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WHISPERING PINES RANCH

Architectural Design Guidelines

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PLANNING AND DESIGN PHILOSOPHY

Whispering Pines Ranch (the "Property") lies within Summit County, Colorado's high alpine environment. Views from the Property include vistas of the Gore Range, Lake Dillon and the Keystone Ski Area. All Lots have immediate access to the world-class winter and summer recreational facilities at Keystone, Dillon and throughout Summit County.

Whispering Pines Ranch was created as a planned residential community to take full advantage of the Property's location and environment. The planning and design philosophy of the Property is to encourage a harmonious and consistent quality and design expression throughout its boundaries, while allowing for individuality of architectural expression by its Owners.

It is in every Lot Owner's interest and is the intent of these Architectural Design Guidelines (the "Guidelines") that all development constructed on the Lots attempt to develop responsive and indigenous architecture, incorporate native and natural materials, and employ sensitive siting of improvements. Buildings should not assert themselves at the expense of neighboring development, but rather relate to each other to form a harmonious community, which shares and supports a common interest and appreciation of the environment.

The standards, procedures and information herein are intended to formulate and define the means by which properties built at Whispering Pines Ranch can be compatible with each other and with their setting. The Guidelines that follow are the criteria for judgment and form the basis of control by the Architectural Review Committee. Compliance with the spirit of these Guidelines is crucial to the mutual enhancement and protection of the qualities of the Property and to all the Owners' commitment to the preservation of this ruggedly handsome area.

These Guidelines may change from time to time to reflect new experiences and to accommodate changing conditions without modifying the overall stated intent. Owners contemplating activities covered by these Guidelines should be sure they have obtained the most recent approved version.

A. INTRODUCTION/GENERAL

1. Granting Clause

Per the Declaration of Protective Covenants for Whispering Pines Ranch at Dillon (the "Declaration"), Whispering Pines Ranch Architectural Design Committee (the "Committee") hereby exercises its rights and establishes these Guidelines. Copies of the most recent Guidelines may be obtained from the Committee secretary or the management company for Whispering Pines Ranch at Dillon Homeowner's Association (the "Association") in Summit County, Colorado. The Declaration will control if there are any discrepancies between these Guidelines and the Declaration.

2. General Purposes

The Committee has made these Guidelines to maintain standards in the use and development of Whispering Pines Ranch and to guard against fires and unnecessary and unreasonable interference with the view, natural beauty and ecological integrity of the Property and the Lots, Units and Condominiums therein. These Guidelines are subject to the Committee's supervision and approval and to the zoning and planning regulations of Summit County, Colorado, and applicable federal and state statutes, rules and ordinances. Although final judgment of any submission must remain discretionary to the Committee, the Committee will be guided in its decisions by the Guidelines defined below, which may be changed from time to time in the interests of protecting the real and aesthetic benefits of the Property.

3. Definitions

The terms defined in Article 3 of the Declaration shall control as to definitions herein.

4. Architectural Review Committee

The Committee shall consist of three members designated by Declarant to review, study, and approve or reject proposed improvements upon the Property. The composition and terms of the Committee members shall be at Declarant's discretion until such time as Declarant's Class B membership in the Association ceases as provided in the Declaration. The Committee shall consist of a Chairman, a Secretary and one other Committee member who shall be an architect licensed by the State of Colorado.

The Chairman shall preside over all Committee meetings and be responsible for the coordination and direction of the Committee's work, and promulgation of its Guidelines and any amendments to it from time to time. The Secretary shall keep the minutes of the Committee's proceedings and its records, and shall publish and disseminate such materials as may be necessary or desirable to guide Owners and enforce these provisions.

The Committee shall meet on the Second and Fourth Wednesday of every month at the Whispering Pines Ranch Sales Office at 10:30 AM provided there are submissions to review. The submission materials must be received in the Whispering Pines Ranch Architectural Review Committee Office at least seven calendar days prior to the meeting for which you wish to be reviewed. If you plan on attending a meeting for any reason you must make an appointment a minimum of three working days prior to the scheduled meeting date to insure that there will be a meeting that date. Applicants are encouraged to attend any Committee meeting addressing their application, but the Applicant need not be present for the Committee to act.

The address of the Committee shall be:

Whispering Pines Ranch Architectural Review Committee
7120 East Orchard Road, Suite 400
Englewood, CO 80111
303-741-3181 fax: 303-741-9838

a. Right of Waiver

The Committee may waive or vary procedures or standards and criteria when conditions such as topography, location of property lines, trees, vegetation and other physical limitations, or architectural appropriateness, require it.

b. Non-Liability of Committee and Declarant

Neither the Committee nor Declarant or their respective successors or assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner by reason of mistake in judgment, negligence or non-feasance arising out of or in connection with the approval or disapproval or failure to approve any plans and specifications. Every Owner or other person who submits plans to the Committee for approval agrees, by said submission, that he will not bring any action or suit against the Committee or Declarant to recover damages. Approval by the Committee shall not be deemed to constitute compliance with the requirements of any local building codes and it shall be the responsibility of the Owner and his representatives to comply therewith.

c. Review Fees

There shall be a \$1,000 retainer paid at the time of Orientation. The Review fees will be charged against the retainer according to the following schedule:

\$100 per hour for our Member Architect to review the submission as it conforms with the W.P.R. Guidelines. The billing will be actual time required, billed at ½ hour increments.

\$250 per hour for each review meeting involving Committee Members and Architects. This billing will be for actual time required, billed at ½ hour increments.

In the event that the initial retainer is exhausted, a supplemental fee of \$1,000 will be required in order to continue the process.

Consultations with Whispering Pines Ranch Member Architects will result in charges against your retainer. These charges will be actual time spent in consultation, billed at 15 minute increments.

d. Information Submitted By An Owner

Any Owner submitting plans for Committee approval shall be responsible for the verification and accuracy of all dimensions, grade, elevations and location of key natural terrain features for his Lot.

e. Re-submittal of Plans and Appeal

Should the Committee deny any Review Process submission, any resubmissions shall follow the same procedures as the rejected submittal. The Owner or his architect shall reply in writing to Committee concerns during the Review Process. Any proposed exterior additions or changes to a residence not part of the original Construction Plan approval shall be submitted for Committee review and approval.

f. Owner Representation

The Owner shall advise all his representatives (e.g. architect, engineer, contractor, subcontractors, and their employees) of the standards and procedures outlined in the Declaration and these Guidelines, including Appendix 1 through 9, and all such representatives shall abide by said documents.

B. DESIGN GUIDELINES

All requirements noted within this section, which are pertinent to development on an Owner's Lot, shall be incorporated into the Construction Plan Review submittal in the form of general notes, details or drawings.

1. Overall Design and Professional Assistance

Owners are required to use a Registered Architect ("an architect licensed in the state of Colorado") that is familiar with high mountain practices of design.

At the discretion of the committee designers with extensive experience will be considered. The credentials of the designer must be submitted and approved prior to the orientation meeting. There will be a special fee in accordance with the fee structure. These fees will be charged at the actual time required to approve or disapprove the designer. You must submit a \$500.00 retainer with your request and the form detailing the information of the designer.

Registered Architects shall follow Summit County codes. High altitude mountain design processes and fundamentals shall be strictly adhered to. All design professionals providing their first submission to Whispering Pines Ranch shall meet with the board to discuss the guidelines and submission requirements. Plans shall be stamped by a Registered Architect or Structural Engineer licensed by the State of Colorado.

"Off the Shelf" or stock plans which do not meet the expressed intent of these Guidelines are not acceptable design solutions for improvements. The Committee encourages individuality in exterior appearance. The use of high quality manufactured housing is subject to the sole discretion of the Committee based on adherence to the requirements and goals of these Guidelines.

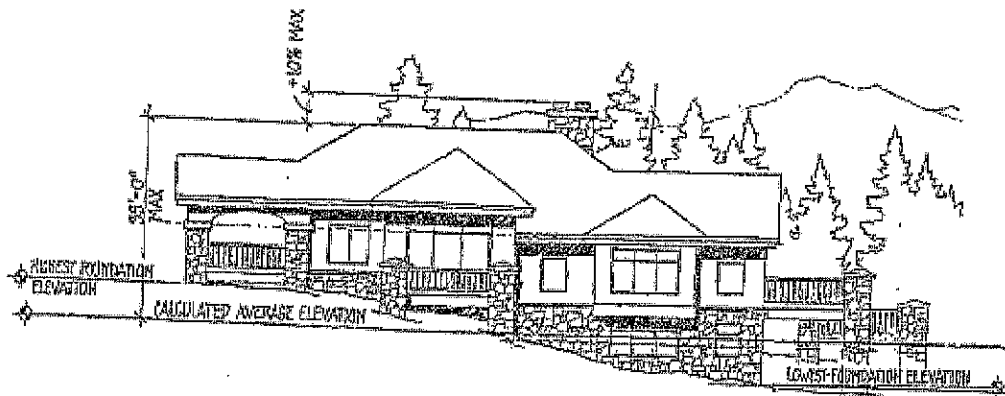
2. Design and Configuration

- a. Designers are encouraged to meet with the committee prior to start of design to discuss orientation of the home in relationship to adjacent properties.
- b. Special consideration will be given to the siting of development with emphasis on the relationship to existing grades, preservation of natural Lot features, trees, plants and the relationship to neighboring Lots. All homes shall be sensitively sited to respect the orientation to and from existing Summit Cove and Soda Creek residences.
- c. Residences shall have exterior elevations, roofs and details that are coordinated and consistent in their architectural treatment. Care shall be given to proportion, scale and massing.
- d. Generally, simple pitched roofs (6:12 to 12:12) are encouraged because of their varied lines and snow shedding properties, as are roofs, which utilize the gable configuration with sheds and dormers as complementary form devices. Flat and hip roofs should be used for linking purposes and as minor design elements for roofs with the gable configuration. Hip roofs are acceptable. Mansard and "A-frame" roof elements shall not be allowed.
- e. "Street-oriented" facade design or "theme" design transplanted from another time or area (e.g. hacienda, colonial, tudor) is not acceptable.

3. Building Height

Building height limits promote buildings in harmony with, and subservient to, the surrounding natural features. Consideration must be given to views from neighboring Lots. Building height limits are 35 feet; except those homes located in the upper portions of Blocks 16 and 17 of the Property shall be no more than 31 feet. All building heights shall be measured as defined in the Summit County Land Use and Development Code.

The following examples show this requirement:



4. Exterior Walls and Windows

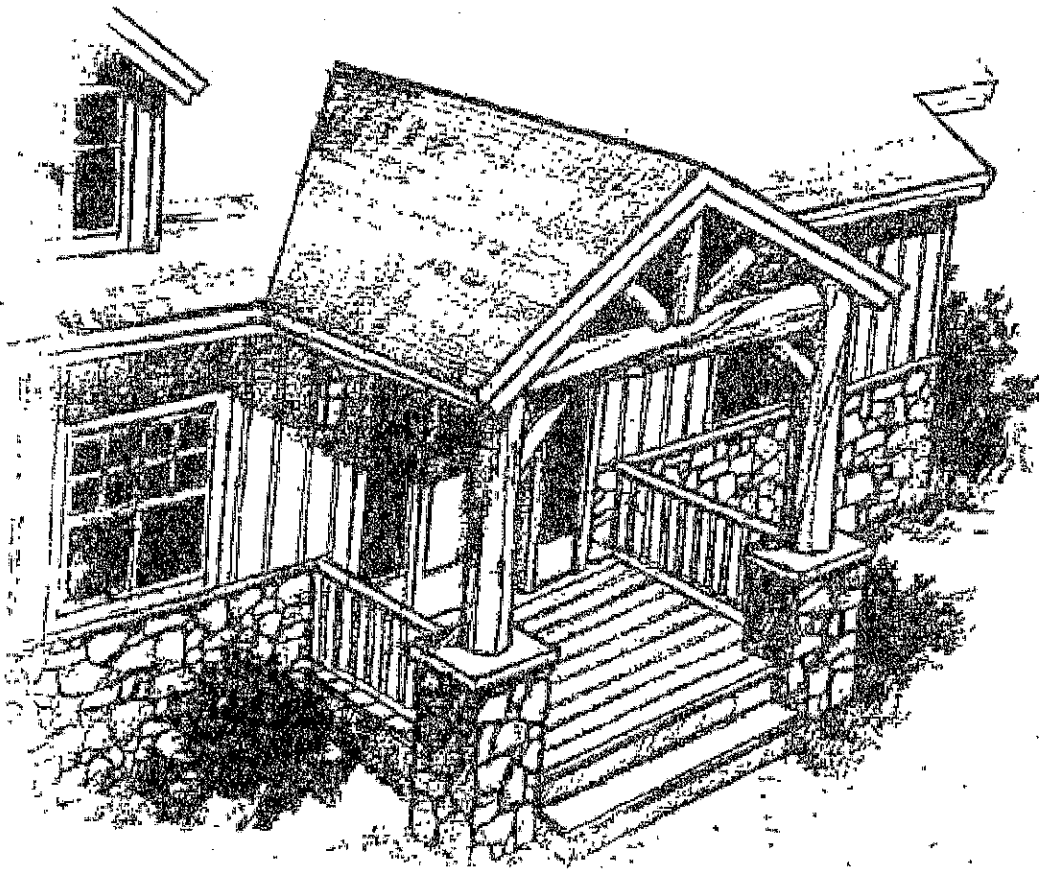
Walls should project a sense of strength and support. Extended flat wall planes are not acceptable. Care should be taken in design so that there is no unbroken wall planes over twenty feet (20') in length. Cantilevers, Box-Bays, Insets and Offsets are among those forms acceptable. The wall openings should be placed in an informal yet ordered fashion, taking care to avoid random or unusual window patterns. Window types should be limited to a few different sizes and placed carefully into the wall plane. Windows should be placed in large groupings (to avoid large uninterrupted glass areas) or puncture the solid wall at a few key locations. Window trim should match other materials used on the building façade. Window glass shall be non-tinted, clear and either double or triple glazed. Special energy efficient coatings are encouraged. Reflective glass is not acceptable.

The following examples show this requirement:



Materials allowed for exterior walls are logs; log siding, stone, shakes and shingles, wood siding, board and batten, and textured stucco in natural tones. Stone shall be used on all exterior elevations that front streets. Corner lots must take care to follow this requirement. The minimum requirement for stone shall be 15% of the exterior surface or as approved by the committee. Additionally any three-story element such as those in walkout configurations shall have a minimum of 50% of the walk out portion of the home in stone. Synthetic stone may be used upon review and approval of the Committee. Log accents are encouraged. Stucco shall be limited to a maximum of fifty percent (50%) of exterior wall areas unless approved by the committee. Exposed concrete must be limited to 10" above final grade. Exterior materials not acceptable for exterior walls are plywood siding without batts being applied, metal siding, synthetic siding, ferro cement siding, concrete block, and adobe.

The following examples show this requirement:

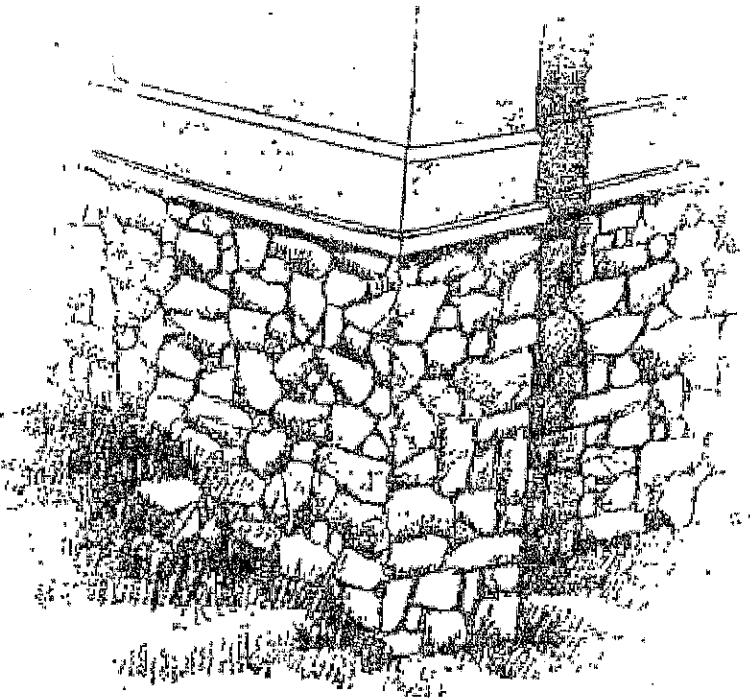


5. Materials and Exterior Finishes

The goals of Whispering Pines Ranch design theme emphasize consistency and enhancement of the existing environment. In keeping with this goal, material and color selection should reflect an extension of the natural environment (e.g. stone and wood). Natural colors or transparent finishes should be used to seal and enhance the natural beauty of the materials. Large, unbroken wall planes of a single material shall be avoided. Detailing, material selection, and depth to provide a pleasing and sensitive design shall break walls. Changes of building material shall occur at inside (versus outside) corners. Stepped fascias comprised of multiple layers of trim material shall be used to provide relief.

6. Foundations

Foundations form the base on which the structure will be sited. Native stone and river rock are encouraged. Exposed concrete walls over 10" in height shall be faced with wood, sand blasted, stained, or surfaced with a textured stucco. Foundations shall be of concrete construction and designed by an architect or professional engineer, and must take into account the information generated by the soils report for the specific Lot. *The following shows an example of this requirement:*

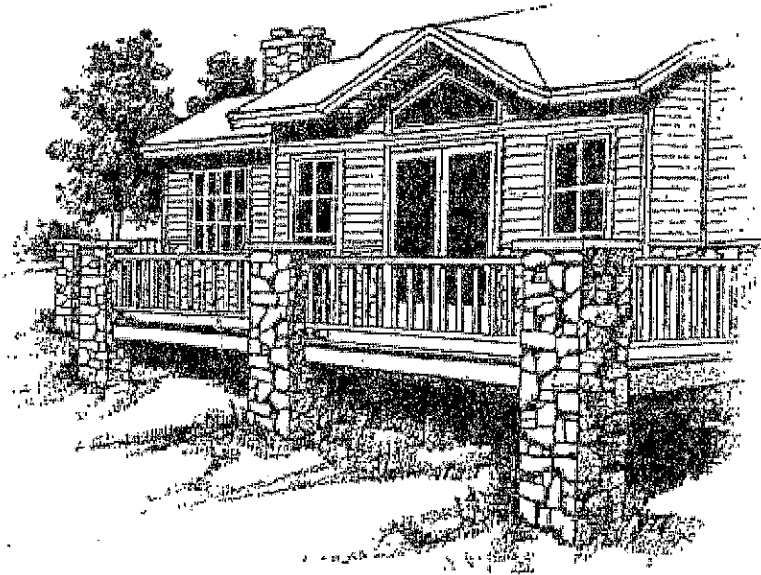


7. TV Dishes and Antennas

Large satellite dishes and radio/T.V. antennas shall not be allowed. Satellite dishes, 18" in diameter and smaller, may be approved on a case-by-case basis.

8 Decks, Balconies, Railings

These elements enhance overall architecture by creating variety and detail. Long balconies should be avoided. Railing systems should be subtle and blend into architecture. Decks should be located to capture views, yet obtain good solar exposure. Avoid roofs dripping onto decks and balconies. Decks shall be designed to minimize unsightly supporting structures and to complement the total design. *The following shows this requirement:*

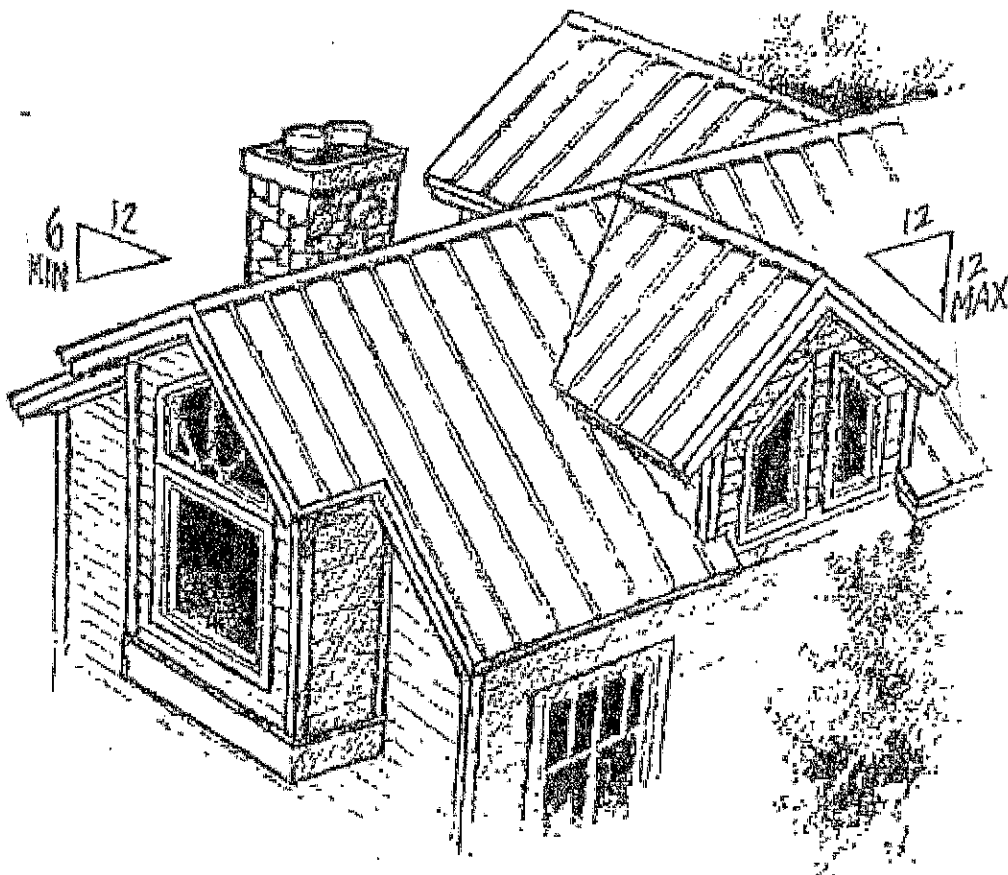


9. Roofs

As noted above, roof forms are encouraged which are simple and utilize the gable configuration and complementary forms. Long unbroken planes of the roof are unacceptable. These need to be broken with dormers or associated elements. With the exception of flat connected roofs, foot slopes shall be a minimum of 6:12 to a maximum of 12:12. No roofs shall be built over setback lines. Every attempt should be made to protect pedestrian and vehicular areas from shedding snow. Dormers and chimneys are encouraged as an additional means to break up the roof form. Cold roofs are recommended to avoid ice damage.

Acceptable roof materials include fire retardant wood shingles and shakes, high-definition heavyweight composition shingles (minimum 30-year warranty), concrete tile, and metal roofs; subject to the Committee's review of visibility, reflectivity and appropriateness. All roofs shall be of a material, color and texture approved by the Committee.

The following shows these requirements:

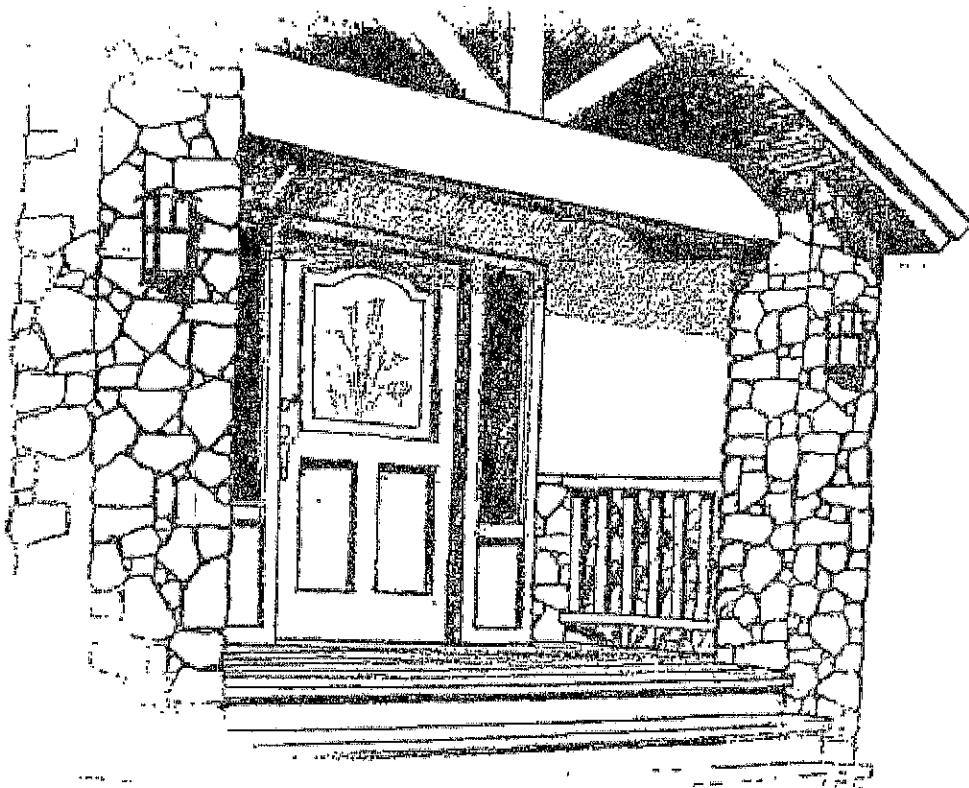


10. Entries and Exterior Doors

The entry shall be a dominant feature. Garage walls if adjacent shall be set back a minimum of five (5') feet from the entry walls. Entry porches are encouraged with columns of stone, timbers or logs. Double doors or sidelights are also encouraged to bring the entry as the focal point of the house.

Solid core wood, plank, or hollow metal doors are acceptable for exterior doors. Any painted materials must be of an approved color. Door designs complementary to the overall residence design are required.

It is encouraged that garage doors be orientated away from the street. Single garage doors shall be used, if they are facing the street. It is encouraged that garage doors be offset by a minimum of 18". If facing away from the street, double doors may be used.
The following examples show these requirements:



11. Solar Design and Skylights

Solar panels and skylights, when used, shall be flat glass, with frames colored to match adjacent roof surfaces.

12. Exposed Metal, Vents, Gutters

All exposed metals such as fascias, flashing, wall vents, roof vents, metal enclosures, and chimneys shall be primed and painted to match adjacent surfaces. Reflective or contrasting finishes are not acceptable. Vents shall be grouped wherever possible. Gutters should be used sparingly due to freezing conditions.

13. Size and Color

Minimum floor areas for single family homes in the Property, excluding basements, porches, decks and garages, shall be 1500 square feet for one-story structures and 1750 square feet for multi-story structures.

Exterior residence colors shall generally be muted in tone, low in contrast, and complementary to the natural surroundings; provided, that the Committee will consider all coloration schemes based on their architectural merit and compatibility to the community as a whole.

14. Chimneys and Natural Gas Fireplaces

Chimneys and fireplace flues can be strong design elements that help to add visual relief to the roof design. The chimney or flue must be enclosed by a chimney cap and be in a material compatible with the materials and finishes of the exterior walls and roof of the residence. Spark arresters must be used on all chimneys and flues. All exposed exterior sheet metal should be painted to match adjacent surfaces. Wood burning fireplaces are prohibited in the Property; however, the use of natural gas fireplaces is encouraged.

15. Changes

No material changes in plans or materials previously approved may be undertaken without approval of the Committee. No work shall be undertaken (other than routine maintenance and repair) which will result in material changes in the exterior appearance of an approved residence, including painting or staining, without prior, written approval of the Committee.

C. SITE DEVELOPMENT GUIDELINES

These Site Development Guidelines, together with the Design Guidelines, form the basic visual and planning direction necessary to maintain the natural setting and integrate residential development into it. The preservation of open space, common area and indigenous vegetation, combined with sympathetic residential design and site planning, are overriding Committee goals.

1. Setbacks and Side Yards

Setback distances for residences shall be as set forth in the Whispering Pines Ranch Subdivision Designation and the Summit County Development Code. All building elements including decks and overhangs shall not encroach lot set backs. The Committee on an individual basis will judge all other setbacks for improvements within the Lots and Property. Each building location will be analyzed as to its visual impact, relationship to views and neighbors, safety, general use, access, architectural importance and landscape preservation. Preservation of scenic vistas for the benefit of all owners is of concern to the Committee.

2. Fences, Walls, Barrier Devices, and Retaining Walls

Fences, walls, and barrier devices may be selectively used for privacy and screening purposes if incorporated into the total design, and are required to maintain a dog in a residence. Open fences, where applicable, are preferred because they help maintain an open natural feeling. The Committee will review the design, appropriateness, size, and construction of such improvements in relation to the proposed residence and neighboring Lots. Those features used solely for property line delineation are not acceptable. Required retaining walls should be made of native stone, stained or sandblasted concrete or other materials complementary to the natural surroundings.

3. Garages and Parking Spaces

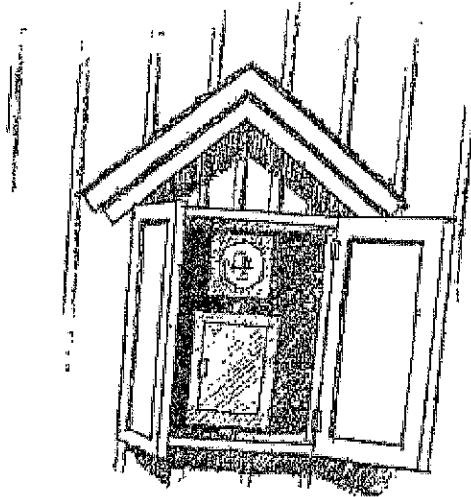
Garages should integrate with the building design. For single family homes, a minimum of four (4) permanent parking spaces, two (2) of which is a garage space, must be provided on site, except where an enclosed storage area of not less than 5' x 10' is constructed. With such storage a one (1)-car garage and three (3) exterior parking spaces are permitted. Maximum road and parking gradients must comply with the Property development plan and Summit County requirements. The Committee must review all driveway locations. Driveways may be constructed of concrete or asphalt and staked for approval at Construction Plan Review. Construction access is limited to the Lot's approved driveway.

Trailers, motor homes, trucks, boats, boat trailers, tractors, vehicles other than automobiles, campers not on a truck, snow removal equipment and garden or maintenance equipment shall be kept in a closed structure or screened from view except when in actual use. No automobile repair work shall be performed anywhere within a Lot except in enclosed areas or in cases of emergency.

4. Electric Meters, Garbage Areas

These and other related utilitarian features will be screened, buried, or enclosed from view, planned as a part of the total design of an individual residence or group of residences where applicable, and subject to Committee approval. With gas readily available, propane tanks are prohibited.

The following shows an example of this requirement:



5. Revegetation, Landscaping and Berms

The Committee encourages the "natural condition" except where there is an extension of the living area. This "natural condition" is defined as a combination of indigenous plant material, trees, topsoil, rock formations and natural terrain and features that existed before construction on and around the Lot. An owner must submit a complete landscape plan and schedule at Construction Plan Review. See Appendix 1 for Landscaping Minimum Requirements and Consideration. Installation and maintenance of the plant material and other landscape related Lot improvements are an owner's responsibility.

Landscaping should generally consist of returning the Lot to a natural state through the use of natural grasses, flowers and small plantings. Consistent with this philosophy, landscape berms are generally discouraged. High water consumption plantings such as sod are strongly discouraged.

6. Decks, Greenhouses, Etc.

Decks should minimize unsightly supporting structures and complement the total design. Greenhouses are recognized amenities but must meet County Code and these Guidelines. Temporary shelters, tents (other than for children's use) and metal storage units are not acceptable.

7. Signs and Mailboxes

Committee approved house number and/or owner name signs are permissible on Lots. Freestanding construction signs with a 6 square feet maximum face are also acceptable for single-family homes. The Committee on a case-by-case basis shall review large construction signs for larger development projects. These signs may be placed upon a Lot at groundbreaking at a location approved by the Committee and shall be removed immediately upon issuance of the Certificate of occupancy.

No other homeowner or property identification signs, temporary road signs, or other signs or devices to attract attention are permissible, excepting standard real estate "for sale" and "open house" signs, without Committee approval. Mailbox design and location shall be reviewed and approved by the Committee.

8. Natural Drainage and Grading

No Owner shall interfere with or direct the natural course of any drainage and runoff nor construct any improvement, place any landscaping or allow the existence of any condition which will alter the natural drainage pattern or runoff into or across the land of another, except to the extent such alteration is approved in writing by the Committee and applicable public authorities. Lot improvements should be planned to minimize grading which substantially alters the existing topography. The maximum cut of any bank should be 1.5 to 1. All grading must have prior approval of the Committee.

The drainage plan for the Property details drainage patterns for the entire parcel. Any modifications to individual site drainage must comply with said plan. Runoff from impervious surfaces, such as roofs and paved areas, shall be directed away from entries and public areas to natural or improved drainage channels or absorbed into naturally vegetated areas. No curbs or gutters shall be installed without Committee approval. All drainage structures shall be constructed of natural materials and placed to provide positive drainage.

9. Trees

Trees shall not be cut or tree roots disturbed without Committee approval. Trees adjacent to the construction area shall be fenced and protected during the construction period, and the fencing shall remain in place until the outside work is substantially complete. There shall be no storage of building materials outside the fenced-in areas. Trees and other vegetation are valued and shall be preserved whenever reasonably possible, subject to selected removal with Committee approval to enhance view corridors. The specifications and contract between an owner and his contractor shall clearly define the intent of preserving plant life. All trees felled for construction shall be promptly removed or treated to prevent bark beetle infestation. Fallen, dead, beetle or mistletoe-infected trees shall be removed from the Lot. Nailing to trees is not allowed.

10. Stakeout

The location of each improvement within the buildable area must be approved at Construction Plan Review consistent with applicable regulations of Summit County. In determining the proper location for each improvement, the Committee shall consider the location of existing and future improvements on adjacent Lots and other monetary or aesthetic considerations.

Wood or steel stakes shall be used to identify all significant corners of a planned improvement. The Committee may require that side and front lot parcel lines be similarly marked. The main floor elevation of the structure shall be clearly marked on the stakes. All lot corners shall be clearly marked by the Owner. All trees proposed for removal shall be tagged with orange plastic tape. No trees, shrubs, or groundcover shall be removed before the Committee's stakeout inspection. Driveway locations shall be staked at each side of the drive at 25-foot intervals from the access road or driveway to the residence. All other improvements shall also be staked at this time. Preservation fencing or rope shall define the proposed fencing.

11. Outdoor Lighting

All outdoor lighting is subject to Committee approval. Lighting of parking areas or walkways to houses may be necessary. Lights should be functional and enhance the overall appearance of a residence, but not disturbing to neighbors or motorists. In general, floodlights will not be allowed unless required in a particular instance and shall not be unreasonably bright or cause unreasonable glare. Lighting colors other than white shall require Committee approval.

12. Accessory Structures

Community wooden play structures, swing sets and playhouses located unobtrusively and screened by landscaping are encouraged in the pocket parks as designated on the print. Complete plans must be provided in compliance with these Guidelines. Style and materials should match the character of each neighborhood.

13. Fire Protection Requirements

Buildings are required to meet Summit County Fire Mitigation Code requirements for fire flow.

14. Underground Utilities

Utility lines (e.g. water, sewer, electric, gas, CATV) from individual structures must be placed underground and comply with the utility plan for the Property.

D. REVIEW and BUILDING APPROVAL PROCESS

THE OVERALL REVIEW AND APPROVAL PROCESS IS MADE IN SEVEN STEPS.

1. Orientation Meeting and Statement of Design Intent.

This is a very critical stage of the process and it is a requirement of the owner And or their designer to meet with the committee to discuss the guidelines, the Philosophy of the committee and the overall process. The owner or designer Should bring their statement of design intent for discussion. Consideration of adjacent homes and siting of the home will be discussed. There is no charge for this Meeting. The "Orientation Meeting Form" and the drawings that are listed on the Required form, which is in the Appendix 3, must be sent in at least seven days prior to the meeting that you are requesting to be in attendance. You may also request a specific appointment to meet at the site with one of the Architects on the committee. (There will be a charge against your retainer for this service.) The most recent Architectural Guidelines will be provided at this meeting.

Form of Submittal:

- Orientation Review Form
- Sketch Plan showing Preliminary Site Plan
- Statement of Design Intent
- No review fee for this meeting

2. **Sketch Plan Review:** This is a sketch plan of the proposed home. It must include all four elevations, as the home will be placed on the site including the preliminary Grading plan. This can also be accomplished at the orientation meeting provided the owner/designer understands they are doing this at their own risk. The "Sketch Plan Review Form" and the drawings that are listed on the form, which is in the Appendix, must be submitted at least seven days prior to the meeting that the applicant is requesting attendance.

Form of Submittal: A minimum of four copies of each.

- Sketch Plan Review Form
- Sketch plan of the North elevation including existing and proposed grades.
- Sketch plan of the East elevation including existing and proposed grades.
- Sketch plan of the South elevation including existing and proposed grades.
- Sketch plan of the West elevation including existing and proposed grades.
- Site plan at 1"= 10' on the form of the Registered Surveyor. This must show the orientation of the house, decks, and all proposed improvements. It must show all grading, proposed and existing, all existing conditions including utilities, trees, and obstructions, driveway location, parking, and staging of materials and construction vehicles. Existing trees, those being removed and saved, shall be on plans.

Address submittal to: Whispering Pines Ranch Architectural Review Committee
7120 E. Orchard Rd.
Suite 400
Englewood, Co. 80111

3. Preliminary Plan Review. This step is required prior to construction drawings being completed and must include the "Preliminary Review Request Form" and the drawings that are listed on the form, which is in the Appendix 5. The form must be received at least seven days prior to the requested meeting date. This step must be completed prior to construction drawings being completed.

Form of submittal: A minimum of four copies of each. All in 1/4" Scale unless Otherwise noted.

- Preliminary Review Form
- Site plan at 1"= 10'. This must show the orientation of the house, decks, and all proposed improvements. It must show all grading, proposed and existing, driveway location, parking, and staging of materials and construction vehicles. Existing trees, those being removed and saved, shall be on plans.
- All floor plans and roof plan
- North elevation including existing and proposed grades.
- East elevation including existing and proposed grades.
- South elevation including existing and proposed grades.
- West elevation including existing and proposed grades.
- Material and color indications
- Schematic landscape plan in 1"= 10'. This must be a separate sheet from site plan.
- Soils report by registered engineer

Address submittal to: Whispering Pines Ranch Architectural Review Committee
7120 E. Orchard Rd.
Suite 400
Englewood, Co. 8011

4. **Construction Document Review and Approval:** This is the final step of drawing approval and should be submitted with the Summit County Sign Off Card for building permit. The "Construction Document Final Review Form" and the drawings that are listed on the form, which is in the Appendix 6, must include the required fees. These must be submitted at least seven days prior to the meeting that the applicant is requesting final approval.

Form of Submittal: A minimum of four copies each in 1/4" scale unless noted.

- Site Plan at 1" = 10' Scale
- Construction Limits drawing
- Final landscape plan
- All floor plans
- Roof Plan
- North Elevation including existing and proposed grades
- East Elevation including existing and proposed grades
- South Elevation including existing and proposed grades
- West Elevation including existing and proposed grades
- One Collage of Exterior finishes 8 1/2" x 11", showing all materials and colors, and textures. This is to include window and door trim and cladding color.
- Construction Schedule
- Summit County Sign Off Card
- Construction Compliance Check (The Compliance fee must be paid in order for the A.R.C. to sign the card)
- Landscape Agreement with Summit County Community Development

CONSTRUCTION DOCUMENTS must be approved in writing by the Committee Prior to submission to the Summit County Building Department for a building permit.

Address Submittal to: Whispering Pines Ranch Architectural Review Committee
7120 E. Orchard Rd.
Suite 400
Englewood, Co. 8011

5. **Pre-Construction Inspection:** This is the final step prior to construction. This is completed when the site is staked for excavation and all trees are marked for removal or saving of the existing trees. A committee member will inspect the site after the committee has been advised of the above being completed. Provided the site is being prepared per the construction limits drawing the sign off card will be signed and construction may commence.

Form of Submittal:

- Pre-Construction Meeting Form
- Excavation Permit
- Construction Compliance Fee

Address submittal to: Whispering Pines Ranch Architectural Review Committee
7120 E. Orchard Rd.
Suite 400
Englewood, Co. 80111
Fax: 303-741-9838

6. **Construction Progress Review:** This can and will be accomplished at any time during the building process to see how the applicant is complying with the regulations set forth in "Appendix #2 - Construction Period Regulations". It is required of the owner/applicant to review these regulations with the contractor building the house and remains the responsibility of the owner/applicant to maintain these regulations at all times. The progress review will take place as many times as necessary to maintain the site in an orderly manner. The contractor/owner will be given one warning of any violation of the Construction period Regulations. If the same item is in violation of the Construction Period Regulations at the next site visit or not corrected within 48 hours there will be a fine of \$100.00 per violation assessed against the compliance fee.

7. **Construction Completion and Final Approval:** This is the final step of the process and takes place when the applicant wishes to receive their Certificate of Occupancy from the County. It is requested that everything be in place for this review to take place, which includes all landscaping, driveway, and exterior work including clean up of the site. This review must take place on the site and can be completed without the applicant being present. We must however, receive written notice or have the County Sign-Off card dropped off at the offices of the ARC for this review to take place. There is no charge for this review provided all items are complete when asking for the review. If it is in the winter months when there cannot be a final inspection, the committee will provide a Temporary Certificate of Occupancy signature.

Form of Submittal:

- Project Completion Review Form

Address submittal to: Whispering Pines Ranch Architectural Review Committee
7120 E. Orchard Rd.
Suite 400
Englewood, Co. 80111
Fax: 303-741-9838

These guidelines provide a framework for the Committee to review, process and approve residential construction in the Property. An owner must comply with the procedures to secure necessary approvals, as well as meet all Summit County building code requirements. An owner should reply in writing to any concerns expressed by the Committee during the Review Process.

Address all written submittals to Whispering Pines Ranch Architectural Review Committee, 7120 East Orchard Road, Suite 400, Englewood, CO 80111. Submitted documents should be reproducible for ease of Committee review. The Committee shall meet as necessary on the Second and Fourth Wednesday of every month at 10:30 AM. Submittals and committee requests shall be received at least seven working days prior to the meeting date for which the applicant wishes to be reviewed. All Committee approvals shall be valid for a period of one (1) year from the date of issue. If construction of an approved structure has not commenced within said period, the Review Process must be started anew.

D. CONSTRUCTION COMPLIANCE FEE

Purpose: To ensure compliance with the approved house, landscape plans, construction period regulations and to offset damage to public streets and improvements, a compliance fee in the amount of \$3000.00 shall be submitted to the Board prior to construction. The compliance fee will be held in trust by the board until final inspection and approval of the house and landscaping is completed. The Board may use the compliance fee to cure any noncompliance with its approval or these Standards and Procedures and to repair any damage to public improvements caused by the Owner's contractor. The compliance fee, or any remaining portion thereof, will be refunded after final inspection and approval. If the compliance fee does not cover all of the expenses incurred the owner shall remedy this prior to sign off of Certificate of Occupancy.

F. CONSTRUCTION PROGRESS REVIEW

Construction Progress Review

A Committee member or its agent will periodically visit the construction site to monitor compliance with the approved Construction Plans and the Construction Period Regulations. Any items of non-compliance will be immediately corrected or removed by the Owner and his representative.

There will be one warning issued for any violation of the Construction Period Regulations. If the violation has not been corrected within 48 hours. The next review there will be a \$100.00 fine assessed against the compliance fee.

APPENDIX 1 WHISPERING PINES RANCH
LANDSCAPING MINIMUM REQUIREMENTS AND CONSIDERATIONS

A. MINIMUM REQUIREMENTS

The following are minimum landscape requirements for Whispering Pines Ranch. These requirements have been adopted to help create privacy between homes and enhance the overall feel of the community. It is the responsibility of all owners to increase the value of their own property as well as surrounding properties and landscaping is a critical part of that responsibility.

Xeriscaping is encouraged by THE EAST DILLON WATER DISTRICT. Saving water is a priority. Sod lawns are discouraged. Areas disturbed by construction must revegetate with drought resistant grasses and wildflowers.

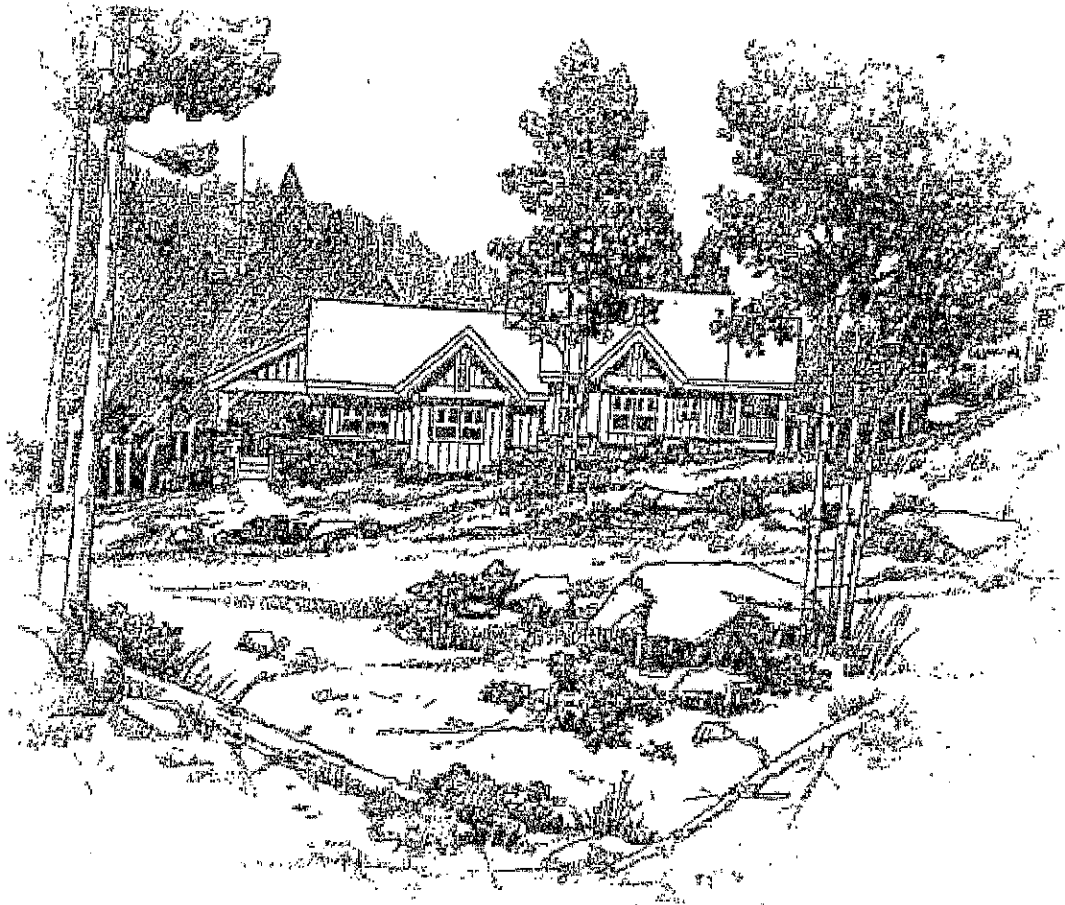
MINIMUM PLANTING REQUIREMENTS (the following should be used as only a guideline and a minimum landscape approval shall be at the sole discretion of the committee based on the lot)

SIX -5' to 6', and THREE - 7' to 10' nursery grown Colorado Blue or Englemann Spruce, FIVE-1.5 inch and FIVE - Groupings of a minimum of three in a group of Narrow leaf Cottonwood or Aspen AND 15-5 gallon shrubs placed on the predominant sides of the house.

ADDITIONAL NOTES

1. All disturbed areas of construction must receive a minimum of 4" of top soil and must be re-vegetated with drought resistant grass-wildflower mix. Slopes greater than 2-1 shall be covered with an erosion control blanket.
2. All planting materials must be irrigated with a drip irrigation system to conserve water and increase plant survival.
3. Landscape plans must be submitted to the Committee for approval.
4. All planting material shall be guaranteed for 2 years after Certificate of Occupancy. The owner shall replace any dead plants.
5. There shall be a minimum of three feet of material such as cobble rock or mulch placed from the face of the foundation around all sides of the house that does not have driveway or sidewalk. This material shall be placed on a fabric or weed resistant material.

6. Formalized groupings of landscaping are encouraged as shown below.
The following shows an example of this:



B. CONSIDERATIONS

1. Landscaping and Plant Materials

These considerations are intended to protect and preserve the existing landscape and native species. The Owner and his architect must respect the location of existing trees in preparing plans for improvements to the Lot. New plantings should be selected to blend into the natural mountain landscape and be indigenous to the Rocky Mountain area.

New plantings should be informally grouped to complement existing vegetation. Maintenance of existing native landscaping and additional plantings shall avoid an appearance of a manicured lawn. No grading should occur within the area of trees to be retained. Trees located close to the excavation and construction zone should be fenced for protection. All plant materials should be located to avoid drainage of ice and snow falling from roof surfaces.

2. Landscape Plan and Revegetation

The Owner shall supply a landscape plan prior to final approval which lists and describes techniques and plant types to be used to permanently revegetate and stabilize all areas disturbed during construction.

3. Plant Materials List

Following is a list of plant materials, which are indigenous to the area and grow well at this climate and altitude:

Trees

Limber Pine - *Pinus flexilis*
Narrow leaf Cottonwood - *Populus angustifolia*
Willow - *Salix* sp.
Quaking Aspen - *Populus tremuloides*
Englemann Spruce - *Picea engelmanni*
Thin-leaf Alder - *Alnus tenuifolia*
Colorado Spruce - *Picea pungens*

Ground Cover

Ajuga
Kinnikinnick - Bear Berries
Silver Mound
Purple leaf Wintercreeper
Holly-grape

Shrubs

Japanese Barberry - *Berberis thunbergi*
Red twig Dogwood - *Cornus stolonifera*
Alpine Currant - *Ribes alpinum*
Peking Cotoneaster - *Cotoneaster augustifolia*
Snowberry - *Symphoricarpos alba*
Service Berry - *Amelanchier alnifolia*
Blueleaf Honeysuckle - *Lonicera korolkowi*
Shrubby Cinquefoil - *potentilla fruticosa*
Canadian Buffaloberry - *Sherpedia canadensis*
Potentilla, Golddrop
Potentilla, Jackman
Potentilla, Katherine Dyke

Seed Mix

Grasses: (@ 200 lbs./acre)
50% by weight Baron Kentucky Bluegrass
25% by weight Pennfine Perennial Ryegrass
25% by weight Fortress Red Creeping Fescue

Perennials

(Partial List)
Yarrow, Alyssum, Columbine, Indian Paintbrush, Daisy,
California Poppy, Iris, Iceland/Oriental Poppy and Two-
Row Sedum

APPENDIX 2

WHISPERING PINES RANCH
CONSTRUCTION PERIOD REGULATIONS

These regulations shall be a part of the construction plans and specifications for each residence. All contractors and owners shall abide by the Guidelines, these regulations, and applicable sections of the Declaration with respect to construction on a Lot.

The owner or architect must obtain written Committee approval and a sign-off sheet from Summit County and all applicable review agencies prior to submitting building plans to the Building Department for plan check. The owner or the architect must receive final approval from the Committee and obtain a building permit from Summit County prior to commencing construction.

1. Construction Limits

The architect shall provide a detailed plan of construction limits on the Lot plan prior to construction. The plan shall be implemented with snowfencing, rope, and barricades or like material prior to construction. The plan shall include size and location for a construction material storage area, limits of excavation, drive areas, parking, chemical toilet location, temporary structures, dumpster, fire extinguisher, utility trenching, and construction design.

2. Temporary Structures and Storage Areas

The Committee prior to installation shall approve use of construction shelters in writing. Request for approval must address a structure's size, configuration and location. All temporary structures shall be removed after the occupancy permit issuance. Storage areas shall be fenced according to approved construction limits areas designated on the site plan. The contractor shall maintain and store construction materials, trash and equipment in these designated areas.

3. Daily Operation, Chemical Toilets and Fire Extinguishers

Daily construction working hours shall be 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday and Sunday. The contractor shall provide a chemical toilet in a Committee approved location during the entire construction period. A fire extinguisher is required to be in a highly visible location during the entire construction process.

4. Excavation

Excess excavation material may be stored within a snowfenced area for up to two weeks before removal from the Lot. Excess topsoil for future landscaping may be stored within a snowfenced area for longer periods provided it is promptly used when construction dictates. Excavation material shall not be placed in common area, roads or other Lots. Any excess excavation material should be disposed in an authorized location. Excavation, except for utility trenching, shall be on the owner's Lot.

5. Debris and Trash Removal

Daily cleanup of the construction site is mandatory. Proper disposal of refuse and storage material is the contractor's responsibility. Debris and trash shall be removed on a regular basis to the County dump. Burning of trash or construction debris is prohibited.

6. Vehicles, Parking and Construction Access

All vehicles will be parked in the designated area shown on the site plan so as not to inhibit traffic or damage surrounding natural landscape. Vehicles shall not be left on the Property's roads overnight. The only approved construction access during the construction period will be over the approved driveway for the Lot unless the Committee approves an alternative access point.

7. Blasting, Restoration and Repair

Blasting plans must be reviewed and approved by the Committee before commencement. Proper safety and protective actions shall be used. Damage to any property other than the owner's shall be promptly repaired at the expense of the person or entity causing the damage.

8. Dust, Noise and odor

The contractor must control construction dust, noise and odor. Radios, tape players, etc. must not disturb adjacent Owners. The contractor is responsible for watering, screening or oiling dust problem areas.

9. Signage

One freestanding construction sign is allowed per Lot, not to exceed 6 square feet of total surface area unless the Committee for larger scale projects approves a larger sign in writing. No signs shall be placed on or nailed to trees. The sign must list the project name and lot number at the top, and may contain the name, address and phone number of the owner, architect, contractor, and lender.

10. Erosion and Sediment Control

Per the erosion control and revegetation plan for the Lot, the contractor shall minimize erosion by utilizing an interim drainage system to control water on site, stabilize the soil and revegetate the Lot as quickly as possible.

11. Prohibitions on Property

The following items are prohibited in the Property:

- a. Oil changing of vehicles and equipment without proper receptacles and removal procedures
- b. Concrete equipment cleaning or concrete dumping without proper cleanup and restoration
- c. Careless treatment of trees or preservation areas
- d. Removing any rocks, trees, plants, topsoils, etc. from any portion of the Property other than the Owner's
- e. Exceeding 25 miles per hour on any Property roads or driveways
- f. Careless use of cigarettes or flammable items
- g. Dogs on site
- h. Firearms
- i. Use of spring surface or irrigation water for any purpose.

Appendix 3

WHISPERING PINES RANCH
ORIENTATION PLAN REVIEW APPLICATION

Project _____
Lot: _____ Block: _____
Address: _____

Submittal Date: _____
ARC Meeting Date: _____

Owners Name: _____
Phone: _____
Address: _____
Owner's Representative _____
Phone _____
Address _____

Fax: _____
Other: _____
Fax _____

Project Architect _____
Phone _____
Address _____

Contact _____
Fax _____

Project Designer: _____
Phone: _____
Address: _____

Whispering Pines Ranch Design Review Committee meetings are held as necessary on the second and fourth Wednesday at 10:30 AM at the Whispering Pines Ranch Sales Office. In order for an application to be considered by the ARC, five copies of the following material shall be submitted to the ARC at least seven days prior to the scheduled meeting date. Refer to the Design Guidelines for additional information on these submittal requirements.

All details and sketches must be in a minimum 1/8" scale.

1. Orientation meeting plan review application
2. Statement of design intent
3. Preliminary design sketch of the home and site (CAUTION SHOULD BE TAKEN NOT TO PROCEED TO FAR ON THESE PLANS.)
4. A topographic survey for the lot.

Appendix 4

WHISPERING PINES RANCH
SKETCH PLAN REVIEW APPLICATION

Project _____
Lot: _____ Block: _____
Address: _____
Submittal Date: _____
ARC Meeting Date: _____
Amount of time requested _____

Owners Name: _____
Phone _____
Address: _____
Owner's Representative _____
Phone _____
Address _____
Fax: _____
Fax _____
Other _____

Project Architect _____
Phone _____
Address _____
Contact _____
Fax _____

Landscape Architect _____
Phone _____
Address _____
Contact _____
Fax _____

Whispering Pines Ranch Design Review Committee meetings are held as necessary on the second and fourth Wednesday at 10:30 AM at the Whispering Pines Ranch Sales Office. In order for an application to be considered by the ARC, five copies of the following material shall be submitted to the ARC at least seven days prior to the scheduled meeting date. Refer to the Design Guidelines for additional information on these submittal requirements.

All details and sketches must be in a minimum 1/8" scale.

1. Sketch plan review form
2. Sketch plan of the North Elevation including existing and proposed grades
3. Sketch plan of the East Elevation including existing and proposed grades
4. Sketch plan of the South Elevation including existing and proposed grades
5. Sketch plan of the West Elevation including existing and proposed grades
5. A topographic survey of the revised building area including trees and utilities by Registered Surveyor.
7. Site plan orientation showing north
8. Any other drawings or information requested by the ARC
9. Any material that the applicant feels relevant to the design of the house
10. \$1000.00 Retainer for review fees and expenses.

Appendix 5

**WHISPERING PINES RANCH
PRELIMINARY PLAN REVIEW APPLICATION**

Project _____ Submittal Date: _____
Lot: _____ ARC Meeting Date: _____
Address: _____ Amount of Time requested _____

Owners Name: _____
Phone: _____ Fax: _____
Address: _____ Other: _____
Owner's Representative _____
Phone _____ Fax _____
Address _____

Project Architect _____ Contact _____
Phone _____ Fax _____
Address _____

Landscape Architect _____ Contact _____
Phone _____ Fax _____
Address _____

Whispering Pines Ranch Design Review Committee meetings are held as necessary on the second and fourth Wednesday at 10:30 AM at the Whispering Pines Ranch Sales Office. In order for an application to be considered by the ARC, five copies of the following material shall be submitted to the ARC at least seven days prior to the scheduled meeting date. Refer to the Design Guidelines for additional information on these submittal requirements.

All plans shall be submitted in 1/4" scale as a minimum.

1. Preliminary plan review form
2. Site Plan in 1"=10'. Showing the orientation of the house and all decks. It must show all of the existing and proposed grading, driveway location, parking, staging, and vehicle parking. Existing trees of 8" in diameter must be shown along with those being saved and those being removed.
3. All floor plans and roof plan
4. Preliminary plan of the North Elevation including existing and proposed grades
5. Preliminary plan of the East Elevation including existing and proposed grades
6. Preliminary plan of the South Elevation including existing and proposed grades
7. Preliminary plan of the West Elevation including existing and proposed grades
8. Material and color indications
9. Schematic landscape plan in 1"=10'. Showing all locations of trees and scrubs.
10. Soils report

Appendix 6

WHISPERING PINES RANCH
CONSTRUCTION DOCUMENT REVIEW APPLICATION

Project _____
Lot: _____ Block: _____ Submittal Date: _____
Address: _____ ARC Meeting Date: _____

Owners Name: _____
Phone: _____
Address: _____ Fax: _____
Owner's Representative _____ Other: _____
Phone _____ Fax _____
Address _____

Project Architect _____ Contact _____
Phone _____ Fax _____
Address _____

Landscape Architect _____ Contact _____
Phone _____ Fax _____
Address _____

Whispering Pines Ranch Design Review Committee meetings are held as necessary on the second and fourth Wednesday at 10:30 AM at the Whispering Pines Ranch Sales Office. In order for an application to be considered by the ARC, five copies of the following material shall be submitted to the ARC at least seven days prior to the scheduled meeting date. Refer to the Design Guidelines for additional information on these submittal requirements.

All plans shall be submitted in 1/4" scale as a minimum.

1. Site Plan at 1" = 10'
2. Construction limits drawing
3. Final Landscape Plan
4. All Floor plans
5. Roof Plan
6. Final North Elevation Plan
7. Final East Elevation Plan
8. Final South Elevation Plan
9. Final West Elevation Plan
10. Collage of exterior finishes showing all materials, colors and finishes.
11. Construction Schedule
12. Summit County Sign Off Card
13. Construction Compliance Check (required for A.R.C. signature)
14. Landscape agreement with Summit County Community Development

**PLEASE NOTE: YOU ARE REQUIRED TO RETURN A COPY OF THE
SUMMIT COUNTY APPROVED PLANS TO THE COMMITTEE FOR THE
PERMANENT FILE.**

APPENDIX 7

WHISPERING PINES RANCH
ARCHITECTURAL REVIEW COMMITTEE CHECKLIST

COMMITTEE MEMBERS:

Date: _____

Date 1. HEIGHT OF STRUCTURES

OK

SUGGESTED
MODIFICATIONS

____ 1.1 35' Maximum measured
Per County code
31' On Blocks 16 & 17

____ 1.2 Screening of solar heating
Mechanisms to adjacent Lots

2. LOCATION OF DWELLING & SETBACKS

____ 2.1 In accordance with Plat

____ 2.2 Compatible with
Neighborhood, natural terrain

3. ROOFS

____ 3.1 Material, color and texture

____ 3.2 6:12 to 12:12 pitch

_____ 3.3 Asphalt shingle, fire retardant wood
Shingles, concrete tile or metal roof
(Natural color)

4. COLOR

_____ 4.1 Exterior colors blend with
Natural landscape

_____ 4.2 Accent colors used with restraint

5. FLOOR SPACE

_____ 5.1 Measure from exterior wall to exterior
Wall; exclude garage, patios, decks,
Basement (Note area)

6. MATERIALS

_____ 6.1 Natural materials

_____ 6.2 Stains, woods, stone or stucco
(Natural colors)

7. CULVERTS

_____ 7.1 If required for driveway, installed at
Owner's expense

8. LOT DRAINAGE & GRADING

_____ 8.1 Minimum site disruption

_____ 8.2 Shall not drain to adjoining Lots

_____ 8.3 Prior written approval from Committee
Obtained when grading extends to common
area

9. HOUSE NUMBERS & SIGNS

_____ 9.1 Street number visible from adjacent road

_____ 9.2 No other signs

10. PAVED AREAS

_____ 10.1 Driveway meets Summit County specs

_____ 10.2 Adequate snow storage provided

_____ 10.3 Materials used to create paving patterns
Subject to Committee approval

11. BUILDING PROJECTIONS

_____ 11.1 All projections match the color of the
Surface from which they project

_____ 11.2 No antennas or satellite dishes

12. EXTERIOR MECHANICAL EQUIPMENT

_____ 12.1 Incorporated into overall design
And screened

13. FOUNDATIONS

____ 13.1 Poured concrete and foundations
Not exposed

____ 13.2 Foundation finishes: textured stucco,
masonry installed native rock, wood

____ 13.3 Phased foundations discouraged

14. RETAINING WALLS

____ 14.1 Native stone, boulders, landscape
timbers, treated logs

15. ACCESSORY STRUCTURES

____ 15.1 Architecturally compatible with dwelling

____ 15.2 Committee approval for fences
required

____ 15.3 Screened and architecturally compatible
with dwelling

____ 15.4 Tents, metal storage units, etc. prohibited

16. EXTERIOR LIGHTING

____ 16.1 Subdued, not directly visible

_____ 16.2 Subject to Committee approval

_____ 16.3 Mercury vapor or incandescent

17. PARKING

_____ 17.1 Minimum of one garage space, plus two (2) uncovered

_____ 17.2 Snow stacking provided

18. CHIMNEY AND FLUES

_____ 18.1 Proximity of trees to chimneys and flues

_____ 18.2 Chimney spark screens and caps mandatory

19. LANDSCAPING

_____ 19.1 Minimize disruption

_____ 19.2 Revegetate and restore ground cover

_____ 19.3 Use indigenous species

_____ 19.4 Provide snow storage

_____ 19.5 Man-made elements blend, compatible with land _____

_____ 19.6 Bond or letter of credit requested by Committee if landscaping cannot be completed prior to occupancy _____

20. STORAGE OF EQUIPMENT

_____ 20.1 Boats, recreational vehicles and trucks stored in garage only _____

_____ 20.2 Construction equipment and machinery not stored on Property _____

21. WINDOWS

_____ 21.1 Maximum insulation _____

_____ 21.2 Insulated glass windows required _____

22. STYLE AND QUALITY

_____ 22.1 Dwellings with an unfinished appearance not permitted _____

_____ 22.2 "A" frame structures "Shelf" plans, urban styles inappropriate _____

_____ 22.3 Passive solar design encouraged _____

Appendix 8

WHISPERING PINES RANCH
PRE-CONSTRUCTION REVIEW CHECKLIST

Site Visit/Review Date: _____

Owner: _____

Address: _____

Block _____

Contractor: _____ Lot: _____

Address: _____

Phone: _____

Project Start Date: _____

_____ Construction Period Regulations Received by Owner and Contractor and Reviewed

_____ Lot Corners Identified

_____ Building Staked

_____ Top Soil storage area defined

_____ Parking/Staging Areas Established

_____ Snow Fencing Placed Around Protected Trees

_____ Excavation Stockpile Area Established

_____ Establishment of Disturbance Area/Snow Storage

_____ Toilet Location

_____ Trees Flagged for Removal

_____ Utilities Check

_____ Site Construction Trailer

Comments: _____

Architectural Board Member
(signature)

Owner or Agent
(signature)

ARCHITECTURAL REVIEW BOARD
INTERIM and POST - CONSTRUCTION REVIEW CHECKLIST

Site Visit/Review Date: _____ Type: INTERIM OR FINAL (circle)

Owner: _____

Address: _____

Block _____

Lot: _____

Contractor: _____

Address: _____

Phone: _____

Inspection

- _____ Site Clean
- _____ Material Orderly
- _____ Revegetation Complete or Substantially in Progress
- _____ Address Sign Installed
- _____ Excess soil removed
- _____ Fire Extinguisher
- _____ Landscaping Completed
- _____ All windows and exterior finishes per the approved plan
- _____ Workers parking in designated area.
- _____ No loud Radios
- _____ General Compliance to Construction Regulations.

Comments: _____

Architectural Board Member
or its agent

Owner or Agent

Exterior Building Review per Approved Plan:

By: _____

Title: _____

Date: _____

Compliance with Architectural Review Board approved Construction Documents and
Standards and Procedures.

WHISPERING PINES RANCH

APPENDIX 11, ORIENTATION MEETING CHECKLIST

DATE: _____ ARC MEMBER: _____

LOT _____ BLOCK _____

ADDRESS _____

OWNERS INFORMATION:

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE #: _____ FAX #: _____

ARCHITECT INFORMATION:

NAME: _____

ADDRESS: _____

- CURRENT ARC GUIDELINES: _____
- DRAINAGE PLAN REVIEWED _____
- SITE ISSUES REVIEWED _____
- PROCESS EXPLAINED _____
- ADJACENT HOMES DISCUSSED _____
- UTILITIES LOCATED ON CIVIL _____