

PRELIMINARY

**THE BREEZE PLACE
DESIGN STANDARDS**

PRELIMINARY

I. INTRODUCTION

The Breeze Place community is challenged with the need to conserve and protect distinctive natural features of the property, while properly blending the residential lots into the natural landscape. In order to ensure that the intent of these planning concepts is followed throughout the design and construction phase, and that a quality environment is created, these Design Standards have been adopted. They are a tool to be used by the Architectural Review Committee (the "Committee"), in conjunction with the Declaration Creating Covenants, Conditions and Restrictions for The Breeze Place ("Declaration"), as the same may be amended from time to time, to guide development in a sensible managed process, while still allowing for individual freedom of expression. It will be the expressed purpose of the Architectural Review Committee to consistently and reasonably interpret these Design Standards.

The role of the Architectural Review Committee is to review and approve the exterior design, appearance, architectural vocabulary and aesthetics of the proposed structure. The Committee assumes no responsibility with regard to structural, mechanical, electrical, or other construction details.

These Design Standards should be used as a tool to assist architects, builders, engineers, and future homeowners in the design and construction of new homes and home additions or alterations in The Breeze Place.

The primary areas of concern addressed by these Design Standards are site development, architectural character and landscape appearance, especially as these relate to harmonious relationships with the existing terrain and neighboring homes. In general, the goals are to minimize the harsh contrast in the landscape, to conserve pleasing and significant natural systems, and to encourage architecture appropriate to this unique environment.

These guidelines shall form the basis and criteria for evaluation of plans and specifications submitted for review and approval to the Architectural Review Committee. They are not established to stifle imaginative or creative desires of the future residents, but rather to ensure that disciplines will be in effect that will cause the development of the community to grow in an integrated and consistent manner. Accordingly, these Design Standards are subject to amendment from time to time as may be deemed necessary by the Architectural Review Committee.

It is strongly recommended that all persons proposing any construction subject to review under these Design Standards seek the assistance of qualified design professionals with skills appropriate to the task at hand, such as an architect, landscape architect, soils engineer, structural engineer, civil engineer, etc.

II. DESIGN REVIEW PROCESS

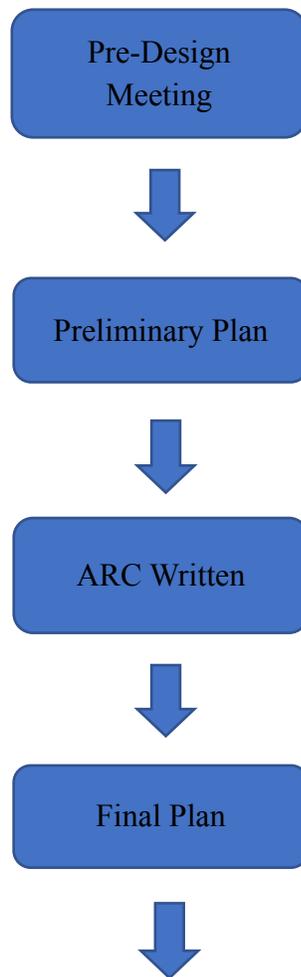
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The process for establishing the Architectural Review Committee and defining the specific duties and powers conferred on it is described in the Declaration. The Architectural Review Committee has approved these Design Standards for The Breeze Place.

The Architectural Review Committee reserves the right to revise these Design Standards as changing conditions and priorities dictate, in order to maintain maximum aesthetic benefits to the community while enhancing property values.

All construction that is to be undertaken in this community, whether new residential construction, subsequent exterior renovations, or site construction such as walks, driveways, fence, drainage improvements, tree timbering, or landscape planting is subject to review under the Design Standards prior to initiation of construction. After Final Plan approval through this process, the appropriate building permit(s) may be applied for, and when approved, construction begun.

All Unit Owners, builders, consultants, and any other designated representatives (hereinafter referred to as "Unit Owners"), shall comply with the following process, in order to gain approval from the Architectural Review Committee for any construction. The Pre-Design Meeting is noted as optional, however Preliminary and Final Plan Submittals are required.



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ARC Written
Response



A. Pre-Design Meeting

Prior to preparing designated representative plans, Committee individual site. This informal review is to offer guidance prior to initiating preliminary design. Notes from the Pre-Design Meeting will be filed in the Committee office and will be available to the Owner.

Construction Reviews
Field Changes

residence, the Lot Owner and/or their the Committee to discuss proposed attributes that may be specific to an individual site. This informal review is to offer guidance prior to initiating preliminary design. Notes from the Pre-Design Meeting will be filed in the Committee office and will be available to the Owner.

An appointment for a Pre-Design Meeting should be made at least two weeks in advance by calling the Architectural Review Committee office. All submittals should be directed to:

The Breeze Place ARC
Attn: Kent Whitmer
5990 CR 22
Kremmling, CO 80459

B. Preliminary Plan Submittal

Following the Pre-Design Meeting, the Owner is required to develop preliminary architectural and site plans. These plans should meet the following requirements:

1. Electronic and paper copies of Preliminary Plans shall be submitted to the Committee. Paper copies shall all be the same sheet size (preferably 24" x 36") and shall include the following:
 - a. Lot number, and address with Owner's, Architect's and Builder's names listed on each sheet.
 - b. A professional survey of existing conditions, including roads, driveways, utilities, topography and other natural features. All legal restrictions, including rights-of-way, easements, property lines, and setbacks, shall also be included. All survey information with enough detail to determine surrounding conditions should extend to the property lines of the Lot and beyond to include any rights-of-way, and driveway access easements directly adjacent to the Lot.
 - c. A preliminary site plan of all proposed improvements, including building locations, north arrow, driveway and access points (please show the existing/proposed road edge), parking areas, existing and proposed grading with appropriate spot elevations, septic leech fields, top level of main floor and drainage features. The site plan

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shall also include locations, elevations, square footage's of other improvements, including but not limited to fencing, pools, patios, tennis courts, gazebos, and water features.

- d. Roof and floor plans at a scale of 1/4" = 1'. Roof plans must identify pitch, valleys, hips, overhangs, and materials.
 - e. Floor plans must include main structure and accessory structures, balconies, and decks.
 - f. Architectural elevations, at the same scale as the floor plans, indicating both existing and proposed grade lines, finish floor elevations, top of slab elevations and building height calculations.
 - g. Indication of all exterior materials and colors if available.
 - h. Any other proposed improvements (i.e. decks, awnings, gazebos, greenhouses, tennis courts, pools, hot tubs, etc.).
2. At the Owner's option, a perspective sketch and/or model may be prepared, as a visualization aid.
 3. In order to assist the Committee, the Unit Owner shall provide field staking (+/- 3 feet) of all proposed building and/or deck corners. All stakes (lathes) must extend above grade and must be easily visible and identified. Staking must be completed by the Unit Owner at time of Preliminary Plan submittal.

The height of the roof ridge lines must be identified to the Committee during an on-site review. The maximum building height shall be determined by the Committee and shall not exceed 35 feet as measured in accordance with Grand County standards.

4. The Unit Owner shall submit three (3) sets of plans to the Architectural Review Committee. It should be noted that incomplete submittals may not be accepted for review.
5. The Architectural Review Committee will then review the Preliminary Plans and staking, and will provide a written response within 30 days after the submittal. One (1) Architectural Review Committee Member shall be responsible for the on-site inspection.

C. Final Plan Submittal

Following Preliminary Plan Approval, the Owner is required to develop final architectural and site plans suitable for construction. They should meet the following requirements:

1. All plans ("Final Plans") shall be submitted electronically and in paper form. Paper plans shall be of the same sheet size (preferably 24" x 36") and shall include the following:

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- a. Lot, and address with Lot Owner's, Architect's and Builder's names should be clearly shown on each sheet.
 - b. Update of the survey, as needed.
 - c. Final site plan including all finish floor and top of slab elevations, all site improvements, utility connections, complete grading including earth berm anticipated for landscaping, all paved areas including walks and patios, easements and setbacks. Areas for construction trash and staging including any construction erosion controls should also be indicated.
 - d. Detailed roof and floor plans at a scale of 1/4" = 1'.
 - e. All exterior elevations, at the same scale as the floor plans, indicating both existing and proposed grade lines, top of foundation elevations, finish floor elevations, top of slab elevations, and maximum roof height. Decks, rails, air conditioning evaporators and flues should be indicated.
 - f. Wall sections and exterior details, including items such as chimneys, exterior stairs and decks, railings and supports.
 - g. Landscape and irrigation plans (to be submitted by Unit Owner). Landscape and irrigation plans must be approved by the Committee prior to construction. Any excess excavation dirt shall be incorporated into the landscape plans or properly removed.
2. Any adjustments in site staking shall be made at this time.

Final approval is subject to inspection of an accurate survey identifying final locations of building corners, easements, septic leech fields and property corners.

After preparing the Final Plans, the Unit Owner shall submit three (3) sets of plans to the Architectural Review Committee.

3. The Architectural Review Committee will then review the plans and staking, and will provide a written response within 30 days after receipt of the submittal. Should the Final Plans be approved, the Unit Owner may apply for the appropriate building permit(s), and when approved, begin construction. In the event of a disapproval, the resubmittal of Final Plans shall follow the Final Plan submittal procedure.

D. Review Fees

All submittals and re-submittals to the Committee require a review fee of \$250.00 payable upon submission.

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E. Construction Period Reviews and Requirements

1. In order to assure proper placement of the home, the Committee must be notified five days prior to the completion of excavation. At the time of excavation completion, staking for the foundation must be in place and will be subject to review by one (1) member of the Committee. Unless Owner receives disapproval of foundation staking within five (5) days of excavation completion, approval shall be implied.
2. The Committee may inspect all work in process and give notice of noncompliance. Absence of such inspection or notification during the construction period does not constitute either approval by the Committee of work in process or compliance with these Design Standards or the Declaration. Any Committee visits are in addition to standard inspections required by other jurisdictions throughout the construction process.
3. Construction must begin within one (1) year from the date of Architectural Review Committee final approval or must be resubmitted. All construction must be completed within eighteen (18) months from commencement of construction as set forth in the Declaration.
4. By the end of the eighteen (18) month construction period, all excess construction materials, including, but not limited to, excavation material, trash, etc., must be properly removed from the site. All excavation, including, but not limited to, septic systems, retaining walls etc., shall be restored to its natural condition. Grass seed with optional mulch mix shall be applied.

F. Field Changes

The only changes that will be of concern to the Architectural Review Committee are those that materially affect or change the exterior and elevations as approved by the Committee.

Should any material changes of color, material or exterior elevation be necessary, it will be the responsibility of the builder to contact a Committee member, explain the nature of the change and get a determination if an official Committee review with drawings will be required. At that point in time, direction can be given as to the next step in the process regarding such necessary field changes.

G. Project Completion Review

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Upon completion of any residence or other improvements for which Final approval was given by the Committee, the Lot Owner shall give written notice of completion to the Committee. Within such reasonable time as the Committee may determine, but in no case exceeding thirty (30) days from receipt of such written notice of completion from the Lot Owner, or their duly authorized representative, it may inspect the improvements. If it is found that such work was not completed in substantial compliance with the approved plans, it shall notify the Lot Owner in writing of such non-compliance within such period specifying in reasonable detail the particulars of non-compliance, and shall require the Unit Owner to remedy the same.

H. Other Conditions

Approval of plans by the Architectural Review Committee shall not be deemed to constitute compliance with the requirements of any local building, zoning, safety, health or fire codes, and it shall be the responsibility of the Lot Owner to assure such compliance. Nor shall approval waive any requirements on the part of the Lot Owner or their representative to comply with setbacks, height restrictions, or other requirements, unless such waiver or variance is specifically requested at the time of submittal and provided that the waiver or variance may properly be granted by the Architectural Review Committee and local jurisdictions, where applicable.

The Declaration shall remain in force as the legal restrictions governing all construction.

Neither the Committee nor its assigns shall be liable for damages to anyone submitting plans to them for approval, or to any Lot Owner by reason of mistake in judgment, negligence, or nonfeasance arising out of, or in connection with, the approval or disapproval or failure to approve any plans or specifications. Every Lot Owner or other person who submits plans to the Committee for approval agrees, by submission of such plans and specifications, that they will not bring action or suit against the Association, Committee or its individual members, or the Developer to recover damages.

Final approval of plans is valid for twelve (12) months. A submittal of a different dwelling on the same Lot requires the review process beginning with the Pre-design procedure and a resubmittal fee of \$250.00.

I. Variance

The Committee reserves the right, upon request of a Lot Owner, to grant variances in accordance with the Declaration, of Design Standards set forth herein at its discretion. Any variance granted shall be considered unique and will not set any precedent for future decisions.

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J. Supporting Documents

Lot Owners should thoroughly review all portions of the following documents applicable to their property:

1. Declaration Creating Covenants, Conditions, and Restrictions for The Breeze Place.
2. Final Plat for The Breeze Place.
3. Design Standards for The Breeze Place.
4. Applicable Grand County Zoning and Building Codes.

III. SITE DEVELOPMENT STANDARDS

A. Site Planning

Each building site in this community has specific qualities and characteristics uniquely its own. The Architectural Review Committee will be looking very critically at site plans to determine whether existing features are respected and sensitively utilized. A preference will be expressed for plans which minimize disturbance of existing terrain, vegetation, and drainage patterns, while taking advantage of short and long views and maximizing solar exposure. Respect of adjacent development is also essential; coordination of elements such as massing, material compatibility, sun/shade patterns, indoor/outdoor relationships, drainage, screening, views, and access will help make for better neighbors.

B. Property Attributes To Consider

1. Existing Vegetation
2. Slopes
3. Drainage
4. Access
5. Setbacks
6. Views Away From The Site
7. Views To The Site
8. Adjacent Uses/Character
9. Wetland Areas
10. Building Orientation

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11. Soils
12. Open Meadow Areas and Existing Treeline
13. Other Lot Controls - Utilities, Easements, Etc.

C. Siting

When considering a plan's suitability to a particular site, the Architectural Review Committee will review whether the building has been placed with sensitivity toward the individual assets of the specific site. Lot Owners shall consider the qualities of the site, especially the visual and climatic exposure created by the combination of existing slopes, vegetation, and orientation. Driveway approaches, screening, and landscaping are vitally connected to proper building siting.

Tree thinning and limited clearing to maximize views and sun exposure must be done in accordance with the Declaration. While the Architectural Review Committee realizes placement of the homesite is critical to the Owner trying to maximize the features of their lot, maintenance of the view corridors of all impacted Lots is the top priority.

Plan submittals shall make use of existing vegetation and topographic features to enhance the design of the building and site improvements. The site should become an extension of the home, including outdoor living spaces, so that Lot Owners may enjoy the Colorado climate. The design of such spaces should be coordinated with the building construction and design, extending similar material where feasible. Material treatment of all outdoor areas must be harmonious and compatible with the main structure(s).

D. Driveway Entry

Any and all driveway entry structures including but not limited to, log, stone, metal, wood or otherwise must be approved by the Architectural Review Committee. A minimum setback of forty (40) feet from the centerline of the road will be required. Plans and renderings must be submitted to and approved by the Architectural Review Committee prior to any construction. A stone/log upright structure with a crossmember at the top identifying the property or owner will be considered provided the overall height does not exceed fifteen (15) feet. Those lots with shared driveways will be allowed multiple identification signs to be attached to the entry structure.

II. ARCHITECTURAL STANDARDS

A. Intent

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These Design Standards have been developed as general goals and concepts to allow individual expression and enhancement by detailed standards to promote a visually cohesive community. It is the duty of the Architectural Review Committee to consider submittals within this context, and to encourage overall quality through well conceived and balanced detailing. Creative solutions and quality design are expected of all submittals to the Architectural Review Committee. Accordingly, it is strongly suggested that the services of competent design professionals be secured.

It is anticipated that each home constructed in The Breeze Place will express a site specific design assembled to accentuate the individual character of each Lot and Owner. These characteristics may be discussed during the pre-design meeting as well as possible solutions to any site difficulties that may be encountered.

B. Overall Design

Strong emphasis shall be given to the overall quality of the design. The natural open quality of the community created by the large lots, landscaping and control of fencing may provide view opportunities to all sides of a structure, requiring the need for continuity of materials and detailing from front to rear depending on specific topographic conditions and vegetation.

In reviewing the forms of a proposed building, careful scrutiny will be given to the massing, proportions, and overall scale of the building in relation to the site. The Committee will encourage designs that achieve a delicate balance between distinctive form and subtle impact on the immediate environment. Wings, walkout lower levels, courtyards, stepped walls, integrated decks with well designed and proportioned railings, and covered entries shall be developed to achieve well balanced massing. Window and door punctuation, along with specific surface detailing, will be carefully reviewed by the Architectural Review Committee; their overall scale and organization can have a substantial impact on the aesthetics of any home.

C. Exterior Utility Equipment

All exterior utility equipment wherever possible must be incorporated into the main building or, along with other detached structures, must be architecturally compatible with the residence. All utility equipment shall be coordinated to match the color of the wall to which it is mounted. All utility connections shall be carefully coordinated to minimize site disruption.

D. Roofs

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Roofing materials should be considered with respect to compatibility of color and texture with other materials on the dwelling and adjacent properties. Concrete or clay tile, metal, architectural quality asphalt shingle and slate are the materials of choice. Roofing materials must be fire resistant and must be approved by the Committee. Metal roof vents shall be painted to match surrounding conditions.

Careful attention must be given to roof accessories. Furnace and fireplace flues shall be enclosed within a masonry chimney where possible, and chimney caps shall be finished to blend with the architecture. Solar collectors are allowed only when they are fully integrated with the roof design and will not be approved when supported on contrived platforms. All roof furnishings, with the exception of valley flashing, shall be painted to match the roof.

E. Exterior Materials and Finishes

Dwellings within The Breeze Place shall be designed with a high level of detail and a sophisticated combination of materials. Particular attention should be paid to the interfaces between materials. Quality materials such as natural stone, brick masonry, stucco, lap board siding and use of natural wood will be encouraged within the development.

Wood is encouraged as a building material when properly accented with complementary materials. "Rustic" textures will be encouraged within the project. When lap siding is used, a distance of no greater than 8" between boards is required with a preference toward shorter distances. Durable stains and paints are acceptable finishes when approved with the material's submittal.

Other materials not addressed in these standards including manufactured, artificial, simulated, or imitation sidings, shall be reviewed on an individual basis and the Architectural Review Committee retains the right of refusal. No bright, unfinished or mirrored surfaces will be allowed. All finishes should be subdued in nature, although brighter accent colors will be acceptable for occasional highlights when approved by the Committee. Fire resistant materials are strongly encouraged.

III. SUMMARY

As expressed earlier, the intent of these Design Standards is to provide a basis for harmonious treatment of visible development within the unique environment of The Breeze Place. At the same time, consideration will be given to individuals who develop a living space that contains their own personal expression.

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These Design Standards have been developed with a great deal of attention paid to general goals and concepts and less attention to detail, except where such detail is considered essential. It will be the duty of the Architectural Review Committee to interpret these goals and concepts in a consistent manner, attempting to keep the best interests of The Breeze Place community in mind. With the cooperation of all Lot Owners, this should be an attainable goal.

IV. LEGAL BASIS

The process for establishing the Architectural Review Committee and defining the specific duties and powers conferred on it is specified in the Declaration. Under the terms of the Declaration, The Breeze Place Architectural Review Committee does hereby establish these Design Standards for The Breeze Place in Grand County. The Declaration is recorded in the office of the Clerk and Recorder of Grand County, Colorado. All property owners should refer to the recorded documents for the complete text of the Declaration. This Declaration is the basis of the authority for these procedures and is legally binding.

Members of the Architectural Review Committee shall not vote on any Lot improvement to be placed on the member's lot.

The Declaration will control if there are any discrepancies between these Standards and the Declaration.

V. ATTACHMENT(S)

- A. Architectural Review Committee Submittal Application Form**
- B. Architectural Review Committee Pre-Design Meeting Form**
- C. Architectural Review Committee Preliminary/Final Approval Form**
- D. Architectural Review Committee Field Changes Form**

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ARCHITECTURAL REVIEW COMMITTEE SUBMITTAL APPLICATION FORM

Lot Number: _____

Owner: _____

Address: _____

Phone: _____

Email: _____

Builder/Contractor: _____

Address: _____

Phone: _____

Email: _____

Architect: _____

Address: _____

Phone: _____

Email: _____

Pre-Design Meeting Date: _____

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Responsible Committee Member: _____

Committee Fee Paid: _____

Submittal Dates:

- Preliminary _____
- Final _____

Approval Dates:

- Preliminary _____
 - Committee Member: _____
 - Committee Member: _____
 - Committee Member: _____
- Final _____
 - Committee Member: _____
 - Committee Member: _____
 - Committee Member: _____

ARCHITECTURAL REVIEW COMMITTEE PRE-DESIGN FORM

Lot Number: _____

Owner: _____

Address: _____

Phone: _____

Email: _____

Builder/Contractor: _____

Address: _____

Phone: _____

Email: _____

Architect: _____

Address: _____

Phone: _____

Email: _____

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Checklist:

Item	Approved	No	Item	Approved	No
Erosion control			Building siting		
Construction access			Overall concept		
Excess cut or fill			Wetlands		
Driveway location			Garage orientation		
Landscaping			Architectural concept		
Drainage			Road base access		
Antennas			Primary building area		
Set backs			Trash and staging		
Construction			Temporary housing		

Comments: _____

Date: _____
Committee Member: _____
Committee Member: _____
Committee Member: _____

**ARCHITECTURAL REVIEW COMMITTEE PRELIMINARY AND FINAL APPROVAL
FORM**

Lot Number: _____
Owner: _____
Address: _____
Phone: _____
Email: _____

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Builder/Contractor: _____

Address: _____

Phone: _____

Email: _____

Architect: _____

Address: _____

Phone: _____

Email: _____

SITE PLAN CHECKLIST

Item	Approved	No
Grading		
Drainage		
Survey		
Building Location		

EXTERIOR FINISH CHECKLIST

Item	Approved	No
Roof		
Siding		
Stone		
Brick		
Log/Wood		
Trim		
Coloring		
Stucco		
Foundation Exposure		

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ARCHITECTURAL CHECKLIST

Item	Approved	No
Elevations		
Roof Plan		
Floor Elevations		
Site Plan		

Plans Approved:

- Date: _____
- Committee Member: _____
- Committee Member: _____
- Committee Member: _____

Materials Approved:

- Date: _____
- Committee Member: _____
- Committee Member: _____
- Committee Member: _____

Colors Approved:

- Date: _____
- Committee Member: _____
- Committee Member: _____
- Committee Member: _____

Comments: _____

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Approved:

- Date: _____
- Committee Member: _____
- Committee Member: _____
- Committee Member: _____