ARCHITECTURAL APPROVALS

FOR

SNOWMASS VILLAGE

Revised May, 2000

SNOWMASS DESIGN COMMITTEE
P.O. BOX 5670
SNOWMASS VILLAGE, CO 81615
970-923-4733

I: THE DESIGN COMMITTEE:

The Snowmass Design Committee derives it's legal existence and authority by virtue of certain sections of the "Declaration of Protective Covenants for Melton Ranch Unit I", the "Master Declaration of Protective Covenants for Snowmass Residential Areas", and the "Special Declaration for planned Development Area".

The Design Committee consists of three regular members plus alternates. One member and at least one alternate is a licensed architect practicing in the Aspen/Snowmass area. The other members are Snowmass homeowners. All regular and alternate members are appointed by the Snowmass Homeowners Association Board of Directors.

Approval of submittals must have the affirmative vote of a majority of the quorum and the assenting vote of the architect member.

The Committee meets at regular intervals. These meetings are scheduled for the first and third Thursdays of each month. Owners or their representatives who have a project to be reviewed may call (970) 923-4733 for a review appointment. Appointments are scheduled, and applicants will be notified of their scheduled time. PLEASE NOTE THAT THE AGENDA IS CLOSED ON THE TUESDAY PRECEDING THE MEETING.

Lot owners and their architects may be unclear as to procedures or may have questions concerning Design Committee policy or their specific designs. They are encouraged to discuss proposed projects with members of the Committee prior to the actual design process. It should be pointed out, however, that a positive reaction from a member of the Committee during the course of such conceptual discussion does not constitute approval. Such approval is granted by the Committee as a whole only after a proper submittal has been made. Written architectural approval is then issued.

Individual members of the Committee may, from time to time, give unilateral approval on details, minor changes, etc. In such cases, approval will be specifically given in writing.

Having experienced certain problems relative to particular designs and submittals of proposed construction, **the Design Committee is requiring that all plans and specifications for proposed construction be prepared, stamped, signed, and preferably submitted by a practicing and licensed architect. This policy has been in effect since March 1, 1968.** Please note this policy does not require architects to be licensed in the State of Colorado; however, all architects must affix their stamp to the drawings. Under certain circumstances, the Design Committee may require that a structure also be certified by a structural engineer.

It is the intent that the submission be designed by a qualified residential architect/designer. In

addition to meeting the minimum quantity of documentation, it is also a requirement that the drawings meet a minimum standard of design quality. The Design Committee reserves the right to reject any submission based solely on the quality of design or presentation quality.

I. THE PHILOSOPHY OF ARCHITECTURAL APPROVALS

The justification for development of an area such as Snowmass is this development makes it possible for more people to enjoy special facilities and exposure to beautiful natural surroundings. Beyond this there can be no improvement on nature. We do everything we can to encourage the maintenance of our natural surroundings as completely as possible.

It is with a full appreciation of our responsibility to all of the property owners that the Design Committee intends to administer the design controls uncompromisingly. Each home must contribute as positively as possible to the overall environment.

It is not the intent of the Design Committee to inhibit excellence of design, nor to limit the owner to any preconceived type of house. Rather, it is our intent to uphold the Covenants, and to protect other owners from any construction which might tend to damage the natural beauty or diminish the general character of the area.

Architecture is an art, a science, and a profession. It is a wedding of FUNCTION: the planning and relationship of spaces which meet human needs; STRUCTURE: the method of enclosing the space; and BEAUTY: that quality of art without which no building can qualify as architecture. To meet these demands and set them into a given site on a fixed budget is a formidable task. A task that requires the services of a talented architect.

The primary concern of the Committee is that the house fit unobtrusively into the natural surroundings and that the views of surrounding homeowners will be protected and not disturbed to the greatest extent possible. Specific design criteria include site grading, landscaping, colors, materials, and siting of the structure. Homes should be designed with natural materials and the details be indigenous to Colorado. Highly reflective materials must be avoided. Homes should be designed to avoid monumental scale or a "wall effect".

III. BEFORE PLANNING BEGINS

Once a property owner has made the decision to build, he will naturally be excited and will want to press ahead quickly. However, a few cautionary steps should be taken first. The following suggestions will not only expedite approval by the Design Committee, but will also result in a more valuable and enjoyable home in the years to come.

A: This packet should be read thoroughly by owners and their architects.

B: The Declaration of Protective Covenants applying to the lot, including the

Supplemental and Special Declarations that apply to the specific subdivision should be read. These documents are referred to in the title insurance commitment issued to the owner when the lot was purchased. If the title insurance company did not provide copies of these documents with the policy, copies from the Snowmass Homeowners Association office - (970) 923-4733. The recorded plat and setback map of the subdivision also contains information required for planning. If these maps are unavailable, you can get duplicates at the County Clerk's office or from a licensed Colorado surveyor.

C: The owner's architect would be wise to discuss his objectives, standards, and ideas with a member of the Design Committee before doing virtually any drawing. It is strongly recommended that the owner and architect visit and investigate the site prior to initial design work. Originally, the corners of all Snowmass home sites have been monumented; however, in some instances, original surveys have proved to be incorrect. We suggest contacting a local surveyor before any planning begins to verify existing surveys. In a later stage, this surveyor can then do the placement or staking survey. **A stamped, certified topographical survey, with the house superimposed, will be required as part of the final submittal during the approval process.** Topographical extrapolations done from aerial surveys are not sufficiently accurate for this purpose.

It is required by the Snowmass Building Department for construction of all homes to obtain a geological soil analysis of the homesite.

D: Please review the "Builder Information Sheet" provided by the Town of Snowmass Building Department.

IV: REQUIREMENTS FOR SUBMITTAL:

The following are the requirements for preliminary and final architectural review. Omission of any items on this list can result in a substantial delay in review. Also, owners and architects are strongly urged not to go from a conceptual stage to final working drawings. Instead, a submittal of preliminary drawings to scale should be made. This will avoid a large investment in final working drawings that might be leading in the wrong direction, and allow the Committee to make basic comments before the plan has become rigid. Such preliminary submission also helps insure the intent of the Committee has been understood by the architect.

PRELIMINARY SUBMISSIONS shall consist of the following overall plans and details. **(NOTE: The omission of any item will preclude the granting of preliminary approval.)**

A: Site Plan - Must show existing and finished elevation contours, roof plan, driveways from the road to the house, fences, drainage, utility locations, significant trees and shrubs, any exterior lighting not attached to the structure, decks, hot tubs, swimming pools, stables, etc. (minimum scale 1"=20'). It must also show all property lines, setback lines, and easements of record (see enclosed Exhibit A). So the Committee can accurately

judge the impact of a new home, all surrounding lots and structures must be sited also. Show location of existing and proposed drainage systems, including culverts and head walls, all utility lines and location of utility meters, trash enclosures, easements, and retaining walls including heights.

B: Floor Plans - The use of each room must be clearly labeled (kitchen, bedroom, etc.) as well as the elevation of each floor.

C: Exterior Elevations - A minimum of four elevation views are required. Show existing and finished grades. Show all exterior features including location of utility meters, exterior lighting, track enclosures, etc. All exterior materials must be called out on the drawings, including the type of roofing finish, type of window frames and glass, siding, masonry materials, etc. Show location of subsurface and foundation drains. Height of the roof must be shown from grade. Grade shall be considered the lowest ground elevation created by excavation, which in no case shall be considered higher than existing grade.

D: Cross Section - A cross section to indicate situating of the building with respect to the contours of the lot should be provided.

E: Fees - A preliminary review fee, payable to the Snowmass Design Committee, in the amount of $350.00 must be paid before preliminary review begins.

F: The Design Committee, at it's sole discretion, may require additional drawings, perspectives, three dimensional models or three dimensional computer visualizations.

FINAL SUBMISSIONS shall include at least three sets of plans and shall essentially be finished working drawings including all the requirements for preliminary submission plus:

A: Color Samples - Samples of all exterior and roof colors must be submitted, applied on an actual sample of the materials to be used.

B: Exterior Lighting - Submit catalog cut sheets showing the type of fixture at each location and specifying the bulb wattage to be used.

C: Landscaping Plan - Show proposed vegetation plan, cribbing detail, paving plans, grading, irrigation, etc. All landscaping material to be located in required setbacks and near the roadway shall be included. The Committee is very sensitive to view planes of the neighbors, so please keep this in mind when planning.

D: Cross Section - At least one cross section must be submitted showing all construction details.

E: Structural Drawings

F: Deposit - A final inspection deposit of $2,500.00, payable to the Snowmass Homeowners Association, plus an inspection fee of $100.00 will be paid before final, stamped plans are reviewed. The $2,500.00 deposit will be refunded upon completion and determination that the residence is built in compliance with final, approved plans and in accordance with the Covenants.

It is the owner's responsibility to call for a final inspection by the Design Committee to obtain the refund of the compliance deposit. Failure to do so within one year from the completion of the home causes the deposit to become part of the reserve fund of the Snowmass Homeowners Association.

G: FAR Calculations - Although not administered by the Design Committee, FAR is important to design criteria and calculations must be printed on the cover sheet for the final submission. It is advisable to check with the Town of Snowmass Village Planning Department during the design process.

Each drawing should have clearly stated: (a) the scale; (b) the orientation; © the subdivision and lot number; (d) the owner's name, current address, and telephone number; (e) the architect's name, address and telephone number; (f) the date; (g) the architectural stamp.

V: MAJOR DESIGN COMMITTEE CONSIDERATIONS

A: Site Plan

1. Grading: The use of retaining walls affords a good design solution to reduce steep cuts or fills. Excessive cutting or filling is discouraged when it can be avoided and will not be accepted without adequate justification. Grading not related to the building access or drainage will be discouraged. All dimensions and setbacks should be shown in order to locate the house on the site.

THE HOME SHOULD BE SPECIFICALLY DESIGNED TO FIT ITS SITE RATHER THAN ADJUSTING THE SITE TO FIT THE HOUSE. All grading shall be accomplished in such a manner as to give the appearance of natural contours.

2. Driveways and Parking: The committee cautions both lot owners an architects to give very careful consideration to driveways, especially in the case of steep hillside lots. Many of these lots have cut and fill banks which are not indicated in available maps. There have been instances of considerable replanning and delays in construction due to driveway designs which were not acceptable. It is

suggested that driveway grades be kept under 8% for satisfactory year-round use. Driveways in excess of 10% are considered problematic and will only be considered under severe topography conditions. Grades in excess of 12% will not be considered without snowmelting or other special provisions; but the Committee requires a 4% landing area at the garage and the road intersection to insure safe egress.

The Town has adopted strict regulations regarding parking and obstructing right of ways. We suggest you contact both the Town Planning and the Public Works Departments before contemplating building anything in a right of way or within ten (10) feet of any roadway.

Adequate culverts must be provided where driveways and walks cross ditches and drainage trenches. Every culvert is to have concrete head walls on both ends with the curb flush with the finished driveway surface. It would be helpful to check Town Municipal Code, Chapter V, Article 8.

According to Design Committee and Town of Snowmass zoning requirements, a minimum of one off-street parking space must be provided for each bedroom. The Design Committee specifications call for no stacking of cars and an adequate turn around space.

3. Siting: Avoid straddling or penetrating a ridge line if at all possible. The home must be sited to minimize, if possible, disruption of view of adjoining property owners.

4. Trees: Indicate on the site plan all significant existing trees (especially evergreens) and show all trees to be removed. Unwarranted tree and vegetation removal will not be allowed and will result in a Notice of Violation against the property. All trees to be removed are to be physically marked in the staking procedure and approved during the site staking inspection. All tree placement should be sensitive to the views of neighboring properties.

5. Fences: Fences are discouraged, but will be considered on an individual exception basis. Indicate on the plot plan all fences to be built and their heights. Any fence which is not planned with the house shall be submitted in the future as a separate item, showing the layout and design of the fence. Wire fences, such as chain link, barbed and strand are prohibited. Fences should be designed as an integral part of the house and enclose a minimum area. The color of fences should be kept subdued and integrated with the house colors.

6. Paved Areas: Paved areas should be held to the absolute minimum necessary.

B: Floor Plan

1. Living Area: Floor Area Ratio calculations must be printed on the cover sheet and be within the FAR indicated in Town Zoning Codes and Ordinances.

2. Equipment and Structure Use: The basic interest of the Design Committee in regard to the floor plan is its affect on the exterior of the house, and thus upon the neighborhood. Equipment such as water heaters, kitchen appliances, wet bars, storage areas, garbage areas and meter locations, etc., must be shown on the floor plan.

3. Trash Enclosures: It is required that trash enclosures be located inside the building proper or enclosed. Location of trash containers or trash container enclosures shall be shown on the plans.

4. Meters: Utility meters shall be placed in as inconspicuous a location as possible on the owner's property unless otherwise specifically approved. Location of meters are to be shown on the plans and meters must be screened from view. Exposed piping should be painted to match exterior colors of the house. The area immediately around the meters should be cleared to allow for access. Electric meters, switches or circuit breaker boxes are not to be located in the same enclosure with the gas meter and regulator. Enclosures for gas meters and regulators are to be vented in compliance with the Town of Snowmass Building codes.

C: Exterior Elevations

1. General: Exterior materials should be kept to a maximum of three. Good design usually requires that few materials be used well. Large stucco facades are discouraged. Use of real, natural stone is encouraged as opposed to manufactured stone, brick or other masonry not generally used locally.

2. Windows: Wood, clad, or dark anodized aluminum frames are permitted. No bare aluminum on windows, storm doors, storm sash or screen frames is permitted. Smokey or dark bronze tinted glass is permitted, but not mirror glass.

The Snowmass Homeowners Board and the Committee, after receiving input from owners, have decided exterior glass block will not be an accepted building material in the Association's subdivisions.

It was our finding that glass block is out of character with the general ambience of Snowmass. Also, there are several materials on the market that have the same results of glass block without the commercial atmosphere.

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3. Decorations: Fake facades, imitations, or Swiss or Tyrolean motifs will not be approved. Gingerbread ornamentation on houses is discouraged as it tends to date the house or make it appear inexpensive unless detail is handled with unusual finesse. Any detailing from "period" architecture is discouraged. Well designed homes seldom need to resort to applied decoration for interest. Design and character should be compatible with the natural surroundings and harmonious with the intent of the neighborhood. Decorations on garage doors will not be approved. Garage doors shall be kept subdued. Emphasis shall be placed on the house and entrance, not on the doors of a garage. All bare metal surfaces must be painted.

4. Split Level or Multi-Story Homes: These styles, because of their height, take on more importance in the neighborhood and thus it becomes even more essential that they be designed well. In some areas, the height limit in the deed restrictions is different from that established by the local zoning ordinance. In these cases, the lower of the two must be adhered to.

Several subdivisions specifically prohibit three-story houses (check this requirement in the covenants).

5. Satellite dishes shall be not larger than 18" in diameter, and affixed to an unobtrusive part of the house. Free standing dishes are not permitted.

6. Roofs: Shingled or approved graveled roofs that blend in with the houses's surroundings are preferred by the Committee; however, other roof materials will be considered, including metal. It is recommended a sample of any roof not shingle or shake be presented at that conceptual stage, especially if the roof is a significant design feature. Metal roofs must be of a subdued or earth-tone color and non-industrial in appearance. Roof design is very important and is expected to be well done. Garage and outbuilding roofs must have continuity of design with the house roof, and the same materials should be used. Roof and balcony projections are not permitted over the setback lines per the Town of Snowmass Zoning Ordinances.

Recently, the Design Committee was advised by the Snowmass Homeowners Board of Directors that asphalt shingles may be considered as a roofing material on a case by case, design acceptable basis. Only high quality shingles (the prototype being Celotex Presidential) in earthtone colors will be considered. Also, the adjoining neighbors must be notified, in writing by the owner, that this type of roofing material is to be submitted to the Design Committee for approval. Then a sample may be presented at a regularly scheduled meeting for review.

Solar Collectors, if used, must be integrated into the building design and

constructed of materials that minimize their visual impact. For example, unfinished aluminum frames are not acceptable. Solar panels must be approved by the Committee.

7. Drains: Roof, surface, and subsurface drains cannot be connected to sanitary sewers. Subsurface and roof drains should be directed to an adequate gravel sump, where soil permits, rather than permitted to daylight onto open ground.

8. Chimneys: Per Town of Snowmass Village Municipal Code, only one solid fuel burning apparatus of an air polluting type is allowed per residence. Other nonpolluting apparatuses are permitted and must comply with Pitkin County Environmental Health Department standards. All chimney flues must be enclosed, masonry enclosures are preferred and strongly encouraged.

D. Cross Section - The chief purpose of this requirement is to enable the Committee to better judge the details of construction to insure it is in keeping with the standards for this area. It also provides valuable information on the siting of the building.

E. Colors - Samples for all colors must be submitted for the exact colors intended to be used on the house prior to application. All exterior color samples must be on a sample of the actual exterior material to be used (paper chips are not acceptable). For any future repainting or restaining, color samples must be submitted for approval if the color is not the same as originally approved.

Although the Committee has expanded the range of earthtones acceptable, those relating most naturally to the surrounding area are strongly encouraged. Lightly pigmented, light semi-transparent stains or clear sealers will be discouraged because those types of finishes deteriorate rapidly and show water staining in this climate and altitude. Any stucco surfaces must be finished with an earthtone color - white will not be allowed.

F. Lighting - Exterior lighting must conform to restrictions attached as Exhibit B. If no exterior lighting and catalog sheets are submitted, it will be assumed there is no exterior lighting. All lights shall be directed downward with the light source shielded. UPLIGHTING, LIGHTING OF TREES, RUNWAY TYPE LIGHTING PATTERNS, MERCURY VAPOR, AND HALOGEN LIGHTING WILL NOT BE APPROVED. Bulbs for exterior lighting may not exceed 40 watts.

Interior lighting, viewed from outside the house, must also be limited and/or shielded.

G. Landscaping - The area is to be left in as much of a natural state as possible. Limited tree and vegetation thinning will be considered on an individual basis. Arbitrary site contouring not related to drainage, access or construction is prohibited. After backfilling, the disturbed earth is to be revegetated, as much as possible, with vegetation identical to

that removed.

The Divide, Two Creeks, Horse Ranch, and Pines subdivisions have different landscaping requirements which are addressed in Section XIII.

Under the auspices of the Homeowners Association, the "Keep Snowmass Beautiful Committee" was formed. This Committee will assist any owner with landscaping ideas and suggestions regarding indigenous trees and plants. Their experience can be very helpful; but please keep in mind the Committee is comprised of volunteers, and should not be considered professional landscapers. More information can be obtained by contacting the Association office at (970) 923-4733.

VI: OTHER CONSIDERATIONS AND GUIDELINES

A. Detached Buildings - If permitted, all detached buildings such at sheds, workrooms, garages, etc shall have the same architectural and color treatment as the main house. It must be located within a reasonable compact area adjacent to the house. It also must be designed as a single visual element, connected or related visually with the house by fencing or other architectural features.

B. Dog Runs - Dog runs must be submitted to the Design Committee for approval. The runs should be designed and constructed in a way consistent with the architecture of the house and should be no more than approximately 100 square feet in size. The fencing style, material, color and height are critical to the design of a pen, and will be very carefully evaluated with respect to any approvals granted.

C. Prefabricated Homes - Although discouraged, the Committee is willing to review plans based on various prefabricated or precut systems, provided they are submitted through a licensed architect with the same documentation as set forth in this packet. There is, however, absolutely NO carte blanche approval granted to any make or model of prefabricated or precut home whatsoever.

D. Signs and House Numbers - The Design Committee has jurisdiction over all signs located on the property including "for sale" signs. The restrictions concerning signs are as follows: (a) signs cannot exceed 3.5 square feet; (b) only one sign is permitted per lot and must be placed within the legal boundary of the lot for sale - not on an adjoining lot or on the road; © no signs will be displayed on trees; (d) all signs will be set back from the road by ten (10) feet.

The Committee, in cooperation with the Fire District, the Homeowners Association, and the Town of Snowmass Village has adopted a standard design and placement for house numbers. House numbers should be of adequate size to be visible from the road. It is advisable to contact the Snowmass Building Department to verify the house number, or if

further information is necessary, please contact the Design Committee. All submittals must indicate locations of the house number post.

E. Height Limits and Grade - Grade is considered to be the surface of the ground which existed prior to any construction, or the addition of any fill in the area withing the property lines of said lot. The height shall be the maximum distance possible measured vertically from the existing or finished grade, whichever is lower, at any point to the top of a flat or pitched roof or other portion of the structure.

In view of the recurring problems that the Committee has encountered relative to building heights and views in the Melton Ranch area, the Committee has indicated a preference for low profile homes in this area. No building to be constructed on a lot in the Melton Ranch I, II, or III areas can be over 28 feet in height, measured to the highest point of the structure.

The Country Club subdivision is divided by Covenant into one and two story lots, and special provisions have been established for this area also.

F. Country Club, Meadow Ranch, Divide, Horse Ranch, Two Creeks, Pines Subdivisions - The restrictive covenants of these two subdivisions contain special additional criteria that the Committee must use in judging submittals.

G. Building Codes and Periodic Inspections - Approval of plans by the Design Committee does not constitute approval by the Town Building Department, or vice versa. All designs must conform to local building codes, and in addition, before construction can commence, a building permit must be obtained from the Building Department. The Building Department also requires that all work to be performed must be done by a contractor licensed by the Town of Snowmass.

The Building Department has it's own fees and requirements, and they should be contacted regarding these items. The number is (970) 923-5524.

H. Design and Construction - Problems are less likely to occur if an architect from this area is retained or used in association with an architect from another part of the country. This is due to the peculiarities of the altitude and climate.

The Committee will attempt to advise the owner of any design problems in the submissions, due to these unusual conditions, but assumes no responsibility for failure to do so.

VII. BEFORE CONSTRUCTION CAN BEGIN

Before any construction or excavation begins, or before any vegetation is disturbed on the site,

the following four steps must be completed, in addition to any requirements of the local Building Department:

-- Execute Certificate of Architectural Approval (Exhibit D).

-- Stake corners of the building, building setback lines, driveway alignment, parking spaces, and have "Building Location Verification" (Exhibit E) executed by a Colorado licensed surveyor.

-- Flag all shrubs and trees that are to be removed with tape, not paint.

-- Call the Design Committee office to schedule a Committee member to inspect the staking.

A. Certificate of Architectural Approval - Upon satisfactory review of final plans, the Committee will issue a completed Certificate of Architectural Approval (Exhibit D). NO CHANGES CAN BE MADE AFTER APPROVAL OF FINAL PLANS without resubmitting the changes to the Design Committee. The Certificate must be signed by the owner and returned to: Snowmass Design Committee, Box 5670, Snowmass Village, CO 81615, as soon as possible. Failure to return the Certificate could delay staking approval. When the plans have been approved and the Certificate issued, then a Notice of an Existing State of Property, in effect a lien, will be recorded against the property to insure the house will be built according to approved plans (Exhibit F).

B. Staking and On-Site Inspection - After your plans have been approved, and not more than two weeks prior to the planned start of construction, all staking and tree shrub removal must have been approved per preceding instructions.

C. Building Location Verification - A Colorado licensed surveyor must complete the "Building Location Verification" (Exhibit E).

D. Excavation Authorization - When a member of the Committee is called to review the staking and flagging, he should be presented with the Building Location Verification. If the staking is accurate, he will then sign the appropriate sections at the bottom of the Certificate verifying this fact, and return the Certificate to the Design Committee office for filing. Copies can be obtained by contacting the office. Assuming a building permit has been obtained and other building requirements have been met, excavation can now begin.

Lot owners are responsible for any dirt spillage on roads, ditches, adjoining properties or common areas. Also, no track vehicles are permitted on Snowmass Roads, and there are weight restrictions administered by the Town of Snowmass in the spring.

Existing vegetation to remain must be adequately protected during excavation and construction.

VIII. DURING CONSTRUCTION

Be advised that during construction, the Town of Snowmass Village will. require verification of foundation location and a certified survey of the top of foundation wall to ensure that the structure is built in conformance with approved plans., This should be taken into consideration in scheduling work and building inspections. For more information, contact the Town Planning Department at (970)923-5524.

IX. TIMELY COMPLETION - CERTIFICATE OF COMPLIANCE

The Certificate of Architectural Approval is automatically revoked if all the improvements have not been completed in accordance with the approved plans and specifications within eighteen months after the Certificate of Architectural Approval has been granted. In the event the Certificate is revoked, the owner may be required to restore the property to its original condition and remove all improvements. Therefore, if delays are encountered that will extend the completion time beyond eighteen months, an extension of time from the Design Committee must be obtained (Exhibit H). The request must be made in writing and accompanied by a fee of $15.00. If the extension is granted, the fee is used to record a Notice of Extension in the records of the Pitkin County Clerk and Recorder and to offset administrative costs.

When the house is completed, a Certificate of Compliance must be obtained so there is no implication in the County Clerk's records that the improvements have not been completed in accordance with the plans approved by the Design Committee. This may be done by contacting the Snowmass Homeowners Association, (970) 923-4733, and requesting a final inspection. A member of the Committee will do an exterior inspection, and if the house has been completed according to approved plans, a Certificate of Compliance will be executed and recorded. If there is intention to sell the house upon completion, it is best to have this final inspection as soon as possible. The process takes two to three weeks to complete. Remember, a lien was filed at the beginning of construction, and failure to remove that lien could delay mortgage or sale closing.

After the Certificate has been filed, arrangements then can be made with the Association for the refund of the $2,500.00 deposit paid at final approval.

X. ADDITIONS, CHANGES, ETC.

With completion of their residences and the passage of time many Homeowners wish to improve their property through landscaping, fencing, color change, additions, etc. While the Committee is supportive of any efforts on the part of the owner to keep Snowmass a quality resort, we emphasize that ANY EXTERIOR CHANGES MUST BE APPROVED BY THE COMMITTEE BEFORE ANY CHANGE IS IMPLEMENTED.

Remodel fees are based on exterior square footage percentages:

More than 10% but less than 50% of exterior facade	$100.00
More than 50% but less than 75% of exterior facade	250.00
More than 75% of exterior facade	400.00

XI. PROCEDURES FOR VARIANCE REQUESTS

A. Complete information regarding the variance request, including site plan, specific drawings, measurements, materials, etc. shall be submitted to the Design Committee.

B. Upon the decision of the Committee that the project has merit, and hardship exists, the petitioner shall contact, by mail, all adjacent property owners of the project.

C. If, after 30 days, no objections have been received, approval may be granted by the Committee, if sufficient information has been provided. The project may also be reviewed at the next Committee meeting.

D. Notification will be required for any building outside the setback regardless of grade height.

E. If any objection is received, the parties concerned will be notified of the next Committee meeting, at which time all cases will be presented.

F. Under no circumstances will any phase of construction commence without written approval from the Committee. Failure to comply with this provision will be cause for legal action as outlined in Section XII, Enforcement.

G. Variance approval from the Design Committee does not constitute approval from the proper Town authorities.

XII. VIOLATIONS, ENFORCEMENTS, AND REMEDIES

The Master Declaration of Protective Covenants giving the Board the power to direct the Committee to file liens and Notices of Violation, grant time extensions, and issue Certificates of Compliance.

The most common violations deal with exterior lighting, unapproved exterior colors, unapproved landscaping, exterior changes that have not been approved, and encroachments.

Because of increased complaints, the Board has indicated they want the Committee to police the subdivisions more closely to eliminate these violations, and take the appropriate legal actions if necessary. So please be aware, that ANY AND ALL EXTERIOR changes must be brought before the Committee for approval.

XIII. THE DIVIDE, TWO CREEKS, AND THE PINES

Per the wishes of the Associations of the Divide, Two Creeks, and The Pines there are designated representatives to the Snowmass Design Committee to act on the Associations' behalf. These members sign all conceptual, preliminary, final and site architectural drawings AFTER full review by the Design Committee.

In addition to, if not already required by the Snowmass Design Committee, these Homeowners Associations will require:

1. Preliminary Submission

   A. Site survey by registered surveyor with the footprint of the house superimposed.

   B. Site Plan, @ 1" = 20' or greater detail indicating:
      1. Location of all site retaining walls
      2. Building footprint, roof-line
      3. Driveway location
      4. Fences, utility/trash enclosures
      5. Easements, property boundaries and building envelope locations

   C. Grading Plan, @ 1:" = 20' or greater detail indicating:
      1. Existing and proposed contours at minimum 2' intervals
      2. Minimum 4 cross sections through site to show building with respect to existing and proposed grades
      3. Existing and proposed site drainage indicated, including swales, drywells, drain inlets, piping, etc.
      4. Existing and proposed utility lines and utility meters indicated

   D. Landscape Planting Plan, @ 1" = 20' or greater detail indicating:
      1. Sizes, quantities, species (common and Latin name) or all plant material included
      2. Plan of plant material locations
      3. Location of all existing significant trees (2" caliper or greater). Where dense stands of trees are located, a line may be shown which demarcates the edge of vegetation
      4. Exterior lighting locations, including spec for bulb wattage and cut sheet on fixture type (includes building exteriors and landscape lighting)

2. Final Submission

Include FOUR SETS of plans (one for Design Committee, two for the Building Department

and one for your reference) and finished working drawings including everything from preliminary submission plus:

A. All details for walls, paving, planting, lighting fencing, etc.

B. Samples of All Exterior Materials

3. Field Requirements

In the field it is required that the building footprint, setback lines and driveway be staked by a licensed Colorado surveyor. In addition, all trees to be removed must be marked. The marking of trees should only be done with surveyor tape. All the work must be completed and reviewed by the Associations before construction begins.

XIV. HORSE RANCH, TWOCREEKS AND THE PINES LANDSCAPING REQUIREMENTS

The following specific landscaping requirements were adopted by the Horse Ranch Association:

1. 16 Evergreen or spruce trees, 10-12 feet in height.

2. 24 Aspen trees, minimum 2 inch in diameter.

3. 15 five gallon shrubs.

4. Full irrigation system.

XV. UTILITIES

Information on utility hook-ups will be found in Exhibit G.

EXHIBIT A

SITE PLAN SAMPLE

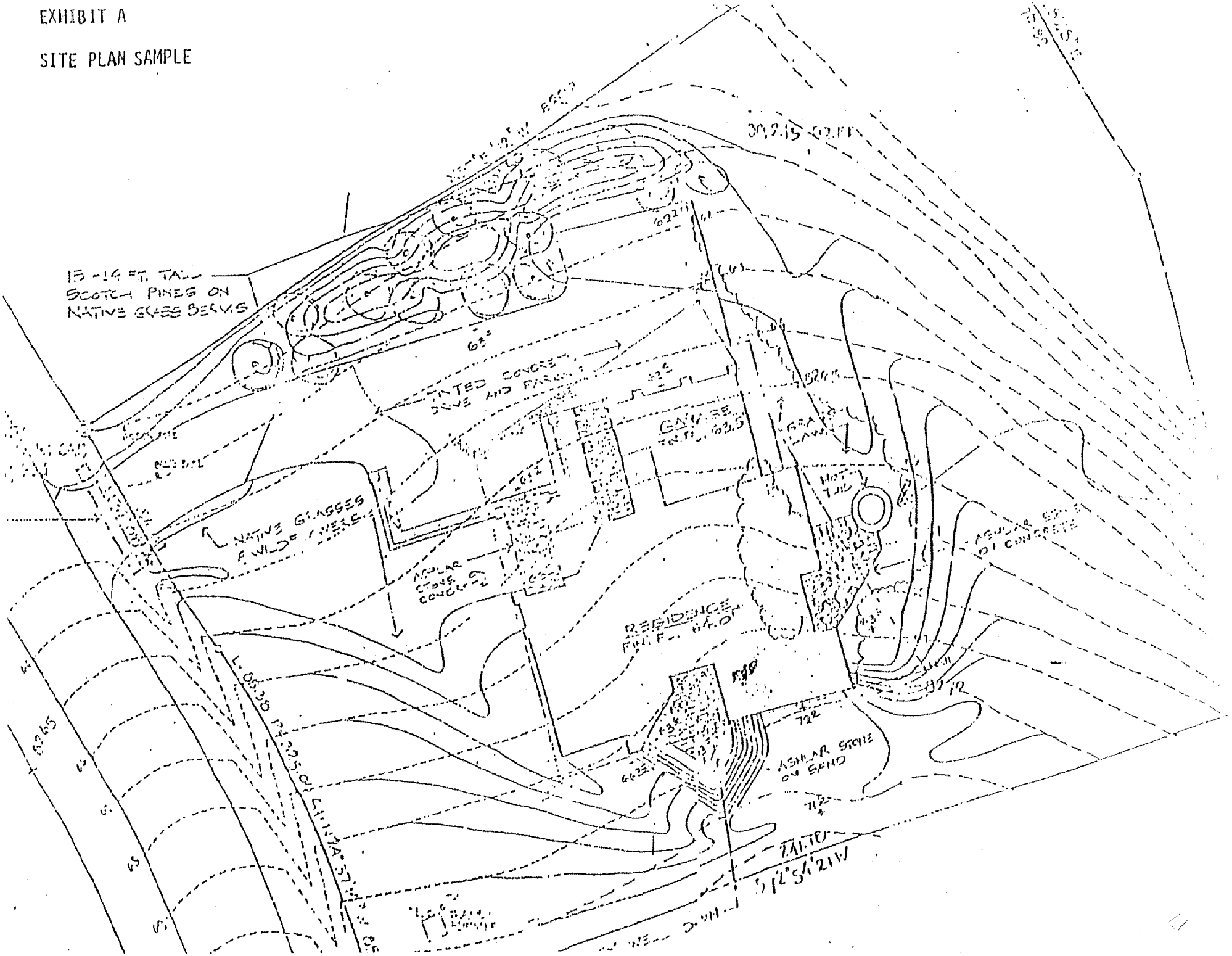


EXHIBIT A

SITE PLAN SAMPLE

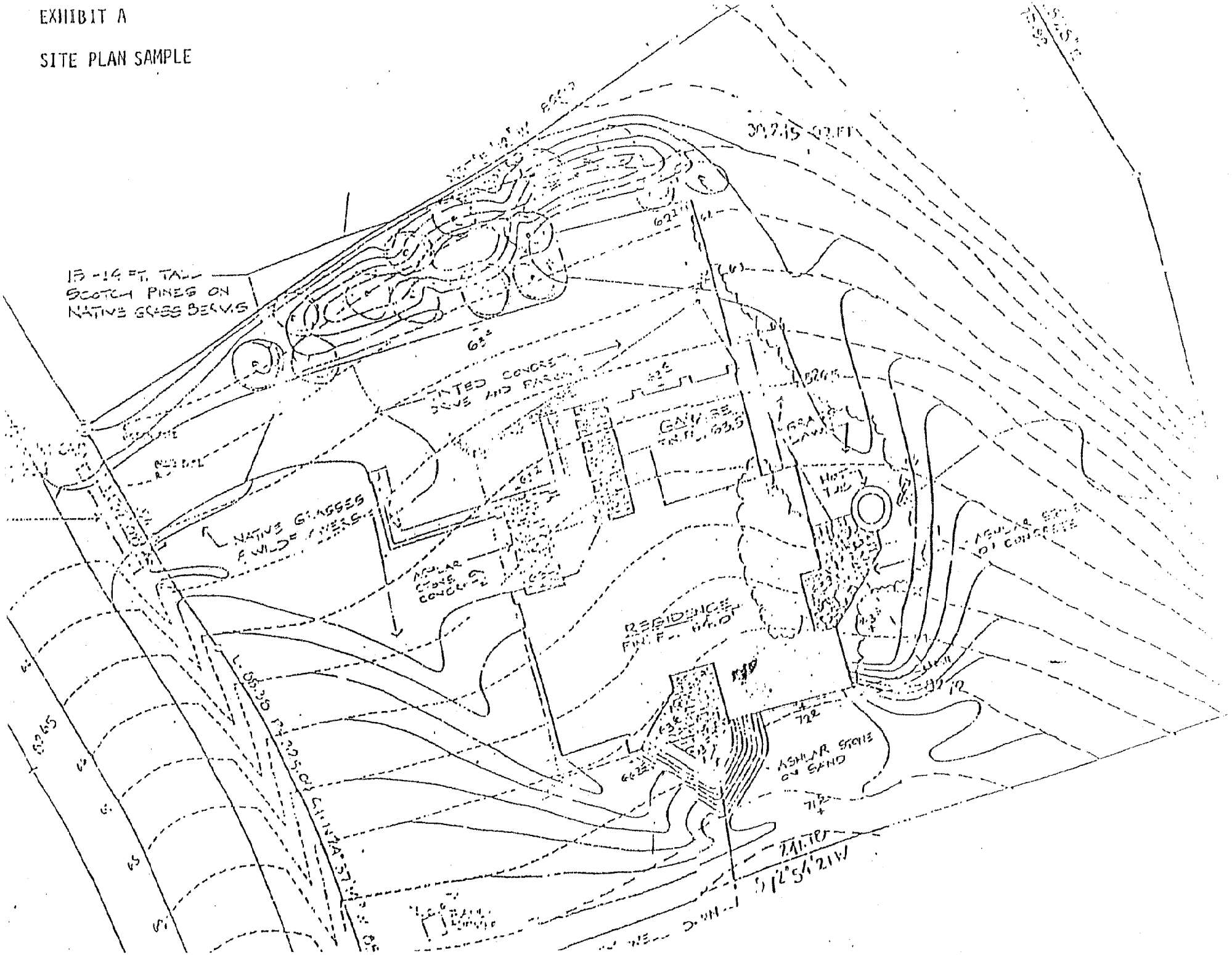


EXHIBIT B

BASIC DESIGN COMMITTEE STANDARDS

FOR APPROVAL OF EXTERIOR LIGHTING

Specifications and photographs (or catalog cut sheets) of exterior fixtures, along with their placement on the structure or site must be submitted to the Committee for approval. Placement of the fixtures must be indicated on the approved plans. All designs and placement must meet this minimum criteria:

1. No flood lights.

2. All light sources must be shielded i.e. frosted or bronzed glass, no clear glass fixtures.

3. No goose neck spotlights.

4. No exterior light source may be placed closer than five feet to another exterior light source. As each bulb is considered a light source, only single bulb fixtures are allowed.

5. No exterior light source may exceed a rating of 40 watts.

6. Lighting must shine in a plane perpendicular to the plane of the floor of the dwelling.

7. No exterior up lighting or lighting of landscaping will be permitted.

8. No neon, incandescent, halogen, or mercury vapor lighting will be approved.

9. All installations must comply with the current adopted National Electrical Code and the Town of Snowmass Village Lighting Ordinance.

EXHIBIT C

MELTON RANCH

The members of the Design Committee have watched with interest the growth of the Melton Ranch units. Although the number of existing structures has not reached the full density of nearly 130 homes, there is still concern over the possibility of disharmony when full density is reached.

It is the Committee's opinion that some unifying factor or common denominator is needed to assure that this potentially large number of structures can exist side by side and in close proximity to one another without undue architectural fragmentation.

After deliberation and analysis, it is the Committee's decision that a standard roof pitch will provide the necessary degree of unification without undue restriction of architectural expression. The roof pitches on Melton Ranch Subdivisions I, II, and III will be: 4 in 12, or 3 in 12. Shake roofs will be: 5 in 12, or 6 in 12. Shakes, shingles and gravel are encouraged.

The Committee also wishes to restate it's desire for low profile homes and the use of earth tones in the Melton Ranch area.

Some of the most significant architecture of recent years has been in the category of "Vacation" homes. While it is not the desire or intent of the Design Committee to stifle originality, excitement, or freedom of expression, it is requested that lot owners and architects working on projects in the Melton Ranch areas exercise some restraint in deference to the ultimate unity of the area.

EXHIBIT D
CERTIFICATE OF ARCHITECTURAL APPROVAL
SNOWMASS DESIGN COMMITTEE

DATE:

Approval of plans submitted by:_____ to be constructed on: Lot_____ Unit_____ is hereby given by the Snowmass Design Committee with the following exceptions/conditions:

1. Stain samples applied to actual wood being used and exterior lighting plans will be submitted for approval.
2.

I hereby agree to the exception/conditions above:

_____
(Owner's Signature)

Please acknowledge above conditions/exceptions by signing this Certificate and return to: Snowmass Design Committee, Box 5670, Snowmass Vlg., CO 81615.

Comments:

Individuals making submittals are also advised that review of plans by the Snowmass Design Committee does not necessarily mean compliance with local building codes. Approval for conformance with building codes must be sought directly from the Snowmass Building Department.

CONSTRUCTION

After your plans have been approved, the following steps must be taken no more than two weeks before any excavation work is done on your property:

1. Have the corners of your building staked and red flags placed on all shrubs and trees your would like to remove.

2. Have a "Building Location Verification" certificate completed by a Colorado licensed surveyor and give a copy to the Design Committee member upon inspection of staking.

3. Contact a member of the Design Committee for an on-site review of your staking and flagging.

This Certificate of Architectural Approval is revoked 18 mos. from date of issue if construction has not been completed in accordance with approved plans.

Final plans approved by_____

* * * * * *

BUILDING LOCATION VERIFICATION

Building Location Verification executed by_____
(Surveyor's Name)

Received by the Snowmass Design Committee. On-site stakes and flagging reviewed on _____ and approval given to begin excavation.

SNOWMASS DESIGN COMMITTEE
BY:_____
Committee Member Signature

SAMPLE ONLY

EXHIBIT E

JOHNSON-LONGFELLOW & ASSOC., INC.

SURVEYORS-ENGINEERS

DATE: 4-23-75

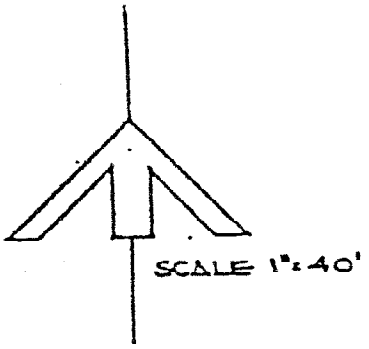
JOB NUMBER: 00-00

ORDERED BY: JOHN C. DOE

LOT 258 SUBDIVISION WOODRUN UNIT I

I, _____, of _____ a registered surveyor in the State of Colorado, do hereby certify that on this _____ day direct supervision of a building location staked on the ground and location is as shown on this plat. This certificate extends only to the location as staked on the ground and in no way guarantees the location of the final structure.

_____
Surveyor



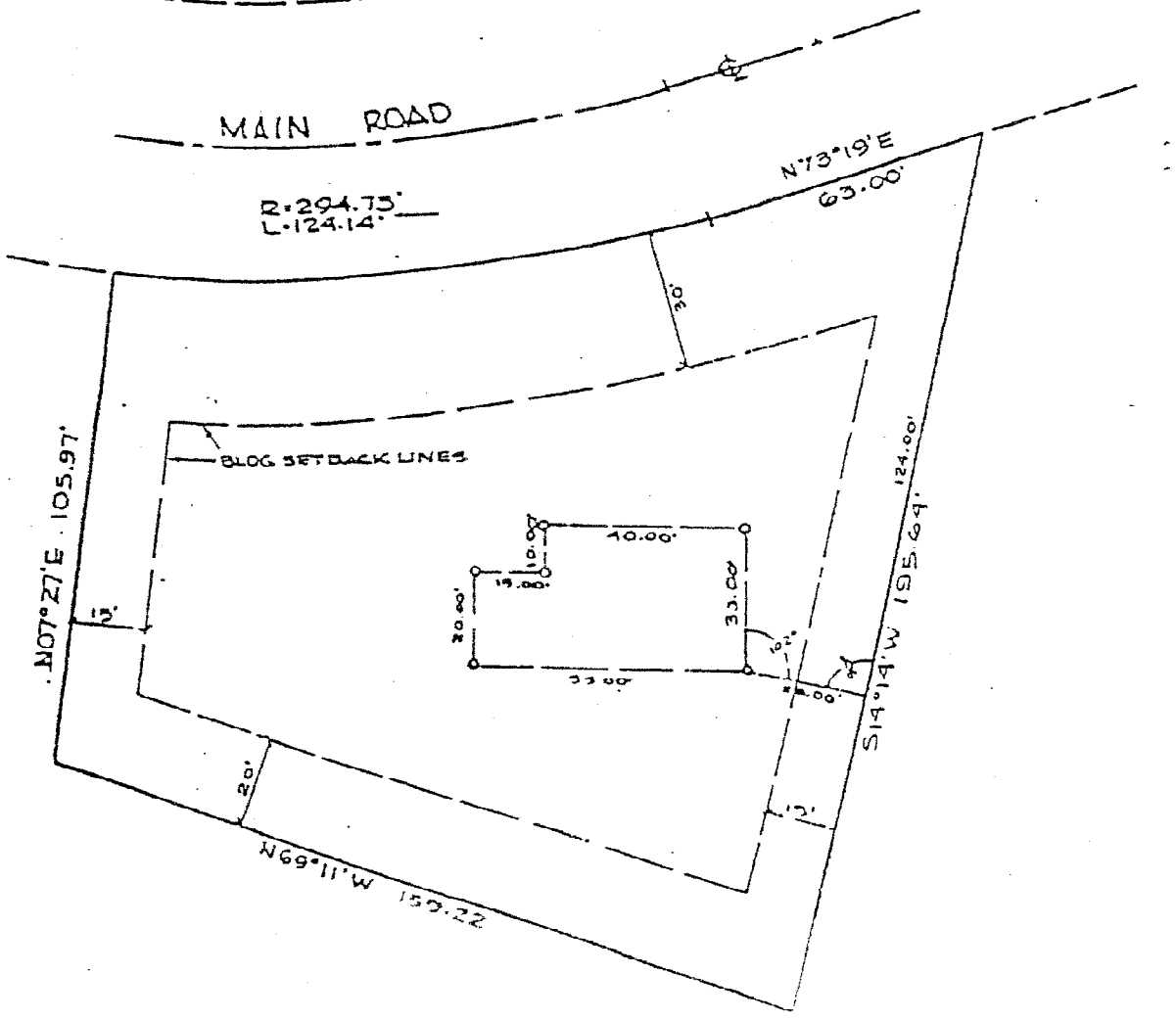


EXHIBIT F

NOTICE OF CHANGE
IN EXISTING STATE OF PROPERTY

OWNER:_____,

SUBDIVISION & LOT NUMBER:_____,

The owner of the above referenced property has received approval for a "Change in Existing State of the Property" from the Snowmass Design Committee as provided in the protective covenants applicable to the property. The date of such approval was _____, 19_____.

Notice if hereby given that, as provided in the aforesaid protective covenants: failure to accomplish the Change within eighteen months after the date of approval or failure to complete the proposed Change strictly in accordance with the description thereof and plans and specifications therefore approved by the Design Committee shall operate to automatically revoke the approval of the proposed change and, upon demand by the Design Committee, the property shall be restored as nearly as possible to it's state existing prior to any work in connection with the proposed Change.

All persons with an interest in the property are cautioned to review the remedies available under the protective covenants, of record in the event of any violation of the covenants, conditions and restrictions contained therein.

If there is compliance with the covenants, conditions and restrictions contained in the protective covenants with respect to the Change in the Existing State of Property, a Certificate of Compliance may be obtained from the Snowmass Homeowners Association. It is suggested that such a Certificate of Compliance be obtained and recorded after completion of the Change in Existing State of Property.

Issued this_____day of_____, 19_____.

SNOWMASS DESIGN COMMITTEE
P.O. BOX 5670
SNOWMASS VILLAGE, CO 81615

BY:_____
Design Committee Member

EXHIBIT G

UTILITY HOOK-UPS

Before excavation begins, you should contact the following companies for utility locations:

KN Energy	800-563-0012
Holy Cross Electric Association	970-925-7311
U.S. West	800-244-1111
Snowmass Water & Sanitation District	970-923-2056
TCI Cable	970-925-4098

For road cut, right-of-way information, etc., please contact:

Town of Snowmass Village, Hunt Walker, Road Maintenance Supervisor	970-923-3777

For building or planning questions: 970-923-5524

EXHIBIT H

NOTICE OF ADDITIONAL TIME TO COMPLETE

OWNER: _____

PROPERTY:

SUBDIVISION: _____

LOT NUMBER: _____
PITKIN COUNTY, COLORADO

Reference is hereby made to the "Notice of Change in Existing State of Property" issued by the Snowmass Design Committee on _____ and recorded in Book_____ at Page_____ in the records of the Pitkin County Clerk and Recorder. The Snowmass Design Committee has granted the owner of the above referenced property a time extension to _____, 19_____ to complete the changes in the property in accordance with the approved plans.

Issued this_____ day of _____, 19_____.

SNOWMASS DESIGN COMMITTEE
P.O. BOX 5670
SNOWMASS VLG., CO 81615

BY: _____
Design Committee Member