

Design, Architectural & Construction Guidelines for Meridian Lake Park

**DESIGN, ARCHITECTURAL & CONSTRUCTION GUIDELINES
FOR MERIDIAN LAKE PARK
REVISED DECEMBER 28, 2002**

SECTION I - INTRODUCTION.....	1
SECTION II - DESIGN REVIEW PROCESS & GUIDELINES.....	2
2.1 Choose an Architect	2
2.2 Preliminary Plans.....	2
2.3 Variances.....	2
2.4 Final Plan Review, Architect's Stamp Required & \$100 Fee.....	2
2.4.1 Site Plan.....	3
2.4.2 Floor Plans.....	3
2.4.3 Elevations	4
2.4.4 Color Samples.....	4
2.4.5 Building Sections.....	4
2.4.6 Foundation Plan.....	4
2.4.7 Perspective Sketch.....	4
2.4.8 Details.....	5
2.4.9 Landscape Plan.....	5
2.4.10 Specifications	5
2.4.11 Site Staking	5
2.4.12 Construction Schedule.....	5
2.4.13 MLPC Drawing Check List.....	5
2.5 Independent Architectural Review & Fee	5
2.6 Final Plan Approval and Refundable \$1,000 Security/Cleanup Deposit.....	5
2.7 One-Year Security Deposit Refund Limit After Occupancy	6
2.8 Inspections.....	6
2.9 Exterior Remodels.....	6
2.10 Approved Storage Enclosures	6
SECTION III - SITE DESIGN GUIDELINES.....	7
3.1 View Corridors.....	7
3.2 Setbacks and Building Envelopes.....	7
3.3 Building Height Restriction.....	7
3.4 Residence & Garage Size Restrictions	8
3.5 Driveways.....	8
3.6 Fences and Privacy Walls.....	8
3.7 Signs.....	8
3.8 Exterior Down-Lighting	8
3.9 Natural Drainage.....	9
3.10 Easements, Drainage, Irrigation and Utilities.....	9
3.11 Propane Tanks.....	9

Design, Architectural & Construction Guidelines for Meridian Lake Park

SECTION IV - ARCHITECTURAL GUIDELINES	10
4.1 Exterior Building Walls and Finishes.....	10
4.2 Exterior Foundation & Retaining Walls.....	10
4.4 Chimneys.....	10
4.5 Roofs	10
4.6 Solar Panels	10
4.7 Windows and Doors	11
4.8 Antennae	11
SECTION V - LANDSCAPE, DRAINAGE & EROSION CONTROL GUIDELINES.....	11
5.1 General Design Considerations	11
5.2 Drainage, Erosion Control and Re-vegetation	11
5.3 Landscaping and Plant Materials.....	11
SECTION VI - CONSTRUCTION REGULATIONS	12
6.1 Construction Area.....	12
6.2 Construction Trailers or Temporary Structures	12
6.3 Storage of Construction Material and Equipment	12
6.4 Restoration and Repair	12
6.5 Noise	12
6.6 Excavation Material.....	12
6.7 Debris, Trash Removal.....	12
6.8 No Burning Allowed	12
6.9 Vehicles and Parking.....	12
6.10 Portable Toilets.....	12
6.11 Signage.....	13
6.12 Fire Extinguisher	13
6.13 Flammable Items	13
6.14 Dogs and other Animals	13
6.15 Continuity of Construction	13
6.16 Camping Not Permitted.....	13
MLPC Drawing & Construction Check List.....	1
Owner Information	1
Drawing Information.....	1
Architect / Designer Information.....	1
Contractor / Builder Information.....	1
Drawing Summary Information (Completed by MLPC ACC).....	2
Building Contractor Rules (Completed by Contractor).....	2
ACC Committee Summary.....	3
Diagram – County Method for Determining of Building Height.....	1

Design, Architectural & Construction Guidelines for Meridian Lake Park

SECTION I - INTRODUCTION

The purpose of these design regulations is to ensure that this carefully planned residential community be carried out according to the Revised Declaration of Protective Covenants for Meridian Lake Park Corporation. Those buildings or improvements, which do not conform, will not be accepted.

- 1.1 The intent of the DESIGN, ARCHITECTURAL & CONSTRUCTION GUIDELINES is to have the improvements located on Meridian Lake Park Filings 1, 2, 3 and 4 be compatible and blend with the natural landscape, the climate and the surrounding residences; as well as maximize the long range views from each home site and minimize the visual impact of development from other home sites.
- 1.2 The following sets forth the standards to be followed, the procedures for review and development of building on the lot, and assistance to owners of lots regarding design considerations. These design regulations may be amended from time to time and thus a property owner should obtain the most recent issue.
- 1.3 For purposes of this Guideline the following abbreviations shall mean:
 - “Park” means Filings 1 & 2 only
 - “Meadows” means Filing 3 only
 - “Pristine Point” means Filing 4 only
 - “Meridian Lake Park” or MLPC means Filings 1, 2, 3 & 4.
- 1.4 Board means the appropriate Board(s) of Managers, either the MLPC, Meadows or Pristine Point. MLPC Board is the Master Board for the entire development. MLPC Board has delegated the primary design review functions for projects in the Meadows or Pristine Point to their Boards. Only, the MLPC Board President has the authority to send project approval to the Gunnison County Planning Department, after a final check by the MLPC Architectural Control Committee and the fees have been collected.

SECTION II - DESIGN REVIEW PROCESS & GUIDELINES

2.1 Choose an Architect

It is suggested that a licensed architect design your residence at Meridian. The addition of specialized design skills and an understanding of site and environmental possibilities can be of major importance in realizing the special character and quality you want your residence to have. Be sure that your architect becomes familiar with this document. In addition your architect should be aware of and follow:

- The new Gunnison County Land Use Resolution (LUR) dated January 1, 2001 and its amendments.
- The Uniform Building Code.
- Meridian Lake Park, and Meadows or Pristine Point Covenants

2.2 Preliminary Plans

You and/or your architect should discuss your particular site, architectural theme and special design considerations, and the building program. It is suggested preliminary plans be prepared. These could include a conceptual site plan, floor plans, elevations, exterior materials and the building height in accordance with the Gunnison County LUR.

If preliminary plans are prepared, and you wish the Board(s) to review them, send four (4) copies to the MLPC Manager. The Board will notify the Owner in writing of anything they find that might present a problem to the project. Along with the preliminary plan, it is suggested the Owner submit their anticipated design and construction schedule or dates.

2.3 Variances

Occasionally our requirements may cause a homeowner to make potentially expensive re-design changes to their plans, restrict a unique design improvement, or make slight adjustments to a setback to provide better access. Provided these unexpected changes do not affect such things as neighboring homeowner's views or rights, the Architectural Control Committee (ACC) will consider any requests for a variance. The earlier in the architectural design process the need for a variance application can be brought to the attention of the ACC, the less chance there will be a delay of the final design approval. Members of the Meadows and Pristine Point should first approach their Board for approval before contacting the MLPC ACC.

2.4 Final Plan Review, Architect's Stamp Required & \$100 Fee

Gunnison County requires (1) building plans and specifications bear the seal of an architect or engineer licensed by the State of Colorado and (2) approval of the Final Plans by the local Board. For all projects in Meridian Lake Park, Final Plans must be reviewed by the Architectural Control Committee (ACC) before submission to the MLPC Board for approval. Final Plans bearing the required seals should be submitted to the ACC at least 14 days before the next scheduled meeting of the MLPC Board. It is recommended the homeowner or designer attend the Board meeting considering approval of the Final Plans.

For projects in the Park (Filing 1 & 2), the Owner shall submit 4 ea full size sets of their final plans at least two weeks before the next scheduled meeting of the MLPC Board. Drawings will be distributed as follows: ACC – 2 copies, Independent Architect – 1 copy, and President 1 – copy.

Design, Architectural & Construction Guidelines for Meridian Lake Park

For projects in the Meadows or Pristine Point, the Owner shall submit 3 ea full size sets of their final plans in addition to the copies required by their Association at least two weeks before the next scheduled meeting of the MLPC Board. The Meadows or Pristine Point Board will review in detail the final plans. The ACC Committee of the MLPC Board will use two copies to complete the Check List and the President will review the third copy.

For all projects in Meridian Lake Park the Owner shall provide a \$100 check made out to MLPC to cover the cost of the review by the Board and its Manager, the County notification and setting up a refundable certificate of deposit.

Consult the Meadows or Pristine Point Covenants to determine their drawing review fees, if any.

The final plan shall include:

2.4.1 Site Plan

(minimum scale of 1" = 20'). The following must be shown:

- Topographic survey (2' contours) prepared by a licensed surveyor
- Property boundaries
- Setbacks and easements
- North direction and view direction of major mountain
- Footprint of building / decks / garage defined
- Location of driveway access with grades & turning radius
- Designation of parking spaces
- Location of buried LPG storage tank
- Location of retaining walls or structures
- Proposed grading defined (note a)
- Drainage defined (note a)
- Location of walkways and paths (note a)
- Location and type of landscape elements (note a)
- Designation of snow storage (note a)

note a – not required for projects in Pristine Point

2.4.2 Floor Plans

(minimum scale of 1/8" = 1"). Include all room dimensions, floor and window locations and sizes, and location of mechanical and electrical systems. Show designated storage area(s) for snowmobiles, ATVs, etc., and outside parking areas, if appropriate.

Include floor elevations and a table of the square footage of the:

- a) Living areas per floor,
- b) Living area summary, and
- c) Garage floor area.

Living or Floor Area is the area included within the surrounding exterior walls.

Design, Architectural & Construction Guidelines for Meridian Lake Park

2.4.3 Elevations

(minimum scale of 1/8" = 1'). The following must be shown:

- Building height illustrated from the highest roof peak to the lowest point where the foundation meets finished grade
- Building height illustrated by the County LUR Method
- All roof pitches defined
- All proposed exterior materials defined
- Location and size of all windows and doors
- Color of exterior finish if stucco, paint or color stain used (see 2.4.4)
- Color of roof (see 2.4.4)
- Color of trim for windows & doors (see 2.4.4)
- Type of rock facing, if any, covering foundation (see 2.4.4)

2.4.4 Color Samples

(1 sample each type) Color samples must be provided according to the following table. All colors must be earth-toned. Any color changes during the construction must be submitted in writing along with a color sample, before a color change can be approved.

<u>Part of Exterior</u>	<u>Description</u>	<u>Sample</u>
Roof Color	Metal or Asphalt shingles	Required
“ “	Wood shingles	Not required
Siding	Painted or Pigmented Stains	Required
“	Natural stains	Not required
Window & Door Trim	Vinyl-clad or anodized	Required
Door & Window Framing	Can be more expressive colors	Required
Stucco	All	Required
Rock Facing	Show Type, Pattern & Mortar	Required

2.4.5 Building Sections

(minimum scale of 1/8" = 1'). When complicated design conditions exist, such as multiple floor levels and rooflines; indicate building walls, floors, interior relationships, finished exterior grade and any other information to clearly describe the interior/exterior relationships of the building through the section(s)

2.4.6 Foundation Plan

Prepared by a Colorado licensed engineer (presented at 1/8" = 1') The foundation plan is optional at this stage of the project, but the Owner is responsible for providing this drawing to the County for their review.

2.4.7 Perspective Sketch

(Optional but preferred) Provide perspective sketch of the building from the front.

Design, Architectural & Construction Guidelines for Meridian Lake Park

2.4.8 Details

Provide any special design details to represent unique, visual expressions of the building, exposed connections, and material interfaces.

2.4.9 Landscape Plan

(Minimum scale of 1" = 20'). Landscape information may be included on the Site Plan. Final landscape improvements to include:

- Drainage control including drains and culverts.
- Planting plan with proposed plant materials.
- Location of patios, driveways, and other freestanding structures.

2.4.10 Specifications

Provide written specifications for items that are: (1) required in this guideline, like outdoor "down-lighting"; and (2) items required by the County, like the fire place type including materials and colors.

2.4.11 Site Staking

An actual site staking of the building corners, driveways and other improvements is recommended and is the responsibility of the Owner and contractor.

2.4.12 Construction Schedule

Projected starting and completion dates of the residence and landscaping are to be furnished on the "MLPC Drawing Review Check List."

2.4.13 MLPC Drawing Check List

Provides information on the Owner, design firm, the construction firm and the specific rules the contractor must follow. See Attachment.

2.5 Independent Architectural Review & Fee

For projects in the Park the MLPC Board will submit one copy of all the above plans to an independent local architect for review at the expense of the owner. The architect will bill the MLPC Owner separately for this review. This cost has been between \$125 to 150 in the past, unless problems are found.

The Meadows' Design Review Guidelines require a similar review by a local architect. For projects in Pristine Point, that Board and the Developer shall complete this independent review according to their procedures.

2.6 Final Plan Approval and Refundable \$1,000 Security/Cleanup Deposit.

A \$1,000 refundable Security/Cleanup check made out to MLPC is required before approval can be given to the Gunnison Planning Department.

The President of MLPC shall notify the Gunnison County Planning Department, the Owner, the Design Firm, and the Contractor of the approval to construct within one month of the Board meeting, unless (1) problems are discovered in the independent architectural review, or (2) all of the requirements are not completed.

Design, Architectural & Construction Guidelines for Meridian Lake Park

2.6.1 Final Drawing Signing by Board ACC(s)

Three (3) copies of all final approved plans shall be signed and dated by the appropriate ACC member(s) of the involved Associations. Two copies will be given to the Owner for inclusion in the complete construction set of drawings required by the County. The Manager will keep one copy for reference for the Board(s).

2.7 One-Year Security Deposit Refund Limit After Occupancy

If the Owner has not completed the project one year after receiving a Certificate of Occupancy (CO) from the County, the \$1,000 security deposit may be forfeited to the Association. The Manager will notify the Owner in writing that the one-year completion time limit has started from the date of their CO. After 10 (10) months have passed, the Manager will again remind the Owner the need to complete their project or apply for an extension from the Board. Occupying and living in their home, shall be considered the same as receiving a CO.

2.8 Inspections.

The Owner and/or contractor shall request inspections and obtain approvals for all phases of construction required by the County. The Board reserves the right to inspect the project at any time to ensure it conforms to the construction drawings. If problems are found the cost of the inspection and the corrections will be the responsibility of the Owner. The Owner must request a certificate of occupancy from the County and notify the Board when it is received.

The Owner and/or contractor shall request a final inspection of the building from the MLPC Board before the security deposit can be returned. At that time landscaping progress will be reviewed. If approved by the Board, the MLPC Manager will return the security/cleanup deposit to the Owner.

2.9 Exterior Remodels

Exterior remodeling which results in altering the exterior appearance of the building (painting, decking, landscaping, roofing, etc.) is subject to MLPC approval. Plans must be presented prior to beginning the remodel.

For simple projects like painting or re-roofing there is no fee related to the request. For extensive remodels, where architectural design drawings are prepared and Gunnison County Planning Department approval is required, a \$100 application fee and a \$500 refundable security deposit is required. If the residence becomes uninhabitable, the MLPC dues will be reduced to the amount charged for lots.

Owners, who fail to ask for Board approval before completing the project, may be asked to have the work redone in case these design guidelines are not followed.

2.10 Approved Storage Enclosures

The Board must approve all enclosures used for storage before they can be erected. Exterior siding must be wood and preferable match the siding on the house. Roof must match the material and color of the house roof. Location must be either detailed on a site plan or the corners must be staked. Location must not interfere with any view corridors of the neighbors.

SECTION III - SITE DESIGN GUIDELINES

The following additional site and landscape guidelines have been prepared to help Owners and architects design residential structures that are compatible with the project. These requirements must be addressed in the final drawings stage of the project.

3.1 View Corridors

View corridors of surrounding houses should be considered when designing a house. As our subdivision buildup continues maintaining existing view corridors will become more difficult. An effort during the design phase should be made to consider the impact of new construction on your neighbor's view corridors and try to blend the new structure with the surrounding landscape, rather than becoming the dominating structure in the neighborhood.

3.2 Setbacks and Building Envelopes.

Setbacks are 25 feet from the front and back of the property and 15 feet on the sides for the structure(s) and parking. Front setbacks should conform to existing structures on adjacent properties. The County guideline of 15 feet back-of-lot setback is superceded.

The Meadows is the only filing that has designated building envelopes. All lot improvements including buildings, accessory buildings, walls, fences, and recreational improvements must be placed within the building envelope.

3.3 Building Height Restriction

If the building height as measured from the highest roof peak to the lowest point where the foundation meets finished grade exceeds 35 feet, but meets the County Height restriction (see below); the owner must seek a variance from the MLPC Board. Certain types of lots on steep slopes and along the property lines in the back of the subdivision will be given special consideration.

The diagram used by the County taken from the Uniform Building Code is attached.

Meridian Lake Park will use the Gunnison County LUR Building Height Definition as amended in the LUR Appendix A. Their definition comes from the 1994 Uniform Building Code. Please check with the County to make sure their height restrictions haven't changed since the issue of these Guidelines.

Section 5-403 F. Height Restrictions states:

- 1) All residential structures with pitched roofs shall not exceed 30 feet in height, and
- 2) Height shall be measured as the vertical distance above a reference datum measured to the average height of the highest gable of a pitched roof. The reference datum shall be either a) the elevation of the highest adjoining ground surface within a 5-foot horizontal distance of the exterior wall of the building when such ground surface is not more than 10 feet above the lowest grade, or b) an elevation 10-feet higher than the lowest grade when the ground surface described in "a" is more than 10-feet above the lowest grade.

Design, Architectural & Construction Guidelines for Meridian Lake Park

3.4 Residence & Garage Size Restrictions

- 3.4.1** For the Park (Filings 1 & 2) the minimum square footage for the living area or floor area is 1,750 sq. ft., excluding decks and garage. Living or Floor Area is the area included within the surrounding exterior walls. For the Meadows and Pristine Point size, their size restrictions are included in their Covenants.
- 3.4.2** A minimum 500 sq. ft. floor area 2-car garage is required.
- 3.4.3.** If an Integrated Secondary Residence is included, the County LUR limits the size to between 400 and 850 sq ft. A 3-car garage is preferred, with one space dedicated for the Secondary Residence.
- 3.4.4** The maximum building size is limited by the County LUR to 5,000 sq ft. The first 600 sq ft of an attached garage is exempted from the maximum building size. However, the coverage or footprint of all the structures on the lot cannot exceed 45% of the total lot area. Refer to the LUR for details.

However, MLPC limits the total building footprint coverage in the Park (Filing 1 & 2) to 35% of the building envelope unless a variance is approved.

3.5 Driveways.

Driveways within a lot must be designed according to County regulations. A Gunnison County driveway permit must be obtained.

3.6 Fences and Privacy Walls.

No fences, walls, or other barriers shall be permitted for the purpose of enclosing or demarcating the Site or Lot boundaries. Fences, walls and barrier devices may be used for privacy and screening purposes or for animal containment purposes within the building site, but must be reviewed first for the design, appropriateness, size, and materials in relation to the proposed residence and its neighboring sites. Owners are encouraged to use see-through fences that cause minimal impact to views and the feeling of open space in the development. Underground electric fences are preferred in Meridian Lake Park for dog containment.

3.7 Signs.

Refer to the Covenants for details.

3.8 Exterior Down-Lighting

Lighting shall be used only in areas of pedestrian activity or vehicular traffic. "Down-Lighting" must be used out-of-doors. The bulb or lamp lens should not be visible to the neighbors. Exterior lighting must not installed where it produces excessive glare to neighbors, pedestrians or vehicular traffic.

Design, Architectural & Construction Guidelines for Meridian Lake Park

3.9 Natural Drainage.

No Owner or contractor shall interfere with or direct the natural course of any drainage and run-off, nor construct any improvement, or place any landscaping which shall alter the drainage pattern or run-off from its natural flow to or across any adjacent property. Run-off from impervious surfaces such as roofs and pavement areas shall be directed to natural or improved drainage channels or dispersed into shallow sloping vegetated areas.

3.10 Easements, Drainage, Irrigation and Utilities.

Easements are located at around each lot for installation and maintenance of utilities, drainage facilities and irrigation ditches. Within these easements no grading, structure, planting, or other materials shall be permitted which may damage or interfere with the utilities, drainage or irrigation. All trunk utility lines and pipes must be underground. Connections individual structures must be underground.

3.11 Propane Tanks.

All propane tanks shall be buried underground.

Design, Architectural & Construction Guidelines for Meridian Lake Park

SECTION IV - ARCHITECTURAL GUIDELINES

These additional guidelines apply to the design and construction of residences and other building improvements. The following architectural standards shall apply:

4.1 Exterior Building Walls and Finishes

The following materials shall be used for exterior walls of the building:

4.1.1 Wood with either a natural or transparent stain, painted, or pigmented color stain finish. Paints and colored-stains must be earth-toned. Vinyl or aluminum siding is prohibited.

4.1.2 All other types of materials, like bare corrugated steel, must be reviewed and "special approval" must be issued in writing.

4.2 Exterior Foundation & Retaining Walls

Foundation and retaining walls shall not be exposed for more than eight inches in a vertical direction, unless they are faced with stucco or rock. Another facing material must be reviewed and "special approval" must be issued in writing.

4.4 Chimneys

All chimney pipe exposed over three (3) feet must be enclosed with natural materials compatible with the structure.

4.5 Roofs

4.5.1 The roof pitch must not be less than 4/12.

4.5.2 Large roof or eave overhangs are encouraged with a twelve-inch minimum required.

4.5.3 Approved roof materials are enamel-colored metal roofs, fire-retardant simulated shake shingles, asphalt shingles, and natural sawn cedar shingles. Roof color shall be earth-toned. Certain metal roof colors and treatments have been found to be unsatisfactory including but not limited to: any shiny finishes including copper, bare or plain corrugated steel, galvanized, and galvalume, and bright blue and yellow colors. Many colors fade over time, so the Owner should chose the color of a metal roof carefully.

4.6 Solar Panels

Solar panels must be located on the roof at the same angle and flat against roof. Integral with exterior wall is also acceptable. Any other proposed location must be granted a variance.

Design, Architectural & Construction Guidelines for Meridian Lake Park

4.7 Windows and Doors

Window casings and exterior doors shall be wood, stained or painted; or vinyl-clad or anodized.

Reflective or mirrored or glass is not allowed. Windows shall be used in combination to avoid large, uninterrupted glass areas. Windows shall have double-glazing.

4.8 Antennae

No satellite or other dish antennae shall be larger than the normal sizes provided by Dish Network, Direct TV or RCA shall be allowed.

SECTION V - LANDSCAPE, DRAINAGE & EROSION CONTROL GUIDELINES

5.1 General Design Considerations

Within the building site, the owner is encouraged to use plant material to enhance the architecture, define outdoor spaces in a manner that preserves both on and off site views, provide seasonal shade and screen undesirable views.

5.2 Drainage, Erosion Control and Re-vegetation

A permanent erosion control and re-vegetation design is required in the final plans. These plans shall include the following:

5.2.1 Measures to control ground water, roof runoff water, and surface water runoff; with special consideration so neighboring lots and houses are not affected.

5.2.2 The Owner shall describe on his landscape drawing the plans to permanently re-vegetate and stabilize all disturbed areas and drainage features.

5.3 Landscaping and Plant Materials

Landscape design shall be developed with the natural mountain landscape. New planting should use plants that are indigenous to the Rocky Mountain Alpine. Groomed yards and ornamental plants should be limited to the adjacent building. Due to the relatively short growing season at Meridian Lake, larger Aspen trees and mature evergreens are recommended.

SECTION VI - CONSTRUCTION REGULATIONS

In order to ensure that lots will not be damaged during the period a residence is being built, the following construction regulations must be followed during the construction period. All contractors, sub-contractors and Owners must abide by these regulations. The MLPC Board will fine the homeowner, by reducing the amount of the security deposit, for the continued violations by any contractor or sub-contractor of these regulations.

6.1 Construction Area

The Owner or contractor shall have a detailed plan showing how the lot will be protected and the area in which all construction activity will be confined, including size and location of construction material storage, limits of excavation, storage of excavation material, driveway access, parking, temporary structures (if any), and dumpster.

6.2 Construction Trailers or Temporary Structures

All temporary structures shall be removed after the occupancy permit issuance.

6.3 Storage of Construction Material and Equipment

Storage areas shall be designated according to the approved "construction area" plan prior to construction. The contractor will be responsible for the cleanup and of these areas.

6.4 Restoration and Repair

Damage to any property, other than the Owner's, by contractors shall be promptly repaired at the expense of the contractor employing the person or entity causing the damage.

6.5 Noise

No loud radios are permitted.

6.6 Excavation Material

Excess excavation material must be removed from Meridian Lake Park.

6.7 Debris, Trash Removal

Proper disposal of refuse and storage of material is the Owner's and the contractor's responsibility and must be located on the site. Debris and trash shall be removed on a regular basis or when needed and hauled to a designated site outside Meridian Lake Park.

6.8 No Burning Allowed

Burning of construction materials of any type is not permitted on the site at any time.

6.9 Vehicles and Parking

All vehicles will be parked so as not to inhibit traffic, and within the designated "construction area" so as not to damage the natural landscape.

6.10 Portable Toilets

Portable toilet shall be provided by the contractor and placed to have a minimum impact on any neighbors.

Design, Architectural & Construction Guidelines for Meridian Lake Park

6.11 Signage

Temporary construction signs shall be limited to one sign per site not to exceed six square feet of total surface area.

6.12 Fire Extinguisher

A minimum of one serviceable ABC rated dry chemical fire extinguisher shall be located on each construction site in a conspicuous location.

6.13 Flammable Items

Flammable materials shall be stored in approved containers and stored in approved areas.

6.14 Dogs and other Animals

In the Park and Pristine Point contractors, subcontractors and their employees must keep dogs and other animals confined to the site. Leashes, ropes or other devices must be used when necessary. In the Meadows contractors, subcontractors and their employees are prohibited from bringing dogs and other pets to the construction site.

6.15 Continuity of Construction

Construction shall be completed within eighteen (18) months maximum of commencement as demonstrated by a County approval for Certificate of Occupancy, unless extended for good and sufficient cause by the MLPC Board.

6.16 Camping Not Permitted

Camping on the lot or site by any employee of the contractor or sub-contractor is not permitted at any time. The storage of any recreational vehicle(s) is not permitted.

As approved and adopted by the Board of Managers, Meridian Lake Park Corporation.

Date: <u>May 9, 2002</u>	By: <u>Roger Cram</u> , President MLPC
By: <u>Doug Wiley</u> , ACC / MLPC Board	By: <u>Charles McGinnis</u> , MLPC Board
By: <u>Joe Buckel</u> , ACC / MLPC Board	By: <u>Sherron Green</u> , MLPC Board
First Revision Date: <u>October 31, 2002</u>	By: <u>Roger Cram</u> , President MLPC for MLP Board

Design, Architectural & Construction Guidelines for Meridian Lake Park

MLPC DRAWING & CONSTRUCTION CHECK LIST

Owner Information

Name _____
Filing # & Lot # _____
Future Lot Street Address _____
Mailing Address _____
Street Address _____
City, State & Zip _____
Phone - Home _____
Phone - Local _____
E-mail Address _____
\$100 Application Fee Rec'd? _____
\$1,000 Security/Cleanup deposit Rec'd _____

Drawing Information

Date Drawings Presented to MLPC _____
Date Drawings Need Approval By _____
Fil #1 & #2 MLPC - Architect Ltr of Approval _____
Fil #3 - Architect & Board Ltrs of Approval _____
Fil #4 - Developer & Board Ltrs of Approval _____
Site Plan / Topographic Survey Complete _____
Exterior Elevations Complete _____
Floor Plans Complete _____
Building Sections (optional) Complete _____
Color Samples Complete _____

Architect / Designer Information

Name _____
Street Address _____
Mailing Address _____
City, State & Zip _____
Phone _____

Contractor / Builder Information

Name _____
Street Address _____
Mailing Address _____
City, State & Zip _____
Phone - office & cell _____
E-mail Address _____

Design, Architectural & Construction Guidelines for Meridian Lake Park

Drawing Summary Information (Completed by MLPC ACC)

<u>Description</u>	<u>Comment</u>
Living or Floor Area Total Square Footage	_____
Integrated Secondary Residence?	_____
Garage - Number cars & Floor Area Square footage	_____
Location for snowmobiles, ATVs, etc	_____
Building Height by MLPC Method	_____
Building Height by County LUR Method	_____
Setbacks Followed	_____
Roof Type & Earth-tone color	_____
Exterior Wall Earth-tone color	_____
Window & Door Trim color	_____
Earth-toned color samples received	_____

Building Contractor Rules (Completed by Contractor)

Copy of Contractor Rules Received	Init & Date	_____
Construction plan including trailer & vehicle parking, material storage, excavation storage, undisturbed areas, dumpster, etc. (6.1, 6.2, 6.3, 6.9, etc.)	Init & Date	_____
Animals (dogs) confined to site? (6.14)	Init & Date	_____
Excavation material removed from Park (6.6)	Init & Date	_____
Portable toilet in obscure location? (6.10)	Init & Date	_____
Access road: Meadows Dr or Meridian Lake Dr	Init & Date	_____
Routine Site & Trash Cleanup (6.7)	Init & Date	_____
No burning construction materials (6.8)	Init & Date	_____
No camping permitted (6.16)	Init & Date	_____
Fire extinguisher and Flammable storage Area (6.12 & 6.13)	Init & Date	_____
Construction - Starting date (Estimated)	Start Date	_____ - _____
- Completion date (Estimated)	Finish Date	_____ - _____

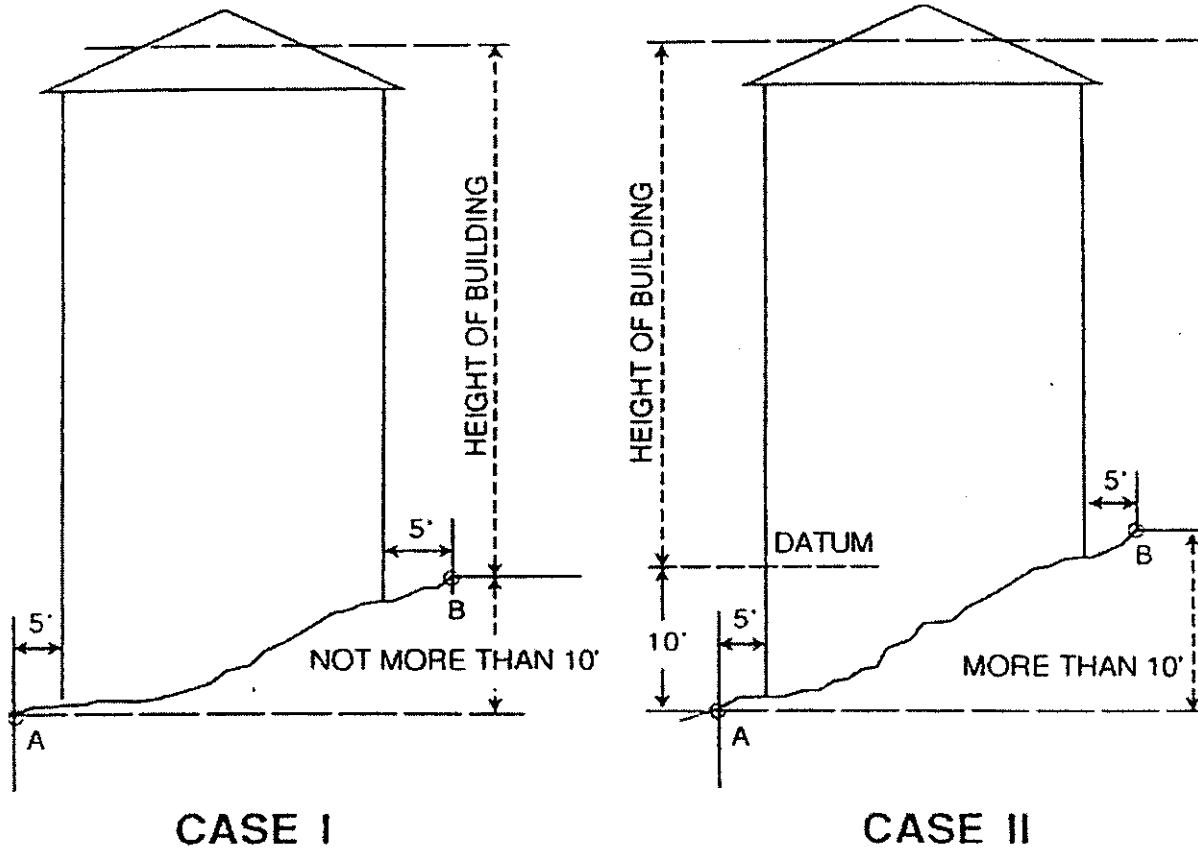
Design, Architectural & Construction Guidelines for Meridian Lake Park

ACC Committee Summary

Q1 _____
Q2 _____
Q3 _____
Q4 _____

Drawing Approval Signature # 1 _____
 Signature # 2 _____
 Date _____

DIAGRAM – COUNTY METHOD FOR DETERMINING OF BUILDING HEIGHT



**DETERMINATION OF BUILDING
HEIGHT IN FEET
Section 209**