lighting requires cut sheets and approval from the DRB.
- B. Exterior lighting shall be limited to identification signs, security and safety lighting. Project identification signs and residence address signs shall be illuminated and visible from access roadways. Driveways, porches and patios, entrances and pathways may be illuminated for safety and security.
- C. Driveway or pathway lighting shall be low level down lighting, in order to reduce glare to pedestrian or vehicular traffic, with the exception an address marker may have an up light.
- D. Frosted, seeded, opaque, or pitted glass is required for exterior light fixtures. Low wattage bulbs must be installed and will not exceed 60 incandescent watts or 10 LED watts per light fixture. Light fixtures with multiple bulbs the total wattage cannot exceed 60 watts or 10 LED watts.
- E. With the exception of the seasonal display of decorative holiday lighting (between November 15 through January 15, off by 10:00 pm), and small white lights in a reasonable amount of trees (between November 15 through March 15, off by 10:00 pm), the use of this type exterior landscape lighting is not permitted. Spotlights, up- lighting of trees and landscape lighting shall not be permitted.
- F. No exterior light is permitted outside of the building envelope with the exception of the driveway and address marker, unless approved by DRB.
- G. Spotlights and any other large landscape lights shall not be permitted.

4.04.14. Address Marker

An address marker for the residence is required and must have DRB approval.

- A. Address marker must be illuminated with the lighting guidelines outlined in Section 4.04.13 Exterior and Landscaping Lighting.
- B. Address Marker may be located within the right-of-way subject to approval from the DRB and Metro District. Refer to Section 4.02.14 Improvements in the Right-of- Way.

- C. Refer to Section 4.02.12 Signage for additional information on Address Marker or Address Number. The lettering size must comply with Eagle County and Fire Department requirements.
- D. Address markers shall incorporate the architectural styling and materials of the home and integrated within the landscape.

4.04.15. Artwork

Any and all artwork to be displayed on a homesite outside of the dwelling must be located within the building envelope, unless approved by the DRB. The Design Review Board reserves the exclusive right to approve or deny an applicant's request to display artwork outside of the dwelling. No artwork shall be installed, erected, displayed or placed on a homesite without the express written approval of the Design Review Board.

4.04.16. Fire Pits

- A. Fire Pits must be gas fueled with a maximum ¾" pipe and maximum 150,000 BTU, using no solid fuels, including wood or pellets.
- B. The fire pit should be built-in and have a masonry surround that is in the same character as the primary structure.
- C. The size and location must be identified on the plans and approved by the Design Review Board prior to installation.
- D. Fire pits must be located within the building envelope, unless approved by the DRB.
- E. Any and all exterior ovens are to comply with all requirements in Section 3.04.16.

4.04.17. Water Features

The governing body that controls and regulates the water service to and within all of Cordillera no longer allows the installation of exterior residential water features per their 2022 adopted By-laws. As a result, the Cordillera Design Guidelines no longer permit exterior residential water features to be installed within Cordillera to encourage water conservation measure with respect to efficiently managing exterior water use.

4.04.18. Swimming Pools and Swimming Pool Structures

The development of swimming pools, whether indoor or outdoor, may be disapproved in the event the irrigation calculations exceed the permitted amount.

- A. Hot tubs are an exception from this provision as long as they are to remain covered when not in use.
- B. Swimming Pool construction, attached patios and decks, changing facilities, fences, railings, mechanical and storage buildings shall be located entirely within the described envelope, unless approved by the DRB.
- C. Fencing of pool area is permitted provided that it is located entirely within the building envelope, is no higher than 42" and has a minimum of 12" between the top two wires or boards, or as may be required pursuant to applicable building codes and regulations. The fence design and location must be approved by the Cordillera Design Review Board.

- D. A swimming pool enclosure is permitted provided it is an integral part of the primary structure, is consistent with the architecture of the primary structure, and is located entirely within the building envelope, unless approved by the DRB.
- E. Non-built-in or temporary above ground swimming pools are not permitted in Cordillera.

4.04.19. Water Conservation

In addition to the landscape irrigation requirements set forth in the Cordillera Design Guidelines, homeowners are encouraged to practice water conservation measure within their homes with respect to efficiently managing their water use.

4.04.20. Landscaping Within Cluster Developments

- A. Manicured Landscaping around Cluster Developments shall be allowed to extend beyond the building envelopes in order to better assure consistency in the appearance of landscape elements in such settings.
- B. Landscaping plans must be submitted to and approved by the Cordillera Design Review Board prior to any construction.

4.05.00. RENEWABLE ENERGY GUIDELINES

4.05.01. Use of Photovoltaic Panels

- A. In an effort to help the environment the use of photovoltaic panels within Cordillera is regulated.
- B. Photovoltaic panels can be used on structures within Cordillera as long as the panels are integrated into the design of the structure and approved by the Design Review Board.
- C. Free standing solar arrays are prohibited on sites less than 35 acres. On sites greater than 35 acres all alternative energy improvements must be approved by the Design Review Board.

4.05.02. Use of Wind Turbines

The use of wind turbines are prohibited on all sites smaller than 35 acres. On sites greater than 35 acres all alternative energy improvements must be approved by the Design Review Board.

4.05.03. Renewable Energy Use on Existing Structures

All renewable energy sources must be approved by the Design Review Board prior to installation. All installations must be integrated into the structure. A licensed architect must provide elevations for review as part of the overall process of adding renewable energy to an existing structure.

4.05.04. Process for adding renewable energy to an existing structure

- A. Application for addition of renewable energy systems (DRB Application requesting a modification) must be submitted to the Design Review Board by the DRB Meeting submission deadline. This submittal must contain the following:
- Electronic PDF copy of complete submittal packet emailed to drb@cordillerapoa.com and apr@cordillerapoa.com
 - 1 full size, hard copy of all submission documents delivered to the CPOA office by the DRB meeting submission deadline day by 12:00pm.
 - \$500 submission review fee – check made out to the CPOA and delivered to the CPOA office by the DRB meeting submission deadline day by 12:00pm.

- Submittals must include drawings or photos of existing conditions, and drawings of the proposed modification.
 - Copy of the report provided by the installer. This should contain location of installation, specifications of equipment to be used and a solar report (if applicable).
 - Provide neighbor notifications for all adjacent properties including Metro District owned property and the golf course if applicable. Refer to the Adjacent property Owner application process on cordilleralive.com.
- B. The application and submission will be reviewed for completeness and scheduled for the next scheduled Design Review Board meeting.
- C. Parties involved will be notified of time and place of the Design Review Board meeting.

5.01.00. THE SUMMIT DESIGN GUIDELINES

5.01.01. The Summit Neighborhoods Design Vision

- A. The Summit Neighborhoods are defined as Gold Dust, Granite Springs, Golden Bear Meadows, Summit Ridge, Murphy's Creek, Webb Peak, Jackson's Point and Summit Fairways. These areas epitomize the high alpine meadows and wooded slopes of western Colorado. Early settlers trekked to the tops of these mountains in search of game and breathtaking views, and often ended up constructing homesteads. The Summit Neighborhoods now occupy these special places and enjoy the close connection to nature which is characteristic of Colorado's high country.
- B. The design vision for The Summit Neighborhoods has a recall to the romantic shelters and homesteads found in mountainous terrain and high meadows. To this end, the notions of shelter from the elements, containment of open land, and direct allusions to Nature will be reinforced through the siting, architecture, and landscaping of The Summit Neighborhoods. Home sites are clustered to maintain more open land and views; houses are designed with low, sheltering profiles, overhanging roofs, and sturdy structures enclosing protected yards; and stands of trees are left intact to act as windbreaks and natural islands. The design vision also calls for expansive, yet well-proportioned and carefully detailed windows to take in the breathtaking views so characteristic of the site.
- C. The architectural style of the homes is meant to reference the high country lifestyle and connection to the landscape. Building forms may be organic and should "hug" the landscape with low, horizontal massing and windows integrated with structural forms to take advantage of sweeping, panoramic views. These forms offer protection from the elements, and at the same time "invite" the terrain into the dwellings. Small, private yards should be designed as defined and protected places, in contrast to the vast landscape of The Summit Neighborhoods. Materials should evoke a sense of time and weather, and details should recall the artisans of alpine heritage in a simple, but highly crafted fashion which makes direct references to Nature.
- D. The Design Guidelines for The Summit Neighborhoods augment and modify the Ranch at Cordillera Design Guidelines and are to be used in concert with them. Unless specifically supplemented or modified in this document, all requirements and limitations of The Ranch at Cordillera Design Guidelines are to be met. When conflicts exist between the Eagle County Land Use Regulations, The Ranch Guidelines, and these Supplemental Design Guidelines, the most restrictive document shall govern.

5.02.00. ARCHITECTURAL DESIGN GUIDELINES

5.02.01. Building Types and Sizes

Within each defined home site envelope of approximately 18,000 Square Feet (SF), the following structures may be built at The Summit Neighborhoods:

A. Single-Family Residence

Any single-family residence may have a livable floor area per The Ranch at Cordillera Design Guidelines. Porches, patios, balconies, and other unenclosed spaces—regardless of whether they are covered or uncovered—are not to be counted toward the maximum livable floor area.

B. Garages

Residences are encouraged to have semi-attached garages which form part of the protected yards and are related to the main structure with breezeways or other covered, connecting structures. However, attached garages are permitted if they are clearly articulated as separated forms. All vehicles, including recreational vehicles, boats, secondary vehicles, or machinery, must be parked within the garage. To avoid a continuous series of garage doors within the neighborhood, no garage structure—attached or detached— may have more than three single-width garage doors. Garages bays not to exceed 28 feet deep maximum, with maximum gross square footage of 1,000 SF. The proportion of the total garage square footage should be secondary to the main massing of the proposed single-family home.

C. Accessory Buildings

Accessory buildings are defined as uninhabitable structures such as storage sheds, workshops, and the like. No single accessory building may have a footprint exceeding 500 SF, and the total area of all accessory buildings within any lot may not exceed 1000 SF. All accessory buildings must be specifically approved by the Design Review Board (DRB) and shall be constructed of similar materials and quality as primary structures.

D. Existing Historic Structures

Some of the lots within The Summit Neighborhoods may contain one or more historic structures, such as log cabins, wood fences, and the like. Homeowners may not remove or relocate these existing structures under any circumstances without prior Design Review Board approval. Prior Design Review Board approval is also required to restore or renovate these historic structures.

5.02.02. Landscape Context Areas

The Summit Neighborhoods are divided into three distinct Landscape Context Areas—the Open Sage Area, the Aspen/Conifer Forest Area, and a third, transitional, Sage/Shrub Area. Residences located within the Sage/Shrub Area shall comply with the guidelines set forth for the Open Sage Area. The two sets of requirements are outlined within the area guidelines to follow.

- A. The Open Sage Area is comprised of large expanses of sage and wildflower meadows which offer tremendous panoramic views from The Summit Neighborhoods. Since these large expanses are generally not interrupted by trees or other significant foliage, building forms within this area must be particularly sensitive to the natural context. To this end, residences and other structures shall be designed with low, horizontal building forms, and relatively shallow roofs. Bright colors should be used on small-scale detail elements, to accent “weathered” building materials.
- B. The Sage/Shrub Area is the transition zone between the Open Sage Area and the Aspen/Conifer Forest Area. It is comprised of the “fringes” of sage and wildflower meadows, interspersed with low-level aspens and shrubs. This area is not as sensitive as the Open Sage Area, but residences within should still be characterized by low, horizontal building forms and shallow roofs. Bright colors are again encouraged at detail elements.
- C. The Aspen/Conifer Forest Area consists of large stands of robust aspen and conifers. These dense, sheltering stands often reach heights of 50 feet or more, and tend to direct views through natural corridors and openings. Residences within this area should be characterized by more upright building forms which are more conducive to the scale of the large, surrounding trees. Overall building massing may be more vertical, and steeper roofs are permitted. Bright accent colors may be used on a very limited basis.

5.02.03. Mountain Tract Restrictions

The Mountain Tract consists of parcels as described within the Fourth Amended and Restated Cordillera Planned Unit Development Control Document recorded in Eagle County, Colorado, and includes The Summit Neighborhoods at Cordillera. Additional restrictions apply to all lots within the Mountain Tract—including The Summit Neighborhoods. Contact the Cordillera Design Review Board Coordinator for more information.

5.02.03. Fire Suppression

- A. All permanent buildings shall include a sprinkler type fire suppression system. Consult the Eagle County Building Department for additional information regarding specifications for such systems.
- B. All residence shall have a Knox Box located near the garage door or front door and must be highly visible.

5.03.00. OPEN SAGE AND SAGE / SHRUB AREA DESIGN GUIDELINES

5.03.01. Building Form, Massing and Height

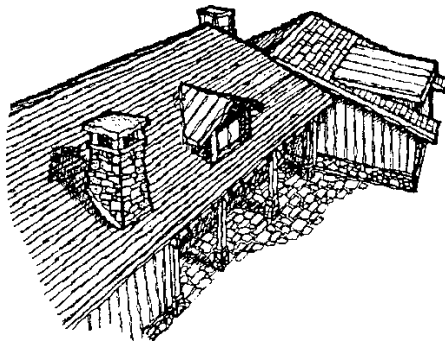
- A. The building form and massing within the Open Sage and Sage/Shrub Areas of The Summit Neighborhoods should be in keeping with high country antecedents such as alpine homesteads and early trail shelters. Simple forms which follow the natural contours of the site are encouraged. Low, horizontal profiles enclosing protected yards shall be used to provide psychological and physical shelter from the vast landscape and protect from the weather. To reinforce these notions, single-story masses should be the prevailing forms for structures, with variations in massing used to articulate important spaces or accommodate terrain changes. These forms should “hug” the landscape and offer consistent, horizontal “layers” to buildings within this area.
- B. Buildings within the Open Sage and Sage/Shrub Areas are limited to a Maximum Average Height of 30 feet. In addition, building heights are also governed by the Maximum Finite Height of 35 feet, measured from the highest point on any roof to the original grade directly below that point. Cupolas, chimneys, and other architectural features may exceed the Maximum Finite Height with prior approval from the Design Review Board.



5.03.02. Roofs

- A. Design of roofs should be consistent with the horizontal nature of building forms, using relatively shallow roofs combined with large, protective overhangs. 36”-deep overhangs are preferred, and should be

supported by robust, exposed rafters. Roofs should be simple in form, with small, low-slope shed, gable, or hip dormers used to articulate the roofs and offer large-scale texture by visually breaking up the roof mass. Individual dormers should comprise no more than 25% of the total roof area, and may include overhangs less than 36" deep, but in proportion to the dormer size. Due to the considerable elevation and exposure in this area, lightning rods are strongly recommended, and when used should be consistent with other metal ornamentation on the homes. Roof materials should evoke the natural setting and a sense of permanence through time, using "weathered" composite shakes on primary roofs. Metals which are pre-finished to convey a sense of age—such as copper, corten steel, galvanized steel, zinc, and terne metal—may be used on secondary roofs. Concrete tiles are not permitted at The Summit Neighborhoods. All metal roofs may be used in areas of high or extreme wildfire hazard with DRB approval.

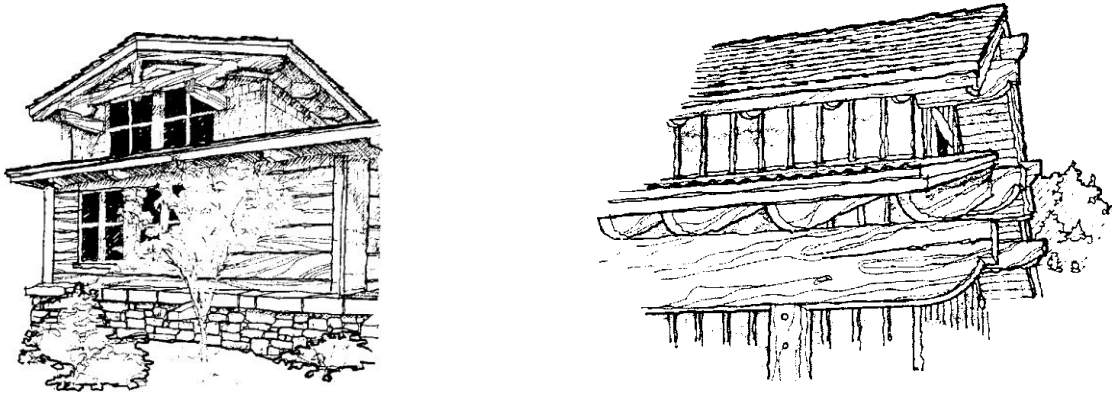


- B. Major roofs within the Open Sage and Sage/Shrub Areas are limited to a maximum 8:12 pitch with 6:12 preferred, while minor roofs on dormers and porches may be as low as 2:12 pitch. Low-pitch roofs should be covered with appropriate materials for the low slope, such as metal. Shed dormers should not exceed more than 1/2 of the primary roof plane. In order to effectively break up the mass of a structure, the front face of large shed dormers should be recessed at least 2' from the eave line of the roof.

5.03.03. Exterior Wall Materials and Colors

- A. The tie to Nature at The Summit Neighborhoods can be strengthened by the use of indigenous stone, wood, and metal which elicit a sense of location, age, and weather. To this end, these materials are the only acceptable exterior wall materials within the Open Sage and Sage/Shrub Areas—stucco is not permitted. Sandstone, "moss rock," granite, or quartzite-type stones shall be used on building bases to tie the horizontal building forms to their flat sites. Stone shall be in random pattern, laid with strong horizontal bedding planes, and constructed with deeply-raked mortar joints to emphasize the horizontal massing. Smaller stones should generally be laid above larger stones, and while battering is encouraged, it is not required. Rounded river rock and similar alluvial stones are not permitted, nor are face stones which give the appearance of an obvious veneer. All stone should be in hues of gray, gray-beige, and green, to reflect the sage and meadow colors. All stone should be a minimum of six inches in specified depth. Imitation or manufactured stone shall not be permitted.
- B. Wood should be the predominant material for walls above the building base. Bold, "weathered" siding—using hewn, vertical board-and-batten or hewn horizontal boards— recalls the rustic nature of the site. 10"-wide minimum by 1-1/2"-thick minimum siding is preferred, to reinforce the rustic, sheltering nature of structures within the Open Sage and Sage/Shrub Areas. In addition, siding should be articulated with 1/2"-deep chamfers or eased edges to express the thickness of the material—wavy-edged siding may also be used to intensify its rustic appearance. Wood shingles may be used to accent gable ends or as a secondary material on dormers. The use of heavy timbers as expressed structural elements is strongly

encouraged—timbers should be aged similar to wood siding. Log structures are discouraged within this zone, but are appropriate in the Aspen/Conifer Forest Area. Wood in naturally-aged grays, greens, or browns should be used to reinforce the sense of age and permanence.



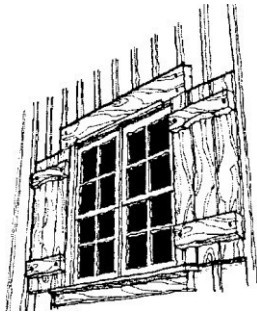
- C. Ornamental metal—crafted by artisans—should be used as an accent material in special locations only. Wrought or black iron detailing, which can be matched to the lightning rods atop the roofs, should be used at unique structural connections and other special locations, such as door and window hardware.

5.03.04. Accent Colors and Detailing

- A. Accent colors should be used on a limited basis to recall the hues of spring and reference the resplendent wildflowers of the open meadows. Components such as window trim, door trim and structural connections can feature vibrant colors to set them apart from the “weathered” nature of the other building materials. Colors which are inherent to the mountaintop setting, such as reds, greens, golds, blues, and purples, are most appropriate.
- B. Detailing should be characterized by delicate works of craftsmanship. This artisan-inspired detail will be most successful when juxtaposed against the rustic, bold nature of the elements such as doors, shutters, lintels, columns, or other architectural elements.

5.03.05. Windows and Doors

- A. Windows and doors within the Open Sage and Sage/Shrub Areas should be of simple proportions and reflect the grandeur of the mountaintop views. Openings should be simply designed, with heavy surrounding trim and well-crafted, delicate detailing in the form of carved shutters, decorative trim, and crafted lintels. Windows in protective walls should be fairly small (preferably double-hung) and divided with lights, while windows which engage the panoramic views may be larger, with more expansive areas of glass and fewer divided lights. These larger windows are to occur within infill areas which are integrated with the bold structural framing of the building. They are to be scaled and proportioned through secondary frames and mullions and be set back under large roof overhangs. When used, bay windows which are rectangular are encouraged over those which are multi-faceted or curved. Shutters are encouraged to emphasize the sheltering aspect of the homes within this area, and should be constructed of heavy, sturdy members such as rough-sawn 2x or 3x material. Heavy wood entry doors should face away from prevailing weather and evoke a sense of strength, protection, and shelter. Glass doors may be used at view walls, but are strongly discouraged at main entries. Hardware should be highly crafted and sturdy, to offer a consistent image for doors within The Summit Neighborhoods.



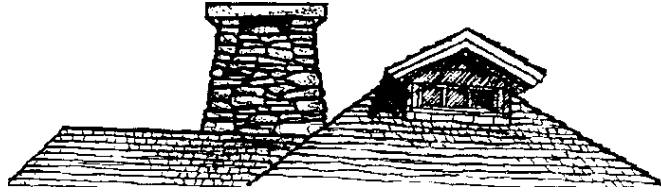
5.03.06. Porches, Terraces, and Balconies

A. Residences shall incorporate low, covered porches, minimum depth of eight feet, located to take full advantage of views and to provide shelter for main entries. Wrap around porches are encouraged. In general, porches should face away from prevailing winds and exhibit the delicate detailing found throughout the residences, in the way of railing details and structural articulation. The use of on-grade terraces within the protected yards is encouraged to animate the yards and integrate exterior and interior spaces. Balconies should be incorporated within protected alcoves formed by the massing of the buildings, as opposed to cantilevered structures attached to buildings. Guardrails offer the opportunity for creative expression and should reinforce the artisan-inspired detailing of The Summit Neighborhoods through carved pickets, posts, and guardrails. Wood guardrails present more of a “rustic” image and are therefore encouraged over iron guardrails. Steel railings should be finished by the manufacturer or powder coated prior to installation. Glass railings or glass railing inserts are not encouraged but can be considered on a project-to-project basis with specific DRB approval. Impacts on wildlife and adjacent neighbors will be highly considered by the DRB as the design is reviewed. Note fully transparent clear glass railings and railing inserts are not permitted in Cordillera.



5.03.07. Chimneys

Chimneys should be constructed of stone in random, horizontal coursing to match building bases. They should be relatively low in profile—rather than thin, vertical forms—and be visually tied to stone bases through similar detailing and color. Chimney caps should be simple and horizontal, and constructed of sandstone to complement the nature of the overall building and roof forms within the Open Sage and Sage/Shrub Areas.



5.04.00. ASPEN / CONIFER FOREST AREA DESIGN GUIDELINES

5.04.01. Building Form, Massing and Height

- A. The building form and massing within the Aspen/Conifer Forest Area should begin to introduce more vertical elements to The Summit Neighborhood. Simple forms that respect the natural contours of the site are still encouraged, but these forms do not need to be primarily horizontal in nature. The articulation of protected yards through form and massing is not required; however, forms should still respond to primary views, terrain influences, and prevailing weather.

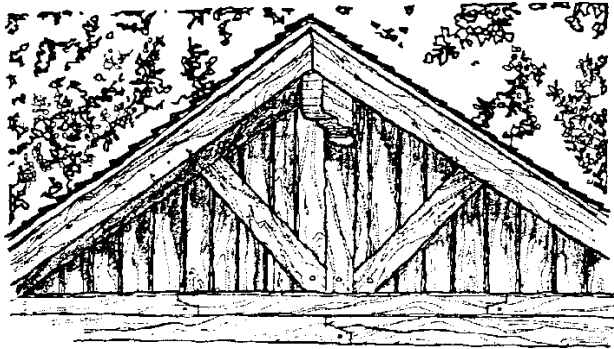


- B. Buildings within this area are limited to a Maximum Average Height of 32 feet. In addition, building heights are also governed by the Maximum Finite Height of 35 feet, measured from the highest point on any roof to the original grade directly below that point. Cupolas, chimneys, and other architectural features may exceed the Maximum Finite heights with prior approval from the Design Review Board.

5.04.02. Roofs

- A. Roof forms within the Aspen/Conifer Forest Area may also be more vertical, with steeper roofs and higher heights permitted. Roofs should remain simple in form, with large overhangs and significant dormers used to articulate major views or spaces. Overhangs which are 36" deep minimum are preferred, and should be supported by sturdy, exposed rafters and other structural members. Shed, gable, or eyebrow dormers may be used to provide livable space within roofs and take advantage of special vistas. Dormers sizes relative to the overall roof area shall comply with The Ranch at Cordillera Design Guidelines, and may include overhangs less than 36" deep, provided the overhangs are in proportion to the dormer size. Lightning rods are encouraged, and when used should tie in with other metal ornamentation on the homes.
- B. Roof materials should evoke the natural setting and a sense of permanence through time, using "weathered" composite shakes on primary roofs. Metals which convey a sense of age—such as copper,

corten steel, galvanized steel, zinc and terne metal—may be used on secondary roofs, provided they have natural patinas. Concrete tiles are not permitted at The Summit Neighborhoods. All metal roofs may be used in areas of high or extreme wildfire hazard with DRB approval. Major roofs within this area should have 6:12 to 12:12 pitch, while minor roofs on dormers and porches may be as low as 2:12 pitch. Building designs having the primary roof pitch less than 6:12 may be permitted with specific DRB approval based upon the merits of the individual design and its overall conformance to the spirit of the design guidelines. Shed dormers should not exceed more than 1/2 of the primary roof plane. In order to effectively break up the mass of a structure, the front face of large shed dormers should be recessed at least 2' from the eave line of the roof.



5.04.03. Exterior Wall Materials and Color Scheme

- A. Stone, wood, and metal are the only acceptable exterior wall materials within the Aspen/Conifer Forest Area—stucco is not permitted. Stone shall be used on building bases to tie the horizontal building forms to their sloping sites. Coursing shall be in random pattern, laid with subtle horizontal bedding planes, and constructed with deeply raked mortar joints to create a consistent image for this area. Smaller stones should generally be laid above larger stones, and battering is encouraged. Rounded river rock or similar are not permitted. All stone should be a minimum of six inches in specified depth. Imitation or manufactured stone shall not be permitted.
- B. Wood should be the predominant material for walls above the building base. Bold “weathered” siding—preferably using 10” or wider hewn, vertical board-and-batten or hewn horizontal boards— recalls the forested nature of the site. Horizontal and vertical siding may be wavy edged to strengthen the “forest” image. Wood shingles may be used as accents on gable ends or dormers only and should appear as heavy cedar. Wood in naturally aged tones of gray, green, or brown should be used to reinforce the passage of time. The use of heavy timbers to convey structural frame or logs as stacked walls is encouraged. Timbers and logs should be hewn or otherwise finished to present a rustic image for the area.
- C. Ornamental metal—crafted by artisans—should be used as an accent material in special locations only. Wrought or black iron detailing, which can be matched to the lightning rods atop the roofs, should be used at unique structural connections, door and window hardware, and handrails.

5.04.04. Accent Colors and Detailing

- A. Accent colors should be used on a very limited basis within the Aspen/Conifer Forest Area. Components such as window trim, door trim, and structural connections should be in colors which complement the forest hues, while accent colors may be used at special details such as carved lintels, shutters, and main entry doors. Accent colors may include those hues which are inherent to the mountaintop setting, such as

reds, greens, golds, blues, and purples; however, all accent colors require final approval by the Design Review Board prior to use.

- B. Detailing should be characterized by delicate works of craftsmanship. This artisan-inspired detail will be most successful when juxtaposed against the rustic, bold nature of the elements such as doors, shutters, lintels, columns, or other architectural elements.

5.04.05. Windows and Doors

- A. Windows and doors within the Aspen/Conifer Forest Area should be of simple proportions and designed to frame views through the stands of trees. Openings should be simply designed, with heavy surrounding trim and well-crafted, delicate detailing at carved shutters, decorative trim, and crafted lintels. Windows in protective walls should be fairly small (preferably double-hung) and divided with lights, while windows that engage views may be larger, with more expansive areas of glass and fewer divided lights. Bay windows of various shapes may be used to direct views and integrate interior and exterior spaces. Shutters are encouraged and should be designed using robust materials such as 2x or 3x rough-sawn members. Heavy wood entry doors should evoke a sense of strength, protection, and shelter, using heavy planking and sturdy hardware. Glass doors may be used within window wall assemblies, but are discouraged at primary entries.



5.04.06. Porches, Terraces, and Balconies

- A. Residences shall incorporate low, covered porches, minimum depth of eight feet, located to take full advantage of views and to provide shelter for main entries. Wrap around porches are encouraged. Porches should exhibit the delicate detailing found throughout the residences, in the way of railing details and structural articulation. On-grade terraces are encouraged to bring the out-of-doors into homes. Balconies may be articulated as protected alcoves formed by the massing of the buildings, or as cantilevered structures attached to buildings. Members used to physically or visually support cantilevered balconies should be sized appropriately, to reinforce the robust image of The Summit Neighborhoods and the large trees of the forest. Guardrails should be designed using wood or wrought iron materials, and light members to maintain transparency through balconies. Steel railings should be finished by the manufacturer or powder coated prior to installation. Glass railings or glass railing inserts are not encouraged but can be considered on a project-to-project basis with specific DRB approval. Impacts on

wildlife and adjacent neighbors will be highly considered by the DRB as the design is reviewed. Note fully transparent clear glass railings and railing inserts are not permitted in Cordillera.



5.04.07. Chimneys

Chimneys within the Aspen/Conifer Forest Area should be constructed of stone to match building bases. They should be visually tied to building bases through similar detailing and color, and may be significantly higher than those found within the Open Sage Area. Chimney caps should be simple, to complement the nature of the overall building and roof forms, but may take on a decorative nature which complements the other detailing found on the structure.

5.05.00. SUMMIT LANDSCAPE DESIGN GUIDELINES

5.05.01. Exterior and Landscape Lighting

The clarity of the night sky at The Summit Neighborhoods is a strong value to be preserved. Light pollution is a threat to the clear stars that are central to the heritage of the West. Therefore, exterior night lighting is to be kept to an absolute minimum, no more than 60 incandescent watts or 10 LED watts per light fixture, and all lights should be activated for short-term use. Light fixtures with multiple bulbs the total wattage cannot exceed 60 watts or 10 LED watts. Any fixtures that do exist are to be horizontal cut-off fixtures with controlled downward light onto the minimum necessary area. Horizontal cut-off fixtures are those in which the light source is screened from view. Light sources shall not be visible from anywhere outside The Summit Neighborhoods. **The following types of lights are specifically prohibited:**

- “Security” yard lights and spot lights
- Landscape lighting (except for primary walkways as required for safety)
- Plant and tree lighting
- Architectural lighting of buildings
- Up-lighting, except address marker lighting

6.01.00. THE TERRITORIES DESIGN GUIDELINES

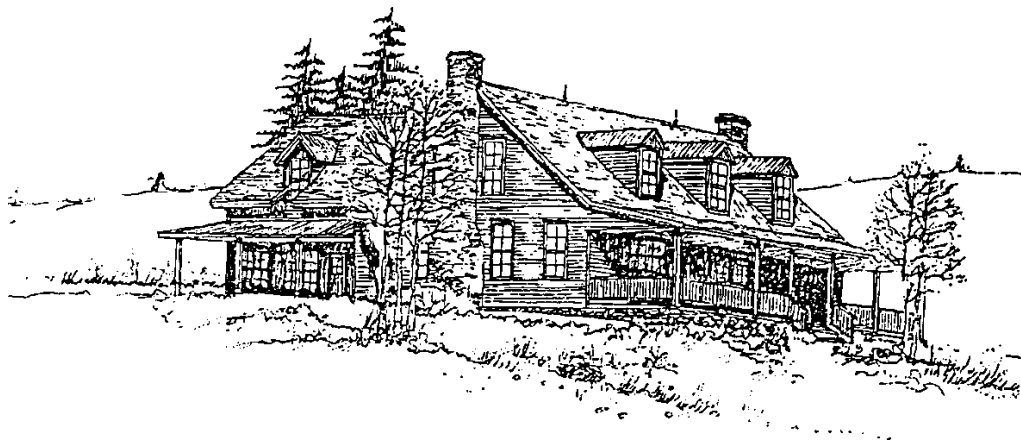
6.01.01. Introduction

These supplemental design guidelines for the Territories modify and supplement the Cordillera Design Guidelines for the Ranch at Cordillera. They are to be used in concert with the underlying design guidelines for the Ranch. Unless specifically modified or supplemented in this document, all requirements and limitations of the Design Guidelines for the Ranch must be met. Where a conflict exists between the Eagle County Land Use Regulations, Cordillera Design Guidelines and these supplemental design guidelines, the more restrictive document shall govern.

The Territories at Cordillera are part of a vast landscape...panoramic views extend for miles in all directions. The true heritage of the American West is felt in the high open meadows, wooded slopes, and rocky ravines that have been the home of cattle and sheep ranches for the past 100 years.

The design goal for the Territories is to retain the essence of the landscape and its Western ranch heritage. To accomplish this, each 35 acre lot will have a ±four acre homestead in which all buildings and corrals will be located. One entry gateway is permitted along the primary entry drive within each homestead. The remaining land will provide an open preserve; traversed by trails, access driveway and wildlife corridors.

The architectural style for buildings is meant to support the heritage of high country ranches found in the American West. Buildings are to be designed in a mutually supportive cluster or compound. Forms are to be additive to create a pleasing composition in the landscape. Materials are to be indigenous with textures, colors and patterns that merge with the surrounding land. Within these broad characteristics, owners and their designers are encouraged to be creative and spirited so that the ranch community is enriched by individual expression and exemplary architecture.



6.02.00 SITE PLANNING GUIDELINES

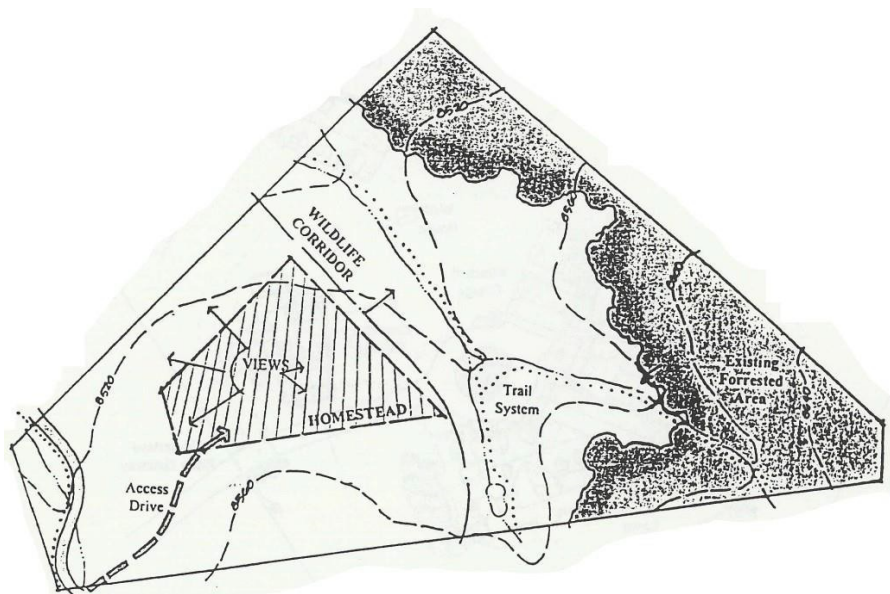
6.02.01 The Development Plan

The development of each lot in its entirety in a sequential and appropriate manner is required for the Territories. Each lot owner shall prepare and present a completed plan for the development of their lot along with a schedule of completion of all improvements before any application for design review approval will be considered. The goal is that the caretaker unit and the main house be constructed simultaneously or within a short time frame of each other and to develop outbuildings in conjunction therewith. The initial application

for the development any lot in the Territories shall contain a complete application for the development of the entire lot. Such plan shall include the location and design of the main residence as well as any secondary buildings. A schedule of building shall be imposed on said Lot Owner to ensure that construction of the main residence is commenced and diligently pursued within one year of the completion of a caretaker unit and/or other outbuildings.

6.02.02 The Homestead

- A. Each approximately 35 acre lot within the Territories will have a \pm 4 acre Homestead designated on the parcel map. This Homestead is available for the construction of buildings and site improvements such as lawns, gardens, corrals, and riding arenas. No permanent improvements other than access drives and trails are allowed outside the Homestead boundary. While portions of the Homestead may be enclosed with fencing, it is not the intention of these regulations that the perimeter of the Homestead be fenced in a contiguous boundary fence. Rather, “living fences,” landscape planting, existing vegetation, buildings, and fencing should be used to enclose the Homestead.
- B. A primary goal of these regulations is to encourage the development of a “ranch compound” made up of a number of structures whose additive forms coupled with landscaping create a tightly knit composition...rather than the development of a large solitary residence.
- C. In essence, the Homestead will become an island within the 35 acre lot, but the edges of the Homestead “island” should transition in a visually pleasing manner back to the natural landscape on the remainder of the lot.



6.02.03 Wells

A well, or other acceptable potable water source, will be provided for each Homestead. When practical, the well will be located within the Homestead, but if necessary, it may be located outside the Homestead or even on an adjacent property. An enclosing well building that conforms to the architectural guidelines may be built for each well.

6.02.04 Septic Systems

A septic system or other approved waste disposal system must be provided for each residence. The system must be approved by Eagle County. When possible, the system, including any leach fields, should be located within the Homestead.

6.02.05 Trails

A series of equestrian and hiking trails will be developed throughout the Territories. Many times, these trails will pass through the +35 acre lots, but they will not be constructed within the Homestead. As part of the site planning for each property, connecting trails from the Homestead to the common trails should be developed by the lot owner. Connecting trails may be gated within the Homestead with a gate consistent with that of the adjacent fencing.

6.02.06 Stock Ponds and Wetlands

Some of the lots within the Territories may contain stock ponds and/or wetlands which have been identified by the U.S. Army Corps of Engineers as being under their jurisdiction. If a homeowner wished to enlarge or enhance these areas with wetland plants they must obtain a wetland permit from the Corps for this work. An equal or greater area of wetland habitat must be created when a pond is enlarged. Please note, Cordillera can provide a map illustrating the wetland boundary around your pond. Plans for any modifications to existing wetlands must first be submitted for approval to the Design Review Board prior to applying for a wetland permit with the U.S. Army Corps of Engineers.

6.03.00 ARCHITECTURAL DESIGN GUIDELINES

6.03.01 Building Types and Sizes

Within each defined homestead of \pm 4 acres, the following buildings may be built:

A. Single Family Residence

Single family homes can have a maximum livable floor area of 15,000 sq. ft. Porches, patios and other unroofed spaces are not to be counted as part of the livable floor area.

B. Caretaker Cottage

The Caretaker Cottage may have 1,800 sq. ft. maximum livable floor area, pursuant to Section 12.05.18 of the Eagle County Land Use Regulations.

C. Barn

Barns may have a 2,000 sq. ft. maximum footprint. Barns are intended to be for the shelter of animals, such as a maximum of four horses, which are applied by the Site Planning Regulations. As with garages, the maximum square footage indicated is for the footprint only. A second floor is allowed provided the space it creates is for storages (not habitable) and the building does not exceed the height limitations.

D. Indoor Riding Arena

To be used for the exercise and training of horses. The arena may be contiguous to the barn of free standing and may have a 15,000 sq. ft. maximum footprint.

E. Garages

Homes are encouraged to have attached garages for primary vehicles. All vehicles, recreational vehicles, animal trailers, boats, and all other secondary vehicles of machinery at the Territories must be parked

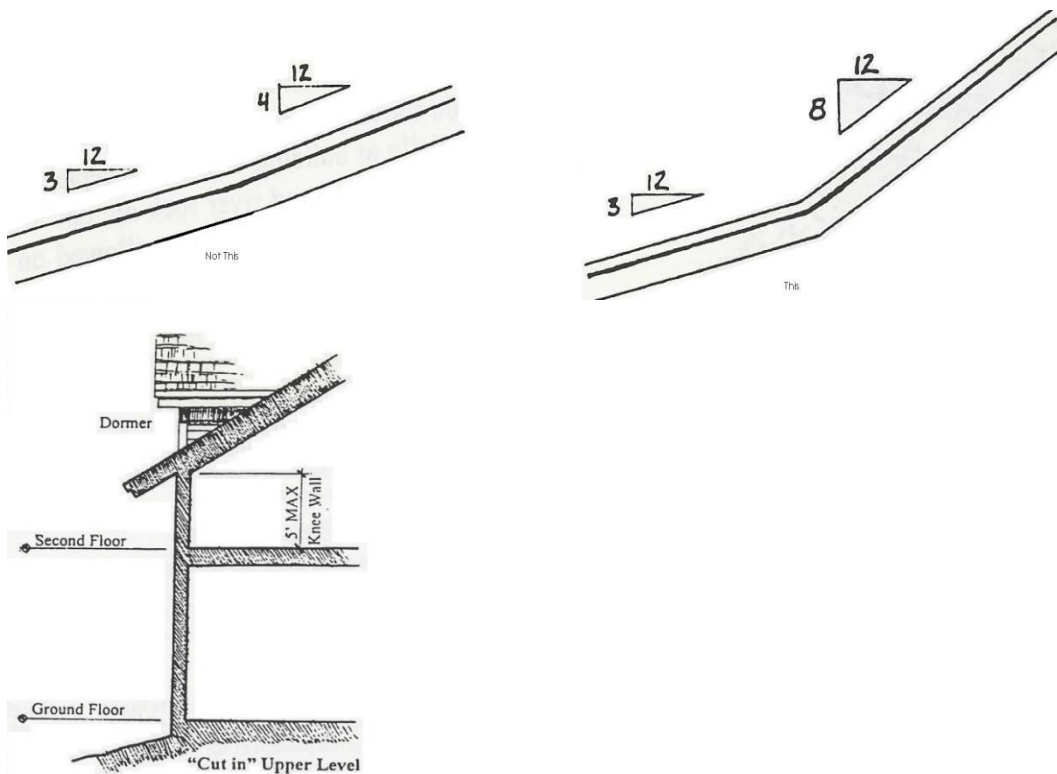
within a garage. Garage buildings may be attached or detached from the primary residence. In order to avoid a continuous series of garage doors, and large garage structures, no single garage building or attached garage should accommodate more than three bays of 28 foot maximum depth each. Garages may have a total 2,500 sq. ft. maximum gross footprint.

F. Accessory Buildings

Accessory buildings are non-habitable structures that may include loafing sheds, storage sheds, well buildings, and hay storage barns. No single accessory building can have a footprint in excess of 500 sq. ft. The total footprint of all accessory buildings cannot exceed 1,000 sq. ft. All accessory buildings must be specifically approved by the Design Review Board and be of a similar quality and construction as other buildings on the property.

G. Existing Historic Structures

Some of the lots in the Territories may contain one or more existing historic ranch structures. Homeowners may not, under any circumstances, remove or relocate these existing buildings without Design Review Board approval. Homeowners may restore or renovate these structures with Design Review Board approval.



6.03.02 Roofs

Pitch of roofs should incorporate two complementary pitches such as a low pitch of 4:12 and high pitch of 8:12. The minimum allowable pitch is 2:12 and the maximum allowable pitch for a primary roof plane is 8:12. Building designs having the primary roof pitch less than 6:12 may be permitted with specific DRB approval based upon the merits of the individual design and its overall conformance to the spirit of the design guidelines. Dormers and other architectural roof features may have a maximum allowable pitch of 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. All upper floor rooms must be "cut in" to the roof with a maximum "knee wall" of 5 feet for the upper floor.

6.03.03

Roof Materials

Buildings should incorporate two roofing materials within the “ranch compound”. Any individual building may utilize either one or two roof materials, but two materials must be used within the compound. The predominate materials in to be constructed of individual unit pieces, such as synthetic shakes, concrete/wood composition shingles, or natural slate. The secondary roof material is to be a non-reflective, naturally weathering metal such as copper, corten steel, zinc, or terne metal. All roofing materials must have a fire resistance rating. Owners may be required to treat metal roof materials in order to accelerate the natural weathering process, if at the discretion of the Design Review Board the natural weathering process has not adequately dulled the finish on the roof within six months of installation.

6.03.04

Exterior Wall Material

Exterior wall materials will be limited to stone, wood, and metal. Stucco may not be used as an exterior wall material.

A. Stone

In order to visually tie a building to its site, stone should be used around the base of all buildings. Stone is to be random to rectangular shapes laid in an informal horizontal pattern with deep raked mortar joints such as random non-coursed ashlar or non-coursed ledge rock. Smaller stones should be generally laid above larger ones. Battering of stone walls, especially at building bases, is acceptable. Rounded alluvial rock and river rock are not indigenous to the site and will not be allowed on exterior walls. All stone should be a minimum of six inches in specified depth. Imitation or manufactured stone shall not be permitted.

B. Wood

Wood may include logs, either natural round profiles or rectangular hewn logs; timber; and wood siding. Wood shingles may be used in secondary areas such as gable ends or dormers, but shingles may not be used as the primary material on an exterior wall. Log structures are required to have a minimum of 20% of every exterior elevation wall surface expressed as stone.

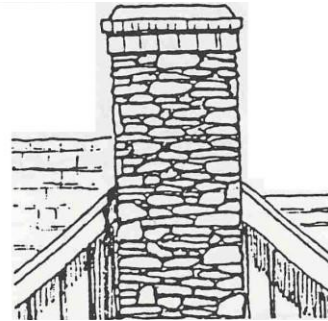
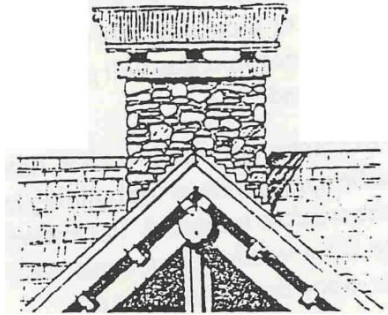


C. Metal

Corrugated metal and prefinished metal siding may be used with specific approval of the Design Review Board, provided the material used meets their requirements of approved metal roofing material and is complementary to the metal roof material used on the same project.

D. Chimneys

Chimneys must be constructed of stone or a blend of stone and cut stone. Chimneys may not be encased in stucco or wood. On a log building, the stone chimney shall count toward satisfying the 20% minimum requirement for stone on every exterior elevation. Chimney caps should be simple and understated and may include a metal wind diverter cap. Exposed metal flues or spark arrestors are not permitted.



E. Porches

Each primary residence and guest cottage/bunk house must incorporate a covered exterior functional sitting porch into the design. Where possible, porches should relate to trails that pass by the residence or cottage, and/or the porch should orient to the arrival area and incorporate the primary entry. The minimum depth required for porches is 8 feet for caretaker cottages and 12 feet for the primary residence. The requirement for porches shall not be satisfied by non-covered decks.

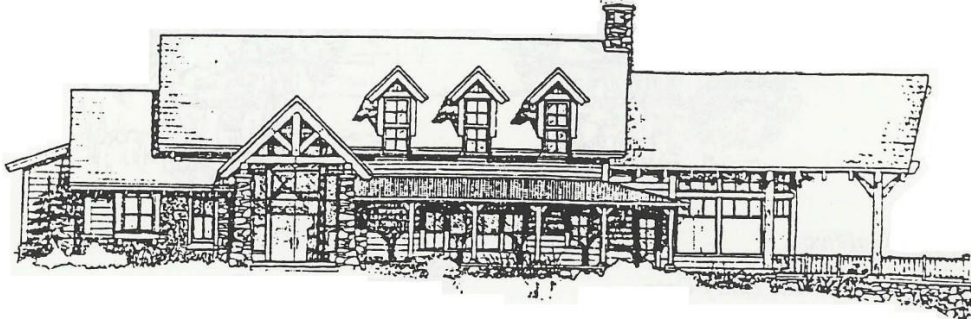


F. Windows

The views to the open landscape offer an important value for homes within the Territories. Therefore, large glass areas are appropriate, but they must be integral to the structural expression of the building, and must contain, in part, true divided light or simulated divided light window mullions. Snap-on, removable grids are prohibited. Large glass areas are to be framed or defined by massive stone, log, or timber elements to create a proportional balance and to avoid a glass curtain wall or industrial sash expression. In addition, large window areas are to appear recessed by projecting roof overhangs, balconies, or other projections that will place much of the glass area in shadow. The structural expression of window sills, lintels, and trim should be appropriate to the building material in which the window is located. For example, it is appropriate for a window in a stone wall to have a timber or stone lintel and stone sill.

G. Form and Massing

Buildings are to be made up of additive forms that transition from lower and smaller components on the ends, to taller and larger components in the middle. No single wall plane may exceed 70% of the elevation on any exterior exposure. Breaks in the wall plane must be at least a four foot setback.



6.05.00 LANDSCAPE DESIGN GUIDELINES

6.05.01 Harrington Penstemon

Harrington Penstemon located outside the building envelope shall remain undisturbed. Homes, site access or utility lines shall be designed to minimize impacts on any populations located within the building envelope. When impacts cannot be avoided, Harrington Penstemon shall be transplanted elsewhere on the site. This applies to all lots within the Mountain Tract containing the plant species Harrington Penstemon.

6.05.02 Landscape Areas

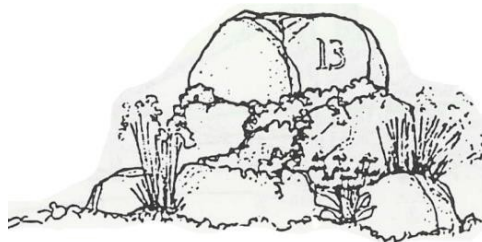
Areas outside the ± 4 acre homestead (hereafter referred to as the Homestead) are to be left in their natural state other than trails, roadways, and possible well building. The landscape design must provide a comfortable transition back to the native landscape at the perimeter of the Homestead. Permanent underground irrigation systems for lawns and flower gardens are permitted within the Homestead, provided that such areas do not exceed 7,500 sq. ft. Temporary irrigation methods are prohibited except as allowed in the Ranch Guidelines for re-vegetation of disturbed areas. Refer to the Ranch Guidelines for additional information concerning native and manicured landscape areas and irrigation.

6.05.03 Fire Suppression Zone

- A. All permanent buildings shall include a sprinkler type fire suppression system. Consult the Eagle County Building Department for additional information regarding specifications for such systems.
- B. All residence shall have a Knox Box located near the garage door or front door and must be highly visible.

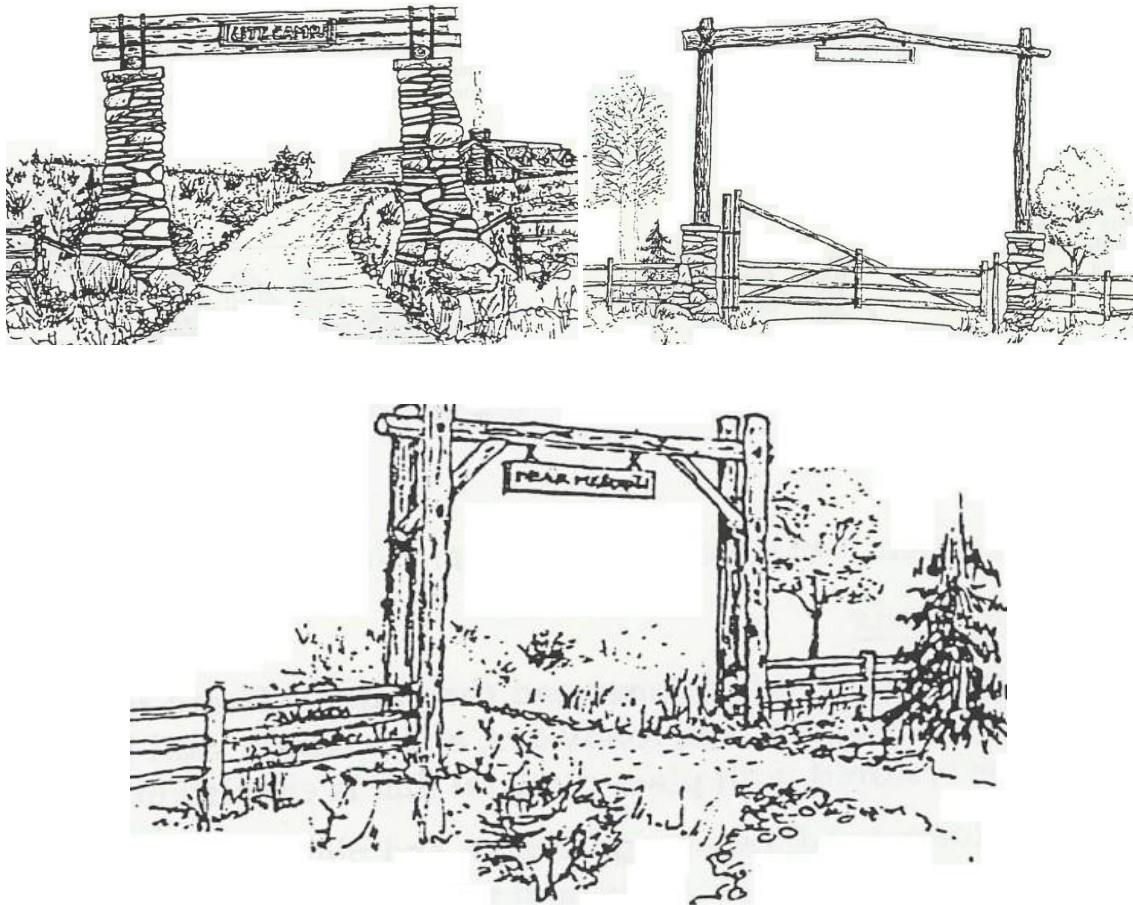
6.05.04 Address Sign

A stone cairn with an address number must be constructed at the entry drive to each of the 35 acre lots. The address number should be illuminated by a low wattage, focused light.



6.05.05 Homestead Entry Gateway

Each Homestead may have one entry gate made of stone, log, or timber. The gateway must be located within the Homestead along the primary entry drive. A 30 foot (maximum) section of fencing may extend from each side of the gateway. At the limit of the 30 feet, the fence must return to the ground or otherwise terminate in a natural fashion unless it meets and becomes the corral fence within that distance.



6.05.06 Fences

The fence types illustrated below are consistent with the design theme of the Territories. Fences must be constructed of wood, except for corrals and working arenas where fences may be constructed of other materials, for functional reasons, with the approval of the Design Review Board. No prefabricated fencing will be allowed. All fence designs and locations are required to be approved by the Design Review Board and must be consistent with the Wildlife Mitigation Agreement for the Territories at Cordillera. Privacy fences are not permitted in Cordillera. The use of ornamental and decorative fencing will not create a boundary to impede native wildlife migrations.



6.05.07 Vegetable Gardens

A vegetable garden of no more than 10,000 sq. ft. is allowed on each Homestead. The garden should be sited in such a way as to be screened from neighboring properties as much as practical. The amount of area cultivated as a vegetable garden will not be considered part of the maximum allowed for irrigated lawns and flower gardens. Vegetable gardens may be fenced to protect them against wildlife. This fencing may be of a finer mesh applied to an approved fence type.

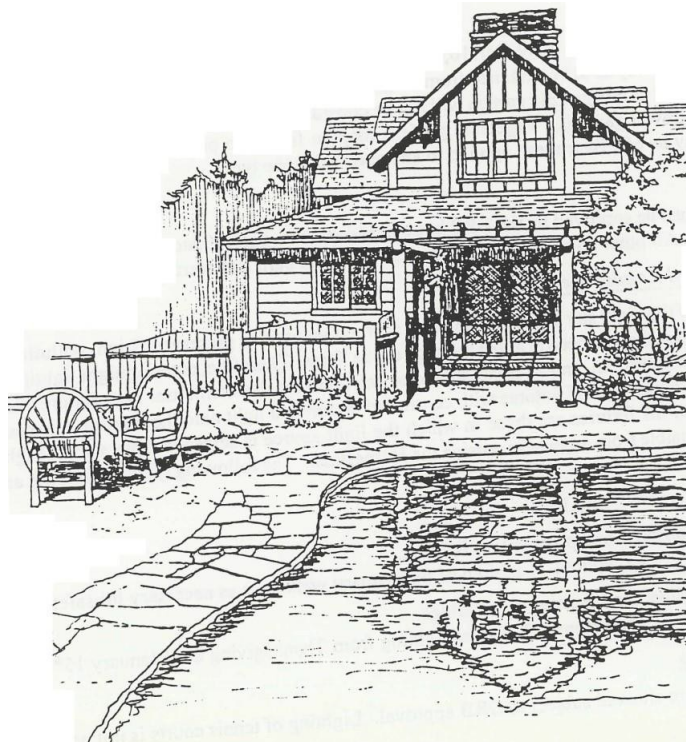
6.05.08 Dog Runs

Dog runs must be approved by the Design Review Board but are otherwise an appropriate use as described in the Ranch Guidelines Section 4.04.10 E. All other animals must be housed within the barn and corral.

6.05.09 Exterior and Landscape Lighting

The clarity of the night sky at the Territories is a strong value to be preserved. Light pollution is a threat to the clear stars that are central to the heritage of the West. Therefore, exterior night lighting is to be kept to an absolute minimum, and all lights should be activated for short term use. Lighting of the primary walkways as necessary for safety is encouraged with low voltage downcast lights. Frosted, seeded, opaque, or pitted glass is required for exterior light fixtures. Low wattage bulbs must be installed and will not exceed 60 incandescent watts or 10 LED watts per light fixture. Light fixtures with multiple bulbs the total wattage cannot exceed 60 watts or 10 LED watts. All fixtures used shall be horizontal cut-off fixtures casting light downward onto the minimum necessary area. The light source within the fixture should not be visible. Christmas lighting is allowed from Thanksgiving until January 15th. The following types of lighting are prohibited:

- Security yard lights
- Landscape and plant or tree lighting.
- Architectural lighting of buildings.



6.05.10 Tennis Courts

Tennis courts are allowed subject to Design Review Board approval. Lighting of tennis courts is not permitted.

6.05.11 Swimming Pools and Spas

- A. Exterior swimming pools and spas are permitted within the Homestead with the following provisions. Both must be of a freeform shape with soft edges to blend with the surrounding landscaping.
- B. Fencing around swimming pools and spas must be contiguous to a structures within the Homestead. Fencing around pools and spas requires specific approval from the Design Review Board. All fences must conform to all applicable codes.

- C. Interior swimming pools of any shape may be enclosed within part of the single-family residence. The architecture surrounding the interior swimming pool shall be similar to that of the primary residence. Skylights and glass curtain walls are not permitted. The square footage of the pool structure will be considered part of the maximum livable floor area for the single family residence.
- D. Non-built-in above ground swimming pools are not permitted in Cordillera.

6.05.12 Horse Facilities and Operating Plan

The vast landscape and trail system of the Territories creates an ideal setting for equestrian activities. It is expected that many lot owners will elect to have horses kept on their property either on a part time or full time basis. Due to relatively fragile nature of native vegetation, the seasonal dryness of the high rangeland, the designation of wildlife corridors, and the proximity of neighboring properties, it is important that horse facilities, maintained, and operated in a responsive manner. Therefore, in addition to these design regulations which address the design of horse facilities, property owners must also submit an operating plan for their equestrian facilities to the Design Review Board. The operating plan must ensure that waste feed, care and overall appearance meet with the high standards set for the entire Cordillera community. No horses are allowed on site unless the residents are occupying the property on a full-time basis, or a full-time caretaker is living on the premises.

A. Design of Horse Facilities

No more than four horses may be kept on any Homestead. A foal will be considered one of the four horses when it is weaned. Any other livestock or farm animals in lieu of horses, such as llamas, donkeys, or mules must be approved by the Design Review Board and shall not exceed 4 animals in total. All horse facilities must be located within the Homestead. No fenced areas or grazing will be allowed outside the Homestead. Each Homestead may contain the following Horse Facilities:

1. Barn:

The barn may contain stalls, tack room, feed storage, tool storage, vet room, a wash rack, and other such uses that are directly related to the keeping, care, and husbandry of horses. The Caretaker Unit may be integrated with the barn, but it is encouraged that the Caretaker Unit be constructed as a separate cottage or cabin. Hay storage may be located in a barn loft, as long as height limits for the barn are not exceeded.

2. Indoor Arena:

An indoor arena may be free standing or integrated with the barn. Due to the size of a typical arena, care must be taken to site the structure and establish finished grading to avoid extensive cut and fill slopes.

3. Hay Storage:

A separate hay storage shelter may be constructed, but it should have enclosed walls rather than an open pole barn with roof. Hay shelters are considered accessory buildings for design review purposes.

4. Bedding Storage:

Bedding, whether pre-packaged or bulk must be stored within a structure.

6. Manure Storage:

Temporary storage of manure must be contained in an enclosed structure. The design of any such structure must be reviewed and approved by the Design Review Board along with the required waste management plan.

7. Exterior Arenas and Corrals:

Each Homestead may have up to 1.5 acres (65,340 sq. ft.) of outdoor working arena and/or corrals located within the +/- 4 acre homestead. Corrals shall not be located within 50 feet of any creek on any parcel. These areas may be fenced with wood fencing of a style approved by the Design Review Board. Corral and

arena fencing may also be constructed of other materials, for functional reasons, with the approval of the Design Review Board. Homeowners are encouraged to screen arena and corral areas from neighboring properties with landscape materials. Landscape screening must occur within the Homestead.

It is anticipated that the arena and corrals will be generally devoid of vegetation. Special soil/arena mixtures of sand, wood shavings, and/or rubber may be used within these areas. Underground drainage and/or site grading to facilitate on-grade drainage and sediment control should be incorporated in the plan. The slope of arenas and corrals should not exceed 12% in any direction. Once established, the corral area may not be relocated without the approval of the Design Review Board.

8. Equipment storage

All vehicular and farm equipment such as trailers, trucks, tractors, and implements must be stored within an approved garage when not in active use. Such garages may be free-standing or attached to other structures.

B. Equestrian Operating Plan

Prior to constructing any horse facilities on a lot, and as part of the required Design Review Board approval, an Equestrian Operating Plan must be approved for any lot where horses will be kept. This plan must address the following items:

- The proposed type, design, and location of all horse facilities, including fencing.
- The number of horses to be boarded and the duration they are to be kept.
- The proposed waste management.
- The proposed runoff management.
- The proposed feed management.
- Size and location of proposed trailer storage.
- Documentation and credentials of a caretaker to manage the horse(s).



Cordillera Design Review Board
in collaboration with the
Cordillera Metropolitan District

Cordillera Construction Rules and Regulations

Updated February 10, 2023

7.01.00 CONSTRUCTION RULES AND REGULATIONS

For ease of reference and use, the *Cordillera Construction Rules and Regulations*, which are included as a portion of the Cordillera Design Guidelines, are published in a free-standing format that is appended to the Cordillera Design Guidelines.

7.01.01 Title

This document shall be known as the *Cordillera Construction Rules and Regulations* and may be referred to herein as the Regulations.

7.01.02 Purpose

To ensure that any construction activity conducted within Cordillera is done in the most sensitive manner possible and to minimize impacts to guests, owners, and the natural environment, the following construction regulations shall be enforced during the construction process. These rules and regulations supplement the Cordillera Design Guidelines, which are incorporated herein by reference. The Cordillera Design Review Board (DRB) or, as applicable, the Cordillera Metropolitan District (CMD), has the power to amend these rules and regulations, without notice.

Refer to the cordilleralive.com website for all the current Cordillera DRB and CMD governing documents and application forms.

7.02.00 PRE-CONSTRUCTION PROCESS

7.02.01 Design Review and Approval

Prior to commencing any construction activities within Cordillera, design approval must be granted by the Cordillera Design Review Board. All new buildings, modifications to existing buildings, landscaping, site improvements and the use of property within Cordillera must be reviewed and approved in accordance with the Cordillera Design Guidelines. The Cordillera Design Guidelines interface with these Rules and Regulations and contain additional information regarding the design review and construction process. Owners, Owner's Representatives, and Contractors must review and become familiar with both documents prior to initiating the design and construction process.

7.02.02 Final Plan Review

The interface between the Cordillera Design Guidelines and these rules and regulations begins during Final Plan review with the submittal and approval of the Construction Management Plan and proposed Construction Schedule. This plan and schedule provide an approximate timeline for project start-up, construction, and completion.

The Construction Management Plan (CMP) identifies the limits of disturbance and those areas within which all construction activities must take place. The CMP also indicates the location of proposed construction parking, construction access, temporary structures and trailers, sanitation facilities, dumpsters, bear-proof dumpster, material laydown and staging areas, soil storage, construction sign design, and the construction sign. All mitigation measures must be indicated for protecting natural features of the lot during construction including erosion control, soil stabilization plan, dust mitigation, and protection for existing vegetation for areas of construction disturbance.

7.02.03 Technical Review

Technical Review follows Final Plan approval and requires the submittal of three (3) complete sets of the

construction drawings that will be submitted to Eagle County for a building permit. The submittal shall include all plan sheets approved by the DRB at Final Plan approval plus engineering for foundations, floors, framing, roofing, and other relevant engineering documents and details. Specifications and material schedules shall be included, as well as the Construction Management Plan.

When the Technical Plan submittal is deemed accurate and complete, two sets of plans shall be stamped approved by the DRB and returned to the Owner for their building permit application with Eagle County. No plan sheets may be submitted to Eagle County for the purpose of obtaining a building permit until they have been stamped approved by the DRB. The Compliance Agreement, Compliance Deposit and Owner/Contractor Acknowledgement Form must be received prior to the release of stamped plans at Technical Review. Refer to section 1.03.01.F of the Cordillera Design Guidelines for additional information on the Technical Review process.

7.02.04 Compliance Agreement and Deposit

Prior to the release of approved construction plans at Technical Review, the Owner shall deliver a signed Compliance Agreement and a Compliance Deposit to the DRB as security for the Owner's full and faithful performance of its construction activity. The amount of the Compliance Deposit is based on the gross square footage of the home, and can be found in the Appendix B, *Fee Schedule*, of the Cordillera Design Guidelines. A certified or cashier's check is required, payable to the Cordillera Property Owners Association. Letters of credit or other forms of payment are not accepted.

The DRB holds the Compliance Deposit as security for the Owner's full and faithful performance of its construction activity in accordance with its approved final plans and these rules and regulations. The following applies to the use and administration of the Compliance Deposit:

- A. The DRB may use, apply, or retain the whole or any part of a Compliance Deposit to the extent required to reimburse the DRB for any cost and fines which the DRB may incur, or may be required to incur, by reason of an Owner's noncompliance in respect to any of the terms and conditions set forth herein.
- B. If the amount of the Compliance Deposit is not sufficient to cure any such noncompliance by an Owner, the DRB may apply the Compliance Deposit in a manner which best mitigates the effects of such noncompliance while not actually curing the noncompliance. In addition, the DRB may use, apply or retain the whole or any part of a Compliance Deposit to pay to the DRB any fine imposed by the DRB that is not paid as and when the same becomes due and payable.
- C. The DRB's decision to use the Compliance Deposit as permitted hereunder shall be at the sole and absolute discretion of the DRB.
- D. If the DRB uses part or all of the Compliance Deposit pursuant to paragraph B above, then the Owner, within thirty (30) days after written demand from the DRB to restore the Compliance Deposit to its original amount, shall pay the DRB the amount used.
- E. Neither the Owner nor any other party shall have any rights of any kind or nature against the DRB, its officers, agents, employees, directors, or attorneys arising out of the DRB's use of the Compliance Deposit, unless the DRB is grossly negligent, or intentionally acts in bad faith.
- F. The DRB shall be under no obligation of any kind or nature to take any action to complete any construction activity or cure any failure of the Owner or Contractor to comply with all rules and regulations pertaining to the construction activity.
- G. Any part of the Compliance Deposit not used by the DRB as permitted by paragraph A and B above, shall be returned to the Owner after the cure of any items identified to be in non-compliance for the project and construction site by the DRB.
- H. The deposit shall be submitted with the signed and dated Compliance Agreement.
- I. The Compliance Deposit may be increased at the discretion of the DRB.
- J. The Compliance Agreement and Deposit for each project is tied to the project site. If the project property

has a transfer of ownership during the construction process, the Compliance Agreement and Deposit will remain in place and will not be returned until the DRB has permitted per paragraph G above.

7.02.05 Pre-Construction Meeting

Once a building permit has been acquired, a mandatory on-site pre-construction meeting must be requested. The Owner or Owner's Representative, the General Contractor and/or Project Superintendent, a representative of the DRB, and a representative of the Cordillera Metropolitan District are required to attend. The purpose of this meeting is to review the Construction Management Plan, discuss the Rules of the Road and other construction-related issues. The construction sign, erosion control, all site fencing and general site staking must be installed prior to the pre-construction meeting. This meeting is to follow the Eagle County Wildfire Regulations review, but prior to the removal of any additional existing trees identified to be removed. Refer to section 1.03.01.G of the Cordillera Design Guidelines for additional information on the Pre-Construction Meeting.

7.02.06 Cordillera Metropolitan District Agreements, Permits and Fees

The pre-construction meeting will not be scheduled until the Cordillera Metropolitan District has confirmed receipt of the following three items:

- 1) Encroachment Agreement - Generated for each new single-family home, this agreement establishes responsibilities for private improvements proposed to be located in the public right-of-way at the driveway entrance.
- 2) Road Impact Fee - This fee offsets impacts to road surfaces from heavy trucks and equipment used during the construction of a new single-family home. See Appendix E of the Rules of the Road, Road Impact Fee Worksheet.
- 3) Construction in the Right-of-Way Permit - This permit is required for any construction in a District right-of-way, including utility installations and new driveways, and provides related standards and responsibilities. A nominal fee for processing is required. See Appendix E of the Rules of the Road, Construction in the Right-of-Way Permit.

The Rules of the Road are attached hereto as Appendix E. Checks for the Road Impact Fee and the Construction in the Right-of-Way Permit should be made out to the Cordillera Metropolitan District.

7.03.00 ACTIVE CONSTRUCTION

07.03.01 Parking and Construction in the Road Right-of-Way

The Construction Management Plan approved by the DRB includes a parking plan that indicates how contractors and service parking needs will be handled. The DRB and Public Safety reserves the right to modify parking plans any time construction parking presents a safety hazard such as blocking line of sight or compromising efficient access by snowplows and emergency equipment. An encroachment agreement is required for any permanent improvements within a road right-of-way. Special safety precautions are necessary for construction within all road right-of-ways including, but not limited to, safety cones, barriers and flaggers. Please refer to Appendix E, Rules of the Road, for detailed information on access, parking, and construction in the road right-of-way.

07.03.02 Contractor Access Pass and Stickers

Access to the Cordillera community is controlled through a system of stickers and passes administered by the Cordillera Metropolitan District. All contractors, subcontractors truck operators and service personnel must obtain an access pass, and all are required to adhere to related time of day restrictions. Access

requirements and time of day restrictions are subject to change. Please see Appendix E, *Rules of the Road*, and the cordilleraliving.com website for additional detail and current information.

07.03.03 Construction Hours & Noise

On-site construction activities shall be limited to the following hours of operation:

Monday through Friday:	7:30 AM in to 5:30 PM out*
Saturday:	9:00 AM in to 5:00 PM out*

*Access and construction hours may be subject to change. Please refer to Appendix A, *Rules of the Road*, and the cordilleraliving.com website for current access and work hour information. Upon request, exceptions for construction activity outside established construction hours may be granted by the Cordillera Metropolitan District's Public Safety Department.

The use of large trucks and heavy equipment is prohibited on Saturdays. No work is allowed on Sundays or on New Year's Day, Easter, Memorial Day, July 4th, Labor Day, Thanksgiving or Christmas.

Reasonable effort shall be made at all times to minimize noise impacts to adjacent properties and public spaces. No construction related activities, equipment noise, music, or work vehicles are allowed on premises after 6:00 pm.

07.03.04 Blasting

No blasting shall be performed on any construction site without the prior consent of the Design Review Board and the Cordillera Metropolitan District. A licensed blasting company must be used, with notification provided a minimum of 72 hours in advance of any blasting operations. A list of all the adjacent neighbors within 75' of all project site property lines should be provided to the DRB administration a minimum of 10 business days prior to the blasting operations. Blasting is allowed only between the hours of 9:00 AM and 5:00 PM. Certain additional restrictions may apply, which shall be determined by the DRB and/or the CMD in their sole and absolute discretion.

07.03.05 Completion of Construction

Unless otherwise approved by the DRB, each Owner shall ensure that any construction activity shall commence within one year after the DRB's approval of the Final Plans. An extension of one additional year may be granted upon request by the DRB with an associated fee. Once construction on a project is initiated, completion of the project shall be pursued with due diligence until completion, which should take no longer than as indicated on the provided construction schedule.

In such cases where construction of a project is suspended for more than thirty days, the Owner or Owner's Representative shall meet with the DRB to establish a revised schedule for completion. If completion of the project is to be delayed for an extended length of time, the DRB may, at its discretion, require the restoration and re-vegetation of disturbed areas of the project site.

07.03.06 Compliance with Laws and Regulations

Each Owner shall comply with all terms and conditions of these Regulations, Rules of the Road, the Compliance Agreement, and the Declaration of Protective Covenants, Conditions, and Restrictions for Cordillera in Deed Book 486, Page 456, et seq. of the records of the Office of the Clerk and Recorder for Eagle County, Colorado under Reception No. 382659 as it may have been or may be amended by Supplemental Declaration or otherwise or DRB as appointed by the Cordillera Property Owners Association, pursuant to the Declaration. Owners, contractors, and subcontractors shall also comply with all federal,

state, and local laws, ordinances, orders, rules, regulations, and other governmental requirements relating to construction activities.

07.03.07 Impacts to natural areas

No existing tree or shrub on any property shall be removed without prior approval by the DRB. During the design review process, natural features and vegetation to be protected on a construction site shall be indicated on the site plan. Areas to be protected shall be indicated as outside the site disturbance fencing on the Construction Management Plan. Landscape materials such as trees, native or endangered plants, rock outcroppings and boulders that will be additionally preserved shall be marked and protected by flagging, fencing, or barriers.

Any surface areas or plant materials designated for preservation that are damaged or removed during construction shall be promptly replaced or restored by the Owner. In the event that Owner fails to timely replace or restore removed or damaged materials, the cost of replacement or restoration will be valued by the DRB and the value deducted from the Compliance Deposit.

07.03.08 Erosion, Dust and Mud Control

- A. An erosion control and soil stabilization plan is required as part of the Construction Management Plan. Revegetation specifications and details for the installation of sediment fencing and other sediment transport protections shall be indicated on plan sheets.
- B. Soil stockpile areas shall be covered or sprayed with a palliative to prevent dust from wind, and all travel routes shall be treated to prevent dust during dry periods.
- C. During construction, all driveway, parking and lay-down areas shall be covered with at least three inches of three-quarter inch screened, loose rock. All construction access ways are to have a tracking pad installed for mitigating construction debris on the public roadway.
- D. During construction, all sediment control features, and fencing must be maintained in good working order.
- E. Public roads adjacent to the construction site shall be scraped and/or broomed at the end of the workday to remove transported material.

07.03.09 Construction Equipment and Material Storage

Contractors shall ensure that all construction material is stored in a designated materials storage area. Storage areas must be indicated on the Construction Management Plan and should be located to minimize visual impacts to adjacent properties and roadways.

07.03.10 Debris and Trash Removal

Owners, Owner's Representatives, and their Contractors shall be responsible for assuring that:

- A. At the end of each day, all trash and debris on the construction site is cleaned up and stored in proper containers or organized piles and not permitted to be blown about the construction site or adjacent property.
- B. At least once a week, all trash and debris are removed from the construction site to a proper dumpsite located off the Cordillera property.
- C. Bear-proof trash containers must be used for food trash.
- D. Trash and debris shall be kept off the road right of way and adjacent property at all times.

07.03.11 Deliveries

Construction deliveries are generally held to the same standards as construction activities. Please refer to Appendix E, *Rules of the Road*, and the cordilleraliving.com website for current information.

07.03.12 Road Closures

The Cordillera Metropolitan District may restrict the use of one or more roads by construction vehicles whenever a special event, festival, convention, emergency, or similar activity presents the possibility of significant traffic congestion. For further information please refer to Appendix E, *Rules of the Road*, and the cordilleraliving.com website.

07.03.13 Fire Protection

Please consult with the Eagle County Building Department and/or the Local Fire Official Authority Having Jurisdiction to confirm fire protection requirements for each construction site.

07.03.14 Protection of Property

Construction activities shall be limited to the construction site unless the DRB or the Cordillera Metropolitan District provides specific written authorization to the contrary. Contractors shall promptly restore any common areas and/or adjacent sites damaged during construction to the satisfaction of the DRB and/or the CMD and, in every case, within thirty (30) days after such damage occurs.

07.03.15 Vegetation Protection

During construction, the Owner shall ensure that trees, shrubs, ground covers and other natural features located outside the area of disturbance fencing are not damaged. Brush, surplus soil, and other excavated debris must be placed in a dumpster or promptly removed from the construction site. Limits of disturbance fencing, and other vegetation protection measures must be maintained in good order.

07.03.16 Harrington Penstemon Protection

Cordillera has implemented guidelines for the protection and preservation of Harrington Penstemon. This small plant, which is unique to certain habitats in Cordillera, is listed by the U.S. Fish and Wildlife Service as a candidate for designation as a threatened or endangered species. Improvements shall be designed to minimize impacts on any Harrington Penstemon populations located within the building envelope. Harrington Penstemon located outside the building envelope shall be identified, marked and protected to remain undisturbed. When impacts cannot be avoided, Harrington Penstemon shall be transplanted elsewhere on the project site. Owners should contact the DRB for information on how to transplant these plants.

All lots within the Mountain Tract of the Territories are subject to restrictions designed to preserve and protect the Harrington Penstemon.

07.03.17 Signage

A. Required Site Signage

One temporary construction sign, prepared by a professional sign maker, shall be located within the construction site boundary and shall be easily visible from the adjacent roadway or entry to the construction site. The sign must be approved by DRB prior to installation and conform to the DRB approved sign specifications, reference Exhibit C. The construction sign must be placed on the construction site prior to the Pre-Construction Meeting.

B. Permitted Site Signage

The DRB specifically reserves the right to approve or reject the design of any permitted signage. Stock plastic signs obtained at hardware stores will generally not be approved. Owners, Owner's Representatives, Contractors, and Brokers are required to submit sign designs to the DRB for approval

before erecting them on the construction site.

1. **Model Home Signs:** A residence which part of an “enclave” containing numerous homes for sale that is currently available for public viewing as a “model home” manned by a licensed real estate salesperson may display one (1) temporary “model home” sign not larger than six (6) square feet containing only the words “Model Home” or “Model Open.” The sign may not display any brokerage name, logo, or other identification and must be removed at the end of each day.
2. **Open House Signs:** A residence which is currently open for public viewing that is manned by a qualified real estate salesperson may display on the construction site one (1) temporary “open house” sign not larger than six (6) square feet and containing only the words “Open House.” The sign may not display any brokerage name, logo, or other identification. Directional signs shall be permitted at all road intersections leading to the open house, all signs must be removed at the end of each day.

C. Prohibited Signage

No other signage shall be permitted within Cordillera, including but not limited to the following:

1. For Sale or For Lease or Available signs
2. Take One brochure or flyer boxes
3. Balloons, flags, or other paraphernalia intended to draw attention to a site

07.03.18 Sanitary Facilities

Onsite, enclosed, chemical toilets must be available at all times when construction activity is taking place on a construction site. Chemical toilets shall be screened from view with T-111 and shall be located so as to minimize any adverse impacts on adjacent lots with the door facing towards the construction site. Enclosure with the onsite materials mock up is strongly encouraged.

07.03.19 Temporary Structures

Temporary office and storage structures may be maintained on a construction site. Temporary living quarters are not permitted on any construction site. Temporary structures shall be screened to minimize the visual impact upon neighboring properties and the public. The placement and screening of temporary structures must be drawn on the Construction Management Plan and approved by the DRB prior to their erection or installation. All temporary structures shall be removed within thirty (30) days after completion of the construction activity.

07.03.20 Water Connections

Prior to the installation and turn-on of permanent residential water service to the project site, temporary water connections must be available on construction site. Use of water from an adjacent property is not allowed.

07.03.21 Limits of Disturbance

A temporary construction safety fence is required to fully encompass all areas of construction activity, material storage, soil storage, and site disturbance. The fence should be a minimum of 42” tall. Suggested fence types include a green, safety mesh fence that can be incorporated into the erosion control system or a chain link fence covered in a green mesh. The limits of disturbance fencing should have no breaks in it except for the construction access. The fence is required to be maintained and be in good order throughout the duration of construction activity on the project site.

07.03.22 Heater Policy

Please consult with the Eagle County Building Department and/or the Local Fire Authority Having Jurisdiction to confirm heater policies/codes for each construction site.

07.03.23 Lighting

All construction lights must be shut off before the last person leaves the construction site for the evening. Reference Construction Hours & Noise.

07.03.24 Smoking

Smoking should be limited on active construction sites to a designated area away from any fire hazards, flammable materials, or existing vegetation. This area should be discussed at the Pre-construction Meeting. Any designated smoking area on a construction site should be clearly indicated with signage. Proper disposal is required for all cigarettes. A fireproof ash receptacle should be used for all disposed of cigarette butts. Cigarettes should not be disposed of on the ground or in the dumpster.

07.03.25 Public Roadway Maintenance

Owners and their contractors and sub-contractors shall keep all Cordillera roads and road right-of-ways free and clear of materials, rubbish, and debris resulting from construction activity and shall repair and/or re-vegetate any damage to roads, facilities, or features within the road right-of-way. Contractors must make reasonable effort to prevent the transport of tire-borne materials from the construction site onto adjacent roads, and at a minimum must clean asphalt surfaces impacted by construction traffic at the driveway entrance at the end of each day. Dump Truck loads must be covered at all times while traveling on Cordillera roads. Please see Appendix A, *Rules of the Road*, for additional information.

7.04.00 REQUIRED CONSTRUCTION COMPLIANCE REVIEWS

The Owner or Owner's representative must schedule the following site visits on a timely basis with the DRB. The DRB shall make every attempt to conduct site visits within five (5) business days after receiving written requests. The DRB may otherwise enter upon a construction site at any reasonable time to observe the progress of construction and to ensure compliance with approved Final Plans, the Construction Management Plan, and these Regulations.

Should a construction site be found out of compliance, the DRB shall provide notice to the Owner, Owner's Representative, or Contractor of the reasons for the non-compliance. Absence of such site visits or notification during the construction period shall not imply approval of the work in progress or compliance with these Regulations.

If changes to the stamped plans or approved modifications that have not been DRB approved are discovered, a stop construction order shall be issued and construction shall not continue until the DRB has approved or negotiated the changes with the Owner, Owner's representative, and/or Contractor. After providing evidence to the DRB of corrections to the prior non-compliance, the Owner may request to resume work.

7.04.01 Pre-Construction Meeting

Once a building permit has been acquired, a mandatory on-site pre-construction meeting must be requested. The Owner or Owner's Representative, the General Contractor and/or Project Superintendent, a representative of the DRB, and a representative of the Cordillera Metropolitan District are required to attend. The purpose of this meeting is to review the Construction Management Plan, discuss the Rules of the Road and other construction-related issues. The construction sign, erosion control, all site fencing and general site staking must be installed prior to the pre-construction meeting. This meeting is to follow the

Eagle County Wildfire Regulations review, but prior to the removal of any additional existing trees identified to be removed. Refer to section 1.03.01.G of the Cordillera Design Guidelines for additional information on the Pre-Construction Meeting.

7.04.02 Improvement Location Certificate

The Owner or Owner's representative shall provide an Improvement Location Certificate (ILC) at two times during the construction process. An ILC will be required after the completion of the foundation prior to the commencement of framing and then again at the completion of framing. If an ILC is not provided or the improvement is not within compliance with the Design Review Guidelines and the approved stamped plans the improvement must be removed and or corrected, at the Owners or Owners representatives expense, per approved plans.

7.04.03 Exterior Material and Color DRB Mock Up Review

An exterior materials mock up is required once framing is underway for every new home project or addition over 2,500 sf. The DRB will review the exterior materials and colors to ensure conformance with the Cordillera Design Guidelines and DRB approved Final Plans. When the mock up is ready for DRB review, the Contractor or Owner should reach out to the DRB Administrator via email with images showing all exterior materials of the mock up. The mock up shall be located near the driveway entrance so that interested parties can review the proposed materials without exposure to construction site hazards. Sanitary facilities may be enclosed by the materials mock up structure.

7.04.04 Final Compliance Review

Upon final completion of all improvements of the construction activity, the Owner shall request a final site visit from the DRB. The DRB shall review the construction site to ensure that the work is fully complete and conforms to the approved Final Plan.

7.04.05 Modifications

All exterior, landscape, and site modifications to the DRB approved plans shall be submitted to the DRB for review and approval prior to installation. Additions and remodels are included in this policy. If any modification to the exterior architecture, landscape, and site design are initiated prior to the DRB's review and approval additional fines and fees will be imposed as per the DRB.

7.05.00 ENFORCEMENT

See current Cordillera Property Owners Association amended Resolution affirming, ratifying, and restating policy regarding covenant and rule enforcement.

EXHIBIT A

Cordillera Design Review Board Code of Conduct

All members of the DRB commit themselves to ethical, businesslike, and lawful conduct, including the proper interpretation and use of Cordillera Design guidelines, CC&R's, and architectural and building standards. In addition, DRB members hold themselves accountable for the following:

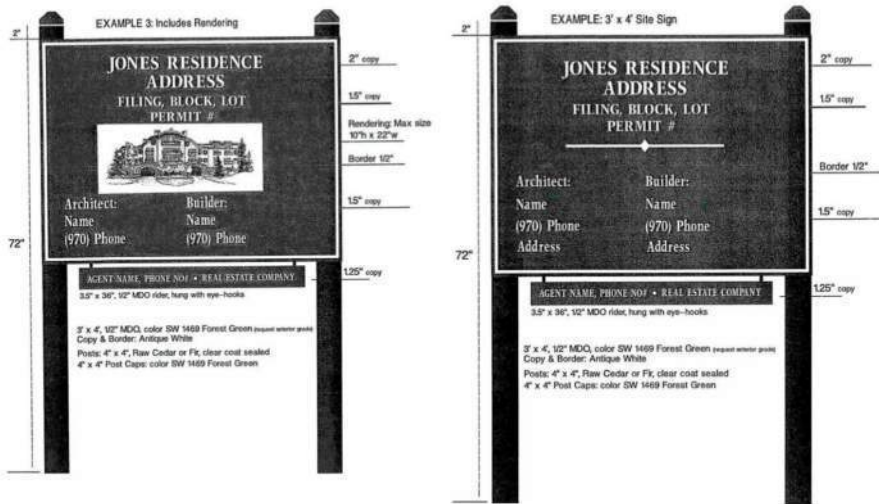
- 1.** Coming prepared for all DRB meetings;
- 2.** Addressing planned and emergent issues in a professional manner;
- 3.** Demonstrating civility and respect for each other, CPOA board members, community members, employees and contractors;
- 4.** Expressing individual opinions in a responsible manner, avoiding harm or exposure to legal jeopardy;
- 5.** Demonstrating loyalty to the interests of the Cordillera community as a whole, superseding loyalties to individual property owners, personal interests, or personal aspirations;
- 6.** Self-disclosing any position of authority or affiliation with any business that contracts with or desires to do business with the CPOA or the CMD;
- 7.** Not seeking or accepting special favors from contractors or potential contractors or suppliers of services or products that are not available to other community members;
- 8.** Not seeking to exercise individual authority over any matters except as explicitly stated in the DRB governing documents and policies, or as authorized by the CPOA;
- 9.** Abstaining from governing authority over Cordillera employees, contractors, community members, and the public, except where explicitly authorized, and;
- 10.** Maintaining strict confidentiality regarding enforcement of CC&R's, rules, and policies, as well as any sensitive personal or project information.

EXHIBIT B: SCHEDULE OF FINES FOR VIOLATIONS OF THE CORDILLERA GOVERNING DOCUMENTS**Schedule of Fines for Violations of Design Review Board's Cordillera Design Guidelines**

Violation	Amount Of Fine			Governing Document
	First Notice	Second Notice	Third Notice	
Pets on Cordillera Property	Warning	\$100	\$200	Cordillera PUD
Oil Change on non-designated sites	Warning	\$100	\$200	Cordillera By-laws
Cleaning of Equipment by Suppliers and Contractors on a Project Site	Warning	\$100	\$200	Cordillera Construction Rules and Regulations
Unauthorized removal of rocks, plants or other similar items	Request to Cure	\$100	\$200	Cordillera Design Guidelines
Unauthorized carrying firearms or archery Equipment within Cordillera	Warning	\$100	\$200	Cordillera PUD
Unauthorized Disposal Methods	Request to Cure	\$100	\$200	Cordillera Construction Rules and Regulations
Failure to use Bear-Proof Trash Container	Request to Cure	\$100	\$200	Cordillera Construction Rules and Regulations
Careless Disposition of Cigarettes and other flammable materials	Request to Cure	\$100	\$200	Cordillera Construction Rules and Regulations
Failing to designate a smoking area and providing a fireproof ash receptacle onsite and posting area properly	Warning	\$250	\$500	Cordillera Construction Rules and Regulations
Use of or Transit Over Golf Course Area	Warning	\$100	\$200	Cordillera Construction Rules and Regulations
Disruptive Activity (public drinking, public nuisance, disturbing peace. loud music)	Warning	\$100	\$200	Cordillera Construction Rules and Regulations
Drinking or Possessing Alcoholic Beverage on Cordillera Property	Warning	\$100	\$200	Cordillera Construction Rules and Regulations
Construction work performed at unauthorized times	Request to Cure	\$100	\$200	Cordillera Construction Rules and Regulations
Removal of Site Fencing prior to Construction Completion	Request to Cure	\$1,000	\$2,000	Cordillera Construction Rules and Regulations
Unauthorized Area Disturbance	Request to Cure	\$2,500	\$5,000	Cordillera Construction Rules and Regulations
Failure to provide updated subcontractor list to DRB	Request to Cure	\$100	\$200	Cordillera Construction Rules and Regulations
Failure to request inspection, or pre-construction, or pre-landscape installation meetings	Request to Cure	\$2,500	\$5,000	Cordillera Construction Rules and Regulations

Violation	Amount Of Fine			Governing Document
	First Notice	Second Notice	Third Notice	
Failure to Cover and/or Service Construction Site Dumpster	Request to Cure	\$100	\$200	Cordillera Construction Rules and Regulations
Failure to Submit Construction Management Plan Modifications or Other Exterior Modifications	Request to Cure	\$1,000	\$2000	Cordillera Construction Rules and Regulations
Commencing construction prior to preconstruction meeting	Request to Cure	\$1,000	\$2,000	Cordillera Construction Rules and Regulations
Sign & Exterior Light policy violation	Request to Cure	\$100	\$200	Cordillera Construction Rules and Regulations
Failure to report hazardous material spills	Request to Cure	\$1,000	\$2,000	Cordillera Construction Rules and Regulations
Open burning of construction materials	Warning/ Request to Cure	\$500	\$1,000	Cordillera Construction Rules and Regulations
Submission to the County of plans not approved by the DRB	Request to Cure	Up to \$20,000	Up to \$40,000	Cordillera Construction Rules and Regulations
All Other Violations of the Governing DRB Documents	Request to Cure	\$100	\$500	Cordillera Construction Rules and Regulations

EXHIBIT C: CONSTRUCTION SIGN REQUIREMENTS



Cordillera Site Sign Specifications

Sign Size: 3 ft. high by 4 ft. wide, ½ in. finished MDO, Medex, or Omega Board Sign Colors: Border and copy in antique white

Background color match to Sherwin Williams 1469, exterior grade, forest green, double-side paint.

Font: Pontiflex Medium Condensed

Posts: 4 ft. by 4 ft., raw cedar or fir (not wolmanized) Sign Height: 72 in. from the ground to the top of sign
Sign Location: 15 ft. off road pavement and 10 ft. off driveway pavement

Text: First four lines are mandatory to include

1. Property Owner Name (i.e., Jones Residence),
2. Property Address,
3. Filing Block and Lot numbers, and
4. Building Permit Number

4 lines max for builder and architect:

1. Architect Name + Phone Number
2. Builder Name + Phone Number

Any additional copy must be approved by the DRB. No logos are permitted. Additional Information and templates are available at:

Sign Design

Ph: 970/949-4565 Fax: 970/949-4670

EXHIBIT D: TREE REMOVAL PROCESS

Cordillera Design Review Board Guidelines for Tree Removal and Replanting

Design Review Board (DRB) approval is required prior to property owners removing any tree(s) from their property. These guidelines are provided to inform homeowners about the DRB procedure and considerations for receiving approval to remove any tree(s).

Preamble

1. Trees are beneficial to properties and the DRB wishes healthy trees, whether planted or natural, to be preserved as far as is practical and provided the trees do not pose a wildfire risk.
2. CPOA's 2014 Amended and Restated Wildfire Mitigation Resolution (the Resolution) requires property owners to manage vegetative fuels on their property to the standards of the Colorado State Forest Service (CSFS).
3. Wildfire mitigation has priority over tree preservation. Starting in 2004, landscaping around homes, including trees, has to meet CSFS standards. In CSFS Zone 1, which is a halo extending 20 feet from the house perimeter, conifer trees are not permitted. Homes built before 2004, however, are grandfathered with respect to non-compliant trees and landscaping.
4. These guidelines outline the criteria DRB considers when balancing tree preservation with wildfire mitigation.

Tree Removal/Replanting Criteria

1. Removal of any tree(s), irrespective of location, health or species requires DRB approval.
2. Removal of any conifer(s) in Zone 1 will be approved provided:
 - a. The conifer's removal does not cause a privacy concern for neighbors. The property owner's application to remove such conifer(s) shall include signatures of no objection from adjacent property owners to confirm that neighbors have been consulted and do not object to the tree(s) removal. Replacing the removed conifer with a compliant tree may not be required if all stakeholders agree not to have the tree(s) replaced.
 - b. Should conifer removal cause a privacy concern, the property owner will be required to plant compliant deciduous trees (generally aspens) to recreate the privacy effect.
 - c. The property owner demonstrates to DRB's satisfaction that:
 - i. the tree removal and replanting plan maintains the neighborhood's look and feel; and
 - ii. all stakeholders (DRB, property owner, neighbors and sub-association, if any) are satisfied with the tree removal and replanting plan.
3. Removal of any dead or dying tree will be approved irrespective of location or species. Replanting may be required as outlined in section 2, above. Replanting of such trees has less stringent requirements for zone 2 (20 ft from house perimeter to lot line on lots <3 acres) and is not required for zone 3 (undeveloped lots and 120 ft from house perimeter on lots >3 acres).

4. DRB considers applications for tree removal in the context of a property's overall compliance with the Resolution. Approval will require that the property meets all other material aspects of CSFS standards as required by the Resolution.
5. DRB will not approve replanting of conifer tree(s) in Zone 1 if any such tree is removed because it is dead, unhealthy or toppled, irrespective of grandfathering.

Approval Process for Tree Removal/Replanting

1. Fill out the tree removal application form, which includes "no objection" signatures from neighbors and any sub-association, and submit the form to DRB.
2. DRB will ask the CPOA Healthy Forest coordinator to consult with the homeowner to:
 - a. Consult with the property owner regarding the tree(s) removal.
 - b. Confirm the location, health and species of tree(s) to be removed.
 - c. Decide if the tree(s) removal and the replanting plan (if any) meet DRB criteria.
 - d. Tag and photograph the tree(s) to be removed.
 - e. Confirm that the property is otherwise in compliance the Resolution.
 - f. Approve the tree(s) removal and, if required, the replanting program.
 - g. Ask the property own to inform CPOA when the tree(s) have been removed and replanting, if required, has been completed.
3. There is no fee applicable for DRB approval of tree removal and replanting around existing homes for the purpose of compliance with the Resolution.



Design Review Board - Property Owner Application

Application Type:

New Construction: The construction of any new structure

Addition: The addition of square footage

Changes to Approved Plans: Changes to plans previously approved by the DRB or the Administrator

Modification: Landscaping, Color change, Fencing (not adding Building square footage)

Variance: Deviation from Guidelines

SITE INFORMATION

Street Address: _____ Neighborhood: _____

Lot: _____ Block: _____ Filing: _____

DESCRIPTION OF REQUEST: _____

Property Owner: _____

Email: _____ Phone: _____

Mailing Address: _____

Owner's Signature: _____

Encave Community, if applicable: _____

HOA's Approval Signature: _____

Architect: _____

Email: _____ Phone: _____

Mailing Address: _____

Primary Contact / Owner's Representative: _____

Email: _____ Phone: _____

Mailing Address: _____

- All seeking DRB approval must be current on all dues and/or fees related to DRB, Cordillera Property Owners Association or the Metropolitan District.
- Only complete applications will be accepted. No item will be scheduled for DRB unless an application and all required submittal items (as listed on the appropriate DRB Requirement Checklist) are received by the submittal deadline.
- Cordillera DRB approvals are valid for one year. If approval should lapse, an application, including all submittal requirements, must be resubmitted to the Community Resources Coordinator for review and approval.

Checks payable to Cordillera Property Owners Association

For office Use only:

Date Received: _____ Rec'd by: _____

Pre-Design Date: _____

Sketch Date: _____ Fees Paid: \$ _____

Final Date: _____ Comp. Deposit Paid: \$ _____

Tech Review Date: _____ Comp. Refund Date: _____



Design Review Board - Property Owner Application

Application Type:

- ☐ Building Envelope Amendment
- ☐ Lot Line Amendment
- ☐ Vacate Lot Line

SITE INFORMATION

Street Address: _____ Neighborhood: _____

Lot: _____ Block: _____ Filing: _____

DESCRIPTION OF REQUEST: _____

Property Owner: _____

Email: _____ Phone: _____

Mailing Address: _____

Owner's Signature: _____

Primary Contact / Owner's Representative: _____

Email: _____ Phone: _____

Mailing Address: _____

- Only complete applications will be accepted. No item will be scheduled for DRB unless an application and all required submittal items (as listed on the appropriate DRB Requirement Checklist) are received by the submittal deadline.
- Cordillera DRB approvals are valid for one year. If approval should lapse, an application, including all submittal requirements, must be resubmitted to the DRB Administrator for review and approval.

Checks payable to Cordillera Property Owners Association (CPOA)

For office Use only:

Date Received: _____ Rec'd by: _____

Letter to Property Owners Date: _____

DRB acceptance / rejection Letter Date: _____

Fees Paid: \$ _____



Cordillera Design Review Board

Review Fee and Deposit Schedule

(Effective 2/10/2023)

Fees and Deposits payable to the Cordillera Property Owners Association (CPOA)

New Home Construction	Fee
Pre-Design Consultation - Off Agenda Conference with DRB Admin	No Fee
Preliminary Design Review (covers 2 meeting reviews, if required)- DRB MEETING REQUIRED	\$2500
Sketch Plan Review - DRB MEETING REQUIRED	\$5000
Final Plan Review - DRB MEETING REQUIRED	\$2500
Additional Sketch or Final Plan Review - DRB MEETING REQUIRED	\$2000
Technical Review (includes two inspections) – Off Agenda DRB Admin Review	\$1500*
Re-Inspection Fee (failed inspections or incomplete inspection requiring additional site visit)	\$500
Pre-Construction Meeting	No Fee
Additional Application Types	Fee
Variance Request from Design Guideline Metrics	\$500 per request
Modification to DRB Approved Plans (prior to or during construction). <i>Fee determined by DRB Admin upon submission review.</i>	\$500 per item reviewed
Modification to DRB Approved Plans (prior to or during construction) -DRB MEETING REQUIRED	\$2000
Final Plan Approval Extension (valid for one year, maximum of two extensions)	\$300
Building Envelope Amendment – DRB MEETING REQUIRED	\$2000
Lot Line Amendment (Lot Line Vacation or Lot Line Re-instatement)- DRB MEETING REQUIRED	\$1500
Modification to Existing Home (w/o adding sq ft). <i>Fee determined by DRB Admin upon submission review.</i>	\$500 per item reviewed
Modification to Existing Home (w/o adding sq ft) --DRB MEETING REQUIRED	\$2000
Solar Array Installation – DRB MEETING REQUIRED	\$500
Addition (over 2,500 sq. ft.)- DRB MEETING REQUIRED	\$3000
Addition (1,000-2,500 sq. ft.) – DRB MEETING REQUIRED	\$2500
Addition (under 1,000 sq. ft.) – DRB MEETING REQUIRED	\$2000
Additional DRB Meeting Review Required for Major Modification or Addition	\$1000
Technical Review – Major and Minor Modifications to existing home - CONSTRUCTION COMPLIANCE DEPOSIT NOT REQUIRED	\$500
Technical Review (includes 2 site inspections) – Major Modifications including outdoor living space and Additions - CONSTRUCTION COMPLIANCE DEPOSIT REQUIRED	\$1500*
Technical Review – Deck Only (up to 499 sq. ft.) - CONSTRUCTION COMPLIANCE DEPOSIT REQUIRED	\$500
Technical Review – Deck Only (500 sq. ft. plus) - CONSTRUCTION COMPLIANCE DEPOSIT REQUIRED	\$1000
Technical Review –Major Project – Landscaping Only- CONSTRUCTION COMPLIANCE DEPOSIT REQUIRED	\$1000
Minor Modifications to Existing Home: landscaping, recreational equipment, art installation, hot tub installation, color change, fencing, re-roofing etc. <i>Fee determined by DRB Admin upon submission review. Refer to the DRB website for minor modification details: https://cordilleraliving.com/services/design-review-board/</i>	\$300 per item reviewed
Wildfire Mitigation (inspection by Healthy Forest Inspector required)	No Fee
Tree Removal/Vegetation Removal (non-Wildfire Mitigation)	\$300 per item reviewed
Compliance Violation, DRB MEETING REQUIRED (DRB review fee only. Additional fees & fines may apply)	\$2000

- Refer to the DRB website for Design Guidelines, forms, and governing documents: <https://cordilleraliving.com/services/design-review-board/>
- Projects started without DRB Approval or modified during the construction process without DRB Approval will be charged double the review fee.
- Fees for improvements not listed will be determined based on DRB process requirements.
- Fees are for one review unless otherwise noted.
- Technical Review: If changes to DRB Approved Final Plans are noted by DRB Admin at Technical Review, the following will be required: 1) Modification to Approved Plans Application and associated fee, 2) Re-submission of Technical Review Application and associated fee.



Cordillera Design Review Board

Fee and Deposit Schedule (effective 2/10/2023)

Fees and Deposits payable to the Cordillera Property Owners Association (CPOA)

CONSTRUCTION COMPLIANCE DEPOSITS – Based on gross sq. ft. of home/type of project	Amount
New Single-Family Home 2,500 – 5,000 square feet	\$20,000
New Single-Family Home 5,001 – 7,000 square feet	\$30,000
New Single-Family Home 7,001 – 10,000 square feet	\$40,000
New Single-Family Home 10,001-15,000 square feet	\$50,000
Modification to existing home that changes square footage or building footprint	\$10,000
Modification to landscaping that involves significant grading, retaining walls, etc.	\$5,000

Cordillera Property Owners Association

Cordillera Design Review Board

ADJACENT PROPERTY OWNER NOTIFICATION REQUIREMENTS

The purpose of adjacent property owner notification is for homeowners to provide verification that all owners of property within 75 feet of the subject lot have been notified of the proposed project and have been provided adequate time to respond (30 days).

Adjacent Property Owner Notifications are required for the following DRB Applications:

- Off Agenda DRB Modification Applications (fencing, paint changes, landscaping, tree removal, air conditioning unit installation, decks, etc.)
- DRB Meeting New Single Family Home Sketch Applications
- Lot Line Vacation/Relocation Applications
- Building Envelope Amendment/Relocation Applications

Adjacent Property Owner Notification Requirements:

- ☐ Provide a list to the DRB of adjoining owners and their mailing addresses. To find out your adjacent neighbors' mailing addresses:
 - a. Go to the Eagle County GIS website: https://map.eaglecounty.us/GIS_Viewier/
 - b. Search for your address in the top left corner.
 - c. Once your parcel/address pulls up, click the address numbers of the parcels located within 75 feet of your property line.
 - d. Click on 'more info' for assessor information.
 - e. The mailing address is noted under 'Owner Information' in the top center of the page.
- ☐ Provide copy of the letter sent to adjoining property owners, indicating the nature of the project and instructions to contact the Cordillera DRB Administrator with any questions or concerns. The form letter is page 2 of this document.
- ☐ Provide Mail receipts confirming letters sent to adjoining owners with adequate time for response.



Notice to Adjacent Property Owner

Notice to Property Owners within 75 feet of the property:

- ☐ **New Construction:** The construction of any new structure
☐ **Other:** _____

Dear _____

I have asked the Cordillera Design Review Board to consider the following application:

Owner / Applicant: _____ Date: _____

SITE INFORMATION

Street Address: _____ Neighborhood: _____

Lot: _____ Block: _____ Filing: _____

DESCRIPTION OF REQUEST: _____

If you have any questions or concerns please contact the Design Review Board Administrator at drb@cordillerapoa.com, if you would like to review the submittal or if you have any comments on the proposed application. The applicant submittal may be scheduled for review by the DRB or may be approved by the Administrator.



Design Review Board ("DRB")

Homeowner/Contractor Acknowledgement Familiarity with Guidelines and Construction Rules and Regulations

The undersigned hereby affirms and acknowledges the following:

1. I am familiar with all sections of the Cordillera Design Guidelines that pertain to the proposed work at _____ (subject property).
2. I have read Cordillera's Construction Rules and Regulations (the "Regulations"), and understand the following:
 - a. that once started, construction must be diligently pursued to completion.
 - b. that the Regulations require certain and specific DRB inspections of the work that are in addition to inspections required by Eagle County or any other governmental or quasi-governmental entity with jurisdiction over the construction site.
 - c. that it is the responsibility of the Owner and Contractor to appropriately and timely schedule required inspections with the DRB.
 - d. that the absence of any inspection or failure by DRB to issue notification of any non-compliance whatsoever including, but not limited to, violations or deviations from the Regulations, Final Plans, or Construction Management Plan shall not result or constitute a waiver of any such non-compliance, violation, or deviation.
 - e. that the Construction Management Plan and construction schedule must be updated with the DRB in the event of any change or substantive delay.
 - f. that any change to the Final Plans must be approved by the DRB **prior** to submittal to Eagle County and/or implementation on site.
 - g. that there are construction access and work hour restrictions in Cordillera, including permitted times for entry and exit, and limitations to work on weekends and holidays.
 - h. that large trucks require escort, which must be arranged with Public Safety 24 hours in advance and will be turned away at entry gates if an escort has not been arranged.
 - i. that dogs are not allowed in construction vehicles or on construction sites.
 - j. that Regulations relating to debris, trash containment and removal will be strictly enforced.
 - k. that Regulations relating to construction site parking will be strictly enforced.
 - l. that all subcontractors and delivery providers must be knowledgeable of and are subject to the Regulations.
 - m. that failure to diligently pursue completion and other violations of the Cordillera Guidelines and/or Regulations may result in fines and audience with the DRB.
 - n. that during the construction process, **no** changes, alterations or additions to the Final Plans or related specifications shall be made without prior written approval of the DRB.

- o. that DRB shall be under no obligation whatsoever to take any action to complete any construction activity or cure any default or failure of the Owner or Contractor to comply with all Regulations pertaining to construction activity.
- p. **that if any non-compliance, deviation, or violation of the Regulations, Construction Management Plan or the Final Plans is discovered at any time the DRB is entitled to issue stop construction orders, assess compliance costs, fees, and charges to the Owner and direct that any non-complying construction or improvements be removed and replaced.**

Owner Signature(s) _____ Date _____

Print names _____

General Contractor Signature _____ Date _____

Print name _____

Title _____

Company _____

Cordillera Metropolitan District Rules of the Road

Adopted 6/10/22

1. Authority and Purpose

The Cordillera Metropolitan District (“CMD” or “District”) owns and maintains over 40 miles of paved roadway (public improvements) for the use and benefit of inhabitants and taxpayers of the District. Road surfaces and supporting facilities are located within District owned right of ways (ROWs) and/or access easements.

Roads in Cordillera have been constructed to meet or exceed applicable roadway standards and are rigorously maintained. The terrain in Cordillera is mountainous, however, with steep grades and tight turns. There are hidden driveways, and safe areas to turn around can be limited. Pedestrians, bikes, slow-moving vehicles, and the presence of wildlife require vigilance by drivers at all times.

To maximize public safety and minimize damage to constructed facilities, the following *Rules of the Road* have been adopted by the CMD Board of Directors. These rules and procedures apply to all uses, activities, and improvements on District roads and within District owned ROWs.

2. District ROW Uses and Activities

A. General

The predominant use of District ROWs in Cordillera is vehicular access, with cars, trucks and service vehicles traveling to private homes, community facilities, recreational destinations, commercial establishments, and temporary construction sites. ROWs also accommodate recreational activities like walking and biking.

B. Controlled Access

Access into Cordillera is controlled through two gatehouse facilities, one at the entrance to the Divide and one at the entrance to the Ranch. All owner vehicles, employee vehicles and service vehicles requiring frequent access to the community are required to obtain an access transponder sticker. Guest passes are issued for vehicles that require entrance over a brief period.

Each gatehouse has two entry lanes: one for owners and a second for vendors, contractors, and visitors. Owners have unrestricted access, and their transponders lift the gate as the vehicle approaches. Emergency services, water and sanitation services, and Metro District operations vehicles may also pass through the gate at any time. Transponders issued to contractors and vendors require activation of the gate by public safety personnel, and restrictions on time of day may apply. Please see the Vendor Access page of the Metropolitan District’s web site for details.

Public safety personnel are on site 24-7, but gatehouses may not be staffed at all times. Those arriving when gates are not manned who do not have owner access transponders may use the telephone call box located adjacent to the gatehouse to contact public safety personnel, who will promptly respond.

Access transponders can be obtained at the Divide Gate House or at the Metropolitan District Administration building at 0408 Carterville Road (just above the Cordillera Post Office). An application form is available on the Gate Access page of the Metropolitan District’s web site.

C. Limitations to Vehicular Use

1. Motor vehicles operating on Cordillera roads are required to be licensed for highway use. Private off-road vehicles, ATV's, OHVs, side by sides, golf carts, snowmobiles, and other non-licensed recreational vehicles are not allowed to operate within the ROW.
2. Non-licensed vehicles involved with golf course and road maintenance are allowed within the ROW and should either cross perpendicular to traffic or travel with traffic. Maintenance vehicles traveling with traffic should operate as far to the right as possible and should pull far right and stop if three or more cars become stacked behind them.
3. Golf carts driven by golfers involved in play are allowed to cross District ROWs perpendicular to the direction of travel at established crossings.
4. Metal tracked vehicles are not allowed to operate on paved surfaces in Cordillera ROW's. Rubber mats, tires, wood sheeting, or other measures to protect the road surface may be used but must be approved in advance of deployment by CMD operations personnel.
5. The General Manager or Manager of Public Safety may require escort of large, over-width, over-sized, or slow-moving equipment, such as construction vehicles or vehicles that cannot maintain a speed of 25 mph.

D. Emergency Restrictions

In the event of an emergency, the District General Manager or Manager of Public Safety may impose additional use restrictions on Cordillera roads to assure safety or protect the integrity of road surfaces.

E. Speed Control and Passing

Speed limits have been established on all roads in Cordillera to keep people and wildlife safe, and speeds are monitored by Public Safety personnel. There are no safe passing areas in Cordillera, and all main roads have been double striped accordingly.

F. Access by Bikes

Cyclists entering Cordillera are required to obtain a bike entry pass. Bikes are required to ride single file far right with traffic and must obey posted speed limits.

G. Use by Pedestrians

Pedestrians are encouraged to walk facing traffic within the space defined by the white line and the edge of pavement wherever possible. Pedestrians are further encouraged to wear clothing that is brightly colored and/or contains reflective materials.

H. Pets

Per the County adopted Cordillera Consolidated Wildlife Protection Plan, only homeowners and guests of homeowners are allowed to bring dogs into Cordillera. Contractors, subcontractors, visitors, vendors, and service providers are not allowed to bring dogs into Cordillera, even if the dogs will be kept inside vehicles. Dogs must be on a leash at all times in Cordillera ROWs.

I. Road Blockage

Any activity that might restrict access to, or partially or fully block a District ROW must be approved at least 48 hours in advance by the General Manger or the Manager of Public Safety. Construction time frames and plans for traffic control during the time of restriction or blockage must be submitted in writing to the General Manger or the Manager of Public Safety for approval.

J. Trash Cans and Yard Debris

Trash cans may be placed in the ROW at driveway entrances on the day of trash service. Cans must be removed from the ROW within 12 hours of trash collection. Yard debris may be placed in the ROW for pick up when pick-up is scheduled to occur within 24 hours. Debris should be neatly stacked adjacent to the pavement surface.

K. Parking

To assure safe passage, emergency access and unobstructed maintenance activities, parking is not allowed on District owned property except as follows:

1. Parking for events at private homes must be arranged and approved by Cordillera Public Safety at least 48 hours prior to the event. Continued passage, emergency access and road maintenance activities will be considered in determining the best plan to accommodate requested parking needs. Parking will be restricted to one side of the road, and no overnight parking is allowed. Cars may not be parked within 15 feet of a fire hydrant, and no parking is allowed in cul-de-sacs or within 15 feet of the entrance to a cul-de-sac. Cones may be set on the road to define parking boundaries.
2. Parking in the ROW during construction of new buildings and/or single-family homes must conform to the project's Construction Management Plan approved by the District. Parking will be restricted to one side of the road, and no overnight parking is allowed. Vehicles may not be parked within 15 feet of a fire hydrant, or in a cul-de-sac, or within 15 feet of the entrance to a cul-de-sac. During winter months the general contractor for the project will be required to work with District operations personnel to coordinate snow plowing requirements in proximity to the construction site.

3. District ROW Improvements

Public improvements within Cordillera ROWs include but are not limited to road surfacing and underlayment, drainage features and culverts, curbs, guard rails, access control gates, flower beds, signs, streetlights, fire hydrants, below ground utility lines and vaults, and above ground utility boxes.

A. Drainage

Ditches and culverts within District ROWs are essential elements of Cordillera's overall drainage management system and may not be blocked or altered in any way. Disturbances necessary for access or utility improvements must restore grades and cross section profiles to their original condition, and all disturbed soils must be successfully stabilized and/or revegetated.

Culverts installed under private driveways in the ROW are maintained by the District. The District inspects and cleans culverts, and will work with the homeowner in those instances when maintenance requires temporary closure of the driveway.

B. Signs

Directional signs, street signs and monuments to identify neighborhoods and assist in wayfinding have been installed by the District throughout the community. Temporary public information, safety, and/or advisory signs may also be placed by the District at access gate entrances. No other temporary signs, flyer boxes, balloons or paraphernalia are allowed on Metro District properties.

C. Lighting

The District maintains streetlights and monument lights to improve nighttime safety and assist in wayfinding throughout the community. Holiday lights may also be placed by the District on District-owned trees and buildings. Other lighting allowed in the ROW is limited to that necessary to illuminate driveway address markers, as approved by the District and the Cordillera DRB. Down lighting of address signs is strongly encouraged to assure prompt emergency response in the winter when snow might cover ground mounted light fixtures. Down lighting also protects the quality of the dark night sky.

D. Encroachments

An Encroachment Agreement between the property owner and the District must be entered into if private improvements (such as driveway entrances, address markers, landscaping, and irrigation systems), are desired to be constructed in the ROW. An Encroachment Agreement establishes terms and conditions regarding the placement of private improvements on District property. Encroachment Agreements are entered into on a case-by-case basis and are recorded with the Eagle County Clerk and Recorder.

Private improvements constructed in the ROW pursuant to an Encroachment Agreement are the responsibility of the property owner, and the owner assumes all risk in the event of damage by required road maintenance operations. Encroachment Agreements run with the property, and transfer to subsequent owners.

E. Construction Impacts

Impact fees must be paid prior to the onset of construction in accordance with the 2022 Cordillera Road Impact Fee Worksheet attached to this document as **Exhibit A**¹.

During construction, contractors and sub-contractors are responsible for keeping Cordillera roads clear of materials, rubbish, mud, gravel, and other debris resulting from construction activities. Material tracked onto the road surface from driveways or parking areas must be removed at the end of each construction day. Damage to road surfaces, drainage facilities, landscaping, and other streetscape improvements must be repaired and stabilized by the contractor immediately upon notice unless otherwise directed by District operations staff.

F. Construction in the Right of Way Permit

A Construction in the Right of Way Permit is required prior to any construction that will impact road surfaces, topography, drainage facilities or improvements within a District ROW. This includes but is not limited to asphalt cuts, driveway construction, culvert installation, the

¹ The Schedule of Road Impact Fees is designed to off-set the impact to Cordillera roads from heavy trucks associated with the construction of new single-family homes. A per mile impact cost based on axel weight of the truck has been established, allowing an "impact fee" to be calculated based on the distance the loaded truck will travel between an entry gate and the construction site, or between the construction site and the gate.

extension of utility services, road boring, or the installation, repair, or miscellaneous work performed on utility services in or under the road.

Underground utility locates by a qualified professional are required for any project within District ROWs. The scheduling and cost for utility locates shall be the responsibility of the owner or contractor. Evidence of utility locates may be requested by the District prior to the release of a Construction in the Right of Way Permit.

A Construction in the Right of Way Permit is issued in the name of the owner of the abutting property for any driveway access cut, the name of the project owner (e.g., adjacent property owner or developer) for any access way excavation, or in the name of the utility company if the facility in the trench to be installed or repaired by making a road cut is to remain the property of the utility company.

A Construction in the Right of Way Permit Application Form is attached as **Exhibit B**.

4. Penalties

The following penalties will be imposed upon the offending property owner:

- a) For restricting access to or partially or fully blocking a District road during construction without approval in accordance with these rules: \$500 per day the violation continues.
- b) For allowing a metal racked vehicle to operate on a District road without proper road protection: \$2,000 per occurrence.

5. Waiver

The General Manager may waive application of any rules in his or her discretion after taking into consideration the public safety, preservation of the integrity of the Roads, and staffing limitations. In addition, the General Manager may waive application of any rules upon written request outlining the request and providing supporting information. The General Manager may grant, deny, or approve the waive, with fees and/or conditions or without conditions. The General Manager may waive application of these rules retroactively and refund any fees paid.

Exhibit A

ROAD IMPACT FEE

CORDILLERA METROPOLITAN DISTRICT

0408 Carterville Road, Cordillera CO 81632

(970)926-1923

ROAD IMPACT FEE WORKSHEET - NEW CONSTRUCTION

Date:

Address:

Filing:

Lot:

Owner:

Contractor:

Contact

Phone

Mailing Address

THREE AXLE TRUCKS

	Cubic Yards	Trips*	Mileage	Fee/mile	Total
Dirt/grubbing Export					
Dirt/gravel Import					
Concrete					
Septic Sand Import					
Other					
5 Axle/Overweight	////////////////				
TOTAL					

*10 cubic yards = 1 trip

TRACTOR TRAILER & OVER WEIGHT EQUIPMENT IMPACT FEES

	3 - 4 Axle	5 Axle	Over Weight			
Weight	18,000 lbs.	18,000 lbs.	19,800 lbs.	21,780 lbs.	23,958 lbs.	26,354 lbs.
Cost per Mile	\$10.64/Mile	\$15.2/Mile	\$30.4/Mile	\$60.8/Mile	\$121.6/Mile	\$243.2/Mile

Exhibit B

Permit Number _____

PERMIT FOR CONSTRUCTION OF IMPROVEMENTS
AND/OR INSTALLATION OF UTILITIES IN DISTRICT RIGHTS OF WAY

Cordillera Metropolitan District
Eagle County, Colorado

Applicant/Contractor Information:

Name: _____

Mailing address: _____

Cell No.: _____ Business/Home No.: _____

Email: _____

Property Owner/Utility Information:

Name of Property Owner: _____

Mailing address: _____

Cell No.: _____ Business/Home No.: _____

Email: _____

Utility company or entity owning utility line(s): _____

1. Location (street address) and description of work: _____ Map & Plans attached: Yes/No

2. Type of installation, work, or road cut: _____

3. Start date: _____ Completion date: _____

4. Road closures anticipated: Yes/No

5. Permit fee (\$200) received on _____ Check # _____. Copy attached.

6. Deposit (\$3,500) received on _____ Check # _____. Copy attached.

District Use Only: _____

Issued by:

Authorized Agent for Cordillera Metropolitan District

Date: _____

PERMIT ISSUED TO (Permittee): _____

**THIS PERMIT IS SUBJECT TO THE GENERAL CONDITIONS ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.**

GENERAL CONDITIONS

All cuts or excavations of rights-of-way, including, without limitation, all construction of improvements and installation of utilities within rights-of-way within the Cordillera Metropolitan District (the “**District**”) boundaries must conform to these General Conditions.

A permit is required for any driveway access cut, road cut, or access way excavation or opening in or under the surface of any right-of-way, and to install, repair, or perform miscellaneous work on any underground utility service in or under such rights-of-way, or to bore in or under such rights-of-way.

All permits shall be issued in the name of the owner of the abutting property for any driveway access cut, in the name of the project owner (e.g., adjacent property owner or developer) for any access way excavation, or in the name of the utility company if the facility in the trench to be installed or repaired by making a road cut is to remain the property of the utility company (the “**Permittee**”).

1. Definitions.

- a. **Access way excavation** – Any excavation or cut of any right-of-way, earthwork, culverts, retainage and surfacing within any right-of-way or sidewalk, excluding driveway access cuts and road cuts.
- b. **Driveway access cut** –Earthwork, culverts, retainage and surfacing within any right-of-way for the purpose of creating driveway access to a private residence or property. The District may require the Permittee enter into an encroachment agreement with the District for any driveway access cut concurrently upon application for a permit.
- c. **Road cut** – The excavation of any right-of-way for the purpose of installing or repairing utilities.
- d. **Work** – any work permitted hereunder within or affecting a District right-of-way, unless the context requires otherwise.

2. Deposit; Permit Fee and Application.

- a. A deposit of **\$3,500** shall accompany the permit application.
- b. The deposit, less any amounts incurred by the District pursuant to these general conditions including the warranty, completion, and restoration provisions hereof, will be returned within 90 days of expiration of the one (1) year warranty period, and any required restoration and repair of any deficiencies or damage to the satisfaction of the District.
- c. A non-refundable permit fee of **\$200** shall be paid upon application for a permit and shall be in addition to any other fees or charges relative to the work.
- d. Unless waived by the District, the permit application shall be accompanied by construction plans in hard and electronic copy showing the extent of the proposed work, the dimensions and elevations of both the existing ground prior to said construction, and of the proposed excavated surfaces, the location of the work, and such other information as may be prescribed by the District.
- e. Unless waived by the District, the permit application for access way excavations shall be accompanied by designs, plans and specifications prepared by a registered Colorado professional engineer, together with an estimate of costs and time for completion.

3. Standards and Requirements.

- a. The permit is valid only for the time period from the start date indicated on the permit to the completion date. The applicant may apply to the District for an extension. Additional financial security may be required as a condition for granting any requested extension.

- b. Work may not commence until written approval in the form of permit issuance is given by the District. Any approved permit application and permit must be at the worksite during all periods of work.
- c. The Permittee shall advise the District forty-eight (48) hours in advance of the commencement of any work and shall notify the District a minimum of 12 hours in advance of any scheduling change.
- d. Only emergency work shall be performed on Saturdays and Sundays. No trench will be permitted in the traveled right-of-way after dark, unless otherwise specified in writing by the District.
- e. The Permittee is responsible for completing all utility locates before work commences.
- f. The work shall be accomplished in accordance with industry standard practices at locations designated by the District. All personnel, contractors, or subcontractors working within the District's rights-of-way must be properly trained and exercise all safety precautions associated with traffic control and below ground excavation as applicable.
- g. The Permittee shall be responsible for establishing safety measures sufficient to protect the traveling public from any and all harm during prosecution of the work; said safety measures to be in accordance with the then prevailing state and/or federal standards, including the standards identified in the most recent edition of the "Manual for Uniform Traffic Control Devices" published by the Federal Highway Administration." All work shall be conducted in a manner that does not unduly impede traffic, create any public hazards, or damage any private property.
- h. All openings must be properly protected and secured from the public at all times. Openings that remain overnight must be secured with safety tape, temporary covers, barricades, warning devices, and appropriate signage.
- i. Any underground installation shall be initially installed beneath the surface of the right-of-way at a minimum depth of 36" or to the extent permitted by the composition of the soil; exceptions shall be noted and initialed by the District on approved construction plans. Backfilling shall be made in six-inch lifts, mechanically tamped and paced, and the last 12 inches shall be of crushed rock or gravel. Trench shall be left open until the installation is inspected by the District.
- j. Where the installation or work crosses a right-of-way, an encasement pipe of larger diameter may be required, and the crossing shall be as nearly perpendicular to the right-of-way as physical as possible. This installation shall be installed by the method of boring or jacking beneath the right-of-way surface.
- k. Where determined necessary, open cuts or trenching across a right-of-way may be authorized by the District under conditions that will not unduly hinder the public in its usual travel. If an open cut or trench is required across a right-of-way, the cut shall be filled with gravel and compacted in six-inch lifts to a density of 95% of surrounding soils. Compaction testing must be performed and results provided to the District in hard and electronic copy before asphalt overlay.
- l. When culverts are required beneath a driveway entrance, they must be a minimum of 12 inches in diameter and may be no longer than 30 feet in length. Culvert inverts shall match the drainage profile at the upstream and downstream end and the pipe shall be provided a minimum cover of 12 inches. Culvert ends shall be cut to match the slope; flared metal ends are not allowed. Stone or stone-faced end walls are allowed but may not extend above the adjacent travel surface. All driveway entrance improvements must be inspected by the District before the driveway is paved.
- m. Cordillera Design Guidelines Section 3.02.14, *Improvements in the Right-of Way*, provides additional information and standards for driveway entrances that must be met as a condition of this permit.
- n. The Permittee shall at all times for the duration of the permit and the required warranty period be responsible for and maintain the work and shall indemnify, defend, and hold harmless the

District and its directors, employees, agents, and consultants, from and against any and all claims, demands, suits, actions, proceedings, judgments, losses, damages, injuries, penalties, costs, and expenses (including reasonable attorneys' fees), and liabilities, of, by, or with respect to third parties ("Any Claims") to the extent they arise from or may be alleged to arise, directly or indirectly, in whole or in part, from the intentional or negligent acts or omissions of the Permittee or any of its contractors, subcontractors, suppliers, agents, representatives, or employees, or the agents, representatives, or employees of any subcontractors or material suppliers (collectively the "Contractor/Related Parties"), in connection with this permit and the work hereunder, including, without limitation, Any Claims which cause or allow to continue a condition or event which deprives the District or any of its directors or employees of its sovereign immunity under the Colorado Governmental Immunity Act, Sections 24-10-101, et seq., Colorado Revised Statutes. However, the Permittee shall not be liable for any claim, loss, damage, injury, or liability arising out of the negligence, willful acts, or intentional torts of the District, its directors, employees, agents, and consultants.

- o. Nothing herein or in any actions taken by the District hereunder shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions of the Colorado Governmental Immunity Act, Sections 24-10-101, et seq., Colorado Revised Statutes.

4. Warranty, Completion and Restoration.

- a. All work shall be guaranteed for a period of one (1) year, unless the District agrees in writing to a different warranty period. All necessary rework as determined by the District shall be the responsibility of the Permittee.
- b. Upon completion of the work, the worksite (including road bore access locations, if applicable) must be restored to original or better condition and all excess debris removed in accordance with the specifications of the District within forty-eight (48) hours of completing the work. All damage done to existing improvements shall be repaired by the Permittee to the satisfaction of the District within five (5) days of completion of the work.
- c. If the Permittee fails to complete the work or restore the worksite as required, or if the Permittee fails to complete any rework during the warranty period, the District may cause all work and all actions necessary to so complete. The Permittee shall be liable for the District's actual costs, plus general overhead and administrative expenses. The District may apply any funds deposited by Permittee in payment of any amount due. In addition, the District shall have a cause of action for all fees, expenses, and amounts paid and due for such work.

The undersigned Permittee verifies that s/he has read and understands the foregoing provisions; that s/he has the authority sign and bind Permittee and that by virtue of his or her signature, the Permittee is bound by all conditions set forth herein.

PERMITTEE:

Print Name: _____