



# DESIGN GUIDELINES

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    A.

## INTRODUCTION

The Tailwaters neighborhood has been designed as a thoughtful, diverse and inclusive residential neighborhood. These Design Guidelines seek to acknowledge the rich heritage of the Stagecoach area by providing an appropriately scaled built environment interconnected by open space, play space, and connective circulation patterns.

The Tailwaters Design Guidelines ensure that the inhabitants will be assured that the neighborhood will maintain a level of quality and consistency respectful of the overall design intent. Environmental sustainability, resource protection and energy efficiency are foundational land planning and architectural design elements. With the use of the latest technological advances in energy efficiency and water conservation, the goal is to provide a sustainable community designed for the future.

The following Design Guidelines for Tailwaters set forth the innovative standards of quality and conformance which allow for a diverse, yet cohesive style to be treasured for generations.

## DESIGN OBJECTIVES

These standards have been created to guide architectural aesthetics and site design to ensure all future improvements at Tailwaters protect the original design intent and integrate with the natural beauty of the landscape and existing structures. Initial Design provided by the Developer of the Tailwaters residences will guide the design of future renovations.

All built improvements are to be designed in harmony with the intended architectural style and landscape, blending with the natural setting and responding to the climate, as an integral part of the site. The intent of these Guidelines is to create a harmonious architecture and landscape environment, where building design is meant to blend in with the overall appearance of Tailwaters and its surroundings.

The intent is not to specifically replicate any particular historic or architectural style, rather, home designs at Tailwaters should be inspired by characteristic forms appropriate to classical architecture including:

- fine craftsmanship and quality
- natural materials used in authentic ways
- simple informal building forms
- intimately scaled indoor and outdoor spaces
- integration with the local climate, taking advantage of opportunities to maximize natural lighting, solar exposure and views while minimizing exposure to harsher climatic elements such as wind, rain and snowfall

The identity of Tailwaters will be created with each new home as new members of the neighborhood customize their homes in personalized ways.

- Design variety of buildings is encouraged, however, strong contrasts in form, size, massing, color and materials will be discouraged.
- Less visible private outdoor places adjacent to all homes will be subject to a broader interpretation and application of these Design Guidelines.

## Usage

These Design Guidelines outline the standards for the siting and design of all built Improvements, sitework and landscaping, as well as subsequent alterations, renovations and additions.

These Design Guidelines will be a valuable reference in understanding the unique design process in place at Tailwaters. These standards will be “administered” by the Tailwaters Design Review Board which will include design professionals. Owners must have Tailwaters Design Review Board approval prior to submitting plans to the Design Review Board.

Since the retention of talented designers and builders is of utmost importance, the Saltbox team has been engaged in the planning and design of the overall community. The design team is an integral component of each homes design process, creating the highest level of quality and consistency throughout the community.

Initially, Saltbox and/or its affiliates shall apply these Guidelines through collaborative participation in the initial design and construction of initial homes.

Design Review Board will have all rights signed unto it pursuant to the Declaration of Conditions, Covenants and Restrictions for Tailwaters for future home construction, renovations or site remodeling efforts by the Owners.

The Design Guidelines are enforceable under the Tailwaters governing documents as they may be amended from time to time.

# SITE DESIGN GUIDELINES

## Building Setbacks

Building Setbacks means an area within the PROJECT where the development of structures is permitted within the prescribed site constraints including front, rear, side and corner setbacks. Additional setbacks may further restrict building setbacks including wetland and stream setbacks. Improvements which are allowed within building setbacks include the following: parking, sidewalks, trails, driveways, roadways, site stairs and walkways, on-grade patios and plazas, HVAC equipment, drainage facilities, snow storage, landscaping, retaining walls and shoring walls. Substantially below grade improvements including but not limited to parking, stormwater treatment, window wells, concrete sub-structure associated with the residence and shoring nails, mechanical and utility lines and similar uses and improvements, except as may be prohibited within wetland setbacks described herein.

The undisturbed portion of the lot and the Common Space Area is to remain in a natural native condition, except for common roads, paths, or sod areas, maintained to blend with the adjoining predominantly natural areas. Limited tree cutting, new plantings, and clearing of fire hazards are permitted subject to Design Review Board approval.

Each lot is designed as a unique family lot, carefully programmed to fit the needs of the Owner. The site conditions, sun, views, topography and vegetation will have a large role in determining the logic of the design. Buildings will bring the outdoors in.

The overriding design criteria within the lots are:

- Design each home as a series of integrated indoor and outdoor spaces
- Minimize grading and removal of existing vegetation
- Maximize views from the home, while minimizing visual impact on adjacent properties
- Protect, utilize and enhance distinctive natural features – rocks, vegetation, topography, drainage patterns
- Blend improvements into the topography and natural landscape; buildings are to be “tucked into” existing grade rather than “perched” high above
- Maintain a refined and well-maintained streetscape.

## Grading and Drainage

Grading is to be designed to minimize impacts on the land, protect important existing vegetation and to blend into existing landforms.

- The use of retaining walls should be considered where cut or fill slopes create excessive disturbance.
- Permanently graded slopes are recommended to be 3:1, and are not to exceed 2:1, unless it can be demonstrated that a steeper slope will result in less disturbance to existing vegetation.
- Disturbed areas are to be revegetated to blend naturally into the surrounding environment.
- Existing engineered drainage patterns are to be maintained both during and after construction.
- New drainage ways are to appear, and function like natural drainage ways.
- Drainage resulting from development is to be dispersed on-site to the greatest extent possible

- Provisions for snow storage are required.
- Drainage structures such as headwalls and stone-lined ditches must be built of or faced with an approved natural stone.

## **Retaining Walls**

Retaining walls are to be used to minimize the impacts of grading, and as extensions of the architecture of a building to enclose outdoor rooms such as patios and courtyards. Retaining walls of approved boulders or stone backed by concrete when necessary are to be used to reduce grading impacts and disturbance of land and trees. Retaining walls may link homes together subject to Design Review Board approval.

- Retaining walls taller than 6' may be permitted if resulting in lesser site and visual impacts.
- All walls over 6' in height are to be designed by a licensed structural engineer.

## **Driveways**

All driveways are to be concrete/asphalt paved unless approved otherwise by the Design Review Board. The use of concrete paver driveway is allowed subject to Design Review Board approval.

## **Paths, Outdoor Stairs, Terraces and Landscape Structures**

The summer climate of Tailwaters suggests the spatial organization of the house and its surrounding outdoor spaces be considered as a unified whole. Outdoor terraces, stairs and paths are important extensions of the architecture, integrating living space with the outside.

- Landscape structures may include decks, terraces, trellises and sculpture subject to Design Review Board approval.
- Structures are to be designed to blend with the natural topography and vegetation, and be consistent with retaining walls, or building foundations.
- Materials are to be concrete, stone, chipped stone or gravel and/or wood, or such other materials as approved by the Design Review Board.

## **Fences and Gates**

- Lot boundary fencing is not permitted.
- Dog runs are permitted, subject to DRB approval.
- The specific locations, materials, and heights of all improvements are to be expressly approved by the Design Review Board.

## **Identification Markers**

An address marker will be installed on the residence in a location visible from the adjacent roadway as specified by the Oak Creek Fire District. The address markers for all homes shall be consistent in style and size with no greater than 8" ht. enumeration. Additional individualized home identification shall be allowed on each residence at or near the main entry door as a means of allowing personalization. All such identification shall be approved by the Tailwaters Design Review Board.



## **Exterior Service Areas**

Service areas and outdoor equipment are to be screened from neighboring property views to the greatest extent practicable.

- On-site mechanical equipment such as air conditioning condenser units are to be screened from views with landscaping.
- All garbage must be stored in bear proof containers and kept in the garage except on the designated pickup day, as required by the Routt County.

## **Site Utilities**

- Site utilities are to be installed underground on alignments that minimize grading, tree cutting and other disruption of the site. Trenching shall be used to avoid encroaching within drip lines of existing trees.
- Utility connections are to be enclosed and incorporated into the overall design of the residence.
- Satellite dishes are not allowed.

## **Living with Wildlife**

Abundant wildlife resides in the Stagecoach Area. Deer, elk, bear, mountain lion, moose, fox, and gouse will frequently be seen. The following precautions, in addition the requirements set forth in the Declaration and the Routt County regulations, must be taken to ensure co-existence without conflict:

- All pets should be on leashes or otherwise controlled at all times.
- Proper garbage disposal is required. Individual trash cans must be stored in a bear proof container.
- The majority of landscape materials should be selected from varieties that are not preferred as food and are resistant to browsing by native wildlife - fruit bearing trees are prohibited.
- Feeding of wildlife is prohibited.

## **Landscape Zone Planting Guidelines**

The landscape design of each lot is to provide a blend of refined and natural vegetation. New plantings must integrate buildings into the landscape, protect important viewsheds, help to define use areas, and screen outdoor service areas and other improvements. Landscape improvements are to incorporate and enhance existing vegetation, utilize primarily indigenous species and integrate areas of ornamental planting. The following guidelines apply to all lot and common area landscaping:

- The removal of existing trees is to be minimized as much as possible. Rather, existing vegetation should be incorporated into the fabric of the site design.
- Manicured or groomed yards, ornamental planting & terraces are allowed as part of the streetscape and extremely limited on all other sides of the home.
- When horticulturally controlled and ornamental areas are incorporated near the house, an abrupt transition should be made to the native, indigenous landscape.
- Common Space Areas are to be planted with plant material in a pattern and density similar to the characteristics of the adjacent landscape.
- New trees and shrub plantings are to be a mix of primarily native species and sizes that will

blend seamlessly into the surrounding vegetation and naturalize with little maintenance.

- The use of larger size specimen trees is required.
- Owners must show compliance with all Landscaping and Defensible Space measures found in the Tailwaters Wildfire Plan.

## **Residential Zone Planting Guidelines**

Outside the Morrison Creek Setback zone, the property is mostly devoid of landscape. Formal irrigated planting including irrigated sod, annuals, perennials and flowering trees are limited in this zone. Larger caliper trees are required to help provide privacy and screening.

The following specific design measures are recommended for the Residential Zone:

- Only use plant species listed in the Low-Flammability Landscape Plants tables for landscaping and plantings (Tables provided in Appendix A of Wildfire Mitigation Plan).
- Space shrubs apart at least two-and-a-half times their mature height, as measured from the edge of the shrubs.
- Maintain at least 10 feet between tree crown.
- Ornamental and wildland vegetation should be carefully spaced, low growing, well-watered, and free of resins, oils and waxes that burn easily.
- Create a “fire-free” area within five feet of the home, using non-combustible landscaping materials and/or high-moisture-content annuals and perennials.
- Water vegetation and mulch regularly.
- Leave 30 feet between clusters of two to three trees, or 20 feet between individual trees.
- Create breaks in vegetation, such as driveways, gravel walkways, and lawns.

## **Irrigation**

Irrigation systems are to be designed utilizing efficient systems

- Water conservation devices and design techniques are required.
- Automatic irrigation systems are recommended for all landscaping and revegetation areas. The systems may be abandoned when plantings have been clearly established for a maximum of two growing seasons.
- Temporary irrigation systems may be installed for a maximum of two growing seasons.

## **Revegetation and Seed Mixes**

All disturbed areas are to be revegetated to prevent erosion and the encroachment of unwanted or noxious weed species.

- Revegetate all the disturbed areas at the earliest possible time following disturbance. Utility corridors, steep cuts and access ways are to be seeded following backfill and compaction.
- Seed mixes must be approved by the Design Review Board.

## **Lighting**

Outdoor lighting shall be minimized and dark sky compliant. Fixtures which are not dark sky compliant may be used only to meet the requirements of safety and must be approved by the Tailwaters DRB.

- Exterior ornamental light fixtures attached to the home shall be installed at key arrival or entry/exit points. The fixtures must be dark sky compliant to reduce visual impacts.
- Lights following the driveway or paths at regular spacing are not permitted. Placement of low

level down-lights at key places along walkways for safety purposes, with a maximum height of 24” may be used if approved by the Tailwaters Design Review Board.

- Tree mounted, down cast landscape lighting is not permitted.
- Temporary holiday lighting during the appropriate season is exempt from these requirements as long as it is installed for less than 40 days.

## **Wildfire Safety Measures**

At the time of the writing of these guidelines fire sprinklers were not required on structures less than 6,000 s.f.; however the requirement may change in the future. Owners shall confirm the requirement with the Routt County Code and Oak Creek Fire Protection District prior to building permit submittal. In addition, owners shall reduce the amount of potential fire fuel and maintain an irrigated area immediately surrounding a Residence. The following preventative measures shall apply:

- Dispose of slash and debris left from thinning.
- Periodically mow dry grasses and vegetation.
- Stack firewood away from the home.
- Remove dead material from the site.
- Select new plants with low fuel potential.
- Oak Creek Fire Regulations and adherence to the Tailwaters Wildfire Hazards and Mitigation Plan are to be observed and incorporated into the home and landscape design.
- Post signs at the end of the driveway with your house number that are noncombustible, reflective and easily visible to emergency responders.
- Screen attic, roof, eaves and foundation vents with 1/8-inch metal mesh.
- Screen or wall-in stilt foundations and decks with 1/8-inch metal mesh.
- Create 6 inches of vertical clearance between the ground and home siding.
- Replace combustible fencing or gates, at least within 5 feet of the home.
- Avoid anything combustible in the first five feet surrounding any structure and attached deck, including woody plants, mulch, woodpiles, combustible trellises, and stored items. This is an excellent location for walkways, or hardscaping with pavers, rock mulch, decomposed granite, or pea gravel.
- Screen chimney and stovepipe openings with an approved spark arrestor cap with a 1/2-inch screen.
- Recommend installing windows that are at least double-glazed. The type of window frame (e.g., wood, aluminum, or vinyl) is not as critical; however, vinyl frames can melt in extreme heat and should have metal reinforcements. Keep skylights free of leaves and other debris and remove overhanging branches. If using skylights in the WUI, they must be flat skylights constructed of double-pane glass and must be kept free of vegetation.
- All vent openings should be covered with 1/8-inch or smaller wire mesh. Another option is to install ember-resistant vents. Do not permanently cover vents, as they play a critical role in preventing wood rot.

## Home, Lawn and Defensible Space Maintenance

- Remove any shrubs that are within 10 feet of the outer edge of tree crowns.
- Remove any remaining ladder fuels beneath trees after thinning.
- Mow grass and weeds to a height of 4 inches or less within 30 feet of the home or deck.
- Rake and remove all pine needles and other flammable debris from a 5-foot radius around the foundation of your home and deck.
- Treat or mow shrubs that re-sprout aggressively (such as Gambel oak) every 3-5 years or more depending on growth rates.
- Remove branches that hang over the roof and chimney.
- Keep firewood stacked uphill from (or at the same elevation as) any structures and keep the woodpile at least 30 feet away from the home.
- Do not stack firewood between remaining trees, underneath the deck, or on the deck.
- Remove flammable vegetation within 10 feet of woodpiles.
- Remove all leaves, needles and other debris from all decks, roofs and gutters.
- Mow regularly and prune trees up six to ten feet from the ground.
- Prune trees up six to ten feet from the ground.
- Regardless of the type of roof, keep it free of bird's nests, fallen leaves, needles and branches.
- Always keep rain gutters free of bird's nests, leaves, needles, and other debris. Roof gutters shall be provided with a means to prevent accumulation of leaves, needles, and debris. Check and clean them several times during the year.
- Routinely remove combustible debris (e.g., pine needles, leaves, twigs, weeds) from the gaps between deck boards and under the deck. Enclosing the sides of the deck may reduce this type of maintenance. Do not store combustible material under the deck.
- Keep firewood, bales of hay or straw, and other combustible/flammable materials at least 30 feet away from a structure.

## ARCHITECTURE DESIGN GUIDELINES

The following sections describe general design standards for all Residences. This section includes standards on building massing, height, color and exterior finish design. The objective is to provide for flexibility of personalized designs and architectural expression while maintaining a consistently high standard of architectural design and integration of improvements with the natural setting.

- To utilize indigenous building materials and historical design influences of the area creating design solutions that respond to view, the environment and the casual outdoor mountain lifestyle.
- Building designs that blur the line between indoors and outdoors.
- The appearance and character of all Improvements are to harmonize with and enhance their natural surroundings and existing homes.

### Building Roof

All roofs shall be covered with asphalt shingles or standing seam metal. Slate and clay tile roofs are discouraged. The majority of the roof mass shall pitch 6:12 or less, exceptions may occur with Design Review Board approval. Parapet roofs consisting of 40% or more of the roof mass are not allowed. Snow shed protections for pedestrian areas to the extent practical, shall be included. Snow shed away from garage vehicle doors and man doors are recommended.

### Building Walls

Offsets and indentations in wall planes create visual interest and add depth. Long walls can keep the same material and texture for a simplistic modern design. Visual interest can be created by a material/direction/color change on long walls is recommended.

### Stone

Stone in the exterior elevation are to articulate structural expression. Design Review Board recommends cohesive colors and sizing to keep a harmonized design. Required characteristics:

- Dry-laid in appearance or narrow, raked mortar joints. Plastered stone may also be utilized.
- Natural bedding planes of stone laid horizontally and vertically, with the long dimensions of stones laid horizontally.
- Outside corners should be laid to minimize vertical dimensions of stones.

### Porches, Decks and Balconies

Porches, Decks and Balconies are to be supported on concrete, steel or timber structure.

### Building Masses

Building mass is to be formed with clusters of simple building forms, additive in nature and congruent with the architectural style.

- Multiple offsets and projections such as cantilevers, decks, porches, terraces, dormers, balconies and verandas shall be used to soften and articulate buildings.

- Building masses shall consist of one and two story forms. Three story structures may be allowed by the Design Review Board depending on the site topography and lot.
- Structure should be designed and sited to provide a strong functional relationship to the site. Required side and rear yards should be utilized and should be integrated into the spatial arrangement of the overall site. Inaccessible yards and similar outdoor spaces that tend to collect trash shall be avoided.

## **Building Height**

Building height means the distance measured vertically from finished or existing grade, whichever is more restrictive, to the midpoint between the eave line and peak of a sloped roof. The heights of elevator towers, mechanical equipment and their enclosures, chimneys and architectural accent elements may exceed the maximum building height. Building height should be calculated pursuant to Routt County Municipal Code.

## **Floor Areas**

### **Dwelling Size.**

- Individual townhouses, condominiums, shall occupy a floor area of actually and fully enclosed building of not less than 1200 square feet. Balconies, open porches, and garages are not included in such minimum footage.
- Single family residences and duplexes must provide a minimum floor area of 2000 square feet for each living unit. Single family residences must maintain a maximum floor area of 5500 square feet. Duplex should have a maximum floor area of 3000 square feet for each living unit. Balconies, open porches, and garages are not included in such minimum/maximum footage.
- All porches, storage areas, garden houses, etc. must be attached to said dwelling unit and be constructed to constitute one building only.

## **Work/Live Category – Industrial**

Work/Live-Industrial includes the use of a work/live unit for a principal industrial use permitted in the industrial zone district.

### **Use Standards:**

- The gross floor area of the residential component of a work/live unit shall not exceed the gross floor area of the nonresidential component.
- The residential component of a work/live unit shall not exceed 2,000 square feet of gross floor area.

## **GARAGE**

Each dwelling shall have a fully enclosed garage constructed as a part of such dwelling. All garages shall be attached to dwelling. No garage space shall be converted to a dwelling or other uses.

## NATURAL MATERIALS

All buildings at Tailwaters are to use high-quality, natural materials in authentic ways.

### Roof Surface

The main roofs of buildings are to be surfaced with Class-A fire-retardant asphalt shingles, metal roofing or an adopted approved material by the Design Review Board. Non-reflective metal roofing such as weathered copper, standing seam metal or metal shingles are to be utilized as approved by the Design Review Board.

### Wall Surface Options

The exterior walls of building shall be a combination of wood, composite material, natural stone, steel and glass.

- All materials must be approved by the Design Review Board.
- Similar and holistic architectural treatment on all visible facades.
- Changes in materials are allowed to give architectural movement.
- All stone buildings will not be allowed. A mix of material must be utilized with stone facades.
- Plywood and T-111, will not be allowed on the exterior of the building.

## STRUCTURAL EXPRESSION

### Roof Structure

Enclosed soffits are preferred at primary roof forms. Exposed structural beams and purlins may be used when architecturally appropriate – particularly at outdoor living areas.

### Eaves and Rakes

Eaves and Rakes are to be proportionate in scale to roof spans.

### Exposed Structure

Exposed structural elements such as posts, knee braces, spans and cantilevers are to be designed to keep the appearance of structural members and sized to be consistent with the structural properties of the visible materials. Metal connections may be expressed if detailed in a high-quality craftsman style.

### Small Elements and Detailing

Smaller architectural forms and details of the building including dormers, rafter tails, window mullions, window muntins, balconies, railings and columns are to utilize the same structural systems, materials and expression all proportioned to their structural roles.

### Railings

Exterior railings shall be wood, metal or metal mesh. Contemporary forms of railing that include metal

elements, designed to enhance views from the house, may also be considered where appropriate.

## WINDOWS AND DOORS

### Windows

Window and door openings are to be arranged in a consistent and logical composition. Window openings in stone walls are to incorporate an authentic structural expression with properly scaled steel, wood or stone lintels.

- Non-reflective large floor to ceiling panes of glass are permitted and encouraged.
- Maximize windows to capture views.
- Minimize reflectivity. Glass may be Low-E or tinted but not mirrored.
- Individual windows and frames are to be clad in maintenance-free material such as fiberglass, or aluminum.
- Arched or round windows are not permitted.
- Large vertical single panes are encouraged for solar gain and views.
- Window shutters are not permitted.

### Doors

In general, single or multi door units with paneled, naturally stained wood or aluminum cladding multipaned glass are appropriate.

### Garage Doors

Garage doors shall be made of materials and colors appropriate to the style of the house including metal or wood cladding.

## COLORS AND TEXTURES

### Roofs

Roofs are to be dark natural gray, black or gray brown with varied tonal qualities. If metal is used, the finish is to be dark gray, black or weathered copper. Exceptions may occur with Design Review Board approval.

### Wood Walls and Structural Members

Wood walls and structural members are to be a natural primary color in the white or gray to brown scale using paint and/or transparent, semi-transparent or solid body stains. Accent elements such as shutters, additive forms and entry doors may use weathered painted or stained vibrant Fall colors where appropriate to allow for individuality and personalized expression.

### Window Trim and Sash

Window trim is to be stained to match the siding within the area or slightly darker in appearance. The



window sash shall be clad in DRB -approved colors.

## **Driveway, Walkways, Terraces and Steps**

Driveways shall be concrete/asphalt or concrete paver. Concrete, concrete pavers and stone are all acceptable walkway, steps and terrace materials.

## **Textures**

Exterior materials are to be smooth and refined or lightly textured including rough sawn. Manufactured materials are to be minimized and large smooth, brushed or reflective surfaces and long straight lines should be avoided. Metals are to be bronze, copper or wrought iron or painted black metal for fastenings and decorative purposes.

## **OTHER FEATURES AND DETAILS**

### **Chimneys**

Chimneys are to be finished in stone or metal flues. Spark arrestors are required per Fire code. Chimney caps are to be finished with a simple stone slab, chimney pot, cast in place concrete cap or simple metal enclosure to conceal flue caps. Roof-top equipment and vents larger than 6", if any, are to be grouped and concealed in a chimney-like structure or similar architectural form and painted to match roof material.

### **Snow Guards**

Snow guards may be used to protect entries, decks, parking areas etc. Metal is to be black or match approved metal roof color. Snow cleats may be of materials similar to gutters, downspout and flashing.

### **Gutters, Downspouts and Flashing**

Gutters, downspouts and flashing are to be constructed of copper or galvanized dark metal. Integral and heated gutters and downspouts are encouraged. Long, angled returns from gutter to wall are to be avoided.

### **Ornamental Metal**

Exposed connection details should be smooth metal, hammered metal, or other traditional finishes used for connections of wood members, shutter dogs, lighting fixtures and door and window hardware.

### **Site Furnishings**

Site furnishings including furniture and artwork are to follow the intent and detail of these Guidelines and match or blend with the forms, materials and colors of the principal structures. Children's play structures such as trampolines are not allowed.

### **Hot Tubs and Spas**

Hot tubs and Spas may be incorporated into the design of the overall site and architectural design so long as they are placed within the platted setbacks and or landscaped to shield from adjacent homes view.

## ENERGY AND RESOURCE CONSERVATION

Site and building design along with construction techniques which utilize the latest advances in energy and resource conservation and home technology are to be incorporated into all home designs. New building technologies, innovative building materials, thoughtful site planning and creative construction systems can be used to create more energy-efficient, durable and better-quality homes.

The following measures are choices to consider in the planning and design of your home.

- **Solar Access Measures**

- Living areas, such as living rooms, dining rooms, kitchens and bedrooms should be planned for passive solar heating and natural lighting.
- Small scale solar panels may be installed on the roof subject to Design Review Board approval.

- **Electrical Efficiency**

- All homes shall meet or exceed required electric efficiency codes.

- **Indoor Air Quality**

- Low toxicity materials, adhesives, paints and sealants are to be utilized to improve indoor air quality.

- **Water Conservation**

- All buildings shall utilize efficient water fixtures (low-flow) shower-heads, toilets, faucets and similar appliances.
- Irrigation systems shall be designed, installed, operated, and maintained in accordance with best management practices. Sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using manufacturers recommendations.

## **SUPPLEMENTAL INFORMATION**

### **Tailwaters PROJECT**

In the event a discrepancy exists between this set of Design Guidelines and the approved Tailwaters Plan, the approved Plans shall overrule. All homes and improvements shall be approved by the Tailwaters Design Review board.

### **Saltbox Custom Homes inc. (“Saltbox”)**

The following outlines the functions and organization of Saltbox.

Saltbox will initially consist of a preassembled design team that will provide turnkey design and construction services for development of each of the homes. Upon completion of the project, The Tailwaters Property Owners Association will establish a Design Review Board which will enforce the Design Guidelines

### **Functions of Saltbox**

It will be the duty of Saltbox and the Design Review Board to consider and act upon such proposals or plans from time to time submitted to it in accordance with the design review procedures established by these Guidelines; to amend the Guidelines as deemed appropriate with the approval of the Board; and to perform any duties assigned to it by the Board as set forth in this document and the Declaration.

### **Amendments to the Design Guidelines**

Saltbox and/or the Design Review Board may, from time to time with the approval of the Board, adopt, amend and repeal by unanimous vote, rules and regulations to be incorporated into, or amendments of, the Guidelines, which, among other things, interpret, supplement or implement the provisions of the Guidelines. All such rules and regulations or amendments, as they may from time to time be adopted, amended or repealed, will be appended to and made a part of the Guidelines. Each Owner is responsible for obtaining from Saltbox or the Design Review Board a copy of the most recently updated Guidelines.

### **Non-Liability**

Provided that Saltbox and the Design Review Board members act in good faith, neither Saltbox nor any Board member will be liable to the Association, any Owner or any other person for any damage, loss or prejudice suffered or claimed on account of:

1. Approving or disapproving any plans, specifications or other materials, whether or not defective.
2. Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials.
3. The development or manner of development of any land within Tailwaters.
4. Executing and recording a form of approval or disapproval, whether or not the facts stated therein

are correct.

5. Performing any other function pursuant to the provisions of the Guidelines.

## **DESIGN REVIEW PROCEDURES**

This section provides a “road map” to guide an owner through the design, review and approval process of Tailwaters.

There are two distinct and separate processes for Home design: First, the process for new construction, and second, the process for the renovation, expansion or refinishing of the exterior of an existing structure, or any landscape improvements and additions.

### **New Construction**

Owners will work collaboratively with Saltbox to customize a plan for each Home in a manner consistent with the Saltbox pre-designed standard plans, Owner’s customizations and these Design Guidelines. Following the completion of design drawings, the home shall be subject to the Routt County Design Review process and Building Permit process.

### **Renovations**

These Design Guidelines are applicable to future additions or exterior renovations of the home or site by owners. The following section describes the review process for Improvements after the initial construction of each parcel.

Tailwaters design review process takes place in two steps:

1. Plan Review
2. Construction Inspections and Submittals

The Applicant must also meet the submittal and approval requirements of the Routt County in order to obtain a Building Permit, if necessary. Submittal requirements may be obtained from the Routt County Planning Department.

### **Renovation Plan Review and Approval**

The Applicant shall prepare and submit a Plan Package to Saltbox or the Design Review Board for review and approval. Plan Packages shall be submitted at least fifteen (15) working days before the Saltbox meeting at which they are to be considered.

### **Plan Review Meeting**

Upon receipt of the required plan documents, Saltbox or the Design Review Board will notify the Applicant of the scheduled meeting date. The Applicant and/or consultant(s) must be present at the meeting, or the submittal will be postponed until the next meeting. Saltbox will review and comment on the

application at the meeting and allow time for discussion with the Applicant and/or consultant(s). Subsequently, within ten (10) working days Saltbox or the Design Review Board will provide the Applicant with the conclusions of the meeting in writing. A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided a minimum of two (2) weeks prior to the next regularly scheduled meeting.

Saltbox or the Design review Board will issue final design approval in writing to the Applicant within five (5) working days of a vote for approval. If the decision of Saltbox or the Design Review Board is to disapprove the proposal, a written statement of the basis for such disapproval shall be provided to assist the Applicant in redesigning the project so as to obtain the approval.

Upon approval of the proposed plans, the Applicant may submit the plans to the Routt County.

### **Design Review Board Appeal**

The Applicant may file a formal appeal within 30 days following any decision. Saltbox or the Board will review the appeal at the next regularly scheduled meeting and render a decision in writing within five (5) working days. This decision will be transmitted to the Applicant.

### **Board of Directors Appeal**

The Applicant may submit a formal appeal to the Board within ten (10) working days following the date of notice of a Saltbox appeal.

Failure by the Board to act within 95 days from the date of the appeal filing will constitute approval.

### **Post-Approval Modifications**

Subsequent to commencement of construction, building facade, landscaping or other changes in the intended improvements that differ from approved design documents must be submitted in writing to Saltbox or the Design Review Board for review and approval prior to implementing changes.

### **Compliance Deposit**

Prior to commencing any Construction Activity, a Compliance Deposit shall be delivered to Saltbox or the Design Review Board as security for the full and faithful performance of Construction Activity in accordance with approved final plans. (See **Appendix B** - Design Review and Compliance Deposit Fees). No compliance deposit shall be required for the initial home construction.

### **Construction Inspections**

In addition to the building inspections required by the Routt County, Saltbox or the Design Review Board may periodically check construction to ensure compliance with approved design documents. During construction inspection, if changes or alterations have been found that have not been approved, a Notice to Comply will be issued.

## Notice to Comply

When as a result of a construction observation, Saltbox or the Design Review Board finds changes and/or alterations that have not been approved, a Notice to Comply will be issued within 3 working days of the observation. A description of the specific instances of non-compliance and will be issued and the Applicant will be required to comply or resolve the discrepancies within 30-days notice.

## Non-Liability

Neither Saltbox, the Association, nor any Board member, employee, consultant, or agent thereof will be liable to any party for any action or failure to act with respect to any matter if such action or failure to act was in good faith and without malice.

## DESIGN REVIEW SUBMITTAL REQUIREMENTS

All submittals shall be submitted via email.

**A. Proposed Site Plan** (minimum scale 1" = 20'-0"), drawn on the property survey base indicating proposed topography, footprint(s) and roof dripline of existing and proposed buildings relative to the lot setbacks, driveway with proposed grades, utility locations, sidewalks, decks, patios, drainage and any other proposed Improvements. Proposed limits of construction, scale and north direction shall also be shown.

**B. Floor Plans** (Scale 1/4" = 1'-0") Indicate all room uses, dimensions, door and window locations and sizes. Indicate the location and type of all exterior lighting fixtures, proposed fireplaces and kitchen appliances.

**C. Elevations** (Scale 1/4" = 1'-0") Illustrate the exterior appearance of all views labeled in accordance with the site plan. Indicate the height of chimney(s) as compared with the ridge of the roof, the highest ridge of the roof, the elevation of each floor and existing and finished grades for each elevation. Describe all exterior materials, colors and finishes (walls, roofs, trim, chimneys, windows, doors, etc.) and locate all exterior lighting fixtures. A material and color sample board is to be submitted along with building elevations.

**D. Landscape Plan, If Proposed** (minimum scale 1"=20'-0") drawn on the proposed site plan base including:

- Planting Plan - Include plant material legend which lists common and botanical names, plant sizes and plant quantities which are keyed to locations on plan.
- Revegetation & Irrigation - Note all temporary and permanent irrigation systems. For seeded areas, rates and method of application per 1,000 square foot increments, mulch type, rate and stabilization technique and fertilizer type and time of application are required for review.
- Lighting - Locate in detail all proposed outdoor lights and signs. Submit cutsheets of all proposed light fixtures and indicate the lighting control strategy.

**E. Design Review Board Application and Fee** Submit one copy of completed application and fee with drawings required for plan review. Fee is based on the current fee schedule (see **Appendix B** - Design Review and Compliance Deposit Fees).

## DEFINITIONS

**Accessory Structure:** Not Allowed

**Tailwaters (PROJECT):** Means the community created by the Declaration consisting of all of the Improvements located on the Tailwaters Project Property.

**Architect:** A person licensed to practice architecture in the State of Colorado.

**Association:** The Tailwaters Property Owners Association, a Colorado non-profit corporation, the members of which shall be the Owners of Lots within Tailwaters, their successors and assigns.

**Board:** The term “Board” shall mean the Board of Directors of the Association, its governing body.

**Builder:** A person or entity engaged by an Owner for the purpose of constructing any Improvement within Tailwaters. The Builder of all initial Residence construction will be Saltbox or affiliated entity.

**Building Height:** Building height means the distance measured vertically from finished or existing grade, whichever is more restrictive, to the midpoint between the eave line and peak of a sloped roof. The heights of elevator towers, mechanical equipment and their enclosures, chimneys and architectural accent elements may exceed the maximum building height.

**Common Area:** Means any real property, within Tailwaters PROJECT not included within each lot, in which the Association owns an interest for the common use, benefit and enjoyment of all of the Members and such other persons as may be permitted to use the common area under the terms of the Declaration or any contract with the Association.

**Construction Activity:** Any site disturbance, construction, addition or alteration of any building, landscaping or any other Improvement on any construction site.

**Declarant:** Means Tailwaters at Stagecoach, LLC, a Colorado limited liability company, and its successors or assigns.

**Declarant Control Period:** Means the period beginning on the date the Declaration is first recorded in the office of the Clerk and Recorder of the Routt County, Colorado, and ending on the date on which the Declarant has platted and completed the construction of homes on all of the Lots on the Plat.

**Declaration:** The Declaration of Covenants, Conditions, Easements and Restrictions for Tailwaters as it is amended from time to time.

**Design Guidelines (Guidelines):** The site, architectural, design and process regulations, restrictions and review procedures adopted and enforced by Saltbox and the Design Review Board as set forth in this document and as amended from time to time.

**Excavation:** Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching that results in the removal of earth, rock or other substance from a depth of more than 12 inches below the natural surface of the land or any grading of the surface.

**Fill:** Any addition of earth, rock or other materials to the surface of the land, which increases the natural elevation of such surface.

**Final Map:** The recorded final Subdivision map or Parcel map for Tailwaters recorded with Routt County.

**Floor Area:** The sum of horizontal areas of all floors of all buildings measured in the manner required by the Tailwaters PROJECT and the regulations of the Routt County in effect at the time the building is constructed.

**Homeowner:** See definition for Owner.

**Improvement(s):** Means all Buildings, parking areas, loading areas, walls, plantings, lighting, poles, driveways, roads, lakes, ponds, pools, trails, gates, signs, changes in any exterior color or shape, excavation and all other site work, including, without limitation, grading, road construction, utilities, and removal of trees or plantings. "Improvements" does include both original Improvements and all later changes and additions.

**Lot:** Means each of the thirty-nine lots, described and numbered as Lots 1-39 as subdivided by Declarant, recorded with the Eagle County Clerk and Recorder.

**Owner:** Means a person or persons who is the owner of fee simple title of record of a Lot in Tailwaters PROJECT but excluding the Association.

**Residence:** The Building or Buildings containing bath and kitchen facilities designed and used for occupancy. Residence includes a garage used for residential purposes constructed on a lot, and any other improvements constructed in connection therewith.