

# The Ridge at Rendezvous



Design Guidelines 2022





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*The images contained herein are for the sole purpose of depicting preferred development character. Specific designs will require the approval of the Reviewer. May, 2021*

The Ridge at Rendezvous





# I. Vision

Rendezvous is a community in the Fraser River Valley with tree-covered slopes overlooking meadows along the Fraser River. The 443 acre project is planned as a resort community with neighborhoods that will contain year round and seasonal residences, guest accommodations and related recreational, commercial and office facilities. The plan for Rendezvous conserves the natural features of the land with a system of trails and open space within the community.

The Ridge at Rendezvous (East Mountain Filing 1) is a 154-acre parcel of wooded land surrounded by open space on the top of East Mountain. This neighborhood has 110 mountain homesites with views of the Continental Divide, Winter Park Resort and Byers Peak. The architecture of the homes at The Ridge should fit in Colorado and reflect the spirit and character of the Rocky Mountains and the Fraser Valley.

The intent of Design Guidelines is to encourage architectural harmony with the environment. The Design Guidelines pertain to all sites and provide a basis for consistency of design, construction, and respect for the natural setting.



The Ridge at Rendezvous



## II. Definitions

**Association** – A non-profit corporation formed under that name whose Articles of Incorporation are filed with the Colorado Secretary of State – the Homeowners Association for Rendezvous.

**Building Envelope** – Primary Area of disturbance on the lot.

**Reviewer** – Entity having jurisdiction over design review as in Article V of the Declaration.

**Declaration** – Declaration of Covenants, Conditions and Restrictions for Rendezvous.

**Declarant** – Rendezvous Colorado, LLC a Colorado limited liability company.

**Improvements** – Any changes, alterations or additions to a Lot or structure from its condition at the time of purchase.

**Lot** – A platted lot or building site within Rendezvous.

**Owner** – The Owner of record of a Lot, whether one or more persons or entities, hereinafter referred to as “Owner”, but including all Owners, builders, consultants, or any other authorized agents of the Owner.

**The Ridge** – East Mountain Filing 1 at Rendezvous according to the recorded plat thereof in Grand County, Colorado.

**Design Guidelines** – The Design Guidelines, review procedures and construction regulations adopted and enforced by the Reviewer as set forth in this document and as amended from time to time.

**Supplemental Declaration** – Any Supplemental Declaration of Covenants, Conditions and Restrictions affecting a particular Filing as recorded by the Declarant.





### III. Design Review Process

The Design Guidelines ensure that the vision for The Ridge at Rendezvous is met throughout the design and construction phases of each home. They apply equally to each Owner with the recognition that each Owner will have their own design objectives and each lot has a unique natural setting. Every aspect of design discussed in these Design Guidelines shall be addressed by the Preliminary Plan Submittal. Items that cannot be depicted graphically shall be presented narratively. Items not addressed by the Preliminary Plan Submittal, or presented later in the design review process, are deemed not approved until submitted and reviewed. Field changes without prior review and written approval are not allowed.

These guidelines cannot anticipate all situations that may be presented during the design process. Rendezvous Colorado, LLC and its representative are the designated Reviewer. Flexibility in the review process will be achieved by allowing the Reviewer discretion and broad authority in the review of projects based on interpretation of the Design Guidelines. The Reviewer reserves the right to revise the Design Guidelines as changing conditions and priorities dictate. It is the expressed purpose of Rendezvous Colorado, LLC to work with each Owner in a collaborative manner in order to reach a high level of design compatible with Rocky Mountain traditions and the natural setting of The Ridge.

The Design Guidelines will be in effect for the life of the project. The Design Guidelines do not supersede adopted regulations and ordinances or applicable jurisdictions and agencies but may be more restrictive. The Design Guidelines apply to all new construction, subsequent exterior renovations, or any other site improvement. Unless prohibited, or otherwise specified in this document, any alteration, improvement and addition made on any property within the community must receive prior written approval. Neither the Declarant, the Reviewer nor the Association shall be liable for any damages resulting from design or construction approved by the Reviewer pursuant to these guidelines or for any damages resulting from an Owner's failure to meet or exceed the minimum standards set forth in the Design Guidelines.



#### A. Professional Involvement

Owners proposing any improvements should seek the assistance of qualified design professionals, with skills appropriate to the task.

#### B. Design Review Process

The Design Guidelines address site development, architectural character and landscape design as these relate to harmonious relationships with the lot and neighboring homes. All Owners (including builders, consultants, and any other designated representatives) must comply with the design review process, to gain approval for any construction. The design review process requires that the Owner receive approval of the final design prior to submitting for a building permit. The Owner must also meet with the Reviewer on-site after receiving final design approval and a building permit and prior to beginning to clear or thin trees. Incomplete submittals will not be considered (see submittal requirements).



### Step One: Pre-Design

Prior to preparing preliminary plans for a proposed residence, it is required that the Owner and/or their designated representatives, meet with the Reviewer, or its representative, and visit the site to discuss design ideas, requirements and attributes of the site. Pre-Design appointments may be made by calling the Rendezvous office, 970 726-4500.

### Step Two: Preliminary Design

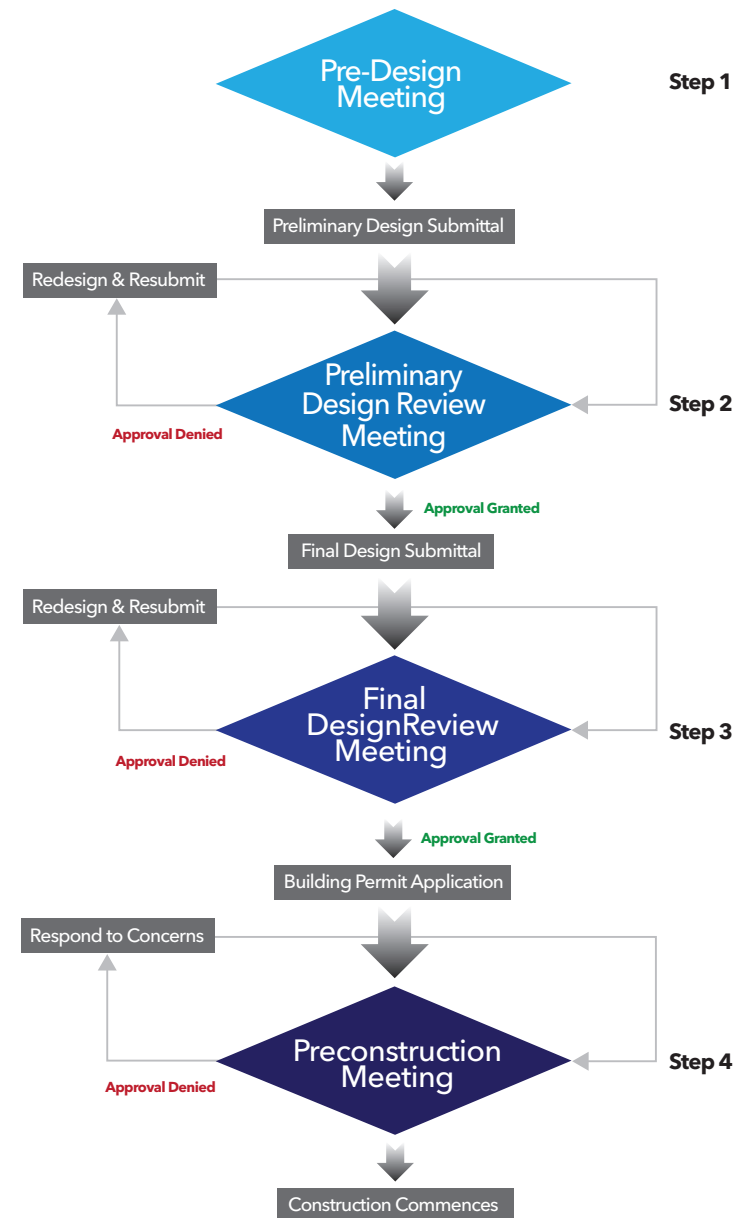
The Owner shall obtain a topographic survey of the site and begin conceptual design. The Preliminary Design proposed for the home, including site plan, architectural concept and all other design elements identified in the submittal requirements must be sufficiently developed in order to schedule a Preliminary Design Review. A Preliminary Design Review shall be scheduled when the Preliminary Design submittal requirements are met and satisfactorily submitted to the Reviewer. The site must be staked and flagged so that the property boundaries, building footprint, driveway, and proposed clearing areas are identified. At this level, trees to be protected, the Building Envelope, accessory improvements, and any other significant design elements must also be flagged/staked for site review. Comments will be provided to the Owner within 14 business days after the Preliminary Design Review.

### Step Three: Final Design

After approval of the Preliminary Design, final drawings shall be prepared for review and submitted to the Reviewer. A Final Design Review will be scheduled after all submittal requirements are met and comments will be provided to the Owner within 14 business days after the review. Upon approval of the design, a building permit application may be submitted to the Town of Fraser.

### Step Four: Construction

After receipt of the building permit a Pre-Construction meeting must be scheduled on-site prior to any clearing or site disturbance. The purpose of the meeting is to review the staking/flagging, fencing and other requirements for construction prior to construction commencing. At that time, construction approval must be given by the Reviewer prior to commencing construction.





## IV. Site Development Standards

### INTENT

Each site has unique opportunities and constraints. Understanding these will assist in developing a design that is responsive to the characteristics of each site including:

- climate
- mountain design traditions
- lifestyle needs
- topographic conditions

As a part of the site design process the Primary Building Envelope must be identified in relation to the parcel and its special features. At the discretion of the Reviewer other minor improvements may be made outside the Primary Building Envelope.

The Integration of the following elements is significant in the siting of building:

- building massing
- materials
- indoor/outdoor relationships
- drainage
- access

The setbacks indicated on the Final Plan Development Plan (FPDP) are considered minimum standards.

30% slopes or greater shall not be built on and must be identified by the Owner and indicated on the plan submittal.

### A. SITING

Buildings shall be located to integrate with the land. Stepping the structure with the slope is required to minimize disturbance and break up the mass of the building.

Careful attention must be given to:

- views onto and off of the homesite
- climatic and seasonal conditions
- exposure or orientation
- slope
- vegetation
- functional orientation of the home
- access
- lifestyle needs



## **B. SETBACKS**

The setbacks indicated on the Final Plan Development Plan (FPDP) are considered minimum standards.

## **C. SLOPE**

30% slopes or greater shall not be built on and must be identified by the Owner and indicated on the plan submittal.

## **D. BUILDING ENVELOPE**

A Building Envelope shall be defined for the primary improvements of the home to ensure that:

- Each lot meets open space standards
- There is a compatible relationship with neighboring homesites
- View sheds have been preserved

The Building Envelope shall contain all primary man-made disturbance of the site and shall be the minimum area necessary for the proposed structure and landscape area, including:

- Main house structure
- Accessory structures
- Driveway
- Parking
- Hardscape
- Other major improvements

In order to protect site features, naturally occurring drainage, and vegetation a minimal disturbance approach shall be used in site design and natural area encroachment.

A suggested Building Envelope center has been staked on each lot. The proposed Building Envelope must be identified for each site with appropriate staking and flagging at the time of preliminary design submittal. The building footprint shall be identified as part of the Building

Envelope. Significant deviation from the suggested Building Envelope center will require justification. The Reviewer reserves the right to reduce or reconfigure the proposed Building Envelope to protect, enhance or take greater advantage of the site. Prior to beginning construction, the Building Envelope shall be fenced with orange snow fencing.

## **E. NATURAL LOT AREA**

Each custom lot must have a minimum of 55% of the lot retained in natural open space. The natural open space may be maintained, and will be subject to the provisions of the Forest Management Plan. A calculation of the building coverage and the natural open space area shall be included with the Preliminary Design

## **F. FOREST MANAGEMENT AND WILDFIRE MITIGATION**

Rendezvous has an approved Forest Management Plan that identifies a program to enhance the health of the forest. As a part of the plan, wildfire mitigation measures have been identified to reduce the threat of fire. Orientation and selective thinning of trees in and around the Building Envelope must comply with the defensible space methodology and must be approved by the Reviewer. The defensible Zone is an area around a structure where vegetation is cleared or reduced to slow the spread of wildfire.

There are 2 Zones which are defined as the following:

### **Zone I**

15 feet around the structure that is measured from the edge of the eaves and decks, in which all flammable vegetation is removed.

### **Zone II**

75 to 125 feet from the structure where there is a reduction of vegetation that is diseased, dying or dead trees and shrubs should be removed. Larger trees and shrubs should be thinned and pruned of dead limbs to a height of at least 10 feet. Reference: CSU Extension Service Pub. No 6.302.





#### G. SNOW MANAGEMENT

Snow storage areas must be provided and shown on the site plan. Snow must be directed away from pedestrian access ways. Snow storage areas must be provided for driveways, walkways, patios, decks, parking, and roofs.

#### H. GRADING AND DRAINAGE

Grading shall be kept to the minimum. Standards for grading/drainage shall not constitute a representation, warranty or agreement by the Declarant, the Reviewer or the Association that such minimum standards shall result in a residence or landscaping free from any defects. The Owner is responsible for having a soils engineering report prepared by a registered professional engineer, and other necessary inspections to assure adequate design and construction.

Grading shall be designed to create smooth transitions between natural and man-made grade changes in order to integrate improvements into slopes.

To reduce excessive grading:

- Step the structure with the slope of the terrain.
- Use retaining walls comprised of natural stone materials.
- Utilize berms & landscaping to blend cuts/fills into the existing terrain.

Cut/fill slopes shall be kept to a maximum of 2:1 vertical and be revegetated.

Grading shall not extend beyond Building Envelopes and/or setbacks.

Topsoil shall be removed and stored for reuse on-site.

Drainage deviation from the natural drainage pattern of the neighborhood and the parcel shall be minimized and must be approved by the Reviewer.

Community drainage ways indicated on the Filing 1 Plat and FPDP on private lots shall be incorporated into the drainage design of that lot.

- Swales shall be designed to a minimum grade of 2% no closer than 5 feet from any foundation.
- Drainage shall be designed to slope away from foundations at 5% minimum for the first 5 feet, or in accordance with the Owner's soils report, whichever is most restrictive.
- Drainage under driveways shall be controlled with a culvert.
- Runoff volumes entering and exiting the sites shall be maintained prior to and after such minimum standards shall result in a residence or landscaping free from any defects.

- The Owner is responsible for having a soils engineering report prepared by a registered professional engineer, and other necessary inspections to assure adequate design and construction.
- Concentrated flows shall not be discharged from one property to another unless it has been designed as a part of the community storm water and drainage systems.
- Headwalls and other drainage structures must be constructed of materials compatible with the home's exterior exposed masonry walls or retaining walls.



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## **I. EROSION CONTROL**

During construction on-site erosion is mandatory to protect adjacent properties and conform to State of Colorado and Town of Fraser requirements. Use sedimentation basins, filtration materials (straw bales, permeable geotextiles, etc.), slope stabilization fabrics or tackifiers setbacks shall be used to minimize erosion.

## **J. DRIVEWAYS AND PARKING**

Driveways improvements shall follow a least disturbance approach. Driveway locations have been identified for each lot as a guide to minimize site disturbance.

- Construction of a 20-foot asphalt apron is required as an extension of the roadway onto each lot.
- Where possible, adjacent lots are encouraged to share a driveway.
- Parking areas shall be located within the Building Envelope.

Driveways shall be designed to follow natural site contours to minimize disturbance in grading. Use retaining walls that are compatible in color and texture with the sandstone roadway walls, home materials or other indigenous materials.

Single custom lot driveways shall not exceed 12 feet wide and shared driveways shall not exceed 14 feet, except where safety or other functional requirements are identified. Driveway slopes shall not exceed 10% unless heated and approved by the Reviewer. A 2% negative cross-slope shall be used.

Driveways may be paved or of a hard surface of unit pavers, concrete, or asphalt. Driveway materials shall be over a minimum 6 inches thick Class C gravel base. Recycled asphalt surfacing is not allowed. Due to the mountain character of the neighborhood, curb and gutter along driveways is not permitted. Color and texture shall be compatible with indigenous mountain materials. Any driveway related improvements constructed within the right of way are the responsibility of the Owner and are subject to repair, removal or replacement at the Owner's expense.

### **Private Access Drives**

The East Mountain Filing No. 1 Major Subdivision Final Plat of the Town of Fraser, recorded at Reception No. 2001-002997 in the records of the County

of Grand, State of Colorado, provides in Note #4 that areas are available on identified lots for the construction of Private Access Drives to serve other lots. Such areas are designated on the Plat by the notation "See Note #4", and are referred to herein as the "Private Access Areas".

The right to construct a private access drive within a Private Access Area in accordance with the requirements of this paragraph J, is hereby reserved for the benefited lots across the burdened lots, all as identified in Note #4.



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This reservation is for the construction of a private access drive within each of the Private Access Areas for the use of both pedestrian and vehicular access to the benefited lots. This right of access shall only be for the benefit of the Owner of the benefited lot and their invitees,

Prior to the construction of any private access drive within a Private Access Area, the Owner of the benefited lot shall submit to the Reviewer for its approval drawings which show for the private drive:

- exact location
- exact dimensions
- construction cross sections
- the restoration plan for any area disturbed outside of the paved or improved surface
- special fencing and/or barriers may be required to minimize disturbance

No improvements shall be made within a Private Access Area except as shown on the approved drawings and no modifications to the improvements shall occur without approval by the Reviewer.

The obligations for construction, maintenance, and repair associated with the private access drive shall be the burden of the benefited property. All liability associated with the construction, maintenance, repair and use of the Private Access Areas for a private access shall be the responsibility of the benefited property.

### **Parking**

Parking improvements shall follow a least disturbance approach. On-street parking is not allowed except for special events not to exceed 24 hours. Two off-street parking spaces, screened from the roadway may be incorporated into the design.

### **K. SNOW STORAGE**

Adequate areas for snow removal and storage shall be incorporated into the design and indicated on the site plan.

### **L. RETAINING WALLS**

Terracing with the use of retaining walls is preferred rather than mass excavation and re-contouring.

- Retaining walls should be generally 4 feet and shall not exceed 8 feet before stepping unless approved by Reviewer.
- Walls over 4 feet in height shall be designed by a professional engineer.
- The design and location of retaining walls shall be integrated into the site design and respond to the natural topography.
- Walls near the house shall match or complement the materials of the house.
- Landscape walls shall be constructed of sandstone or at a minimum reflect indigenous characteristics that are found to naturally occur in mountainous terrain and meet the approval of the Reviewer.



## M. ENCLOSURES

Enclosing an area within a Building Envelope is permitted.

### Perimeter lot fences

- Prohibited

### Fenced Enclosures

How a fence is integrated with the overall architecture and siting of the home will be considered as part of the enclosure approval

- Shall be restricted to the Building Envelope.
- May not exceed 100 linear feet.
- Should be constructed of natural wood and stone materials.



### Privacy Screens for decks, patios and hot tubs

- May be fully enclosed.
- Requires utilization of materials and finishes taken from the building palette.
- Shall be limited to the Building Envelope
- Shall not exceed 6 feet in height.

### Dog Runs and Dog Houses

- Restricted to the side and rear Building Envelopes and be adjacent to or connected to the structure.
- May not exceed 200 square feet in area.
- May be enclosed (side and top) with wrought iron, wood, and/or welded wire mesh that is integrated with the design of the fence.
- Chain link fencing is prohibited.
- Shall not exceed 6 feet in height and must be screened from adjoining residences and streets.
- An "invisible electric pet fence" is allowed.
- Doghouses shall be constructed of materials consistent with the home and shall be located so as to minimize off-site noise, odors and visibility from adjoining lots.
- Dog house shall be contained within a Dog Run which meets the standards noted above.



## N. LIGHTING

Lighting is an important element of the visual landscape and must be respectful of the alpine environment and protect the night sky. Exterior lighting shall be limited to protect vistas and minimize off-lot light pollution.

Building mounted lighting must be directed downward away from adjacent lots, streets and open spaces and may not be used to light walls for decorative purposes. An excessive number of fixtures, or excessive light levels and glare shall not be allowed.

Site lighting must be confined to areas enclosed by walls or be in the vicinity of the main entrance, with the exception of safe passage lighting on walkways from the street to the front door.



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**Fixtures shall:**

- Complement the building materials.
- Reinforce the mountain architectural style.
- Harmonize with the building color palette.

**Light sources shall:**

- Be directed down
- Be shielded and/or filtered.
- Minimize ambient light.
- Use low wattage bulbs to minimize light spill.
- Translucent lenses are required.
- Clear glass lenses are not permitted.

**Prohibited lights include:**

- Floodlights of any kind.
- Sodium vapor lights.
- Lights in excess of 40 watts.

**Security lighting:**

- May not be movement activated, unless specifically activated by a security monitoring system.
- Shall be concealed and directed away from neighboring properties.

**Driveway lighting shall be:**

- Limited to ground mounted.
- Down-lights that are integrated with the landscape design.
- Not exceed 18 inches in height.



**O. TEMPORARY SIGNAGE DURING CONSTRUCTION**

No sign shall exceed a height of 8 feet from grade. No signs shall be attached or fastened to natural features including existing trees. No signs will be allowed without prior written consent of the Reviewer.

**The following signs are permitted without approval:**

1. Signs required by legal proceedings.
2. One "For Sale" sign may be installed within a property boundary, provided the face of the sign does not exceed 5 square feet and that earth tones are used to paint the sign. Information allowed on the sign includes: For Sale, builder, real estate agent, phone number and lot address.
3. Signs identifying security alarms.
4. Standard Realtor "for sale" signs.

**P. TRASH RECEPTACLES**

All receptacles used for storage of solid waste shall be screened and bear-proofed, using materials and forms complementary to the main structure.



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**Q. UTILITIES**

Construction of utilities shall be conducted to minimize disturbance. Utility construction, including storage of earthwork materials, shall respect neighboring lots and preserved areas. All utility connections, meters and equipment shall be concealed from public view by elements of the architecture and/or sufficient landscaping.

**R. WATER PRESSURE BOOSTER**

The Town of Fraser owns and operates the water supply system serving the property. Water systems in both urban and mountain communities may experience varying water pressures in different locations within the system. While low water pressure is not typical, Owners who desire high pressure at all times may wish to consider an in-home pressure booster. A number of manufacturers offer such equipment, for example, Amitrol, Inc.'s Pressurizero is one such system.

**S. FLAGPOLES**

Only the flags of the United States and the State of Colorado may be flown. Flags related to a Holiday or special event may be flown for a period of 72 hours. Flag size shall not exceed 3 x 5 feet. Care must be given to the hardware and flag material to minimize noise.

**T. BASKETBALL EQUIPMENT**

Basketball backboards and freestanding pole mounted backboards are allowed. They shall be located so as to minimize visibility from the street and adjoining lots,

**U. SPAS, POOLS, SPORTS COURTS**

Exterior spas and/or hot tubs must be consistent with the home's architectural materials and colors and shall be screened from public view. Other recreational related improvements including pools, sports courts, tennis courts, etc., are generally impractical but will be considered on a case-by-case basis.

**V. WATER FEATURES**

Water features such as waterfalls, streams and fountains are discouraged. Mountain conditions can cause these elements to be difficult to maintain and do not lend themselves to an authentic expression of the site's natural features.





### **W. CHILDREN'S PLAY EQUIPMENT**

Play equipment shall be constructed from natural materials with earth tones. The size, location and screening shall be considered in order to minimize the visibility, noise and impact on adjoining lots.

### **X. SATELLITE DISHES**

Dishes shall not be larger than 18 inches in diameter. Installation of equipment greater than 18 inches in diameter requires adequate screening and will be considered on a case-by-case basis.

### **Y. ACCESSORY BUILDINGS**

All lots are for single-family residential units only. Accessory residential units shall be allowed as part of a primary residence and may not exceed 25% of the gross floor area (GFA) including the garage.

All accessory structures, including gazebos, greenhouses, and hot tub enclosures must meet the architectural and site standards and be located within the Primary Building Envelope or in a Secondary Building Envelope approved by the Reviewer. Massing, scale, form and materials shall be coordinated with the main structure and meet the same standards. No temporary or permanent storage sheds shall be allowed.

### **Z. HOUSE ADDRESS MONUMENTATION**

No more than two sets of address numbers are allowed on each home. Address numbers may be placed at the street and at the front door of the residence. The address numbers shall not exceed a total of one square foot for each location and may be lighted.

Address numbers located at the driveway shall be on an approved monument. The address monument shall be designed to reflect the home design with materials that are compatible with the home and/or the retaining walls of the roadway and/or driveway. The address monument should be integrated with the retaining walls and driveway grading and not be excessive in scale. An entry gate may be integrated with the design using compatible materials.



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## V. Architectural Standards

### INTENT

The intent of the architectural standards is to create a community design compatible with the natural mountain environment. Use of indigenous materials, responsiveness to climatic conditions, and the functional and recreational needs of the Owner are important. The Rendezvous architectural style utilizes traditional alpine forms, massing principles and materials. Transitional design styles that utilize traditional forms, massing, materials with modern accents are also permitted within Rendezvous.

### A. MASSING

Buildings shall be designed to reduce the perception of their overall mass and be an expressive composition of additive, asymmetrical forms. Continuous or unbroken forms shall be avoided. Residences developed around more than one axis can achieve forms that are less monotonous, reduce building scale, and increase diversity.

Wall planes shall be stepped/offset a minimum of 2 feet to reduce the overall mass of the building. Large, unbroken planes are not desirable. Rake walls and end-views showing cantilever conditions are also discouraged. Wingwalls and stepped walls, integrated with covered decks and balconies are encouraged. Well-balanced massing forms with overhangs and recesses are preferred.

Detailing of architectural elements provides an opportunity to express craftsmanship. Windows shall be used to enhance views and create interest in exterior walls. Consider window and door organization, surface detailing, and scale of windows in proportion to the overall structure. Traditional rectangular patterns with divided lights are appropriate.





## B. BUILDING AREA

Each custom home shall have minimum livable (finished) building area of 2,200 square feet, excluding garage and mechanical areas. Floors shall vary in square footage in order to break-up the building mass.

## C. BUILDING HEIGHT

Building height shall not exceed 35 feet and shall be measured from the average finish grade of the primary four corners of the structure. A calculation of the building height shall be included with the Preliminary Design Submittal.

## D. GARAGES AND AUTO COURTS

Garages must be carefully considered in the overall design.

Garage door openings shall be:

- Integrated into the overall building mass and architectural style of the house
- Custom cladding and finish of garage doors.
- Covering roof elements and recessing the garage doors.
- Side-loaded access to the garage is encouraged.
- Screened from public roadways and adjacent properties.



## E. ENTRIES

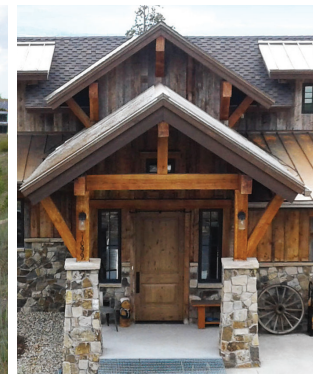
Rustic elegance, combined with a sense of human scale is encouraged. Dimensions of columns and custom-made accents shall be considered in entries. All entrances and porches shall be protected from snow.

## F. ROOFS

Roofs are prominent visual elements and communicate the dominant character of the architectural expression of the home. A simple pattern of primary and secondary roof forms with dormers is desirable. Traditionally, roof forms in the mountains draw from Ranch, Nordic, Craftsman and Saltbox themes. Gable and shed dormers can be utilized to bring light into living spaces to help break-up large roof planes and express the style and character of the roof.

## Overhangs

- Primary roof overhang shall not be less than 24 inches
- Secondary roof overhangs shall not be less than 12 inches.
- Roof overhangs of less than 12 inches are not acceptable.
- Soffits of Masonite are not allowed.
- Creative and harmonious use of hips, gables, multiple ridges, roof axes, and dormers are encouraged.
- Shed roofs shall incorporate the elements above and incorporate secondary roof forms.



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### Roof Pitch

- Primary roof pitch (60%) shall be a 6/12 pitch or greater
- Secondary roof pitches shall not be less than 4/12.
- Strong, built-up fascias consisting of 2" x 12" dimensioned lumber is preferred.
- Well-defined eave detailing with strong articulation is required
- Careful consideration of snow loads, snow shedding, ice and drip zones.
- Flat, mansard, and gambrel styles are prohibited.

### Materials and Color

Class A materials are required, including fire retardant shakes, concrete, slate, standing seam metal; pre-treated rusted corrugated metal and/or Corten; and architectural asphaltic shingles. Standing-seam natural metal roofs are not preferred, but may be considered when the appropriate design and visual impact to adjacent properties is minimal.

Color and texture shall be carefully considered when selecting a roofing material from a limited palette of the predominant colors that occur naturally on the site, including earth tones and plant materials. Roof flashing colors shall match the roof color.

### G. WALLS

Walls shall express structural integrity and support reflecting their function as part of the building. They should be larger at the base and smaller towards the top. Wood shall be the predominant material. Materials not addressed in these standards shall be reviewed on an individual basis. Stone should cover at least 20% of the exterior walls of the building.

The building should rest visually on a "base" of stone with a capstone no shorter than 24 inches in height.

### Siding Materials

Siding materials may include natural logs, board and batten, plank and shingle. Vertical and horizontally applied wood siding shall be treated with preservatives, semi-transparent stains or pigmented stains but not painted. Logs may be peeled or non-peeled. If treated logs are used, they should be coated with a dark stain. Oxidated metal siding may be used as an accent and will be reviewed within the overall composition of the facade and materials.



### Stone

Natural or cut stone masonry is encouraged including Colorado Moss Rock, natural-river rock or fieldstone. Large diameter dry stack and ledge stone- simulated stone may be used with the approval of the Reviewer. Masonry joints shall be raked clean, and held to a maximum of 1 inch in width. Approval of a sample lay-up of the stone masonry is required on site prior to installation and shall be at a minimum of 4 feet by 8 feet in size.



### Stucco

Hand troweled stucco may be used if approved by the Reviewer and shall not exceed 30% of the total exterior surface. Consideration shall be given to detailing, color, and integration with other building materials.

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### Foundations

Foundation walls shall not be exposed more than ten inches (10") and faced or finished to blend with the total architectural design with no visible break between the foundation and the wall plane. Natural stone foundations are preferred. The Reviewer must approve colored concrete and specialty formed concrete.

### Chimney Caps

Chimney Caps should be designed to create the impression that the flue pipes are contained within a traditionally roofed house. Stone slab caps, copper gables and other integrated architectural elements are acceptable solutions.



### H. DECKS

Decks shall be compatible with the architecture of the house. Columns supporting decks must be designed and constructed from materials similar to the house. Downhill deck support posts and columns shall not consist solely of dimensional timbers. A base plinth and proportions that offset the height of the column must be utilized to strengthen the view of the deck from below.

### I. COLOR

Finishes shall be subdued. Wood stains and paints shall be selected from a limited palette of the predominate colors that occur naturally on the site. Semi-transparent stains are highly desirable on wood surfaces, which include:

- earth tones
- plant materials

Brighter colors shall be limited to small areas as accent colors. No bright, unfinished or mirrored surfaces are allowed. All color selections must be approved by the Reviewer.



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## J. WINDOWS AND DOORS

A traditional or transitional mountain or ranch architectural pattern shall be used in the placement and scale of windows and doors. Openings must be vertical rather than horizontal in expression. Sizes shall vary and random placements shall be considered.

Large single panes or window walls will be reviewed within the context the of façade and massing of the house. When used they integrated with the façade recessed and shaded. Large structural members and smaller panels shall be used within large panes to minimize monolithic glass surfaces. Simulated divided light windows are required to have muntin bars and an intermediate spacer bar.

Window and door casings shall be wood or metal clad. Vinyl is not preferred and must be approved by the Reviewer. Mirrored or reflective window materials are prohibited.



## K. BUILDING EQUIPMENT AND ACCESSORIES

Exterior equipment shall be incorporated with the building design, and painted to match the wall color. Air conditioning, electrical and gas meters shall be fully screened. Clotheslines are not allowed.

### Roof furniture

Roof furniture, including plumbing stacks and other exposed vents, shall be grouped in attics and placed to minimize the number of penetrations. Metal roof vents are discouraged, and must be painted to match roof materials where used. Consider gable vents or ridge venting.

### Snow diverters

Snow diverters and retainers shall be integral to the building design and can be decorative. Roof furnishings shall be painted to match primary roof materials or made of copper that is aged to a patina/matte finish.





**Skylights**

Skylights shall be considered when utilizing a flat glazed material and integrated into the roof design, but not as an applied element. Skylights shall be reviewed on a case-by-case basis.

**Gutters and downspouts**

Gutters and downspouts are encouraged to be concealed to avoid long exposed sections with eaves and structural columns or trim. Care shall be given to the placement of gutters to prevent the damming of water, ice and snow. Treated copper will be allowed. Aluminum and galvanized materials will not be accepted unless painted and/or treated to match building materials.

**Window Coverings**

Shades, shutters and screens shall include architectural elevations, specifications, measurements and an actual material sample.

**Greenhouses**

Greenhouses shall be architecturally compatible with the design and materials of the residence.



**L. SOLAR**

Passive solar design features are encouraged when they are integrated into the design of the building. Active solar equipment is encouraged but must be reviewed on a case-by-case basis. Equipment shall integrate with the architecture, roof design, and pitch of the roof and not be reflective. Site solar arrays are not permitted.

**M. FIRE PREVENTION**

An interior fire sprinkler system shall be incorporated into the design of each house as a part of the overall fire prevention measures for the neighborhood. Only Class A roofing materials are allowed.



## VI. Landscape Standards

### INTENT

Landscape designs should extend the natural mountain setting and blend structures with the natural landscape. Landscape designs shall consist of drought tolerant plant materials indigenous to the region or compatible with its climactic and geographic conditions. Minimal disturbance of the natural setting is preferred. Attention shall be given to earth forms, site drainage, snow storage, hardscape, and ground plane treatments.

### A. LANDSCAPE ZONES

Landscape zones aid in the site analysis and design of each homesite.

#### The Natural Zone

Shall encompass a minimum of 55% of the lot area. This area may not be disturbed except for forest management, wildfire mitigation, driveway and utility connections, and snow storage with approval of the Reviewer.

#### The Transition Zone

The area immediately surrounding the Building Envelope that may be disturbed during the construction process. All disturbed areas must be restored to their previous condition.

#### Private Zones

Courtyards, entry areas, decks, patios, and recreational/court areas that occur within the designated Building Envelope.



The Ridge at Rendezvous





**B. LANDSCAPE GRADING REQUIREMENTS**

The Owner is responsible for maintaining the natural grade of the lot and the site’s adequate drainage. The Owner is responsible for fine grading which may have been adjusted to comply with berming, retaining walls, drainage, and landscape requirements.

**C. TREE PLANTING REQUIREMENTS**

In the front/entry area of the property at least 3 specimen trees are required. These can be either Evergreen trees with a minimum of 10 feet in height or specimen trees with a minimum of a 3-1/2-inch caliper. Over the remainder of the site, there shall be a minimum of 4 evergreen trees 8 feet tall minimum; and 9 deciduous trees with a 2-inch caliper minimum.

**D. PLANTING BED REQUIREMENTS**

Planting beds shall relate to berms, walkways, patios, auto courts and/or driveways, entries and other landscape elements and shall serve a function, (foundation and utility screening, buffering for privacy, enhancement of views, defining outdoor spaces, wind block, sun block, and erosion control). It is required that planting beds utilize shredded mulch at least 3 inches in depth. Large cobble may be used only along designated drainage ways,

water features or snow storage areas to facilitate drainage. Small and medium shrubs, twelve inch (12”) to five feet (5’), shall typically be planted three feet (3’) on center and be 5-gallon size. Large shrubs, six feet (6’) to ten feet (10’), shall typically be planted five feet (5’) on center and be either 5-gallon size or balled or burlapped. Shrubs shall be planted in natural groupings rather than linear hedgerows. The use of perennials is encouraged.

**E. NATIVE GRASS PLANTING REQUIREMENTS**

Turf areas are prohibited. Native grasses found in the mountains can be used in natural design patterns. Soil amendments shall be tilled into the existing soil prior to planting. Use a quality seed mix for the area (see plant list) and an herbicide with no residual soil activity (glyphosate). Irrigate lightly and frequently to keep soil surface moist during germination.

**F. IRRIGATION**

A drip irrigation system may be used only on a temporary basis to sustain new plant material. A landscape plan shall be submitted and approved by the Reviewer, which shall establish rules and regulations that ensure compliance with the terms of the Decree entered in 98CW41.

**Evergreen Trees**



**Deciduous Trees**



### G. MAINTENANCE

All landscaping shall be maintained to present a natural appearance.

### H. LANDSCAPE INSTALLATION

Landscaping must be installed within 12 months of occupancy. Material staging and holding area must occur on the site where installation occurs. A vacant lot may be used with prior written permission from the Owner.



### I. PLANT MATERIALS LIST

The following plant materials shall be utilized in landscape design.

COMMON NAME	BOTANICAL NAME
<b>Evergreen Trees</b>	
White Fir	Abies concolor
Engleman Spruce	Picea engelmannii
Colorado Spruce	Picea Pungens
Foxtail Pine	Pinus Aristata
Lodgepole Pine	Pinus contorta latifolia
Vanderwolf's Pyramid Limber Pine	Pinus flexilis 'Vanderwolf's Pyramid'
Douglas Fir	Pseudotsuga menziesii
<b>Deciduous Trees</b>	
Ginnala Maple	Acer Ginnala
Cutleaf Weeping Birch	Betula pendula gracilis
Narrowleaf Cottonwood	Populus angustifolia
Quaking Aspen	Populus tremuloides
Canada Red Chokeberry	Prunus virginiana 'Canada Red'
<b>Evergreen Shrubs</b>	
Manzanita	Arctostaphylos patula
Common Juniper	Juniperus communis
Dwarf Green/Blue Spruce	Picea pungens 'Globe'/Globosa'
Dwarf Blue Spruce	Picea pungens 'Sester Dwarg'
Big Tuna Mugo	Pinus mugo 'Big Tuna'
Slowmound Mugo	Pinus mugo 'Slowmound'
White Bud Mugo	Pinus mugo 'White Bud'





**COMMON NAME****BOTANICAL NAME*****Deciduous Shrubs***

Amur Maple	Acer ginnala
Mountain Alder	Alnus tenuifolia
Silver Sagebrush	Artemisia cana
Tall Western Sage	Artemisia tridentata
Bog Birch	Betula glandulosa
Curlleaf Mountain Mahogany	Cercocarpus ledifolius
Mountain Mahogany	Cercocarpus montanus
Rabbitbrush	Chrysothamnus nauseosus
Red Twig Dogwood	Cornus sericea
Yellow Twig Dogwood	Cornus sericea flaviramea
Alpine Currant	Ribes alpinum
Wax Flower	Jamesia Americana
Twinberry Honeysuckle	Lonicera involucrata
Arnold Red Honeysuckle	Lonicera tatarica 'Arnold Red'
Jackman's Potentilla	Potentilla fruticosa 'Jackmanii'
Native Chokecherry	Prunus virginiana melanocarpa
Gambel Oak	Quercus gambelii
Rocky Mountain Sumac	Rhus glabra 'Cismontana'
Three Lead Sumac	Rhus trilobata
Yellow Flowering Currant	Ribes aureum
Red Lake Currant	Ribes Silvestre 'Red Lake'
Western Thimbleberry	Rubus parviflorus
Native Golden	Mustow Salix monticola
Artic Blue Swarf	Mustow Salix purpurea 'Nana'
Snoball	Viburnum opulus 'Roseum'
American Cranberry	Viburnum trilobum

***Ornamental Grasses***

Blue Fescue	Festuca glauca
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**COMMON NAME****BOTANICAL NAME*****Perennials***

Yellow Yarrow	Achillea filipendulina
Pink Yarrow	Achillea millefolium 'Rosea'
Rocky Mountain Columbine	Aquilegia hybrids
Alpine Mix Dwarf Aster	Aster alpinus
Basket of Gold	Aurinia saxatile
Black Knight Delphinium	Delphinium Giant Pacific 'Black Knight'
Sweet Mustiam Dianthus	Dianthus barbatus
Bleeding Heart	Dicentra spectabilis
Candytuft	Iberis sempervirens
Shasta Daisy	Leucanthemum xsuperbum 'Alaska'
Flax	Linum perenne
Russell Hybrids	Lupine Lupinus 'Russell Strain'
Alpine Poppy	Papaver burseri
Rocky Mountain Penstemon	Penstemon strictus
Pasque Flower	Anemone Pulsatilla vulgaris

***Groundcovers***

Kinnikinnick	Arctostaphylos uva-ursi
Snow-in-Summer	Cerastium tomentosum
Wild Strawberry	Fragaria americana
Creeping Oregon Grape Holly	Mahonia repens
Gold Moss Sedum	Sedum floriferum
Hybridum Sedum	Sedum hybridum
Dragon's Blood Sedum	Sedum spurium 'Dragon's Blood'
Hen and Chicks	Sempervivum hybrids
Wolly Thyme	Thymus praecox pseudolanuginosus



## VII. Submittal Requirements

All submittals shall be submitted 14 business days in advance of any design review.

### A. PRELIMINARY PLAN SUBMITTAL

Following the Pre-Design Step, the Owner will develop preliminary architectural and site plans at 24" x 36" minimum, dated, that include:

1. Lot, Filing number and address with Owner and Builder's names.
2. A survey, prepared and stamped by a licensed surveyor, of existing conditions, including streets, utilities, topography (30% slope and greater), drainage ways, mature trees and other natural features with a 2 foot contour interval must be provided. Legal restrictions, including rights-of-ways, easements, property lines, and setbacks, shall also be included. Survey information shall extend to property lines of the lot and beyond to include any right-of-ways or driveway access easements.
3. Photos of the site including views onto and from the Building Envelope.
4. A preliminary site plan of all proposed improvements designed in accordance with the Design Guidelines at a scale of 1" = 20' with north arrow. The site plan shall include the primary Building Envelope, building footprint and roof overhang, driveway (show existing street), parking areas, existing and proposed grading at 2 foot contour intervals, main level elevation, and drainage features. The site plan shall also include locations, dimensions, elevations and square footages of other improvements as required.
5. A preliminary landscape plan including grading, retaining walls, hardscape, softscape, plant materials shall be provided at a scale of 1' = 20'.
6. Roof and floor plans at a scale of 1/4" = 1'. Roof plans must identify pitch, valleys, hips, overhangs, chimneys, primary mechanical locations and materials.
7. Floor plans must include main structure, accessory structures and decks. All submittals shall be submitted 14 business days in advance of any design review.
8. Architectural elevations/sections, at 1/4" = 1', indicating both existing and proposed grades, finish floor, top of slab, building height, and proposed materials.
9. Color Boards may be submitted electronically, if selections have been made at this time.
10. A perspective sketch and/or model indicating the building's three-dimensional form in relationship to the site and proposed grade may be required.
11. The Owner shall provide accurate staking (+/- one foot) of proposed building corners, lots corners, and easements. All stakes must extend at least three feet (3') above grade and must be identified.
12. The Owner shall submit 1 full size set hard copy along with an electronic copy of the plans to the Reviewer.
13. A written response will be provided within 21 business days after the submittal.
14. When the Preliminary Plans are approved, the Owner may begin preparation of Final Plans, incorporating any requested changes and resubmit. The Reviewer will respond to each submittal within 21 business days.





## **B. FINAL PLAN SUBMITTAL**

Following Preliminary Plan Approval, the Owner may develop final architectural and site plans, suitable for construction, at 24" x 36" minimum, including all of the preliminary requirements and the following:

1. Lot, Filing and address with Owner and Builder's name and date shall be accent and door colors are to be applied. Cut sheets for exterior lighting must be clearly shown. submitted.
2. Update of the professional survey, as needed.
3. Final site plan shall include finish floor and top of slab elevations, all site improvements, utility connections, complete grading including any earth berms for landscaping at 1' contour intervals, all paved areas including walks and patios, monument locations, paving design, retaining walls, easements and setbacks at 1" = 20' scale,
4. A final landscape plan must be submitted including species, quantity and size of material.
5. Floor and roof plans at a scale of 1/4" = 1'. Square footage by floor level shall be identified.
6. All exterior elevations indicating existing / proposed grade, top of foundation, finish floor, top of slab, roof height, decks, rails, and flues. A building height calculation utilizing the 4-corner average shall be provided.
7. Wall sections and exterior details, including items such as, exterior window, trim and door details; eave and rake details; trusses; exposed beams and rafter tails; stone cap details; window shutters, flower boxes, chimneys, exterior stairs, decks, railings, and supports.
8. Material and Color Board  
Samples of all finished exterior materials, colors, window and glass specifications must be presented on a board, clearly marked with the Owner's name and Lot, Filing and address. Siding, stone and stucco

samples must be secured on the same board with a front elevation. Colors must identify manufacturer, and clearly depict where trim colors, fascia color, window trim colors, as well as accent and door colors are to be applied. Cut sheets for exterior lighting must be submitted. Material and Color Boards should be submitted electronically.

9. A Construction Management Plan shall be provided indicating construction fencing at the limits of disturbance, material lay down and soil storage; storage, site access, parking, phasing, dumpster, port-a-john, and construction sign.
10. Any adjustments in site staking shall be made at this time.
11. The Owner shall submit one set of complete plans, and one digital set to the Reviewer.
12. A written response will be provided no later than 21 business days after the submittal. When the design is approved, the Reviewer reserves the right to request the construction documents prior to their submittal for a building permit to review for consistency. After the plans are approved, the Owner may apply for building permit(s), set a pre-construction meeting and begin construction. If not approved, revised Final Plans shall follow the Final Plan submittal procedure.



### **C. REVIEW FEES**

No review fee is required at the time of the Pre-design Meeting. A \$1,500 Design Review Fee, which is non-refundable, is required to be paid upon Preliminary Plan Submittal. The Reviewer may charge additional fees for extended review processes or circumstances that require extraordinary analysis and coordination and may revise fees as circumstances dictate.

### **D. CONSTRUCTION PERIOD REVIEWS AND REQUIREMENTS**

The Reviewer may inspect work in progress and give notice of noncompliance. Lack of such an inspection/ notification does not constitute approval/compliance with the Design Guidelines or the Declaration. Construction must begin within 2 years of the date of final approval. If construction does not commence within that time, the approval shall be deemed withdrawn and a new application must be submitted. An Owner may submit a written request 1 year extension of Design Review Approval. All construction must be completed within 18 months from commencement with site clearing.

### **E. APPROVAL COMPLIANCE & CONSTRUCTION DAMAGE DEPOSIT**

All construction of improvements must comply with the approved final plan and construction regulations. An Approval Compliance and Construction Damage Deposit of \$5,000 is required at the time of the Pre-Construction Meeting and prior to commencing construction. This Approval Compliance and Construction Damage Deposit is to be funded and submitted by the general contractor. Failure to comply will be subject to fines in the discretion of the Reviewer. Should a fine be imposed, the general contractor shall make an additional compliance deposit in order to maintain the \$5,000 deposit amount. At 100% completion, after a final certificate of compliance has been granted, the deposit will be refunded.

### **F. FIELD CHANGES**

Field changes that affect or change any of the exterior elevations, colors or materials or site plan as previously approved are not permitted. It is the responsibility of the Owner and/or Builder to contact the Reviewer and submit the change in writing, in order to receive a determination if an additional review is required. No changes shall be made without the approval of the Reviewer.

### **G. CERTIFICATE OF ACCURACY**

A licensed, registered Surveyor (hired by the Owner) shall provide a Certificate of Accuracy attesting that the building foundation is located in plan and in elevation as approved (+/-6" tolerance) in the final submittal. The certificate must be in the form of an improvement survey showing dimensions of foundation to property lines and elevations (related to USGS datum or equivalent benchmark) of top of foundation walls. Points at which elevations are taken will be clearly identified and correlated with the location of the top of the foundation as in the final submittal.

### **H. PROJECT COMPLETION REVIEW**

Upon completion of construction, the Owner shall give written notice of completion. Within thirty days from receipt of such written notice, the Reviewer may inspect the improvements and issue a Certificate of Compliance. If work was not done in compliance with the approved plans, the Reviewer will notify the Owner in writing of such non-compliance within the 30 day period specifying the particulars of non-compliance, and shall require the Owner to remedy the condition or forfeit loss of the compliance fee.

### **I. OTHER CONDITIONS**

Approval of plans by the Reviewer shall not constitute compliance with the requirements of building, zoning, safety, health or fire codes, setbacks, height restrictions, or other requirements unless such waiver or variances requested at the time of submittal and provided that the Reviewer and local jurisdictions may properly grant the waiver or variance.

Neither the Reviewer nor its assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner by reason of mistake in judgment, negligence, or nonfeasance arising out of, or in connection with, the approval or disapproval or failure to approve any plans or specifications. Every Owner or person who submits plans to the Reviewer for approval agrees that they shall not bring action or suit against the Reviewer or its individual members to recover damages. The Reviewer reserves the right to waive or vary any of the procedures or Design Guidelines at its discretion. Any waiver or variance granted shall be considered unique and must not set any precedent for future decisions.





## VIII. Construction Regulations

The following regulations shall be enforced during construction. These regulations shall be a part of the construction contract for each residence.

### **A. PRE-CONSTRUCTION CONFERENCE**

After receipt of the building permit and prior to commencement of any construction activity, the Owner and/or builder shall meet with the Reviewer to review the procedures and schedule for the project. The subcontractor list shall be submitted at the time of the pre-construction meeting. Afterwards the Reviewer will issue a Permit to Proceed which shall be posted in a visible location at the project site.

### **B. GENERAL LIABILITY INSURANCE**

Prior to construction, the Owner shall require the builder to maintain general and automobile liability insurance for the period of construction. This insurance shall not be less than \$1,000,000 and shall name the Rendezvous Community Association, Inc. and Rendezvous Colorado, LLC as additional named insureds on the policy. A certificate stating this and a notice of non-cancelability during the term of construction must be submitted prior to the issuance of a permit to proceed.

### **C. WORK IN PROGRESS INSPECTIONS**

The Reviewer, and its designated representatives, will inspect all construction work in progress. Any evidence of non-compliance with the Design Guidelines will be communicated to the Owner. Owner has the final responsibility for compliance with the term and conditions of these Design Guidelines and the Declaration.

### **D. NON-WAIVER**

Any approval by the Reviewer of drawings, specifications or work done or proposed, requiring approval under these Design Guidelines or the Declaration including a variance by the Reviewer, shall not constitute a waiver of the right to withhold subsequent approval. An oversight by the Reviewer of non-compliance at anytime during the review process, construction process or during its final inspection, does not relieve the owner from compliance with these Design Guidelines and all other applicable codes, ordinances, and laws.

### **E. CONSERVATION OF THE NATURAL AREAS**

Natural areas on lots and open space of the community shall be protected during construction through appropriate fencing, barriers or other appropriate means.

### **F. OSHA**

All applicable OSHA regulations and guidelines must be strictly observed at all times.

### **G. CONSTRUCTION LIMITS**

Fencing (orange snow fencing) must be installed around the Building Envelope to protect the natural areas of the lot beyond the limits of the Building Envelope from damage during construction. Disturbance from construction activities outside of the Building Envelope must be returned to its original condition.

### **H. CONSERVATION OF THE NATURAL AREAS**

The Reviewer shall approve any construction shelters.

### **I. EXCAVATION**

Excess excavation material shall be removed from the property and shall not be placed in common areas, roads, or other Lots (except as approved on a site-specific basis by the Reviewer). Excavation, except for utility trenching, shall be on the Owner's site only. Builders must follow the approved grading plan and may not spread excess material over the remainder of the lot.

### **J. DEBRIS AND TRASH REMOVAL**

The Owner or builder shall clean up all trash and debris on the construction site. Burning is not allowed. A trash container (green color) shall be located on each building site at all times for containment of lightweight materials, packaging, or other trash materials which may blow off the site. Trash and debris shall be removed from each construction site weekly or on a regularly scheduled basis. No trash may be placed on adjacent or nearby lots. Violations shall be charged to the violating builder based on 120% of the actual cost of removal.

The Ridge at Rendezvous



**K. VEHICLES AND PARKING**

All vehicles must be parked so as not to inhibit traffic or damage surrounding natural areas. Car pools and designated parking sites are encouraged. Vehicles shall not be left on community roads overnight. Each builder shall be responsible for its subcontractors and suppliers obeying speed limit and traffic regulations posted within the community. Fines may be imposed against the builder and/or its Construction Damage Deposit. Construction traffic is limited to specific site access points and may not cross/park on adjacent lots without that Owner’s consent.

**L. PETS**

Dogs and other pets must be kept on leash and/or in a vehicle at all times.

**M. RADIOS/CELL PHONES/OUTDOOR SPEAKERS**

The sound from radios/cell phone may not be heard off-site or they will be prohibited.

**N. STORAGE OF MATERIALS AND EQUIPMENT**

Owner and builders are permitted to store construction materials and equipment on the construction site during the construction period. It shall be neatly stacked, properly covered and secured. Materials and equipment shall not be stored within the public right-of-way or along public roads. Storage of materials or construction equipment outside the approved construction site may be done only with the approval of the Reviewer. Any storage of material and equipment shall be the responsibility of the Owner or builder.

**O. DRIVEWAY BASE COURSE**

To minimize dirt tracked on streets it is required that the driveway location is excavated and three inches (3”) of one-half inch (1/2”) crushed rock be placed and maintained during construction for site access.

**P. SITE ACCESS, CONSTRUCTION IDENTIFICATION, AND CULVERT**

To maintain drainage, the contractor may be required to install temporary culverts adjacent the street at the point of site access. This culvert must be maintained in a clean condition during construction. The construction access must be clearly marked with a Rendezvous project sign.

**Q. HOURS OF CONSTRUCTION**

Construction activity shall not be conducted between the hours of 9:00 p.m. and 7:00 a.m. of the next day.

**R. BLASTING**

The contractor shall inform the Reviewer and all residents in proximity of the blasting site.

**S. RESTORATION AND REPAIR**

Damage to any property other than the Owner’s shall be promptly repaired at the expense of the person or entity causing the damage.

**T. DUST, NOISE, AND ODOR**

Dust, noise, and odor emitted or caused by construction shall be controlled. The builder must water and screen dust, and control noise/offensive odors.

**U. PROHIBITED ITEMS AND USES**

1. Servicing vehicles/equipment without proper receptacles/removal procedures;
2. Concrete equipment cleaning or concrete dumping;
3. Removal of any rocks, trees, plants, or topsoil from the property with the exception of the Building Envelope;
4. Careless treatment of trees or community preserve areas;
5. Signs other than approved construction/real estate signs;
6. Careless use of cigarettes/ flammable items; and g) no hunting or possession of weapons.

**V. CONSTRUCTION ADDRESS SIGNS**

Construction address signs are standardized (four by four post, inspection box). The permit number shall be affixed to the sign. Signs shall not exceed a total face area of ten square feet. All information including architects, lenders, contractors, subcontractors and tradesmen shall be included on the sign.





## IX. Legal Basis

The specific duties and powers of the Reviewer are defined in Article V of the Declaration. Under the terms of the Declaration, the Declarant does hereby establish Design Guidelines for Rendezvous. The Declaration is recorded in the office of the Clerk and Recorder of Grand County, Colorado. Owner shall refer to the recorded documents for the complete text of the Declaration. This Declaration is the basis of the authority for these procedures and is legally binding. The Declaration will control if there are any discrepancies between the Design Guidelines and the Declaration. Copies of the Declaration and current Design Guidelines are available from the Reviewer office.

### **Reviewer Office**

78841 US Highway 40  
PO Box 149  
Winter Park, CO 80482  
970.726.5177

### **A. SUPPORTING DOCUMENTS**

1. Owner and General Contractor shall thoroughly review all portions of the following documents:
2. Final Plan Development Plan for East Mountain - Filing 1
3. Declaration
4. Final Plat for East Mountain - Filing 1
5. Supplemental Declaration of Covenants, Conditions and Restrictions
6. Design Guidelines
7. Forest Management Plan

