



Design Guidelines

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Crested Butte

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Revised 01/00

The Summit at Mt. Crested Butte

Design Guidelines

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Section 1

Purpose and Applicability

Title and Short Title

This document shall be known and may be cited as the "Design Guidelines of The Summit at Mt. Crested Butte" and shall hereafter be referred to as "Guidelines" or "Design Guidelines".

Purpose of the Design Guidelines

To protect the beauty of the natural environment

To enhance the aesthetic as well as monetary value of all property within The Summit at Mt. Crested Butte Subdivision

To maintain a harmonious relationship between the alpine designs and the natural scenery of the area

To maintain the attractive atmosphere created within the Subdivision

To provide a consistent basis of interpretation of The Summit residential owner's desires and covenants in accordance with the Town of Mt. Crested Butte's Land Use Code and jurisdiction.

To preserve view corridors. The rehabilitation of areas which have been scarred by construction or other temporary or discontinuous use may be required in an effort to preserve the views of the mountain slopes and maintain the integrity of The Summit.

Jurisdiction of Design Guidelines

The Provisions of these Guidelines shall apply to all lands within the limits of Filings 1, 2 and 3 of The Summit at Mt. Crested Butte. The Design Guidelines are supplemental to restrictions and processes of The Protective Covenants of The Summit Subdivision filed with the Town of Mt. Crested Butte and to the Town of

Mt. Crested Butte Land Use Code. All documents must be considered together with the Design Guidelines clarifying the Protective Covenants.

Any conflict shall defer to the most restrictive of the documents.

Approval of the ACC is not a substitute for compliance with the Town of Mt. Crested Butte and the State of Colorado zoning and subdivision ordinances. Each applicant is responsible for obtaining all approvals, licenses and permits as may be required by the Town of Mt. Crested Butte, the State of Colorado and any other Government Agency having jurisdiction.

Section 2

Interpretation, Construction and Definitions

Interpretation of Guidelines

Where the standards or requirements imposed by the provisions of these guidelines are either more restrictive or less restrictive than comparable standards or requirements imposed by the provisions of any other ordinance or resolution, or applicable rule, regulation or law of any kind, the regulations which are more restrictive and impose higher standards or requirements shall govern.

Rules of Construction

The language set forth in these regulations shall be interpreted in accordance with the following rules of construction:

The singular number includes the plural and the plural includes the singular;

The present tense includes the past and future tenses and future the present;

The word "shall" is mandatory while the word "may" is permissive.

The masculine gender includes the feminine and neuter; and

Any word appearing in parentheses directly after a word herein defined shall be construed in the same sense as that word.

Definitions

ACC-The Architectural Control Committee and their staff and consultants responsible for the review and recommendations of all development issues within The Summit.

ACC Staff- The persons employed from time to time by the Residential Owner's Association for the purpose of discharging the duties and obligations of the Design Guidelines.

Accessory Dwelling- An additional dwelling unit which shall be no larger than 800 square feet (livable space) in size, either within the primary dwelling, or as part of a "detached" garage. Only one accessory dwelling shall be allowed per lot. An accessory dwelling shall require an off street parking space in addition to the two required.

Building- A structure including a roof supported by walls, designed or built for the support, enclosure, shelter or protection of persons, animals, vehicles or property of any kind that is erected for permanent or temporary location on the grounds.

Building Envelope- Every structure within The Summit Subdivision must be built within the predefined building envelope. Building envelopes have been established to reflect easements, setbacks, view corridors, privacy and topography.

Building Permit- A permit issued by the Building Official, after the Architectural Control Committee's issuance of a development permit, that allows a developer to erect, construct, reconstruct, excavate for a foundation, alter or change the use of a building or other structure or improvements of land.

Business Day- shall be defined as the days of Monday, Tuesday, Wednesday, Thursday, Friday, with the exception of all holidays.

Design Theme- The theme established by the Residential Owner's Association to maintain and create a harmonious relationship between the natural setting of the Town of Mt. Crested Butte and architectural development. The design theme is directed at establishing a strong image and "sense of place" for the community within its mountain setting. The overriding goal of the design theme is to promote traditional mountain architecture with homes and buildings that have a high quality, custom appeal.

Dwelling Unit- A living unit used for residential living containing kitchen and bathroom.

Final Plan Approval- An approval which indicates that the general design of a building and associated landscaping has been reviewed by the ACC and conforms with the Design Guidelines and all applicable ordinances or such design has been granted a variance to Design Guidelines by the ACC. Final plan approval must be received from the ACC and all relevant conditions of such approval must be resolved to the satisfaction of the ACC prior to issuance of a building permit. Approval by the Committee is not necessarily guaranteed.

Lot- A parcel of real property as shown with a separate and distinct number or letter on The Summit at Mt. Crested Butte Plat which has been recorded with the Gunnison County Clerk prior to incorporation.

Lot Owner or Owner- A person, persons, entity, entities or combination thereof which owns a Lot in The Summit at Mt. Crested Butte.

Metro Services- Services provided by Town of Mt. Crested Butte including sanitation, water, snow removal, etc.

Metro District-Lots within boundaries of Mt. Crested Butte whose utility, sanitation, and snow removal services are maintained by Town of Mt. Crested Butte.

Open Space-Lots or areas designated for no development of structures.

Preliminary Plan Approval- first step of approval of application for development granted by Architectural Control Committee.

Primary Dwelling Unit- residence; 2500 sq. ft. living area min.

Roof Pitch- The slope of the roof; the relationship between the vertical rise and the horizontal projections of the roof. Stated as X inches of rise in 12 inches of horizontal run; i.e., 6:12, 8:12; 12:12, etc..

Single Family Lot- A lot which may not be further subdivided and which may be used for the construction of only one primary dwelling and one accessory unit.

Sketch Plan Approval- The first step of the design review process relevant to all development initiated within The Summit subdivision. Such approval is granted based upon the review and consideration of the ACC of the general design intent of such development.

SROA- Summit Residential Owner's Association- comprised of any and all owners of a lot or lots within The Summit at Mt. Crested Butte subdivision.

Section 3

Administration and Procedure

The Architectural Control Committee

The ACC shall have the authority and responsibility to develop and adopt guidelines according to Section 4 of the Protective Covenants and make the following decisions in accordance with the purposes and intentions, as well as the provisions, of these guidelines:

Review and approve, approve conditionally, or disapprove a proposed building design, including but not limited to site, height, landscape plan, exterior building materials, and the general architectural expression of any proposed structure.

Review and approve, approve conditionally, or disapprove the proposed replatting, reconfiguration, or any change in the dimensions and/or boundaries of a platted lot.

Establish and publish a schedule of fees to be charged for the processing of applications and issuing of development permits. Schedule is attached as Exhibit A.

Adopt rules of order as may be necessary or convenient in fulfilling its responsibilities.

Adopt rules of order and procedure for the conduct of its business.

Either approve or disapprove the permit application within 30 days after it has been submitted. If the Board fails to act on the requested permit within 30 days, it shall be deemed to have been approved unless the applicant shall have consented to extend or waive such time limitations.

Development and Building Permits

From and after the effective date of this provision, no person, company, partnership, or corporation shall, within The Summit at Mt. Crested Butte Subdivision erect or construct, or commence the erection or construction of, or alter or commence the alteration of, any type of building without first obtaining both written Final Plan Approval from the ACC and a building permit in accordance with the provisions of this document and the protective covenants.

Procedures for Obtaining Permits

Applications for all permits, except for building permits, shall be made to the ACC on printed forms prescribed and furnished by the ACC. The ACC shall collect the appropriate fees and assist the applicant in assembling the necessary documentation supporting the application prior to its submission to the ACC for its consideration. After the ACC has examined and given Final Plan approval to the requested permit, the ACC shall issue written approval to the applicant.

Section 4

Design Theme

General

The Summit at Mt. Crested Butte Design Theme is directed at establishing a continuity of design responding to traditional mountain architecture while incorporating contemporary elements and handcrafted detailing. It is important that the owners understand the necessity of balance and harmony when responding to the environment and community with their design solutions.

Buildings should be distinctive and have individuality with continuity in materials, roof form and color to collectively appear as a cohesive, residential community.

Designs are evaluated based on levels of perception created when planning roof forms, massing, topography, and landscaping. Built forms should not dominate the landscape, and massiveness should be in proportion to the proposed function. Planting and revegetation should emulate the natural state of the environment, large areas of sod should be avoided.

The approach to the site should be carefully considered and not be dominated by the underside of decks or garage doors.

Construction, particularly north walls, should consider energy efficient glazing, while south walls should incorporate passive solar design. The Entry should be well defined and responsive to sheltering from the elements. Handcrafted detailing and artistic metalwork are to be promoted within the limits of tasteful design.

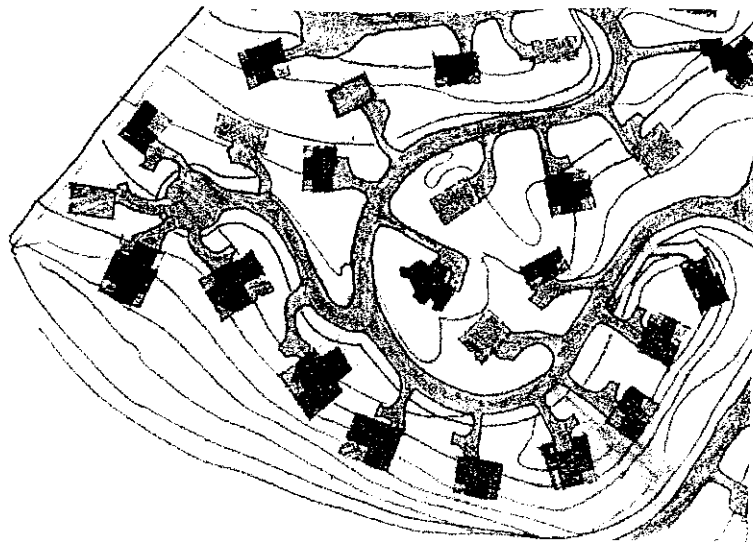
Bridges and covered passages should be used to link buildings together and all retaining walls visible to the public must be stone faced.

Section 5

Site Planning

General

Siting of structures and routing the access to them is important in developing a harmonious homesite which responds to the natural topography of the area. Consideration must be given to neighbors in determining height and available views.



**Predefined building envelopes
allow maximized views...**

Building Siting

Siting must reflect existing topography of a site, organizing the massing of a building to respond rather than dominate.

Large roof planes should be broken so as not to defer attention from the natural environment.

Snow shedding must be considered as well as snow storage. Tree plantings should be used to soften edges and "nestle" structures.

Building Setbacks

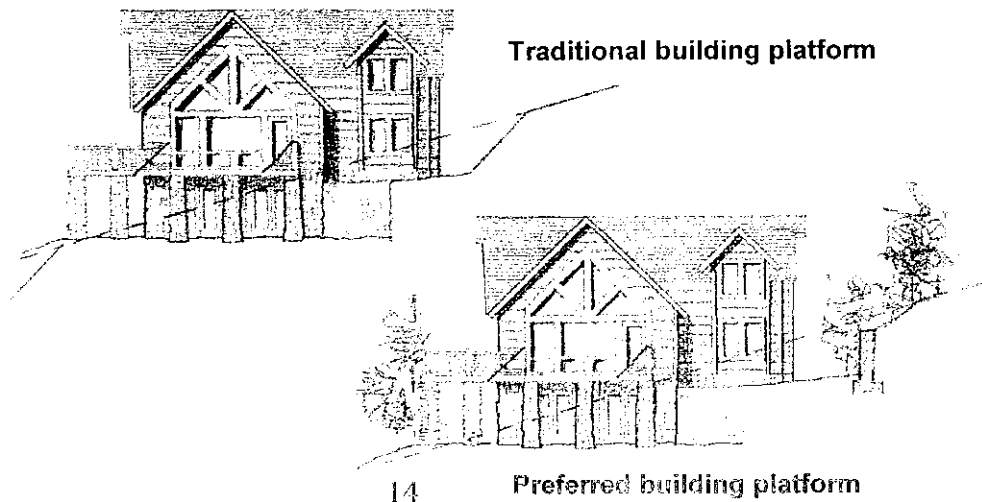
On residential lots no permanent structures can be placed within 10 feet of sideyard and 20 feet from front lot line property boundaries. Retaining walls, driveways, and parking areas may be located within the setback if specifically approved by the ACC. The ACC may, in its reasonable discretion at the time of Sketch Plan Review, impose greater setback requirements in the event of circumstances unique to individual situations if required for safety, aesthetic reasons, and/or other reasons. Predefined building envelope locations must be considered for the preservation of view corridors.

Building Footprint

The building footprint for structures on lots in The Summit must be no greater than 25% of the gross lot size for single story residences, or 15% for multiple stories. Decks shall be considered at .25ft/ft as a percentage of site coverage i.e. a 100 sq.ft. deck would be considered 25 square feet for purposes of calculating coverage. Open covered areas shall be considered at 50%. Split levels will be considered multiple level.

Grading and Drainage

All grading within a project must relate to and blend into the existing roads, drainage swales, and the surrounding natural landscape.



All cuts and fills shall feather into the natural topography. Any cut or fill resulting in a slope of 2:1 or greater must be retained with boulders or stone faced wall as approved by ACC and designed by Colorado Registered Soils Engineer.

Any retaining structure not visible to the public may have alternate facing or construction to be approved by ACC.

What is considered public view is at the discretion of the ACC. A grading/drainage plan must be provided for Sketch Plan Review Application.

Modifications to existing natural drainage patterns must have specific written approval of the ACC, as well as any other governing agency having jurisdiction. In areas where drainage swales are created to direct runoff erosion-control blankets must be used to slow velocity of runoff, decrease erosion, and promote quick re-vegetation.

Boulder walls will not be considered within the ACC calculations for exterior wall material requirement.

Driveways

Driveways connecting to any street or access tract (including the construction of any culverts, landscaping, maintenance, and snowplowing that may be necessary) are the responsibility of the owner. Maximum driveway grades can not exceed 5% for the first 20 feet from the roadway, may not exceed 8% on any radius, and can not exceed 10% elsewhere per Town of Mt. Crested Butte Code.

Approved Driveway and parking surfaces include asphalt, concrete, pavers, or "turf block". The use of gravel as a surface material for driveways or parking areas is not permitted, Time will be allowed for completion allowing for compaction. Time allowed shall not exceed 12 months following issuance of

temporary Certificate of Occupancy.

Parking

All parking shall be within the parcel boundary, off public and private rights-of-way as well as the general easements. Parking surfaces can only be asphalt, concrete, pavers or "turf-block". Each residential lot will provide parking for two enclosed vehicles minimum. In the event there is a caretaker unit, a third space will be required (not necessarily to be enclosed). All exterior parking spaces must be 10'X20', interior spaces a minimum of 9'X18'.

Retaining Walls

Retaining wall should be designed as an extension of buildings or relate to the building form and should blend gracefully into the existing terrain. Retaining walls should not exceed six feet in height and should be faced with native stone. Walls constructed without mortar, not for retaining (dry-laid) should not exceed four feet in height.



Retaining walls help blend building platform into natural topography

Storage Enclosures

Boats, motorcycles, trailers, campers, maintenance and recreational equipment, etc. shall be required to be stored in an ACC approved garage or a storage enclosure. Walls or buildings enclosing

these items must be compatible with the materials and integrated with the architecture of the residence.

Utilities

All utilities, plumbing and supply lines must be underground, to and from any service. Sewage disposal systems must be installed pursuant to Mt. Crested Butte Water and Sanitation District Regulations. All areas disturbed in the construction must be revegetated.

No exterior antennae or satellite TV disks will be permitted without approval by the ACC.

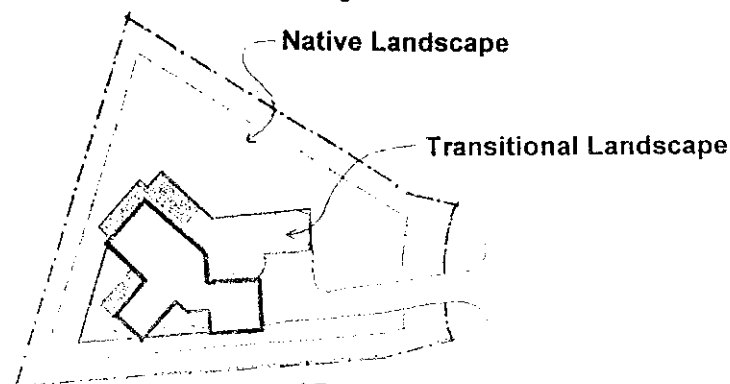
Section 6

Landscape and Site Amenities

Design Considerations

Landscape at The Summit should serve to diffuse the visual impact of the built environment and help blend into the open space as it now exists. Since The Summit is treeless and highly visible, the transition from buildings to the natural surroundings is critical.

Landscape must be planned with the concept of transitional zones. Where formal or groomed planting gives way to the natural landscape, the transition must be defined. This can be accomplished through a natural transition using boulders, wildflowers, or shrub beds. Edge transitions can not be left to a line of cut and uncut grass.



Screening with planted landscaping can be positive or negative. Sight lines at roadway intersections must be preserved. Planting can be used effectively to screen decks for privacy and to avoid glare from automobile lights. Planting should be used to soften edges of driveway.



New plantings shall include primarily plant material indigenous to the zone. Recommended plant materials native to sub-alpine zones of Central Rocky Mountains is located in the Appendix.

Plants allowed are those listed in the Mt. Crested Butte Land Use Code. A plant/seeding list must be provided with plans for ACC approval. All planting proposed within sideyard setback must be low so as not to obstruct views.

Soil Preparation

Before excavation, topsoil must be stripped and stored on the site, or in a location approved by ACC. Good quality topsoil must be replaced in areas requiring landscape and revegetation. Landscaping must be kept alive and in good health or may be required to be replaced at ACC's discretion.

Irrigation

An automatic irrigation system will be required in landscape areas which include sod and flower beds to ensure efficient use of water. Irrigation system designs must include tap location and type of backflow prevention device to be used.

Irrigated areas shall not be designed to exceed 5,000 square feet for each lot.

Irrigation water sensors shall be required on all residential buildings to ensure water management. Use of water conservation materials is encouraged.

Revegetation and Erosion Control

Road, driveway and utility cuts must be revegetated within 30 days of the disturbance to avoid unsightly scars on the landscape. Newly seeded areas must be protected from wind and water erosion through the use of mulches. Acceptable mulches are wood chips, straw, hydro-mulch, and erosion-control netting.

The ACC shall require an erosion control and revegetation plan prior to Final Plan Approval. These plans must explain in detail the measures to be used to permanently stabilize and revegetate disturbed areas during and after site development. Provisions must be made to retain any boulder/rock released during excavation to prevent rolling off property.

Planting

Planting must at a minimum comply with Town of Mt. Crested Butte's requirements. Further landscaping and maintenance is encouraged and may be required by ACC.

Exterior Lighting

The lighting of a residence must be subdued, understated and indirect. Exterior lighting source shall not be visible from neighboring properties, or

where it produces glare to vehicles. Glare to neighboring properties shall not be permitted.

Temporary holiday lighting must not detrimentally affect neighbors. It is recommended that a professional lighting designer be consulted. Exterior lighting fixtures are subject to the discretion of the ACC. All lighting must comply with Town of Mt. Crested Butte Ordinances.

Fences

All proposed fences/enclosures are up to the discretion of the ACC and are subject to review prior to erection. Erection prior to approval may be required to be dismantled and/or removed from premises at owner's expense.

Address Monuments

Residences may have lighted address monuments at the driveway entry. The design must be pre-approved by the ACC. The material used can be stone, stucco, or wood and must relate to the architecture of the building.

Signage

"For Rent" signs are not permitted.

Temporary Construction Signs

One construction sign per building site shall be permitted. This sign will be allowed on projects which have received Final Plan Approval from the ACC and have commenced construction. If construction is abandoned, the sign must be removed.

The sign must meet following criterion:

1. The graphics, color selections and sign location are subject to ACC Approval.

2. The information is limited to:
- Project Logo
 - Description (brief) of the Project
 - Project Consultants
 - Project Developer
 - Project Lender
 - Contractor
 - Designer
 - Phone Number (2) maximum

Signs must be removed within fifteen (15) days of issuance of temporary or final Certificate of Occupancy.

Brochure Boxes

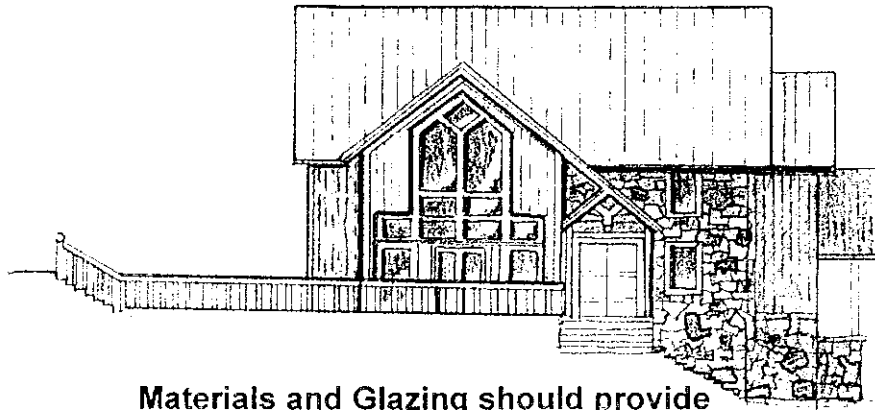
Brochure Boxes are permitted only after review by ACC.



**Landscaping should provide a
buffer between the natural and
built environment...**



**Massing and roof forms
should reflect the natural
topography of the site...**



**Materials and Glazing should provide
interesting relief to facades....**

Section 7

Architectural Requirements

Building Height Requirement

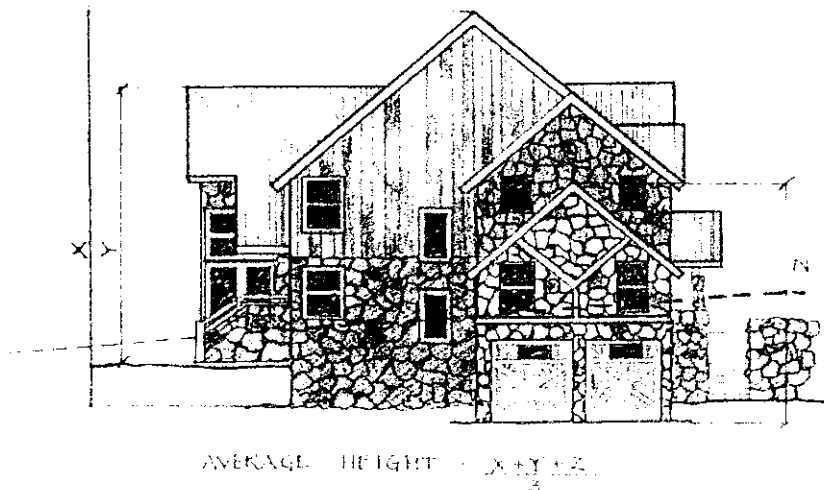
Preservation of the spectacular views from The Summit have been considered in establishing the following height requirement. The intrinsic value of those views must be maintained to retain the integrity of The Summit as a whole.

All lots within The Summit shall have a maximum building height of 30 feet, with credits granted along the following lines:

<u>Pitch</u>	<u>Credit in Feet</u>
0-7:12	No Credit
8:12	2
9:12	3
10:12	4
11:12	5
12:12	6

Setback requirements due to Height Credit shall be in accordance with Town of Crested Butte's Land Use Code.

Variances will be considered by ACC for particularly difficult lots.



Maximum Height Limit

Maximum Height Limit shall be the maximum possible upward distance to the top of the building. The measurement shall be at a right angle to the horizon line, parallel to the steepest slope, from each and every point on the finished grade adjacent (within 1') to building envelope. Finish grade is defined as the elevation of the ground surface, following development, adjacent to the completed walls of the structure, prior to the placement of any fill. Preexisting and post construction grades must be indicated on all elevations with the relative building heights prior to Final Plan Approval.

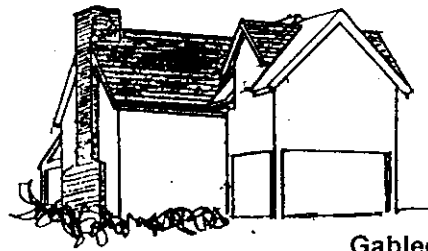
Chimneys, flues, vents or similar structures may extend up to ten feet above the specified Maximum Height Limit.

Spires, towers, and other special architectural features, may extend over the specified Maximum Height Limit upon special review by ACC. Generally height of these elements should be no more than 20% of building height above ridge. This allowance is subject to the discretion of the ACC.

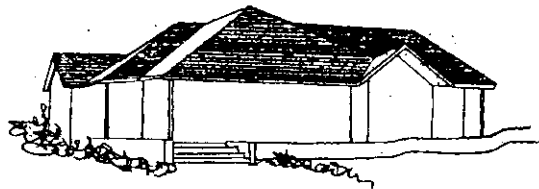
Roofs

Roof pitches are encouraged to be steep with height credits granted accordingly. Snow/ice shedding is a crucial consideration in roof design. Roof forms must be simple and varied. Long spans of unbroken ridges should be avoided. Primary roof forms must be pitched 8:12 to 12:12 and should be gabled or hipped. Secondary roofs can be no less than 4:12. Valleys must be carefully considered due to their potential for ice buildup and ensuing leakage problems. All roof designs must be stamped by Colorado Registered Architect or Engineer prior to Final Approval.

Dormers are encouraged, and may have gable, hip, or shed forms, and may be stacked.



Gabled Roof

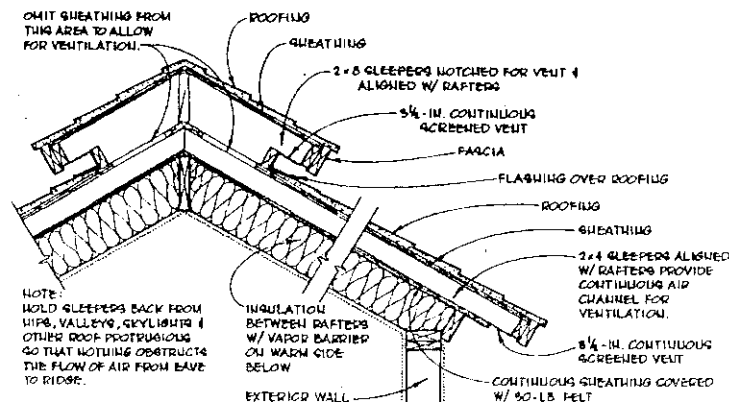


Hipped Roof with Gables

Roof material is restricted to matte finished metal (in subdued earth tones), cedar shake (fire-resistant), 1/2" slate, and self rusting "Cortene"-in conjunction with wood and stone finish.

All roof material and color must be approved by ACC. All exposed flashing, gutters, downspouts, and snow fences must be matte finished or copper. Vents and chimneys should be located towards ridge and shall have snow diversion roof.

Roofs are encouraged to be "cold-roofs" or super-insulated to R-50 min.



Cold Roof Example

Chimneys made of wood or of exposed metal pipe are not permitted. Flat cap and spark arrestor are recommended.

Equipment mounted on roof should not be visible. TV or satellite dish is not permitted on roof ridges.

Exterior Walls

The design of exterior walls should denote massiveness and simplicity. Massiveness must be balanced with the potential for buildings to be cumbersome, and must portray strength and stability. Exterior walls must respond to their orientation and incorporate passive solar design. Construction, particularly north facing walls, should consider energy efficient glazing while south exposures should welcome the solar gain.

Exterior wall materials shall be strictly limited to include approved stone, stucco and wood. No more than three materials should be incorporated in exterior application.



Windows shall be non-mirrored and appear deeply recessed. Long continuous balconies shall be avoided, bay windows should be architectural in nature and continuous to the horizontal plane, i.e. no "pop-out" bays.

Exterior Walls-Material Application (rock)

Rock or stone from the Crested Butte, Gunnison valley area should be set in a random pattern with minimum exposed mortar and deep reveals between rocks. Alternate rock may be approved by ACC. Rock must be incorporated in wall design- a minimum of 25% (excluding retaining walls) is recommended. Using rock as a vertical element is encouraged.

Exposed concrete foundations are not allowed. Stone faced foundations are recommended. Where stone is used in combination with other materials, the wall plane should change with materials and the second material should not overlap the stone.

Exterior Walls- Material Application (Stucco)

Stucco walls should portray a building of mass, should have a smooth surface, with soft rounded corners and deeply recessed doors and windows to reinforce that mass. Stucco colors need to be primarily light earth tones and are subject to the approval of ACC. Exterior wall insulation and finish systems may be used, subject to ACC approval

Exterior Walls- Material Application (Wood Siding, Wood Shingles and Heavy Timber)

Horizontal or vertical wood siding, wood shingles, logs, and timbers are acceptable exterior materials. Log will be a minimum of 12" with 8"X8" being minimum size for timber. Wood siding must be minimum of 1"X8" in dimension and treated with semi-transparent stain or preservative oil to maintain natural characteristics of the wood.

Exterior Walls-Material Application (Concrete)-

Exposed concrete may not be used as a wall material. Areas of concrete must be faced with stone, wood or stucco.

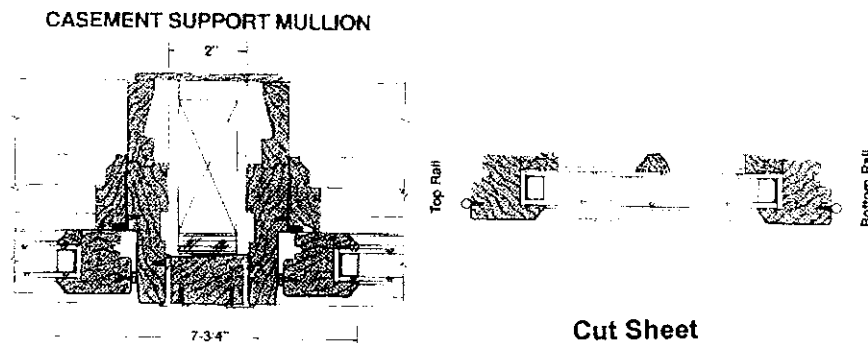
Color

Exterior color throughout The Summit must be subtle, warm earthtones. Details may be contrasting deeper earthtones. Roofs should be deeper in tone than wall colors.

Samples must be provided for Final Plan Approval and are subject to the discretion of ACC.

Windows

Windows are an important element in defining the architectural expression of a design solution. Large uninterrupted expanses of glass must be avoided and combinations of windows need to be used to create interesting planes. Window casings must be wood, stained or painted, or metal clad. Divided lite windows will be individual glass lites with permanent muntins. The use of removable grid (false muntins) is not permitted. Cut sheets, dimensional picture, or product sample may be required.



Uninterrupted glass areas cannot exceed 30 square feet. The ACC reserves the right to approve uninterrupted glass area in excess of 30 square feet when, in its sole judgement, larger uninterrupted glass is more appropriate for the design of a building and does not compromise the integrity of The Summit. This approval in no way negates the option of the ACC to deny other applications for more than 30 Sq. Ft.

When located in stucco or stone finished walls, face of the glass must be recessed 5" minimum from face of stone. Built out "eyebrows" cannot be used to circumvent the intent of the window recess requirement. Continuous band of windows must be avoided.

Windows must be double or triple glazed and be non-mirrored. If shutters are used on exterior walls, they must be operable. Heavy timber, granite, and sandstone lintels and sill are encouraged for windows within stucco or stone walls. Bay windows are encouraged to break up wall planes, and must carry down to a horizontal (deck or foundation) or roof plane .

Doors and Entryway

Entry doors and entryway must reflect craftsmanship and individuality. The entryway must be defined and interesting-creating a strong sense of arrival. Front door must not be hollow metal and should convey security and artistic transition. Where doors are in stucco walls, exterior face of door must be recessed a minimum of 7" from face of exterior wall.

Garage doors should present a custom craftsmanship appeal and should not be a dominant feature.

Decks and Balconies

Decks and balconies must not be a dominant feature on the landscape. They should provide visual interest and variety. Long, continuous bands of balconies will not be approved. Solid railing/enclosures are to be avoided. Cable railings and cable balusters are not acceptable. Steel railings and balusters are up to the discretion of ACC. Solid balconies are to be discouraged.

Insulation Requirements

Roofs must be minimum of R30 and are encouraged to be R50 or greater.

Walls must be insulated to R19
Crawlspace must be insulated to R38
Openings in exterior walls and roofs should be caulked all around
Windows to be double or triple Glazed
Fenestrations must be weatherstripped.
Log walls should include infiltration control.

Fireplaces

Fireplaces, wood burners and other solid fuel burners must have spark arrestors. The burning of Coal is not permitted.

The Summit at Mt. Crested Butte encourages the use of sustainable, green building practices.

Section 8

Construction Regulations

Deviation from Construction Staging Plan

No construction staging shall be permitted which is contrary to the scope and design intent within the Development Permit. Only materials for that particular development may be stored on the defined lot. All proposed modifications to, alterations or deviations from the Approved Final Plans shall require the review and approval of the ACC and The Town of Mt. Crested Butte.

Construction Hours and Noise

Blasting, heavy equipment operations, and other loud noises from construction is prohibited between the hours of six in the evening and eight in the morning.

If Blasting is required, the Owner/Owner Agent is required to take all necessary precautions and notify adjacent Owners, Mt. Crested Butte Fire District, local traffic, pedestrians, etc. prior to blasting.

Construction Staging Area

All construction staging must take place within the area designated and defined during Final Plan Approval.

Owner must obtain prior written permission from adjacent lot owners if their property is to be infringed upon. All disrupted areas must be restored and revegetated promptly.

Trash Containment and Removal

Trash and construction debris must be kept in containers that have been approved by the Mt. Crested Butte building department. Containers must be emptied on a regular basis to insure sufficient room to store trash at the end of the day. It is the responsibility of the General Contractor to remove and dispose of container contents. Any construction debris outside containers is not permitted. All trash containers and construction materials must be retained on site and not in right of way. Any interference in the right of way may be remedied by removal by The Summit at owner's expense.

Temporary Structures

A small job or office trailer may be parked on site during construction, the location of which must be defined on Staging Plan. Trailer must be removed from site prior to receipt of Certificate of Occupancy.

Environmental Controls

Areas defined on the Topographical Survey that require preservation methods must be identified and preserved by the General Contractor.

Erosion control measures must be taken during construction to insure soil stabilization, sediment control, and timely revegetation. Disrupted areas shall not impede drainage ditches engineered to accommodate water flow to sewers and catch basins. Shoulders must be restored to original condition- min.

of 2'. The General Contractor is responsible for the implementation of all preservation techniques.

Provide for boulder and rock retention to prevent damage to adjacent property during earthwork, materials storage, and construction.

Utilities

All utilities related to the site must have prior review and written approval from the Metro District before excavation.

All utilities must be screened from view (meter boxes, electrical boxes, etc.).

Section 9

Landscape, Paving and Construction Staging Completion Policy

Landscape and Paving Completion Policy

If a Temporary Certificate of Occupancy for any portion of a project is issued between May 1 and October 1 of any year by the Town of Mt. Crested Butte, all landscaping, paving and walks contained in the approved Landscape Plan shall be completed within twelve (12) months following issuance of such Certificate. If a Temporary Certificate of Occupancy for any portion of a project is issued after October 1 and prior to May 1 of any year, all landscaping, paving, and walks contained in the approved Landscape Plan shall be completed on or before the second occurring July 1st. In the event these requirements are not met, the ACC may notice Owner by certified mail and contract for its completion to be paid for from Deposit Funds, In the event the Deposit Funds are insufficient ACC may opt to lien the property for the amount necessary for completion which may be foreclosed upon in the

manner for foreclosures of mortgages in the State of Colorado. The amount due in the event of The Summit causing completion shall be the sum of all costs incurred plus a pro rata portion of administration and overhead, plus all costs, fees and attorney's fees incurred in the lien process including, but not limited to, foreclosing on the lien, plus an amount equal to eighteen (18%) per annum of the sum of the previous items.

Landscaping/Construction Staging Cleanup and Repair Deposit

Prior to issuance of Notice of Final Plan Approval by the ACC, the owner requesting such approval shall deposit with the SROA a Landscaping/ Clean Up/ Repair Deposit in the amount of \$2000.00. The deposit will be held until all construction debris, equipment, materials, trailer, fencing and other construction related items have been removed from The Town of Mt. Crested Butte boundaries and all repairs are complete. If the costs of clean up and/or repair exceed the amount of the Clean Up Deposit, the Owner shall reimburse the ACC for all such costs. In the event the Deposit Funds are insufficient ACC may opt to lien the property for the amount necessary for completion which may be foreclosed upon in the manner for foreclosures of mortgages in the State of Colorado. The amount due in the event of The Summit causing completion shall be the sum of all costs incurred plus a pro rata portion of administration and overhead, plus all costs, fees and attorney's fees incurred in the lien process including, but not limited to, foreclosing on the lien, plus an amount equal to eighteen (18%) per annum of the sum of the previous items. Notice of intent to lien shall be made by certified mail to owner prior to any action taking place.

Section 10

Design Review Process

Design approval by ACC is required prior to issuance of a Building Permit. There are five required steps in this process.

1. Sketch Plan Review
2. Public Noticing by U.S. Mail
3. Preliminary Plan Review
4. Public Noticing by U.S. Mail
5. Final Plan Approval by ACC

Two months is the general time frame for this to take place.

A Pre-application Conference for Sketch Plan Review shall be requested by the applicant to help familiarize them with the process and relevant issues. A Sketch Plan Review is mandatory. A fee is required for Sketch Plan Review.

Once the Applicant has met the conditions of Preliminary Plan Approval he/she may submit six (6) complete sets of Plans Stamped by Colorado Licensed Architect or Engineer for consideration for Final Plan Approval reflecting these Conditions for Approval. These plans must be submitted a minimum of fifteen days prior to proposed ACC meeting-three (3) weeks prior to Town of Mt. Crested Butte meeting date. Once ACC Final Plan Approval is granted, letter of Approval will be issued by ACC or designee and may be submitted to Town of Mt. Crested Butte for their consideration.

Applicant must submit any requests for any modifications taking place after Final Plan Approval to ACC design staff. The ACC design staff shall determine what constitute minor and/or substantial changes on a case by case basis. Modifications deemed by ACC design staff to be substantial such as site coverage, roof lines, exterior building materials, etc., must be approved by the ACC.

The ACC shall not be finally committed or bound by any preliminary or informal approval or disapproval until complete architectural and site development plans, specifications, material and colors are submitted and approved or disapproved in accordance with the procedures set forth herein. There shall be no vested rights until the Town of Mt. Crested Butte has authorized in writing a development permit with the written approval of The Summit ACC or as described in Protective Covenants.

Section 11

Public Noticing

All applicants for Sketch Plan, Preliminary, and Final Plan Approval are required to:

1. Notify the The Chairman of The Summit Residential Owner's Assoc. of their intent to file an application.
2. Participate in a pre-application conference/sketch plan review with ACC design staff to cover relevant issues in proposed design and application. It is recommended this takes place prior to substantial effort and expense being associated with the design process. Items needed for sketch plan review are elevations and site plan. More information may be requested as a result of the conference.
3. Record and report all questions and comments received in such consultation process to the ACC concerning the acceptance, modification or rejection of proposed application.
4. Notify by U.S. Mail all property owners within The Summit of their intent to develop and provide a statement of notification.

Prior to ACC acceptance of an Application for Preliminary Plan Review, applicant must show proof of Noticing by U. S. Mail all property owners within The Summit of applicants' intent to develop, dated a minimum of thirty (30) days prior to proposed meeting. Applicant must also notify ACC thirty days prior to proposed meeting of their intent to submit an application for Preliminary Plan Review.

Prior to ACC acceptance of and Application for Final Plan Approval, applicant must show proof of Noticing by U.S. Mail to all property owners within The Summit of their intent to seek Final Plan Approval dated a minimum of fifteen (15) days prior to proposed meeting.

APPLICATION FEES

A non-refundable application fee of \$200.00 is required for request for Preliminary Plan Approval. In addition a deposit of \$500.00 is required to cover any professional or other expense in connection with an application. Any part of this deposit not used for this purpose will be refunded to the owner upon issuance of Certificate of Occupancy. If expenses exceed the deposit, the owner will be billed for the excess within 60 days of the date of Certificate of Occupancy. The ACC reserves absolute discretion to bill owner for cost incurred in the application process- including Consultant's fees.

REQUIREMENTS FOR CONSIDERATION

1. Site plan- Scale: 1"=20' Min. Shows all improvements including building location, property boundaries and setbacks, building envelope boundaries, driveways, walkways, etc. Bird's eye view of roof may be shown on this plan or on separate drawing.

2. Topographical Survey showing existing contours @ 5' min, adjacent road elevations, existing improvements, existing vegetation and any drainages. Survey must be prepared by a Colorado Registered Soils Engineer.
3. Grading/drainage plan- Scale 1"=20' min.: Contours @ 2' min. indicating final grade w/ existing grade contours dashed. Limits of site disturbance, proposed culvert sizes.
4. Architectural Floor Plans- Scale 1/8"=1' min.
5. Footing and foundation plan- Scale 1/8"=1'-0" min.
6. Building Elevations- Scale 1/8"=1'-0" min. Indicate pre and post construction grades and building height.
7. Building/site section-Scale 1/8"=1'-0" min. Showing building height as it relates to site.
8. Construction Staging Plan- Scale 1/8"=1'-0" min.
9. Design Details and specifications- Cold Roof, recessed windows/doors, etc.
10. Landscape/ Irrigation/ Revegetation Plan- Scale:1/20"=1'-0" min.- plant list, irrigation components
11. Erosion Control Plan-Scale 1/20"=1'-0" min. may be included on Construction Staging Plan. Must show means and time frame for erosion control and revegetation during and after construction.
12. Color board, material samples, color specifications
13. Snow Management Plan delineating any snow shedding areas with adequate space for snow accumulation and storage.

14. Soils Report prepared by Colorado State Registered Geotechnical Engineer

15. Model w/ contours and/or two perspective drawings illustrating four elevations and their relationship to the Site.

Section 12

Variances

The ACC reserves the right to require further documentation as it sees fit to properly ascertain the nature of a variance. It shall be the duty of the Applicant to request a variance in cases where the Development Proposal varies from the Design Guidelines and/or the Protective Covenants. The approval of the Town of Mt. Crested Butte does not necessitate the approval by the ACC. If a variance is properly requested, it shall be processed in conjunction with the processing of the entire design review application. If the variance is requested after Final Plan Approval by ACC, the ACC will act expeditiously, but takes no responsibility for construction delays while processing the request.

These Guidelines may be amended from time to time by the majority vote of the members of the ACC.

Recommended Plant List

Native Landscape Area

Deciduous Trees

Populus tremuloides

Quaking Aspen

Shrubs

Salix spp

Native Willow

Grasses

Native grasses

Transitional Landscape Area

Deciduous Trees

Populus tremloides

Quaking Aspen

Shrubs

Alnus tenuifolia

Mountain Alder

Amelanchier alnifolia

Serviceberry

Cercocarpus montanus

Mountain

Mahogany

Chrysothamnus nauseosus

Rabbitbrush

Cornus stolonifera

Redtwig Dogwood

Jamesia americana

Waxflower

Juniperus communis

Common Juniper

Juniperus sabina

'Buffalo'

Buffalo Juniper

Juniperus sabina

'Tamarisafolia'

Tam Juniper

Lonicera involucrata

Twinberry

Honeysuckle

Lonicera korolkawii

'Zabelli'

Zabel's

Honeysuckle

Potentilla fruticosa
Prunus besseyi

Potentilla
Western Sand
Cherry

Prunus virginiana
Quercus gambeli
Rhus Trilobata
Ribes aureum

Chokecherry
Gambel Oak
Three-Leaf Sumac
Yellow Flowering
Currant

Ribes cereum
Ribes alpina
Ribes inerme
Rosa woodsii
Rosa rubrafolia

Squaw Currant
Alpine Currant
Gooseberry
Wood's Rose
Red-leafed Shrub
Rose

Rosa rugosa
Rubus idaeus

Shrub Rose
Wild Red
Raspberry

Sambucus pubens

Native
Red-berried Elder

Salix 'Bebbiana'
Salix purpurea nana
Symphoricarpos albus
Symphoricarpos oreophilus

Bebb's Willow
Dwarf Arctiv Willow
Snowberry
Mountain
Snowberry

Syringa vulgaris
Yucca glauca

Lilac
Yucca



Revised 12-6-99

Steps for Architectural Approval of Proposed Residence

Step 1

Inform Architectural Control Committee Design Staff of Intent
to seek Conference/Sketch Plan Review
Request meeting date for pre-application Conference/Sketch Plan Review
Remit a nonrefundable fee of \$200 payable to The Summit Residential Owners Assoc. Inc.
Refer to Sections 10 and 11 of The Summit Design Guidelines

Step 2

2 weeks prior to meeting date send one copy of Sketch Plan Submittal
to Architectural Control Committee Design Staff for review

Step 3

Request meeting date for Preliminary Review
Submit complete Preliminary Plan Review Application to ACC Board
Remit a \$500 refundable deposit to The Summit Residential Owners Assoc., Inc.
30 days prior to the meeting send notification by US Mail to all property owners at The
Summit (must have proof of mailing)
Within 2 weeks submit one copy of Preliminary Plan to each member of the
Architectural Control Committee Board

Step 4

Request meeting date for Final Plan Review
Submit complete Final Plan Review Application to ACC Board
15 days prior to meeting send notification by US Mail to all property owners at The
Summit (must have proof of mailing)
Submit one copy of Final Plans to each member of the ACC Board

Any consulting fees required by the Architectural Control Committee will be deducted
from the deposit and the balance refunded, if any
Additional costs, over and above the deposit, are the responsibility of the Applicant

Step 5

Submit Letter of Final Approval to the Town of Mt. Crested Butte with your Application
for Building Permit prior to Town Meeting

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dallas, texas 75230

214-890-9909

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