

TANOA at ELK MEADOW

ARCHITECTURAL STANDARDS and CONSTRUCTION GUIDELINES

Introduction:

The intent of these Guidelines is to promote the construction of a sensible and harmonious community in one of Evergreen's most pristine environments with a minimum of impact to the natural landscape.

The Design Review Committee has reviewed each homesite and has designated each with a specific landscape type characterized by the differences in terrain and vegetation. Within each individual site the optimum location of each house has been ascertained with regards to view, tree locations, and the siting and massing of nearby dwellings. Extreme care will be taken to ensure that no house will block or infringe upon the view of its neighbors than is absolutely necessary.

With strict adherence to the guidelines set forth by each landscape type and positioning of the home within the prescribed building areas, views will be maintained, and the built environment will have that open and spacious quality that makes TANOA special.

Procedures:

a. Prior to the design review process all applicants should thoroughly review all of the following documents applicable to their construction project in TANOA:

1. Official Development Plan for TANOA,
2. Declaration of Covenants, Conditions and Restrictions,
3. Final Plat, and
4. Purchase Documents.

b. Upon completion of the required plans, the applicant shall submit the plans and a review fee of \$300.00 to the Design Review Committee ("Committee").

c. The Committee will then review the submitted plans and staking, and will provide a written response no later than 30 days from the date of submission.

d. Upon approval of the plans by the Committee, the applicant should begin preparation of the Final Plans. If the preliminary plans are disapproved, the process of resubmittal shall follow the preliminary plan submittal procedure. All resubmittals beyond the second disapproval will require an additional review fee of \$300.00.

Design Review Committee Members and Schedule:

The Design Review Committee will consist of four members to be chosen by the developer, with three members present representing a quorum. The Committee will meet on the first and third Fridays of each month at a location of the developers choosing, with additional meetings scheduled as required. Reservations for the Committee meeting must be made by the close of business on the Wednesday before the meeting. Attendance is not required, but certainly recommended. All submittals must be received at the developer's office by the close of business Wednesday. Preliminary site visits will be on the second and fourth Fridays of each month and must be scheduled with representatives of the Committee by the close of business on the prior Wednesday.

The Design Review Committee retains the right and the responsibility of being the final arbiter on all decisions that impact the built environment at TANOVA at Elk Meadow. The Committee does not intend to mandate any particular style, but will endeavor to work with each builder on each lot to create a house that will compliment the environment at TANOVA without interfering with the builder's methods or practices.

Pre-Design:

All builders are required to schedule a preliminary site visit with a representative from the developer to ensure a complete understanding of the site's opportunities and limitations. This meeting will help to avoid any misinterpretations of these guidelines and standards set forth herein.

Schematic Design:

At the schematic design level the following shall be required:

- a. A professional survey of existing conditions, including streets, utilities, landscaping and topography at 2 ft. intervals.
- b. A site plan at a scale of 1" = 10'-0" with all proposed improvements indicating items such as building location, driveway and curb cut, existing and proposed grading, location and size of trees, views, and other natural features.
- c. All roof and floor plans at a scale of 1/8" = 1'-0" or larger.
- d. Architectural elevations shall be at the same scale as the floor plans, indicating both existing and proposed contours, finish floor elevations, and exterior materials.

Design Development:

After responding to the Design Review Committee's comments and suggestions and subsequent schematic approval a design may be submitted at the Design Development level. At this level the following items are required:

- a. Update of survey if needed.

b. Update of site plan with modifications as required, top of slab elevations, allowable heights, setbacks, and all utility connections.

c. Detailed roof and floor plans at a scale of 1/4" = 1'-0".

d. Architectural elevations at the same scale as the floor plans, with the same information as at the schematic level, updated as required, and showing appropriate details.

e. Building sections, both longitudinal and latitudinal showing existing and proposed contours, finish floor heights and top of slab elevations.

Construction Documents:

Upon approval of the design development level, the construction documents and specifications may be submitted for final approval. These must be prepared by a design professional and will incorporate all changes and modifications as agreed upon during the preliminary stages of this process. The documents shall include all drawings deemed necessary for the construction of the proposed house, including, but not limited to, all floor plans, structural plans, elevations, building sections, interior elevations. The Committee reserves the right to ask for additional details to ensure the building remains true to the approved design. The Committee will retain a set of these documents and should any revisions be made, subsequent resubmittals will be required.

Preconstruction Site Visit:

Prior to the commencement of construction, an on-site review of the building's staking will be required. This will allow the builder and developer to discuss excavation, removal of trees, snow fence, drainage and appropriate disposal of fill. At this time a construction interim site will be required, showing the location of site access, storage areas for topsoil and fill dirt, storage of building materials, parking, dumpster, temporary toilet, project sign, interim drainage and erosion control, and the location of trees to be removed.

Grading:

Preservation of the natural topography at TANOVA is of utmost importance. Therefore, excessive grading will not be permitted and care should be taken in siting the home on each individual lot. Any minor grading that is required should be done as to maintain within the drip line of trees to be preserved. Sensitive root systems are within this area and must be preserved. Temporary fencing at the drip line will help prevent alteration of grades and damage to branches and foliage during construction. If necessary, provide retaining structures such as stone tree wells to protect trees and maintain grades near roads and other improvements.

Erosion Control:

Temporary erosion control will be required during the construction period. To prevent damage and siltation to the site and adjoining areas, temporary barriers such as silt

fencing, hay bales and drainage structures will be required as needed. Proper revegetation shall begin as quickly as possible after soil disruption and should be well established within one year after disturbance. These items will need to be shown on the site plan at the time of design review.

Drainage:

Drainage swales or washes interrupted by site improvements or additional drainage structures created by improvements shall be constructed of natural materials such as rock or cobble, and properly placed for positive operation of the drainage system. Any required drainage pipes or culverts must include flared end sections with rock rip-rap at ends to help conceal the pipes.

Landscape Types:

Each lot at TANOAA has its own unique character and due to the extraordinary topography of the development great care must be taken with the siting and massing of each home. Each lot has been given a specific designation with regards to slope, vegetation and views. This designation will give the builder specific criteria from which to design an appropriate house with the least impact to the natural setting.

The designations shall be as follows:

- wooded upslope
- wooded downslope
- sideslope
- ridge.

Other considerations that must be included during the design process are the amount and type of vegetation, and views from both the lot and other lots in the immediate area. Homes in TANOAA will be forced to address a consistently high percentage of slope and how this is handled will have a profound impact.

Upslope lots will present an opportunity to bury portions of the house into the hillside, to follow the slope with roof line, and to present a larger elevation to the street. Exterior living spaces in the rear needing retaining walls must be carefully considered and approved by the Committee. Care should be given to following contours with access drives and the location of building pads.

Downslope lots will, in general, force walkout designs with large elevations in the rear and smaller elevations to the street. Again, care should be given to following the contours with access and building pad locations. Setbacks should be minimized in order to keep the entrance of the house as close to street level as possible. On lots where houses will be viewed from above, roof massing and materials should be given extra attention. Three story block or flat walls on rear walkout elevations will not be permitted. Those planes should be broken up with the thoughtful use of decks, overhangs, dormers, bays, and appropriate window elements. Extra care should be given to masking the

elevations behind existing trees so as to maintain the illusion that no alterations have been made to the landscape.

Sideslope lots vary greatly from one to the other, and no specific recommendations can be made that will apply to each. So each lot will be reviewed with major concerns as follows: appropriate location of building pad, discrete location of garage and masking of doors, access and off-street parking, and finally the image of the house presents to the street. These concerns as well as others will be discussed at length during the preliminary site visit and must be addressed by the designer.

Ridge lots are generally located along Highway 74 and have fewer trees and sparser vegetation. These lots are somewhat more level, closer to the street and may present the opportunity for a relatively flat building pad. In these situations, the street elevation is very important and care should be given so as to avoid bulky, flat elevations, and to keep the roof lines down with second story living spaces tucked into the roof with gables, dormers, etc.

Prescribed Building Site:

On each lot there will be a prescribed building site as designated by the Committee. Eighty percent (80%) of all building improvements must occur within 100 foot diameter of the prescribed building site, the location of which will be shown by a white stake placed on the lot by the Committee in order to maintain views and privacy from one lot to the next. In some instances the prescribed building site will overlap the minimum setbacks in which case the setbacks will take precedence and the house will be situated accordingly.

Minimum Building Setbacks:

The amended O.D.P. for TANOVA requires the following minimum standards:

- a. Maximum building height: 35 ft.
- b. Building setbacks:

Front:	20 ft.
Side:	15 ft.
Side adjacent to street:	20 ft.
Rear:	20 ft.
Adjacent to private/public roadways:	20 ft.
Adjacent to development boundary	20 ft.

Landscaping and Vegetation:

Preservation of existing native landscaping, trees and shrubs as well as ground covers, is paramount and all plans for improvements must respect existing tree location. If evidence can be given at design review that certain trees must be removed to allow for improvements, such trees should be moved by the lot owner, if feasible. Although, the developer reserves the right to transplant the tree(s), at developer's expense to a different

location within TANOA. Intentional or unintentional removal or damage to any trees other than those specifically approved by the Design Review Committee for removal is a violation of the covenants and all appropriate remedies will be invoked in such cases.

To enhance the existing natural landscapes, additional vegetation should compliment and be compatible with the existing environmental conditions associated with the TANOA area.

Landscape plans should be designed to ensure that the ecosystem not be altered and that undue quantities of water not be used in irrigation. Any landscaping such as lawns, which require substantial irrigation or use of water, shall be limited and strongly discouraged.

In addition, homeowners will be encouraged to:

- minimize disruption of the natural terrain;
- revegetate and restore ground cover for erosion control using a drought tolerant seed mix native to the area;
- use indigenous species of plant material to preserve the natural appearance;
- preserve existing and natural drainageways;
- preserve and protect existing trees, topsoil, rock formations and landscape features.

All added materials shall be planted in informal groupings as the existing natives.

Wildfire thinning of tall grasses and underbrush around larger trees is also required. This material is especially combustible fuel for wildfires and must be removed. The lower dead wood on tree trunks, common on larger pines, is also a combustible link to grass and wildfire and should be removed. Dead and straggly material can be removed and still maintain a natural appearance.

Architecture:

The general character of TANOA will be enhanced primarily by the form of the homes within the community. Therefore, it is imperative that great care be taken with the form and massing of each design. While no particular style of architecture is being mandated, a theme of "mountain elegance" is being pursued by the developer. To that end, a limited palette of materials and appropriate detailing will be required and will be reviewed by the Committee. It is within the Committee's purview to disallow any particular style deemed inappropriate to the overall theme of TANOA. These styles include, but are not limited to, Victorian, Classical Revival, French Colonial, English Tudor, and/or anything resembling a suburban tract home.

In addition, all single family homes built in TANOA will be of original design. Design duplications of other homes within the community will be prohibited.

Massing:

In TANOVA, where the terrain will display the homes from a variety of vantage points, the overall massing of each house will be the dominant element of each design. Strong forms with steeply pitched roofs, set appropriately on the lot, will significantly enhance the visual impact. Gable, hip and shed roofs will be encouraged. Dormers, chimneys and bays should enhance and become an integral part of the form and not be an obtrusive addition in appearance. Roofs will have a minimum slope of 6:12, and gable elements should be no less than 8:12.

The overall height is not to exceed 35 feet as measured from average grade taken from the finish grade at four opposite corners of the house to the highest point of the highest ridge or gable. Items such as chimneys, flues and roof vents will not be included in this calculation.

Walls and Openings:

Walls are secondary to the roof in their impact on the form of the house. However, as the major supporting element of the structure the walls should add a feeling of strength to the overall design. Which is why the choice of materials, detailing and the placement of openings should be studied carefully so that the form of the house can best be articulated. While it is not the intent to dictate design, the Committee reserves the right to suggest modifications they feel are appropriate.

Materials:

Materials selected for use in TANOVA should be of a color and texture that harmonizes with the environment, and applied in a manner that reinforces the intended design statement. Stone, stucco, and natural wood would all be considered appropriate. Use of manufactured siding or brick will require specific Committee approval. Roofs shall be covered with good grade asphalt, concrete, tile, or slate shingles or other similar high quality materials. Detailing of the application is of paramount importance for the overall impact. Connections between materials and the connection between walls and the foundation should be carefully considered, and detailed in a clear and concise way at the construction document level.

Porches and Decks:

Porches and decks are integral parts of the form of the homes and should not be considered as an afterthought. Piers and railings will be designed in a way to blend in with the rest of the house. Roofs will be considered as part of the entire form. With the abundance of walk-out sites, the designs of all exterior living spaces will be very apparent and, therefore, must be contemplated at the earliest stages.

Fences:

Overall, fences will be discouraged within TANOVA. When required for protection of children and the containment of pets, fencing should be an extension of the architectural materials of the structure and used only when necessary. Natural planting must be used to further mask the fence, and its location on the site should be selected to be as

unnoticeable as possible from the road and surrounding properties. Fences utilized as sight screens around yards must be conceived as an integral part of the overall design of the building and not simply a tacked on element dictated solely by function. All fencing must be reviewed and approved by the Design Review Committee.

Lighting:

There will be no direct exposure of exterior lighting sources in TANOVA. All fixtures shall be recessed or otherwise diffused. Lighting for the illumination of walks, driveways, etc. shall be compatible with the building and shall be submitted to the Committee for review at the construction document level.

Pets:

Contractors, subcontractors, and employees are prohibited from bringing dogs and other pets to the construction site.

Blasting:

If any blasting is to occur, the contractor shall be responsible for informing all residents in the proximity of the blasting site.

Restoration and Repair:

Damage to any property other than the owner's shall be promptly repaired at the expense of the person or entity causing the damage.

Dust, Noise and Odor:

Every effort shall be made to control dust, noise, and odor emitted from a construction area. The contractor will be responsible for watering, screening or oiling dust problem areas as well as controlling noise and offensive odors from the lot.

The following items are prohibited in this community:

- a. Oil changing of vehicles and equipment without proper receptacles and removal procedures.
- b. Concrete equipment cleaning or concrete dumping without proper clean-up and restoration.
- c. Removing any rocks, trees, plants, or topsoil from any portion of the property other than the owner's lot.
- d. Careless treatment of trees or preservation area.
- e. Use of spring, surface, or irrigation water for any other purpose.
- f. Signs other than approved construction or real estate signs.

g. Careless use of cigarettes or flammable items.

h. Firearms.