

Design Guidelines
For
Telluride Spring Creek
Town Of Mountain Village

The Town of Mountain Village Design Review Board ("DRB") is given authority through the Declaration for Telluride Spring Creek recorded in the office of the San Miguel County Clerk and Recorder in Reception # 319898, and the Articles of Incorporation and Bylaws of Telluride Spring Creek Homeowners Company.

These Design Guidelines were adopted by the Declarant for Telluride Spring Creek and may be amended from time to time by the DRB. Each owner should check with the DRB for amendments.

Section 1. INTRODUCTION

The Telluride Spring Creek Design Guidelines are established to create an attractive community that responds to its unique natural setting. The design review process is intended to protect and enhance the value of property within Telluride Spring Creek through architectural guidelines and controls. Design review will create a positive aggregate impact which will provide economic and aesthetic benefits for the homeowner and the community.

Section 2. TELLURIDE SPRING CREEK DESIGN THEME

The design theme for Telluride Spring Creek is directed toward establishing an architectural appeal that is compatible with the surrounding condominium architecture while at the same time recognizing the unique features of Telluride Spring Creek's single family detached nature. This will be achieved by incorporating vertical wood siding and stone as the primary building materials.

Interest within the architecture shall be achieved by breaking up roof lines, providing decks, covered porches, and/or other architectural features. Roof overhangs appropriate for the design of the building shall be required to provide the function of snow and ice protection. Buildings should merge and blend rather than emerge from their surroundings by the judicious use of nature's colors.

Telluride Spring Creek will promote its quality by creating a unifying appearance within Telluride Spring Creek's architecture.

Section 3 GOVERNING REGULATIONS

The controlling design criteria are the Design Regulations for the Town of Mountain Village ("Town Design Regulations"). These Design Guidelines are in addition to the Town Design Regulations, if any conflict exists between the Town Design Regulations and these Design Guidelines then the Town Design Regulations

shall control. These Design Guidelines will be enforced by the DRB in conjunction with its enforcement of the Town Design Regulations. Additionally, building design will be regulated by local, State and Federal regulatory agencies having jurisdiction. The owner or his agent shall be responsible to ensure compliance with all applicable regulations and should check with the appropriate governmental entity to verify that the most recently adopted edition of any applicable regulation is being used.

Section 4 ARCHITECTURAL REQUIREMENTS.

4.1 Roofs. Roof forms should be kept simple. Major roof forms, in response to traditional mountain architecture shall be restricted to gable and hip roofs. Roof pitches shall be 6:12 to 12:12. Secondary roofs attached to the major building form may be shed roofs with pitches not less than 4:12.

4.1.1 Dormers. Dormers are encouraged, both to break up roof lines, and to make habitable space within the roofs. Dormers may have gable, hip or shed forms.

4.1.2 Material. Roof material shall be restricted to medium butt cedar shakes. It is recommended that cold roof design be used for roofs over heated interior spaces to avoid ice damage to the roofs and eaves.

4.1.3 Overhangs. Roof overhangs are recommended in order to provide protection from snow and ice, as well as bringing the mass of the house closer to the ground. All exposed metal flashing, gutters, downspouts, snow fences and other roof hardware shall be copper, except when structural requirements dictate the use of stronger materials such as for snow fences.

4.2 Exterior Walls. The primary exterior wall materials will be vertical wood siding and stone will be included as required by the DRB. Stucco, logs, timbers and horizontal wood siding may only be used as a complimentary non-primary exterior material. Only the following materials shall be used for exterior walls:

4.2.1 Vertical Wood Siding - Vertical wood siding with a minimum width no less than eight inches that is stained a DRB approved color to give the rustic appearance of old barn wood must be used; all colors must be identical to or compliment the colors of the vertical wood siding used on previously built homes in Telluride Spring Creek.

4.2.2 Natural wood - log or timbers (western cedar, redwood, spruce or pine) sound tight knot or better. Timber size shall be 8" x 8" minimum. Log shall be 9" diameter minimum. These complimentary materials must be stained a DRB approved color that is identical to or compliments the color of the vertical wood siding used on the home.

4.2.3 Stucco - Stucco shall be in colors and type approved by the DRB and may only be used as a complimentary non primary exterior material.

4.2.4 Rock - Only DRB approved natural rock or cultured stone shall be permitted. A minimum percentage of the gross exterior wall surface area, including doors and windows, shall be 15%, however no more than 15% may be required.

4.2.5 Horizontal Wood Siding - Horizontal wood siding that must be stained a DRB approved color that is identical to or compliments the color of the vertical wood siding used on the home

SECTION 5 STORAGE AREAS

Such things that include but are not limited to trash containers, patio furniture, boats, motorcycles, trailers, campers and maintenance and recreational equipment shall be stored in fully enclosed structures. These areas shall be screened from the view of the public and adjacent property owners. Walls enclosing these areas shall be compatible with the materials and integrated into the forms of the residence. Trash containers shall be stored in a room that is an integral part of the home.

SECTION 6 LANDSCAPE

6.1 Planning. Good planning is crucial in developing a landscape plan that blends with the natural landscape. Siting of buildings and routing of driveways, utilities, and walkways must be designed to cause the least amount of disturbance to existing vegetation and landforms.

6.2 Landscaping and Plant Materials. New planting shall primarily use plants that are indigenous to the Rocky Mountain alpine, sub-alpine, and upper montane zones.

SECTION 7 VARIATION ENCOURAGED

Variation in the design and form of the improvements within Telluride Spring Creek is strongly encouraged and will be preferred by the DRB if practical.

SECTION 8 CONCLUSION

These Design Guidelines are intended to compliment and be supplementary to the Town Design Regulations, if any conflict exists between the Town Design Regulations and these Design Guidelines then the Town Design Regulations shall control.

Effective Date: June 15, 1998