



GRAND ELK[®]
RANCH & CLUB

**DESIGN GUIDELINES &
REGULATIONS**

REVISED
September 1, 2023



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PREFACE & DEFINITIONS

1.1 Introduction

These Guidelines and Regulations have been created to ensure that all constructed improvements at the Grand Elk Ranch & Club utilize a common set of rules, with the intent of stimulating a rich and diverse variety of creative architectural styles, drawn from a common palette of materials, and blended together to form a vital residential community, compatible with the beauty of its natural setting. All persons involved in any building, landscaping, development, addition, deletion and/or alteration to any property at the Grand Elk Ranch & Club shall use these guidelines. All architecture shall be designed and developed in accordance with the included guidelines. In accordance with the Master Declaration of Protective Covenants for Grand Elk Ranch & Club (“MDPC”), this document establishes the general design theme, specific design requirements and stipulations, a design review process and all construction compliance regulations that apply to the Grand Elk Ranch & Club.

“MDPC”, Article 6.00: Grand Elk Ranch & Club Design Review Board, shall be incorporated, adopted and adhered to in the Design Guidelines & Regulations. See “MDPC”, Article 6.00 below:

ARTICLE 6.00: GRAND ELK RANCH & CLUB DESIGN REVIEW BOARD

6.01 General Rule: No earth may be moved; no improvements of any kind may be erected, placed or altered; no vegetation shall be removed or destroyed; no landscaping shall be performed until approval for same has been provided by the DRB in writing. A complete design review application, on such form as the DRB may prescribe, along with any other items required by the Design Review Guidelines, shall be submitted to the DRB. The DRB shall process the application in accordance with the Design Guidelines.

6.02 Committee Members: 6.02.1 The members of such DRB shall be appointed by the Executive Board. If no such appointments are made the Executive Board shall function as the DRB. 6.02.2 Notwithstanding the provisions of section 6.02.1, until Declarant has conveyed the last Homesite that may be created to a purchaser, Declarant reserves the right to appoint all members of the DRB and to fill any vacancies in such membership. The provisions of this section supersede and control the provisions of section 6.02.1.

6.03 Freedom from Liability: Neither the DRB nor any member thereof shall be liable, in damages or otherwise, to any person or entity submitting any plans for approval, or to any Owner by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove, with regard to such plans. Any Owner or other person or entity submitting plans to the DRB for approval, by doing so, agrees and covenants that he will not bring any action or suit against the DRB, its members, or their advisers, employees, or agents which in any way relates to such plans or the decision of the DRB in relation thereto.

6.04 Function of Committee: The DRB shall review and approve, approve with changes or disapprove all plans submitted to it for any proposed improvement, alteration or addition to the Property. The DRB shall take into consideration the aesthetic aspects of the architectural design, placement of buildings, landscaping, color schemes, exterior finishes and materials and any other features addressed by the Design Guidelines. The Committee's approval, approval with changes or disapproval shall be based solely on the considerations

set forth in these Covenants and in the Design Guidelines. The DRB shall not be responsible for reviewing, nor shall its approval of any plan or design be deemed approval of, any plan or design from the standpoint of structural safety or conformance with building or other codes. In fulfilling its duties, the DRB may request the submission of such plans, specifications, drawings and the like which it deems necessary to review any request.

6.05 Fees, Deposits and Fines: The Design Guidelines establish a number of fees and deposits payable in connection with design review and construction along with non-compliance fines. Members must pay same as required.

6.06 Variances: As part of a design review application, the DRB may authorize variances from compliance with the Design Guidelines when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations, indicate that it would be reasonable to do so. An approval of a request for a variance must be in writing, shall state with particularity the grounds for and the nature of same, must be signed by at least a majority of the DRB, and shall become effective upon delivery to the applicant. No violation of the Design Guidelines shall be deemed to have occurred with respect to a matter for which a variance was granted. The granting of a variance shall not operate to waive any of the terms and provisions of the Design Guidelines except as to the particular property and particular provisions covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations.

6.07 Inspections: The DRB may inspect any work being done at any time while the work is being performed or after completion to ensure that the work complies with the plans approved by the DRB. If the DRB determines that the work is not being performed in accordance with such plans it may take such steps as it deems necessary to enforce the Governing Documents including the filing of an appropriate action for injunctive relief. Notwithstanding the foregoing there shall be no right of inspection of work in progress with respect to Improvements being constructed by Declarant or any Participating Builder so long as the DRB shall have approved plans for such Improvement.

These design guidelines are meant to be a guide in the design and construction at the Grand Elk Ranch & Club. Although these guidelines are attempting to foresee all potential conflicts, it is understood that any set of design guidelines will not be able to account for the individual conflicts or problems that are found at each of the different sites. All problems that are not accounted for with these guidelines will ultimately be decided upon by the GEDRB.

This Document has been adopted by the Grand Elk Design Review Board (GEDRB) and may be amended from time to time by the GEDRB. Before submitting plans, it is the responsibility of the Builder and/or Owner, Architect, Contractor or Authorized Agent to obtain a current copy of the most recently revised design guidelines by calling (970) 887-6030 or online at <https://grandelkliving.com/homeowners-association/design-review-board/>.
(Revised 03/14/2020)

1.2 Definitions

Applicant

.. an owner or Owner's representative who is authorized to represent and/or act upon any application materials or submittals ..

Architect

.. a licensed Architect or qualified design professional is required for the design and preparation of submittal documents for all buildings. An Architect or qualified design professional must review the guidelines in full & agree they have been met entirely throughout the entire process...

Builder

.. a person or entity engaged by an 'Owner' for the purpose of constructing any improvement within the project - the 'Builder' and 'Owner' may be the same person or entity .

Building Coverage

.. the total area of a Lot covered by a building or buildings, measured at the ground surface - building coverage is measured from outside of all exterior walls at ground level and shall include stairways, fireplaces, covered parking and walkway areas, porte-cocheres, and all cantilevered building areas - in effect, it is the area that is covered by building(s) and does not include roof overhangs, unenclosed walkways, usable areas under above-grade decks, or similar extensions - it also excludes uncovered decks, porches, patios, terraces and stairways less than 30 inches above finished grade ..

Building Envelope

.. an area designated on the approved final plat drawings recorded with the Town of Granby and Grand County, which is effectively the area within the building setbacks ..

Building Height

.. the maximum height of buildings within Grand Elk Ranch & Club will be thirty-five feet. Height of building is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building: 1) The elevation of the highest adjoining sidewalk or ground surface within a 5-foot (1524 mm) horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet (3048 mm) above lowest grade. 2) The elevation 10 feet (3048 mm) higher than the lowest grade when the sidewalk or ground surface described in item 1 is more than 10 feet (3048 mm) above lowest grade. 3) The height of a stepped or terraced building is the maximum height of any segment of the building. 4) Chimneys erected as a part of a building are limited as to height only by structural design and will not be deemed part of the building for the purpose of determining the building height. Applicants must check with the Winter Park/Fraser/Granby Building Department for requirements, restrictions and definitions.

Compliance & Construction Deposit

.... the deposit that the owner is required to deliver to the Grand Elk Ranch & Club Review Board at the time of application submission. (Revised 06/01/2019)

Construction Site

.. a site upon which Construction Activity takes place ..

Construction Activity

... any site disturbance, construction, addition, or alteration of any building, landscaping, or any other improvement on any site

Construction Vehicle

.. any car, truck, tractor, or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site ..

Design Guidelines

.. the review procedures, restrictions, and construction regulations adopted and enforced by the Design Review Board as set forth in this document and as amended from time to time by the Design Review Board ..

Design Review Board

.. (GEDRB) the committee described in the Master Declaration of Protective Covenants (MDPC) as the Design Review Board - the Design Review Board (GEDRB) shall review and either approve and disapprove proposals, submittals and/or plans and specifications for all design and construction activity within the Grand Elk Ranch & Club..

Excavation

.. any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation or soil testing), including any trenching which results in the removal of earth, rock, or other substance or any grading of the surface ..

Fill

.. any addition of rock, earth, or other materials to the surface of the land, which increases the natural elevation of such surface ..

Finished Floor Area

.. an enclosed area in a house suitable for year-round use, embodying walls, floors, and ceilings that are similar to the rest of the house. Garages area specifically excluded.

Finished Square Footage

.. includes any enclosed living areas on the ground floor, upper floor(s) and any finished basement area, all which must be heated and directly accessible from another finished area. Garages, storage, and unfinished space excluded.

Grand Elk Ranch & Club Plan Development Overlay (GEPDO)

.. a document showing easements, lot lines, homesites and approximate existing site features affecting development ..

Gross Floor Area

.. the total floor area of a building which includes basements, covered parking, storage and mechanical area as measured from the exterior surface of outside wall to the exterior surface of outside wall ..

Gross Square Footage

.. the total square footage of a dwelling which includes unfinished basement, garage, storage and mechanical area as measured from the exterior surface of outside wall to the exterior surface of outside wall..

Improvement

.. any change, alteration, or addition to a platted land tract including any excavation, fill, residence or building, outbuilding, road, driveway, parking area, wall, retaining wall, stair, patio, courtyard, landscape planting, fence, sign, and/or any built structure of any type ..

Impervious Coverage

.. the total lot covered by building or buildings and related site improvements such as patios, decks, terraces, pools, tennis courts, walks, paths, and all paved areas including driveways ..

Owner

.. the record holder of legal title to fee simple interest in a land parcel and/or unit or interest therein ..

Residence

.. the building or buildings, including any garage, or other accessory building, used for residential purposes constructed on a Lot, and any improvements constructed in connection therewith ..

Secondary Residence - Caretaker Residence

Additional Unit shall mean a single-family residential dwelling on a Homesite in addition to (or as part of) the primary residence. An Additional Unit is only allowed where specifically provided for in the deed conveying the Homesite from Declarant. The minimum and maximum floor area may be regulated by the DRB. An Additional Unit may not be constructed prior to construction of the primary residence unless special provision has been made by the DRB however simultaneous construction is allowed. Any unit which is capable of being self-contained and apart from the main dwelling is prohibited. (Revised 09/01/2023)

DESIGN WITHIN THE GRAND ELK RANCH & CLUB

2.1 Purpose and Philosophy

The existing environment at the Grand Elk Ranch & Club is a compilation of diverse ecosystems, extensive vegetation, and rolling terrain located in one of the high valleys of Grand County, Colorado. One of the goals of the included guidelines is to provide for the integration with and enhancement of the natural beauty of this diverse landscape, while introducing a cohesive, built environment.

The Design Guidelines and Regulations have been created to provide direction to Builder and/or Owners for the improvement of their properties. Secondly, they establish thresholds for design quality and the appropriate application of materials to insure sensitivity to each site's environment and its neighbors. It is not the purpose of these Design Guidelines and Regulations to create look-alike residences or improvements, or to suggest that they all be of similar style, color or materials. The intent, as earlier stated, is to stimulate a rich and diverse variety of creative architectural styles, drawn from a common palette of materials, and blended together to form a vital residential community, compatible with the beauty of its natural setting.

To that end a comprehensive design review process has been established, encompassing several phases, which are outlined in a later chapter of these guidelines. This design review process was developed to provide adequate checkpoints throughout the design and development phases, so that time and money are not wasted on plans and designs that do not adhere to the Design Guidelines or to the overall principles of Grand Elk Ranch & Club. Therefore, it is extremely important that the steps in the design review process be followed in their entirety, and in correct sequence. This process is a proven and streamlined one that will not result in time delays, provided each Builder and/or Owner, Architect and Builder performs in the spirit with which the Design Guidelines are intended, namely a sensitive approach to the development of the lot within this unique community.

2.2 Historical Precedent

The Mountain Rustic has been selected as further inspiration for the design of the built structures at the Grand Elk Ranch. Architectural design, materials and color should be harmonious with the majestic mountain setting. With Mountain Rustic as a precedent, this type of community development most vividly illustrates the scale, proportion and form that the following guidelines outline.

Hence, from a practical style basis and a recognizable town prototype, the Design Guidelines and Regulations for the Grand Elk Ranch and Club promote building designs that are unpretentious and modest and that offer simplicity in form and construction.

(Revised 02/26/2019)

SITE DEVELOPMENT

3.1 Introduction

Site development involves the location and orientation of buildings, driveways and other improvements on a lot. Due to the topography and general terrain that is found in the Grand Elk Ranch & Club, site planning is a particularly important part of the design process. Generally, buildings should be oriented to maximize the physical and environmental attributes of the site, while minimizing the disturbance to the natural surroundings.

The overall massing and placement of buildings should be designed in response to the topography of the site. Access to the site, specifically the driveway, should be given careful consideration. A creative solution to site development will balance the ideals of conservation, while at the same time satisfying the design objective of the Builder and/or Owner.

fig. 3.1.1
typical corner lot
general building placement

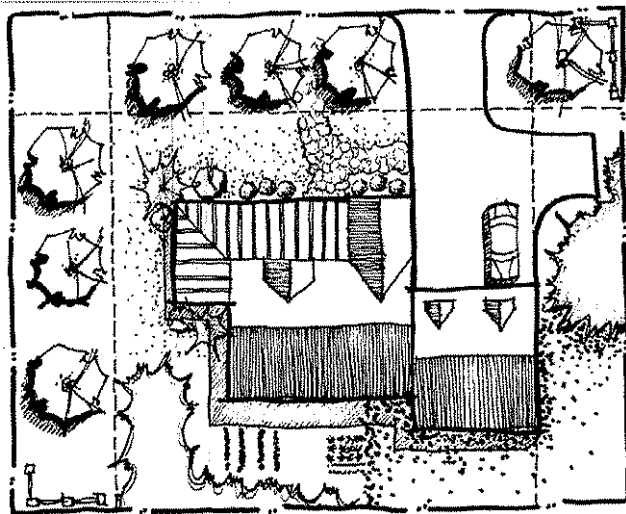
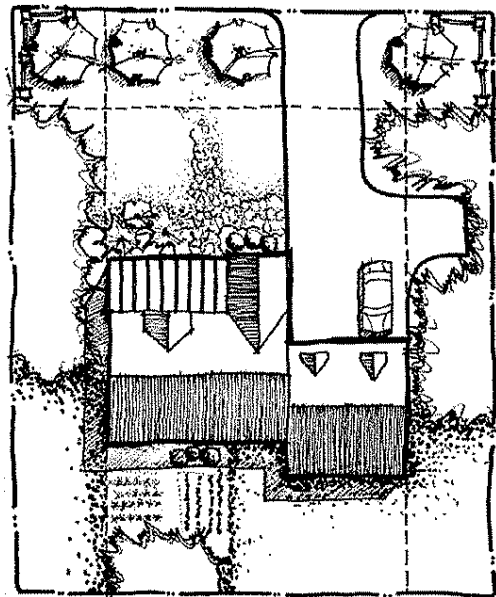


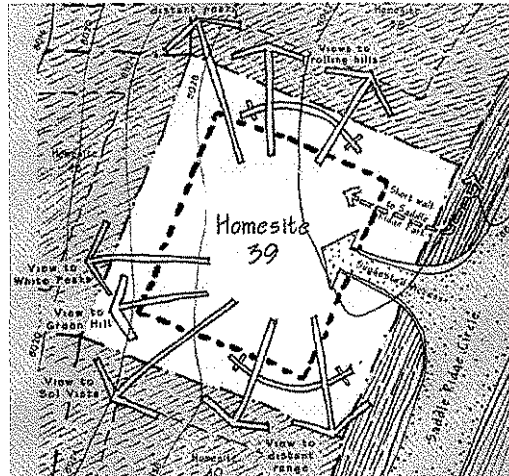
fig. 3.1.2
typical in-board lot
general building placement



3.2 Building Lot

Homesite development plans shall take into account all pertinent site development information, such as, suggested access point, significant view corridors, adjacent lots and building envelopes, nearby amenities, general topography, etc.

fig. 3.2
typical lot diagram



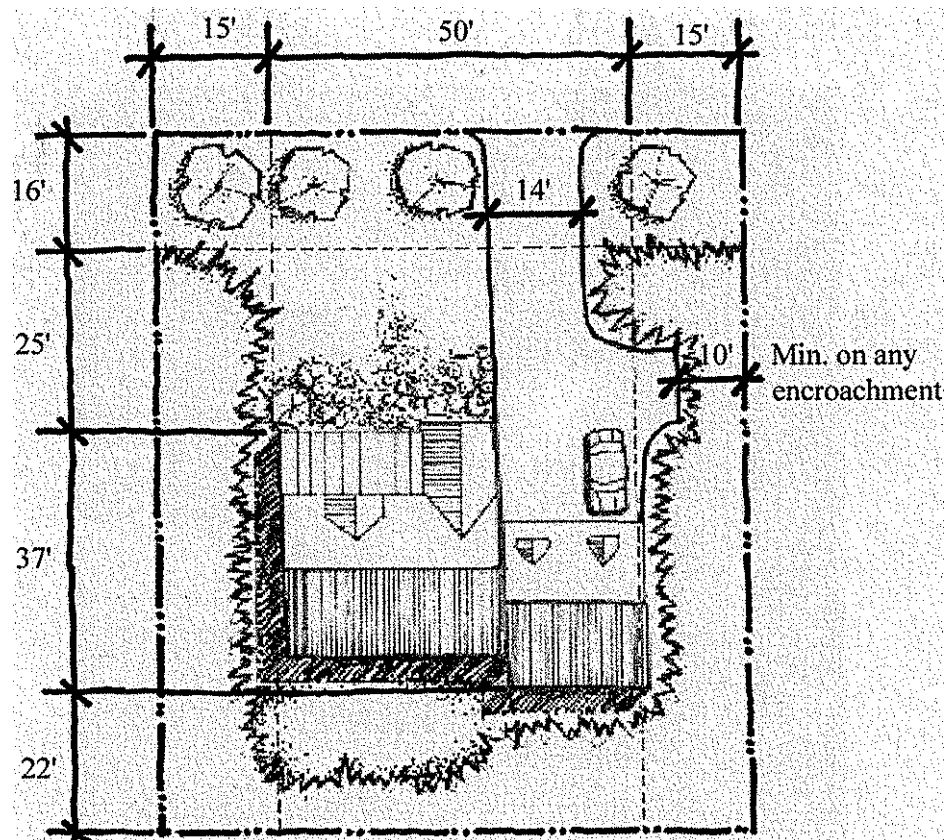
3.3 Access

The design access to the homesite and building should be carefully considered and will be subject to review by the GEDRB.

3.4 Building Setbacks and Building Homesite

The Building Homesite is the area designated on the approved final plat drawings by the Town of Granby. The Building Homesite is the area on the Lot within which all improvements, excepting driveways, eaves, landscape and utility connections, must take place. The purpose of establishing a building homesite is to ensure that buildings are placed in a manner that minimizes impacts on the natural landscape, while maximizing the views of the surrounding landscape and exposure to the sun for all property owners and adjacent building homesites. The setback requirements additionally ensure a consistent and rhythmic flow from the building across the community. Decks attached to houses may intrude a maximum of five feet into the side lot building setbacks. However, no such intrusion may result in the deck being less than ten feet from the side lot line.

fig. 3.4
typical building placement
w/ general setback and dimensional parameters



3.5 Street Right of Way and Neighborhood Zone

The Street Right-of-Way is the area designated on the approved final plat drawings with the Town of Granby Planning Commission. The property line for each Lot is at the right-of-way line along the street side. The Neighborhood Zone is the area established within the right-of-way as the "integration" of the street and the Lot, as well as the area to present the home to the street and the community. The DRB encourages landscape plans that include landscaping in the Neighborhood Zone. However, neither the DRB nor the Association shall be responsible for maintenance of such landscaping or for any damage to such landscaping as a result of road maintenance, repairs or other activities within the street or utility rights-of-way.

3.6 Building Coverage

In no case shall building coverage, exclusive of driveways, at-grade patios, covered porches or roof overhangs, exceed 30% of the total lot area, nor exceed the boundaries of the building homesite, whichever is more restrictive. The GEDRB may approve variances to this lot coverage at its discretion. Refer to the Definitions Chapter of this document for further clarification.

3.7 Landscape Zones

Chapter 4, Landscape Guidelines, describes the overall intention for Landscape Design at the Grand Elk Ranch and specifics for each zone. The importance of the integration of these zones with building placement is critical.

3.8 Neighborhood Design

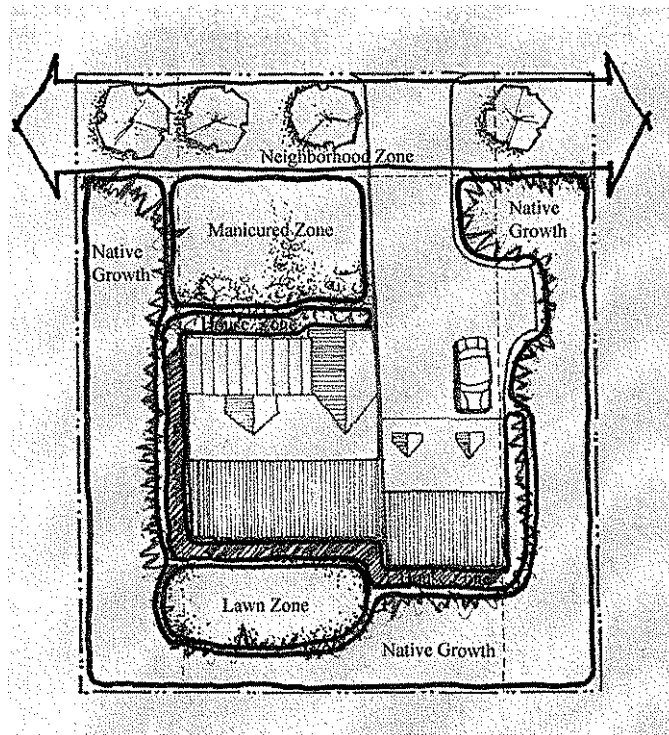


fig. 3.8.1
typical lot land usage zones

The intention for site and neighborhood development within the Grand Elk Ranch & Club is to enhance and integrate with the natural environment. Within this goal are the hopes of creating a sense of community by inviting people outside with the use of "outdoor rooms."

The "Neighborhood Design" concept has been established using landscape zones and setback requirements to allow individual design freedom for Lot Owners within an overall continuity. In essence, these design features are integrated into the street frontage for each Lot and the presentation of each Home to the neighborhood.

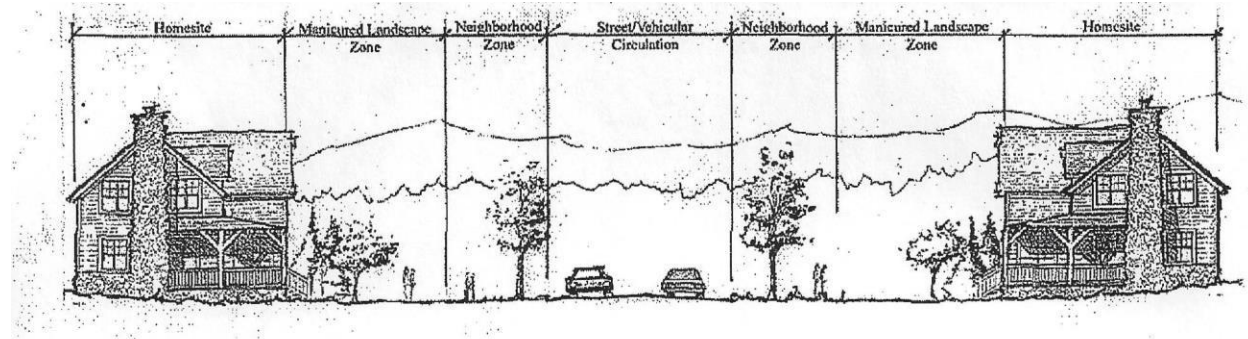


fig. 3.8.2
typical street cross-section

3.9 Site Utilities

Site utilities are to be installed underground on alignments that minimize grading, tree, cutting and other disturbances to the site. All self-contained site must conform to all federal, state and local governing codes. Above grade utility needs to be screened by approved meter enclosures. Utility construction standards must be met to ensure gas and electric meters can be mounted on the home. If it isn't possible to mount utility meters on the home, an explanation of why there is no location on the home that meets the utility construction standards must be provided. The installation of curbside pedestal utility meters is highly discouraged in Grand Elk. Curbside pedestal utility meters will only be allowed in situations when it is not possible to meet utility construction standards to mount utility meters on homes.

(Revised 09/01/2023)

Grading

Grading should be designed with a combination of cuts, fills, and retaining walls that appear to be a natural extension of the surrounding landscape. Whenever possible, natural slopes are to be used instead of structures. Cut and fill slopes are to be re-vegetated with native plant materials and blended into the surrounding site. In no instance shall the design and construction of improvements on a lot cause a condition that will lead to soil erosion. With the exception of the grading for site access all grading shall be limited to areas within the homesite. If any site water is encountered, mitigation techniques prescribed by a licensed Colorado Civil Engineer will be required by the Town of Granby. A Geotechnical Engineer is required, by the Town of Granby, for the design of excavation for foundation systems and their required bearing capacity as well as recommendations on expansive soils. Natural site drainage should be used whenever possible, and must substantially comply with the approved, platted civil engineering drawings for each land parcel.

Drainage Systems and Structures

It is required that all natural drainage courses will be protected and existing drainage patterns maintained. New drainage ways are to be designed to appear and function like natural drainage ways. Headwalls, ditches, and similar drainage structures, visible from off-site, are to be built of, or veneered with an approved Grand Elk Ranch stone. Any improvement, which creates an obstruction to surface flows resulting in a back-up of water onto a neighboring lot or tract, is strictly prohibited by the Town of Granby.

Drainage Fee

Effective July 1, 2022, a drainage fee of \$1,000 per new single-family residence and a \$250 drainage fee for existing home remodels will be imposed. Umbrella agreements may be negotiated separately with builders of multiple units based on their impact to the master drainage plan. The drainage fees will be applied toward improvement, maintenance and mitigation needed to align water flow with the master drainage plan. (Added 09/01/2023)

3.13 Retaining Walls

Retaining walls may be used to solve the difficult relationship between grades at the occasional steep or unusual terrain. Terracing with the use of retaining walls is preferred rather than mass excavation and re-contouring. Retaining walls may be constructed of approved boulders; veneer walls, or laid stone, used in traditional patterns. Other materials may be approved on a case-by-case basis. Retaining walls may be required to be reinforced with concrete but the use of exposed unfinished concrete or cinder block is not permitted. A licensed structural engineer registered in the state of Colorado must design any wall over 4 feet in height, as regulated by local government. Retaining walls over 4' in height are discouraged. The wall is limited to 3 tiers and shall be constructed within the building envelope. Every effort must be taken to blend retaining walls into their surroundings, avoiding abrupt transitions. All designs must integrate with the context of the home. (Revised 10/19/2020)

3.14 Driveways

Driveway access points are limited to one per lot with a maximum width of 24' at the discretion of the GEDRB. Driveways should follow alignments that minimize grading, tree cutting or other disruption of the site. All driveway surfaces are to be of asphalt or concrete. A concrete apron adjacent to the garage doors is permitted. Areas of heated driveway are also permitted. Driveway grades should not exceed 8% unless approved by the GEDRB. Added hammerheads are at the discretion of the DRB. Rock maybe added on the sides of the driveway for aesthetics and/or snow management only (maximum width of 24"). (Revised 11/15/2021)

3.15 Parking Requirements

It is required that all off-street parking takes place within the homesite. Refer to chapters 5 and 6 for specific residential and commercial parking requirements. Homeowners who possess any truck, bus, recreational vehicle, trailer, boat, tractor, ATV, motorized or non-motorized vehicle must store or park such vehicle within an enclosed garage so as to be completely hidden from view. The parking of a guest's motor home or other large recreation vehicle outside on any lot is limited to 48 hours maximum at a time, and such vehicles shall not be used for on-site camping.

3.16 Snow Management

All paved driveway and parking areas must also be designed to provide for the removal and adequate storage of snow. Snow storage areas in the amount of 25% of the paved surface area must be provided adjacent to the paved surfaces. These areas must be shown on the site plan. Snow must

not be directed to areas that would be unsafe for pedestrians

3.17 Paths, Outdoor Spaces, and Terraces

Materials are to be natural and designs must not encourage soil erosion. The use of flagstone or natural stone is encouraged. Crusher fine materials may be used. Terraces, patios, walkways and decks can serve as an effective transition between the mass of a building and the topography, vegetation and other natural characteristics of a site and are strongly encouraged by the GEDRB. The location and size of terraces, patios, walkways and decks should be determined based on the characteristics of the site as well as the location of the interior spaces. On above grade decks, support columns and underside decking shall be finished to compliment the main residence. Suggested materials for terraces, patios, and walkways include flagstone, sandstone, concrete pavers or colored concrete. Asphalt walks will not be allowed. All materials are to be submitted to and approved by the GEDRB.

3.18 Fences and Landscape Boundaries

Fencing must be incorporated into the architectural design and must be approved by the GEDRB. All fences, walls, and gates within the homesite must be integrated and harmonious with the design of the house, using similar materials and finishes that complement the main residence. All fence design is to be fragmented suggesting a boundary, an extension of the house or as a transition element. A landscaping plan, properly submitted to and approved by the DRB, is also required for the exterior of the fence. Fences will not be allowed as a complete boundary or enclosure delineating the homesite or property line. Invisible fences for the purpose of confining pets will be allowed to define the limits of the property. Small enclosures attached to and integrated with the house will be permitted at the discretion of the GEDRB. Such enclosures may define pet runs, small yards, courtyards, terraces or hot tub areas in close proximity to the residence for the purpose of privacy. Fences, privacy or screen walls must not exceed five feet in height, measured from existing natural grade. Fences must have at least 4" spacing between vertical slats. The fencing cannot be any closer to the road than the front most corner of the building structure. Fencing on lots adjacent to or on the golf course are not permitted. The use of ornamental iron or other metal fencing is subject to approval by the GEDRB. Chain-link or wire fencing is prohibited. Also Refer to Section 4.7.

3.19 Exterior Utility Areas

Trash disposal, outdoor service areas and satellite dishes must be included within the homesite, and as appropriate made inaccessible to wildlife. All service areas must be approved by the GEDRB. Trash container, maintenance equipment, and firewood must be screened, enclosed and attached to or within the building. Any outdoor trash container must be covered to prevent trash from escaping between the hours of 7 p.m. to 7 a.m. Monday thru Friday and 4 p.m. to 10 a.m. Saturday and Sunday. During the dates of March 1 through April 30, within The Village at Wild Horse and The Village at Elk Track any trash container must be covered between the hours of 6 p.m. to 9 a.m. Any dish or equipment must be sufficiently concealed or screened so as to not be highly visible from any public view or neighboring property where possible. Large freestanding satellite dishes and/or other types of equipment are prohibited.

3.20 Miscellaneous Improvements

The GEDRB will review each application for miscellaneous improvements on a case by case basis; approval is at the discretion of the GEDRB. The GEDRB may approve, at its discretion, hot tubs or spas, dog runs, small swing sets and play houses, ancillary buildings, or any other specific item not outlined, which are proposed to be located within the homesite; provided however, that no swing sets or fences shall be allowed adjacent to the golf course. Any playhouses or ancillary buildings shall be constructed of natural materials that complement the main residence. All such items to be approved must be enclosed by fencing to provide proper screening. An accessory/ancillary building must reflect the architectural design of the main house and have similar material and color. Outdoor pools are allowed at the discretion of the Design Review Board.

(Revised 10/19/2020)

3.21 Night Lighting

The intent of the lighting guidelines is to maintain the rural character of the setting, preserve the night sky and protect neighboring properties from bright lights and direct light sources. Exterior lighting upon building parcels shall be limited to identification signs and security and safety lighting. Project identification signs and residence address are to conform to Section 7.14 Signage. In addition, driveways, porches and patios, entrances and pathways may be illuminated for safety reasons. In all cases, down lighting shall be installed such that the direct light source is not directly visible. Frosted or seeded glass is suggested for exterior lighting fixtures. Low wattage bulbs must be installed. A modest amount of landscape accent lighting is permitted. Wall sconces with a Mountain Rustic look are preferred for outdoor lighting. Low wattage recessed lighting is permitted at the discretion of the DRB (location and number of recessed lights).

(Revised 11/15/2021)

3.22 Wetlands

Wetlands shall be avoided in order to preserve the natural landscape. All property located adjacent to or containing an area of wetlands shall be specifically addressed with the GEDRB. Wetland disturbance will not be permitted in any form

3.23 Wildlife Stipulations

There are particulars regarding the protection of existing wildlife and its corridors throughout this document. Refer to specific sections as well as the GER&CMDPC.

3.24. Mailboxes

In the event that mail delivery becomes available at GER&C, the GEDRB will provide a common mailbox design and each owner may have it fabricated and installed according to the design specifications

LANDSCAPE GUIDELINES

4.1 Introduction

The goal of landscape design for The Grand Elk Ranch & Club is to create harmony between the developed areas within a building envelope and the surrounding natural landscape. It is a further goal that the Grand Elk Ranch & Club blend with its overall mountain setting. The design intent for the landscaping within the Grand Elk Ranch & Club is not to replace all existing natural vegetation and features with lush lawns, gardens and other man-made elements. Nor is it the intention to specifically deny the opportunity to modify the existing landscape to accent the building. Rather, the objective of these guidelines is to ensure that the landscape design blends naturally with the existing environment and that it complements the architecture.

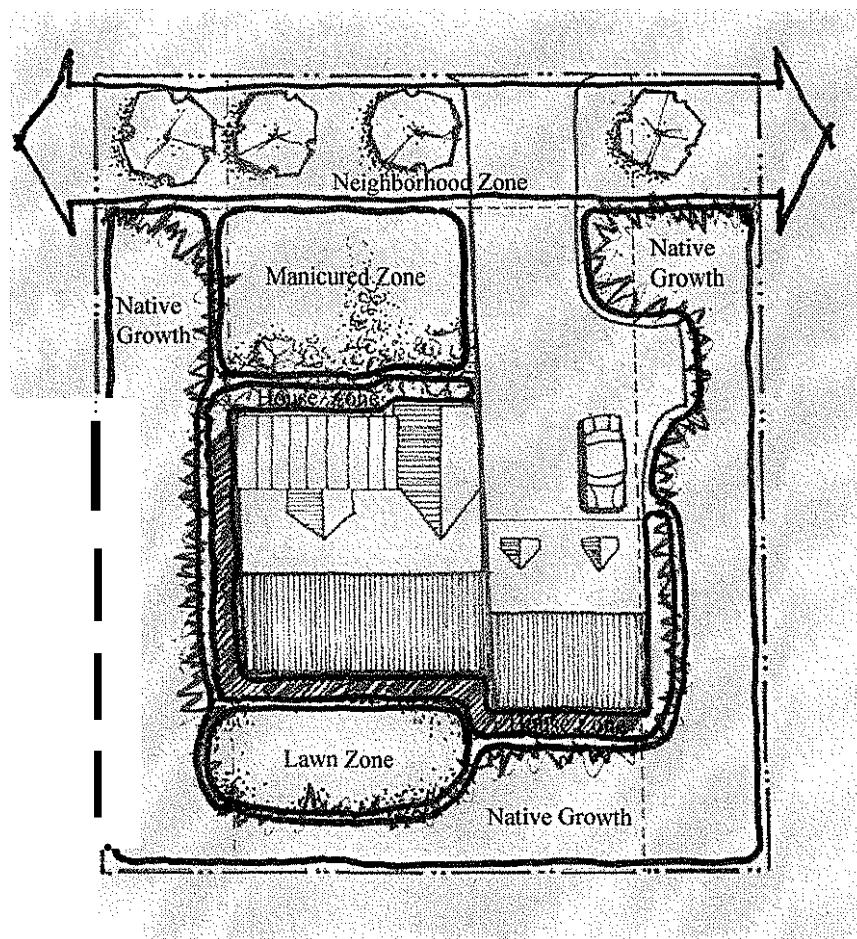


fig. 4.1
landscape zones
typical in-board lot

The native landscape zone refers to all areas within the property lines that are limited to the native grasses and shrubs. The house, garden and lawn landscape zones refer to areas adjacent to the building that act as buffer around the house. The street and neighborhood landscape zones establish the character and presentation of the house to the community. Native landscaping as well as lawn or garden landscaping must be suitably established and maintained. The Owner shall be responsible for controlling noxious weeds in all landscape areas under the Owner's control. Drawings of an exact nature and "bubble" drawings will be required with each submittal.

4.2 Manicured Zone

The Manicured Landscape Zone provides opportunity for an owner to express individual character within a community setting. This area allows for more of a mixture of vegetation such as perennials, native growth, annuals, small groundcover, sod, etc. Boulders, trees and rock gardens are encouraged within this zone. The area of this landscape zone must be primarily within the homesite. The landscape designer should be mindful of which plant materials are used, to avoid attracting deer and elk. Recommended plant species are listed in Appendix E of this document.

4.3 Lawn Zone

The Lawn Landscape Zone allows for manicured (sod) lawns, to be primarily located within the homesite, except as noted below. The design boundaries for the lawn zone shall remain primarily non-rectilinear and near the house. Where sodded areas of the golf course abut a rear property line, lawn areas in the rear yard portion of the lot may extend to the property line.

4.4 House Zone

The House Landscape Zone has been designed as the area directly adjacent to the residence and other buildings, the first five to seven feet around the entire perimeter. It is intended that this zone be utilized for larger scale shrubbery and tree groupings to serve as a transition from the other landscape areas to the building. Seasonal plantings should be limited to areas adjacent to outdoor living spaces. Plantings should complement the residence in size, density and color. Plants that complement the house help reduce the scale of the building and help draw the house to the ground. Permanent underground irrigation systems are permitted within the house landscape zone. GEDRB approval of the size and orientation of planting items and irrigation systems introduced within the house landscape zone is required via the submittal of landscape design drawings.

4.5 Native Zone

The Native Landscape Zone encompasses the designed areas of growth containing all native flora and fauna types (refer to Appendix E). It is encouraged that the native zone coverage be broken into

roughly equivalent areas around the lot. This allows the common and existing natural landscape materials to filter throughout the development and to serve as an integrating bond. The use of temporary irrigation within these zones will be permitted, while permanent irrigation will be prohibited. Please contact the Natural Resource Center at (800) 536-5308 for an acceptable mix.

4.6 Landscape and Plant Materials

Numerous wildlife migration corridors bisect Grand Elk. In order to avoid browsing by deer and elk, it is strongly recommended that plant species which are less palatable to big game be used on sites within or adjacent to movement corridors or winter range habitat. Recommended and Prohibited plant species are listed in Appendices E and F, respectively, of this document.

Plant materials used for erosion control are used to establish rapid surface stabilization. The GEDRB may also require that other stabilization measures such as jute matting be employed.

Riparian and wetland areas are to be protected from disturbance during construction.

When using fencing on your lot, additional landscaping will be required at the discretion of the GEDRB.

Landscaping must be present on all sides of the structure.

(Revised 11/15/2021)

4.7 Landscape Walls

Retaining walls, low landscape walls, short fences and other natural screening elements are encouraged to facilitate changes in grade, to define exterior living spaces and to transition from native to manicured landscape areas. The location and alignment of such implied boundary features should be determined based upon site contours and other natural or man-made improvements. In no case shall walls, screens or fences follow property lines. Unless otherwise approved by the GEDRB, all such elements shall be located within the homesite. Under no circumstances shall landscape walls interfere with wildlife movement corridors or winter range. Also Refer to Section 3.17.

4.8 Irrigation

Landscape design involves planting which will require irrigation. However, the overriding goal is a landscape character that is indigenous and limits the irrigation to a minimum. The maximum outdoor irrigated area for each single-family lot shall be 1,000 square feet; the maximum outdoor irrigated area for each multifamily lot shall be equal to 500 square feet times the total number of residential units on the lot. A separate meter must be put on each home to measure all outside water uses. Each single-family lot shall be limited to annual outside irrigation water use of 10,300 gallons and the annual outside irrigation water use on each multi-family lot shall be limited to an amount equal to 5,150 gallons times the total number of residential units on the lot. Lots that exceed this amount shall be subject to additional water charges and/or fines, as determined by

the Granby Town Board of Trustees. Use of potable irrigation water within Grand Elk Property, shall be subject to such water conservation measures and limitations as enacted by the Town. A landscaping plan for each lot consistent with these limitations must be submitted to and approved by the DRB prior to installation of the landscaping. Refer to the Grand Elk Ranch MDPC for further irrigation controls and requirements. Submittal, review and approval of an irrigation plan are required as described in the submittal sections of this document.

4.9 Alternate Lot Type Landscape Zones

fig. 4.9.1 landscape zones typical corner lot

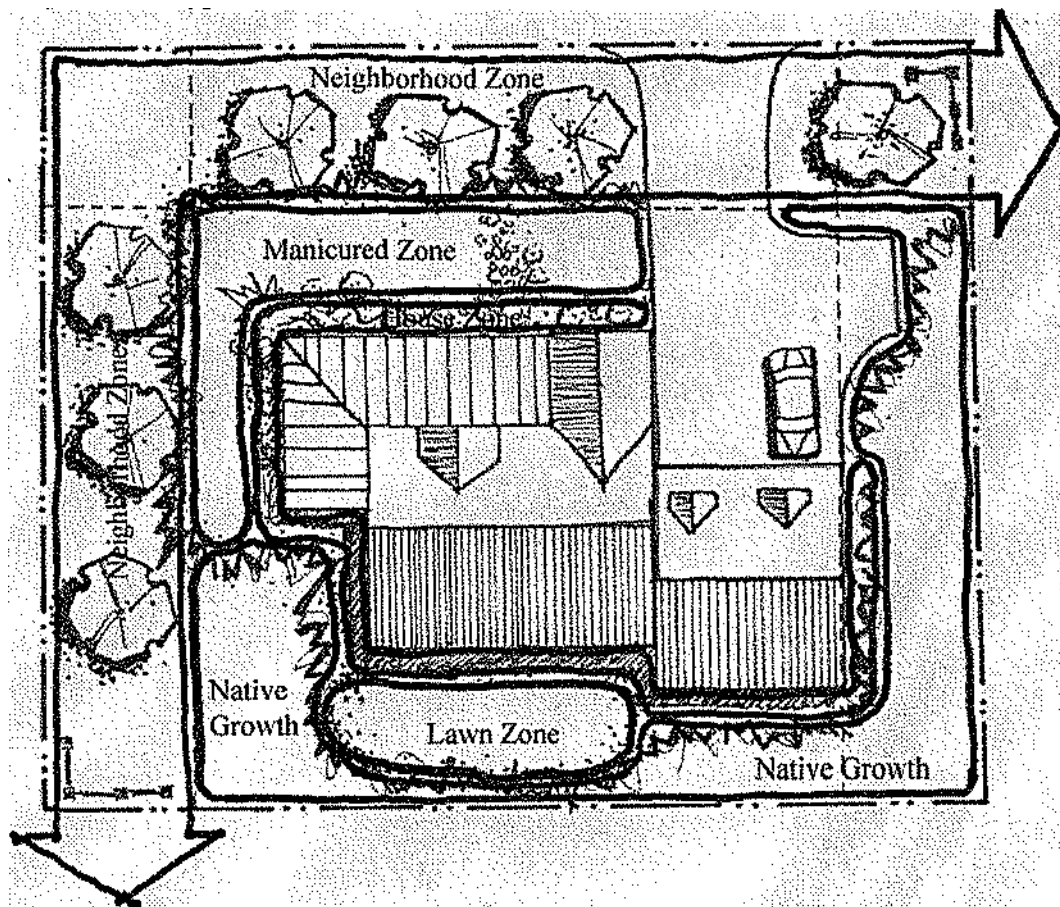
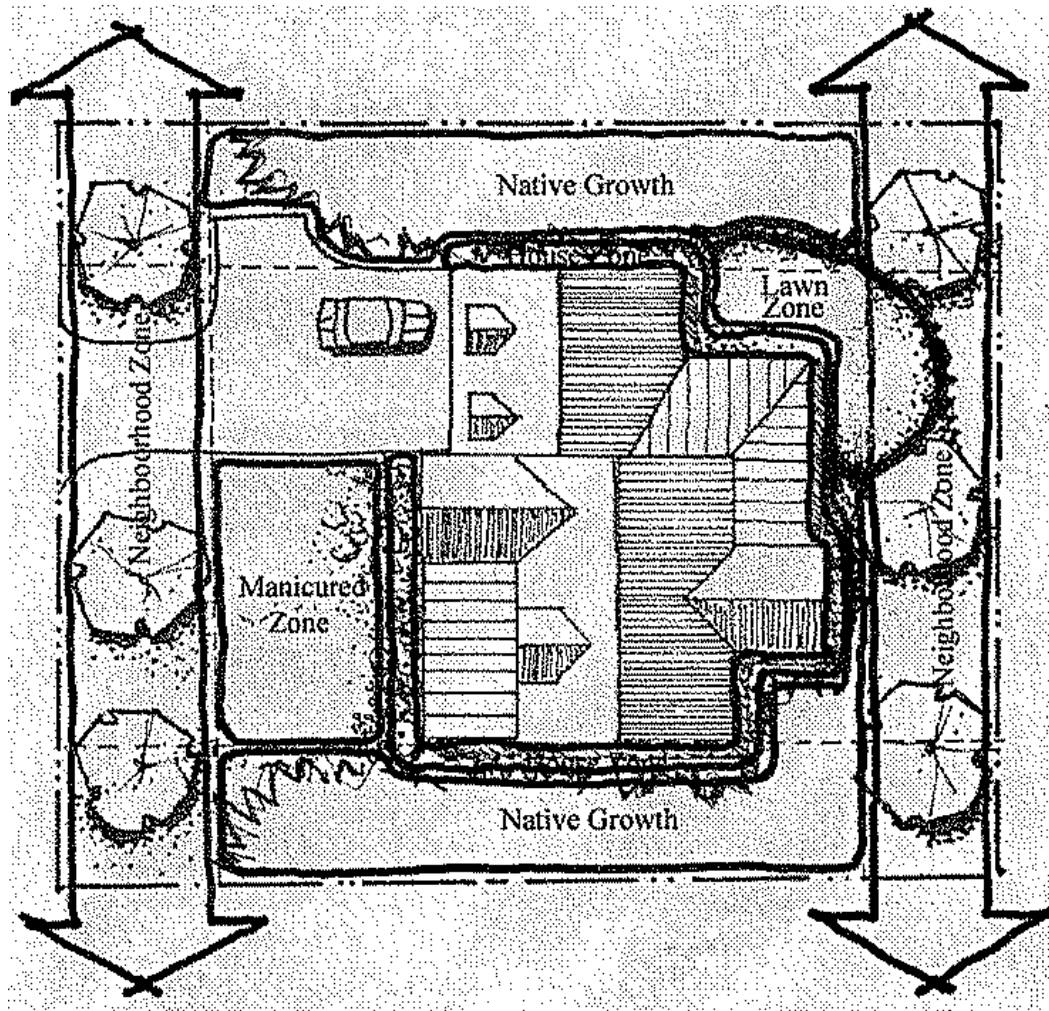


fig. 4.9.2 landscape zones• typical in-between street lot



4.10 Landscaping Minimums (single family home lots)

Trees are an integral part of the landscaping at Grand Elk Ranch & Club. The planting of new trees is required as provided in these Design Guidelines. Due to the relatively short growing season, large caliper deciduous trees and mature evergreens are strongly recommended. The scope of landscaping depends on the size and location of the lot, for example larger corner lots will require more extensive landscaping while smaller lots may prohibit plantings on all sides of the home. The DRB has the discretion to change the requirement set forth below. Landscaping must be present on all sides of the structure.

Landscaping shall include (*See Appendix A for specific options*):

- i) evergreen trees with a height greater than 6'; and
- ii) aspens (or similar deciduous) trees with a diameter height greater than 6' and with a diameter of at least 2"; and
- iv) 5 deciduous shrubs at least 5-gallon size; and
- v) reseeding of all areas disturbed by construction.

(Revised 09/01/2023)

4.11 Xeriscape

Xeriscaping in Grand Elk is encouraged. Xeriscaping saves water without sacrificing greenery. Xeriscape is composed of hardscape or non-living materials and softscape which is composed of the living elements. Both components must be included in a xeriscape lot. Installing rock on an entire lot is not allowed. *(Added 09/01/2023)*

5. ARCHITECTURAL GUIDELINES - RESIDENTIAL

5.1 Introduction

The intent of the Grand Elk Architectural Residential Guidelines is to encourage diversity and flexibility in design, while developing a general unity between the design and appearance of individual residences. Each residence should respond to the natural features of its lot, while allowing individual personalities to flourish within the character of the ranch development. Designs, which convey a custom or unique solution, are encouraged. Solutions, which reflect suburban tract home development character in the single and/or multi-family villages at Saddle Ridge, Wildhorse, Arrowhead, and Mountain Sky, are not allowed. See APPENDIX F for more pictures of Mountain Rustic Homes. *(Revised 11/15/2021)*



5.2 Single Family Residential Square Footage and Parking

Every single-family home is to have a minimum of 1,800 finished square footage and a minimum of 2,200 gross square footage, which includes a two-car garage. Each lot must provide off-street parking for a minimum of three cars within the home-site. Variances from the two-car garage standard may be allowed depending on lot size and orientation.

5.3 Multiple Family & Cluster Home Residential Square Footage and Parking

Every individual unit of a multi-family residence will have a minimum of 1,800 finished square footage, with the main floor having a minimum of 1000 square footage, and a minimum of 2,200 gross square footage, which includes a two-car garage. Each individual unit must provide off-street parking for a minimum of four cars within the home-site, being two cars within the two-car garage and two cars outdoors in the driveway between the garage and the street curb.

(Revised 03/26/2019)

5.4 Building Form

There are three elements to each building: base, midsection, and roof.

Each built form should have a strong base or foundation. The midsection should have a clear structural organization and cladding system. The use of windows shall have a distinct rhythm with precise detailing (please refer to section 5.13 for more information regarding windows). Midsection walls should not be taller than two stories and efforts should always be made to have a one-story appearance. Roof forms should be the most expressive forms of the building with variation in pitches, styles and forms, being gabled, hipped, or clipped hip.

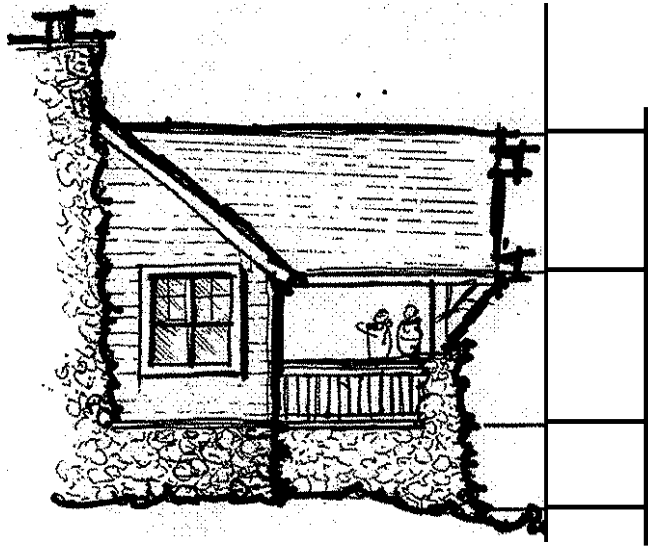


fig. 5.4
building form design

Building masses are to be composed of forms that act as an extension or expression of the landscape. The buildings shall incorporate a variety of textures and colors that, seen from a distance, blend the building into the site. The expression of structural systems, which rely on log, timber, and stone, is encouraged on all buildings in the Grand Elk Ranch & Club.

The houses of Grand Elk are encouraged to have multiple corners, adding to the complexity of the exterior spaces. However, balanced proportions and regulated door and window placement is necessary to maintain a certain level of harmony within the community. The rear elevation of the house (opposite the entry) shall have two distinct planes separated by a minimum of 3' in depth. The front facade shall be perpendicular to the street.

(Revised 11/15/2021)

5.5 Building Area

The floor area is defined as all livable, enclosed space of a building, as measured from the exterior face of structure. Only garage and appropriately sized mechanical spaces can be excluded from the calculation of livable floor area.

5.6 Building Height

Building height restrictions are 35' from the lowest grading. Guidelines governed by the Town of Granby Zoning Ordinance and the protocol of the Winter Park/Fraser/Granby Building Department may differ. Applicants should refer to the available documents from these organizations for definitions and maximums for applicable height restrictions. Also refer to the definitions portion of these guidelines.

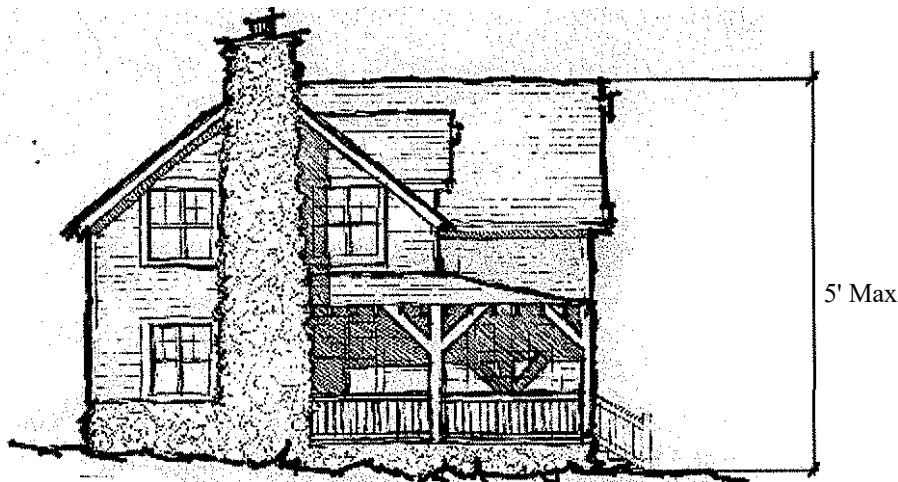


fig. 5.6
building height diagram

5.7 Materials and Construction Techniques

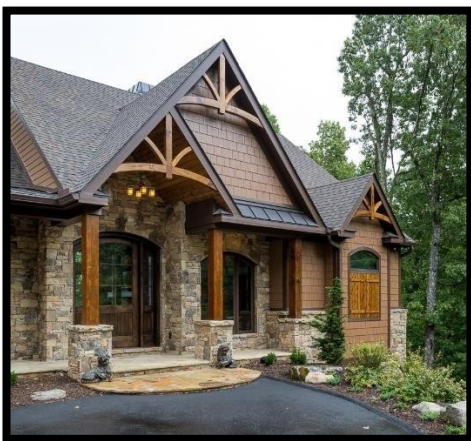
Material and construction techniques are to be high quality, durable, and proven effective in similar climate applications. Cold roof or super-insulated roof designs are suggested. Exterior materials should generally be natural materials that blend and are compatible with the native landscape. The exterior predominate materials will consist of wood or stone.

All materials should be crafted with utmost care and shall be carefully joined when meeting other materials. Building masses should be comprised of no more than three building materials. Plywood or synthetic sidings such as aluminum, vinyl and fiberglass products are prohibited. Alternative materials are subject to GEDRB approval. Metals such as copper and wrought iron are encouraged as decorative elements to enhance the building's appearance.

5.8 Roofs

Metal roofs as a primary roof material may be approved at the discretion of the GEDRB. Roof materials should be non-reflective. The secondary roof material if pertinent to the overall scheme, and approved by the GEDRB, may consist of a non-reflective steel or metal material, treated to enhance their natural patina. Flues, vents, and mechanical equipment should be organized and should be compatible in height, material and color with the existing built form. Visible flashing, gutters and downspouts are to be minimized. Colors and materials should blend with the overall building theme. All galvanized metal must be finished or painted to blend with the adjacent material.

Roofs are to be gabled, hipped, clipped hip, or a variation on these forms with timber accents. Roofs shall maintain a pitch of between 6:12 and 10:12 for the primary roof forms. Secondary roof forms are to maintain a pitch of between 4:12 and 6:12. Variations in slope may be approved at the discretion of the GEDRB. Flat roofs are discouraged and will be allowed only as a secondary roof element where not highly visible. Flat roofs, where allowed, must be finished with colored aggregate ballast or cap sheet matching the walls or other roof material of the residence. Roofs with 12:12 may be approved by the GEDRB depending on the massing.



*Example of
timber accents*

Roof overhangs should extend a minimum of 18" from the exterior on rake conditions, and a minimum of 24" on eave conditions.

Porches and covered entries are required, unless otherwise approved by the Design Review Board (See 5.11 for front entry requirements). The idea of creating a defined transition between the front door and the street is important to this development. The roof of the porch is to be an extension of the roof theme of the architecture with sizeable timber accents and posts. The base of the porch and/or deck columns must be tied to the ground with a stone base. The stone base must be a minimum height of 3 feet, minimum width of 20 inches, and a cap on top of base. If the porch and/or deck columns are a minimum of 12 inch x 12 inch, the stone base is not required.

Other desirable design considerations providing variation in roof elements include:

Ridge line lengths should be less than a 40' maximum; and must incorporate the breaking up of expansive roof surfaces through the introduction of gable dormers, shed roofs with clerestory windows and/or boston ridge vents. Variations in pitch, forms, and styles are preferred.

(Revised 11/15/2021)

5.9 Walls

A limited palette of materials based upon the natural context should be used in the composition of all walls. These materials should consist of wood (primary material), natural stone (secondary material) and stucco (infill only). In all applications, both wood and natural stone must be present and the material used must enhance form, so as not to appear as a veneer. Every house is to be designed on all sides, not designed for the front facade only. The exterior elevations should provide a change in material and color in a vertical and horizontal manner on every side of the structure thereby limiting the amount of simple variations on a single plane.

Wood

The primary exterior material is to be wood or wood composite as approved by the GEDRB. Timber, log, and various wood veneers in the form of board and batten, tongue and groove, shiplap siding or shingle siding are recommended to provide texture to the wall. The use of siding must be mixed in nature to include trim bands, built-up panels, water tables, etc. Log construction is limited to logs of 14" in diameter maximum (measured at the wide end of a tapered log). Due to the extreme climatic conditions, wood siding materials should be no less than 5/8" in thickness, and it is strongly encouraged that full 3/4" material be used where possible.

Fascia trim must be a minimum of 1" x 10". Overlapping of fascia members is encouraged. All other trim board material must be a minimum of 4" wide and where possible 1 1/2" thick. Samples of all wood materials to be utilized must be submitted for approval. The use of heavy timbers and double soffits, etc. are strongly encouraged. *(Revised 8/01/2023)*

Timber structures are to be designed and detailed in a manner that results in an authentic-appearing facade. Spacing, size and treatment of the material should reflect its specific structural properties. Wood surfaces such as boards and shingles can be used as freestanding elements or infill panels in a log or timber structural frame. Wood surfaces should appear finished in more of a natural rather than a milled state. Samples of all woods to be utilized must be presented on the Material/Sample Board (Section 9.2) for GEDRB approval.

Stone

The **secondary** exterior material is to be stone and must be present on all sides of the structure. Stone provides a visual anchor, which attaches the building to the site. This common base is the unifying element, which will coordinate cohesion throughout the community. The appropriate type of stone should be indigenous to the area and must be approved by the GEDRB. The foundation should step down and should follow the contours of the site. On steep sites, it is required that all houses have a more substantial stone base on the downhill sides. No more than 18" of exposed concrete is permissible. All exposed concrete should receive a stucco or mortar- wash finish and be painted to blend unobtrusively with adjacent materials. Stone should not end on an outside corner or appear to be applied as a veneer. Use of synthetic stone products is limited to those specifically approved by the GEDRB as being realistic in appearance and compatible with the other natural stone products allowed. Samples of all stones to be utilized must be presented on the Material/Sample Board (Section 9.2) for GEDRB approval.

Stucco

Stucco may be used as an infill element only in concert with stone and not to exceed 10% of total wall material. Stucco is to be used as infill between corner boards or appropriate trim. Stucco should be finished in earth tones; it should accent the soils and rock of the surrounding site. Stucco being used as exterior trim, accents, decorative trusses, and/or framing material is not permitted.

(Revised 11/15/2021)

5.10 Porches & Exterior Rooms



Porches, as elements, are encouraged at Grand Elk Ranch & Club. Porches should be constructed of materials that appear as natural extensions of the buildings that adjoin them. Houses on corner lots should be designed to address the corner by using wrap-around porches and/or additional landscaping and berms, above the minimum landscaping standards to visually enhance streetscape.

Decks and Balconies can reinforce the connection with nature by extending the interior living space to the exterior and inviting people outside, thus enhancing the community. A strong connection with

the roof form is encouraged, not only to protect outdoor space from the elements, but also to provide a visual transition from inside to outside. The massing of the building should support these elements.

Porches and covered entries are encouraged. The idea of creating a transition between the front door and the street is important to this development. The roof of the porch is to be an extension of the roof theme of the architecture. The base of the porch and/or deck columns must be tied to the ground with a stone base. The stone base must be a minimum height of 3 feet, minimum width of 20 inches, with a cap on top of the base. If the porch and/or deck columns are a minimum of 12 x 12 inches, the stone base is not required.

Railing material can be iron, wood and/or stone. The use of iron railing must incorporate the use of wood or stone or both for posts. A vertical railing system is preferred as a horizontal railing system is at the discretion of the DRB. All railing must have a horizontal top and bottom rail. Cable and glass railing systems are prohibited. Open area crawl spaces under exterior porches or balconies are not permitted. Outdoor staircases off balconies can be iron, wood and/or stone. The use of iron must incorporate wood and/or stone posts, caps, and wood upper/lower rails.

(Revised 11/15/2021)

5.11 Entry

The main entry to the residence should be immediately recognizable and visible from the street. It should enhance the streetscape as a focal point of the design of the residence. The entry door should be well crafted and intimate in scale. The entry should also be well protected from any substantial shedding snow from the roofs above.



*Front Entries with
timber accents, posts,
and stone.*

5.12 Colors

A limited palette of subdued colors derived from nature (warm brown/earth tones) with accents is encouraged. Subdued earth tones, preferably tans, browns, dark muted greens, dark blues and dark grays. These hues should be stained as to enhance the natural beauty of the material used. Colors should complement and blend into the surrounding natural habitat. Accent and trim colors must be differentiated from the body of the home and should harmonize with building field colors, using similar tones and hues. Proposed colors are subject to GEDRB approval. In no case will colors approaching the primary range (red, blue, and yellow) or white be permitted, nor will bright colors, high and dramatic contrasts in value (light to dark) be allowed. See Appendix E for color recommendations.

For the cabins located in The Village of Riverside – See Appendix E for the required stain colors.
(Revised 09/01/2023)

5.13 Windows and Doors

Windows and Doors throughout this development are a very important design element. Clad wood windows and metal clad wood windows are preferred; however, quality vinyl windows are permitted at the discretion of the GEDRB. All windows and doors must be trimmed in minimum 1” x 4” wood. Large window groups should be composed of several smaller windows. This does not preclude the use of large picture windows, but large windows should be used in combination with other smaller windows. Recessed windows are encouraged as they create shadow lines, articulate wall planes, and protect and shelter the opening from the elements. The use of timber joinery and post and beam styling to visually support these openings is suggested. Window frames and any mullions should project out beyond recessed glass surfaces to provide further shading and to emphasize the wood and/or one structure.



Large window surfaces are to be subdivided with structural members, permanently applied, integral, or snap-in muntins. Large single panes of glass are acceptable provided they are well recessed, shaded and incorporated into a window composition that uses large scale vertical and horizontal structural members and includes multiple smaller sized panes.

Openings for windows and doors are to be appropriate to the structural expression of the building. For example, in stone or log "bearing" walls, windows and doors are to be relatively small and topped with a properly scaled lintel or the occasional arch. Larger stone, log, or timber structures with piers and larger spans can accommodate larger window openings. Window and doors are to be designed with sills.

Insulated glass windows are required by State Energy Codes. Clear, solar gray and solar bronze glass may be used. Other colored, reflective or mirrored glass is not permitted. All exterior doors are preferred to be of wood or clad wood to match the windows. Insulated steel doors are permitted at the discretion of the GEDRB and must be finished with an authentic wood grain stained wood look. The exterior door, primarily the entry door, should create interest through innovative detailing. Materials such as wood, glass (no frosted glass permitted on front doors), or custom metal are recommended. The hardware is encouraged to be artistic in nature and constructed of complementary materials such as wrought iron, bronze, or copper.

Samples of all windows and doors to be utilized must be presented on the Material/Sample Board (Section 9.2) for GEDRB approval.

(Revised 11/15/2021)

5.14 Garages and Garage Doors

Garages must be attached to the residence due to the climatic conditions present. Side entry garages, where applicable are preferred to those visible from the street or public areas. Garage doors can be parallel or perpendicular to the street, but should not be seen from the back of house. Only two garage doors, being single and/or double, may be parallel or perpendicular to the street. Single or Doublewide garage doors are permitted. All garage doors should be protected from snowfall from roofs above, by the design of the roof whenever possible. Wood panel, wood-sided or wood-faced insulated sectional overhead doors are recommended. A clad insulated metal garage door with a visible authentic wood grain stained wood look or a composite door with a visible authentic wood grain stained wood look is permitted at the discretion of the GEDRB. Glass is permitted in the garage door panels but frosted glass is prohibited. A picture of the proposed garage door must be portrayed on the Material/Color Sample Board (See Section 9.2)

(Revised 11/15/2021)

5.15 Skylights and Solar Applications/Alternative Energy Applications

All homes at Grand Elk Ranch & Club are encouraged to use and select "green" materials. This program encourages compliance with environmentally friendly building practices. The introduction of passive energy technology is greatly encouraged. The DRB will review on a case by case basis. Appearance must be consistent and integrated into the overall architectural style and materials of the exterior of the home. Equipment shall blend with the roof design and pitch and not be reflective. Ground installation is not permitted.

Skylights are allowable when their introduction does not detract from the integrity of the building or the surrounding site. Any material used in a skylight must be non-reflective. All skylights must be approved by the GEDRB.

(Revised 10/19/2020)

5.16 Dormers

Dormers are encouraged as a roof element. Dormers should be used as an alternate to second story walls to bring natural light and glazing to second story spaces. When used, dormers are to appear as a proportional element of the roof plane. Dormers should be used as a method of adding texture to large linear roof forms.

(Revised 11/15/2021)



5.17 Chimneys

Chimneys are strong design elements integral to any mountain home. They are required by building codes to extend higher than adjacent rooflines. This makes proportions and materials important. Any chimneys for fireplaces, boiler flues, etc. which are exposed to view by the public or neighbors must be concealed within an enclosure. Chimneys are required to be covered with stone consistent with the materials used on other portions of the building. Tacked-on or exposed metal flue elements will not be allowed. An architectural or masonry chimney cap is encouraged to help conceal the top of the chimney flue or termination cap.

Due to the extreme fire danger usually present in the mountain forest region, all chimneys must be equipped with a U.L. or I.C.B.O. approved spark arrestor. Barbecues are permitted, provided they are lidded cookers. Wood burning regulations must be per the Town of Granby Building Ordinance.

5.18 Prefabricated Buildings

Structures that are assembled off-site and completely disassembled for transportation, including log structures, panelized structures or custom designed modular buildings, may be permitted at the discretion of the GEDRB. Any prefabricated building must appear as a custom designed structure by adequately embedding or disguising the prefabricated aspects of the structure. The aesthetic merits of any such structures are subject to review and approval by the GEDRB. Any

prefabricated structures or buildings are not permitted to stage on-site (on lot, building site, neighbor's site, etc.) more than 72 consecutive hours prior to being permanently set on the site. A staging plan must be submitted, reviewed, and approved by the GEDRB prior to staging.

5.19 Miscellaneous Design Elements

The DRB will, at times, recommend specific design elements for functional and/or aesthetic reasons. It is the responsibility of the owner/builder and/or architect to design the recommended elements.

(Revised 10/19/2020)

6. ARCHITECTURAL GUIDELINES - COMMERCIAL

6.1 Introduction

The intent of the Grand Elk Ranch Architectural Commercial Guidelines is to encourage diversity and flexibility in design, while developing a general unity between the commercial buildings, the commercial development, the residential architecture and construction across the ranch site.

6.2 Site Analysis

Commercial sites at the Grand Elk Crossing are unique, and construction on each parcel should respond to specific site conditions, as well as to the 'urban village' context. The relationships of the site to other built structures, climatic conditions and retail exposure corridors should be the overriding factors dictating design.

The surrounding Granby and Grand County area is situated upon a dramatic landscape. Built structures should be designed to conform and not impose on the natural terrain of the site. Stepping and terracing the design offer the simplest means of integrating with site features.

6.3 Parking

Surface vehicular parking is the predominant visual element on any commercial development. The overall commercial master plan establishes criteria for the design of the parking and the integration of the surface areas with the landscape and the building area complex. Landscape screens and earthwork berms are essential to the successful integration of the project.

The loading and delivery areas that serve commercial stations have been generally separated from public and employee parking, as well as the pedestrian and building corridors. Further screening of specific service areas from public view is required.

Trash dumpsters shall be located out of the public view and must be screened by a wall or fencing per the character of the village design guidelines.

6.4 Planting

Recommended plant species are listed in the Appendix E of this document under Recommended Plant List. Proper placement and selection of planting materials is required for submittal to the GEDRB. Driving sight lines, opposing traffic and signage are elements to be considered as a part of the design process. All commercial landscaping is to be maintained per the landscaping plan approved by the Design Review Board.

6.5 Irrigation

The intention for the landscape design within the commercial development involves plantings, which will require irrigation. However, the overriding goal is a landscape character that is indigenous and limits the amount of irrigation to a minimum. Refer to the Grand Elk Ranch Covenants, Conditions and Restrictions for further irrigation controls and requirements.

6.6 Exterior Furnishings

Objects, such as benches, trash receptacles and planters placed at or near commercial establishments, will be subject to review and approval from the GEDRB.

6.7 Signage

Commercial signage at the Grand Elk Crossing will be subject to the urban village guidelines and the GEDRB review. The signage should be unobtrusive and properly placed, being sure to consider view corridors, sight lines, pedestrian corridors and traffic.

6.8 Pedestrian Circulation

Appropriate and village oriented circulation is a part of the overall commercial master plan. All pedestrian corridors shall meet ADA requirements and meet the approval of the GEDRB.

6.9 Building Theory

Commercial architecture at the Grand Elk Ranch will serve as the bond between the residential architecture of the ranch and the community of Granby. As the entry to the Grand Elk Ranch, the commercial architecture will contain many of the stylistic qualities of the residential construction.

While it is the purpose of the commercial development to perform economically, a goal of this development is to add an aesthetic that connotes a sense of community for the people of the Grand Elk Ranch & Club, the town of Granby and Grand County as a whole. As in the philosophy for the residential architecture in the development, the Mountain Rustic appearance establishes inspiration for the design of the built structures at the Grand Elk Crossing. These elements and values form the basis for the design intentions at the commercial development. (*Revised 02/26/2019*)

6.10 Building Form

The line between built form and the landscape is to be intentionally blurred. With that in consideration, it is important to establish the 'urban village' character of the commercial center through adherence to the overall commercial master plan.

Each built form should have a strong base or foundation consisting of stone. The midsection should have a clear structural organization and cladding system. The use of windows shall have a distinct rhythm with precise detailing. Roof forms should be the most expressive forms of the building.

These buildings should be designed to create a unique architectural statement, but also create definable public exterior spaces. Facades of buildings facing south should step back over the second story to allow for more sun exposure, whereas facades facing north should help better define public spaces by stepping back after the third floor.

6.11 Building Size

Building masses are to be composed of forms that act as an extension or expression of the landscape. The buildings shall incorporate a variety of textures and colors that, seen from a distance, blend the building into the site. The expression of structural systems, timber and stone, shall be apparent on all buildings in the Grand Elk Crossing.

6.12 Building Height

The Town of Granby Building Ordinance governs building height restrictions, and applicants should refer to the Granby Building Ordinance for height definitions and maximums for applicable height restrictions. Specific review of commercial streetscape architecture is required by the GEDRB. Applicants must call 970-726-8081 to reach the Winter Park/Fraser/Granby Building Department.

6.13 Materials and Construction Techniques

Material and construction techniques are to be high quality, durable, and proven effective in similar climate applications. Cold roof or super-insulated roof designs are suggested. Exterior materials should generally be natural materials that blend and are compatible with the native landscape. The predominate exterior materials will consist of wood or stone.

All materials should be crafted with utmost care and shall be carefully joined when meeting other materials. Building masses should be comprised of no more than three building materials. Plywood or synthetic sidings such as aluminum, vinyl and fiberglass products are prohibited. Alternative wood composite materials are subject to GEDRB approval. Metals such as copper and wrought iron are encouraged as decorative elements to enhance the building's appearance.

Roofs

Common roof materials should consist of asphalt shingles as manufactured by Elk (Prestique Series) or Celotex (Presidential Series) at the main roof. The colors of the shingles are to be Elk *Prestique* weathered wood or antique slate, or Celotex *Presidential TL* weathered wood, autumn blend or charcoal black. Metal roofs as a primary roof material are prohibited. The secondary roof material if pertinent to the overall scheme, and approved by the GEDRB, may consist of a non-reflective steel or metal material, treated to enhance their natural patina. Flues, vents, and mechanical equipment should be organized and housed in chimney forms, if not feasible such projections must penetrate the roof behind the ridge and be compatible in height and material with the existing built form.

Roofs are to be gabled, hipped, clipped hip, or a variation on these forms with timber accents. Roofs shall maintain a pitch of between 6:12 and 10:12 for the primary roof forms. Secondary roof forms are to maintain a pitch of between 4:12 and 6:12. Variations in slope may be approved at the discretion of the GEDRB. Flat roofs are discouraged and will be allowed only as a secondary roof element where not highly visible. Flat roofs where allowed, must be finished with a colored aggregate ballast or cap sheet matching the walls or other roof material of the residence.

Roof overhangs should extend a minimum of 18" from the exterior on rake conditions, and a minimum of 24" on eave conditions.

Porches and covered entries are encouraged. The idea of creating a transition between the front door and the street is important to this development. The roof of the porch is to be an extension of the roof theme of the architecture. The base of the porch and/or deck columns must be tied to the ground with a stone base. The stone base must be a minimum height of 3 feet, minimum width of 20 inches, and a cap on top of base. If the porch and/or deck columns are a minimum of 12 inch x 12 inch, the stone base is not required.

Visible flashing, gutters and downspouts are to be minimized. Integral gutters and concealed downspouts are preferred. Colors and materials should blend with the overall building theme. All exposed metal must be finished or painted to blend with the adjacent material. Variations in pitch, forms, and styles are preferred.

(Revised 11/15/2021)

Walls

A limited palette of materials based upon the natural context should be used in the composition of all walls. These materials should consist of wood (primary material), natural stone (secondary material) and stucco (infill only). In all applications, wood and natural stone must be present and the material used must enhance form, so as not to appear as a veneer. Every house is to be designed on all sides, not designed for the front facade only. The exterior elevations should provide a change in material in a vertical manner on every side of the structure thereby limiting the amount of simple variations in a horizontal plane.

Wood

The **primary** exterior material is to be wood and must be present on all sides of the structure. Timber, log, and various wood veneers in the form of board and batten, tongue and groove, shiplap siding or shingle siding are recommended to provide texture to the wall. The use of siding must be mixed in nature to include trim bands, built-up panels, water tables, etc. Due to the extreme climatic conditions, siding materials should be no less than 5/8" in thickness and it is strongly encouraged that full 3/4" material be used where possible. Trim board material is encouraged to be 1-1/2" thick material where possible. Samples of all wood materials to be utilized must be submitted for approval.

Timber structures are to be designed and detailed in a manner that results in an authentic- appearing facade. Spacing, size and treatment of the material should reflect its specific structural properties. Wood surfaces such as boards and shingles can be used as freestanding elements or infill panels in a log or timber structural frame. Wood surfaces should appear finished in more of a natural rather than a milled state. Samples of all woods to be utilized must be presented on the Material/Sample Board (Section 9.2) for GEDRB approval.

Stone

The **secondary** exterior material is to be stone and must be present on all sides of the structure. Stone provides a visual anchor, which attaches the building to the site. This common base is the unifying element, which will coordinate cohesion throughout the community. The appropriate type of stone should be indigenous to the area and must be approved by the GEDRB. The foundation should step down and should follow the contours of the site. On steep sites, it is required that all houses have a more substantial stone base on the downhill sides. No more than 24" of exposed concrete is permissible. All exposed concrete should receive a stucco or mortar- wash finish and be painted to blend unobtrusively with adjacent materials. Stone should not end on an outside corner or appear to be applied as a veneer. Use of synthetic stone products is limited to those specifically approved by the GEDRB as being realistic in appearance and compatible with the other natural stone products allowed. Samples of all stone to be utilized must be presented on the Material/Sample Board (Section 9.2) for GEDRB approval.

Stucco

Stucco may be used as an infill element only in concert with stone and not to exceed 10% of total wall material. Stucco is to be used as infill between corner boards or appropriate trim. Stucco should be finished in earth tones; it should accent the soils and rock of the surrounding site. Stucco being used as exterior trim, accents, decorative trusses, and/or framing material is not permitted.

A limited palette of materials based upon the natural context should be used in the composition of all walls. These materials should consist of natural stone, wood, and stucco. Stone and stucco should be primarily used to express structural massing. In all applications, the material used must enhance form; it is not to appear as a veneer.

(Revised 11/15/2019)

Entry/Frontages

The objective of the entry or storefront is to provide visual identity for the commercial activity contained within. This is an opportunity for the storeowner to project their store's identity, while adhering to the architectural context of the commercial facilities urban fabric. A variety of architectural elements are advised, while still using proper scale and aesthetic detailing of the architectural context. Well-lit window displays are advised to attract attention and to help light the adjacent walkways at night, and intermittent awning application might break the monotony from storefront to storefront to add movement to the exterior facade.

Colors

A limited palette of subdued colors derived from nature is encouraged. These hues should be stained as to enhance the natural beauty of the material used. Colors should complement and blend into the surrounding natural habitat. Accent and trim colors must be differentiated from the body of the home and should harmonize with building field colors, using similar tones and hues. Subdued earth tones, preferably tans, browns, dark muted greens and dark grays. Proposed colors are subject to GEDRB approval. In no case will colors approaching the primary range (red, blue, and yellow) or white be permitted, nor will bright colors, high and dramatic contrasts in value (light to dark) be allowed. See Appendix E for color recommendations. *(Revised 09/01/2023)*

Windows and Doors

Windows and Doors throughout this development are a very important design element. Clad wood windows or metal clad wood windows are preferred; however, quality vinyl windows are permitted at the discretion of the GEDRB. Samples of all windows and doors to be utilized must be presented on the Material/Sample Board (Section 9.2) for GEDRB approval. Large window groups should be composed of several smaller windows. This does not preclude the use of large picture windows, but large windows must be used in combination with other smaller windows. Recessed windows are encouraged as they create shadow lines, articulate wall planes, and protect and shelter the opening from the elements. The use of timber joinery and post and beam styling to visually support these opening is suggested. The use of proportion should be exaggerated 3 (tall) to 1 (wide) or more in the vertical axis for all major door and window groups. Windows should be arranged to create a rhythm along the length of an elevation to break up the scale and express horizontality. Window frames and mullions should project out beyond recessed glass surfaces to provide further shading and to emphasize the wood and/or stone structure.

Large window surfaces are to be subdivided with structural members, permanently applied, integral, or snap-in muntins. Large single panes of glass are acceptable provided they are well recessed, shaded and incorporated into a window composition that uses large scale vertical and horizontal structural members and includes multiple smaller sized panes.

Openings for windows and doors are to be appropriate to the structural expression of the building. For example, in stone or log "bearing" walls, windows and doors are to be relatively small and topped with a properly scaled lintel or the occasional arch. Larger stone, log, or timber structures with piers and larger spans can accommodate larger window openings. Window and doors are to be designed with sills.

All exterior doors are encouraged to be of wood or clad wood to match the windows. The exterior door, primarily the entry door, should create interest through innovative detailing. Materials such as wood, glass, or metal are recommended. The hardware is encouraged to be artistic in nature and constructed of complementary materials such as wrought iron, bronze, or copper.

(Revised 11/15/2019)

Skylights and Solar Applications/Alternative Energy Applications

All commercial spaced at Grand Elk Ranch & Club are encouraged to use and select "green" materials. This program encourages compliance with environmentally friendly building practices. The

introduction of passive energy technology is greatly encouraged. The DRB will review each application on a case by case basis. Appearance must be consistent and integrated into the overall architectural style and materials of the exterior of the home. Equipment shall blend with the roof design and pitch and not be reflective. Ground installation is not permitted.

Skylights are allowable when their introduction does not detract from the integrity of the building or the surrounding site. Any material used in a skylight must be non-reflective. All skylights must be approved by the GEDRB.

(Revised 10/19/2020)

Dormers

Dormers are encouraged as a roof element. Dormers should be used as an alternate to second story walls to bring natural light and glazing to second story spaces. When used, dormers are to appear as a proportional element of the roof plane. Dormers should be used as a method of adding texture to large linear roof forms.

Miscellaneous Design Elements

The DRB will, at times, recommend specific design elements for functional and/or aesthetic reasons. It is the responsibility of the owner/builder and/or architect to design the recommended elements.

(Revised 10/19/2020)

7. CONSTRUCTION REGULATIONS

7.1 Introduction

The construction process at the Grand Elk Ranch & Club is the final key to the realization of these design guidelines. The purpose of these construction procedures is to regulate construction activity within Grand Elk to minimize the impacts of construction on Owners and Guests. Further, it is the intention of the GEDRB that the construction process has a rigorous guideline to ensure the quality development envisioned from the outset.

Construction shall not begin until final plan approvals have been issued by the GEDRB and a building permit has been issued from the Town of Granby by contacting the Winter Park/Fraser/Granby Building Department at 970-726-8081. Refer to the Appendices of this document for the full regulation on construction activity.

7.2 Construction Management Plan

All built projects are to provide the GEDRB with a Construction Management Plan before construction showing the limits of construction, location of construction trailer if any, parking, lay down area, sanitary facilities, dumpster, and construction signage. Scale of drawing is to be same as site plan.

7.3 Limits of Construction

Fencing, being heavy duty mesh netting, 4' height safety barrier/fencing with metal grommets (green color is preferred) must be installed around the property lines/lot boundaries to protect the natural areas of the lot beyond the limits of the Building Envelope from damage during construction, excluding the front entry/street side of the lot. Silt type fencing is prohibited. Installation of the fencing is to be attached to metal t-posts in the ground (no wood posts). Disturbance from construction activities outside of the safety barrier/fencing must be returned to its original condition. Prevention of soil erosion is required. The physical limits of construction and related activity shall be indicated on the construction management plan. All construction activity, storage of all construction materials, temporary construction trailer and sanitary facilities, vehicle parking, dumpsters and other construction equipment or facilities shall be located within the Limits of Construction area. (*Revised 11/15/2021*)



7.4 Protection of Existing Vegetation

Methods for protecting existing vegetation, particularly vegetation within the Limits of Construction, shall be indicated on the Construction Management Plan. All protective measures shall be taken prior to construction. Consult with a landscape architect as to their recommendation for protection.

7.5 Location of Construction Trailers

Trailers should be located within the designated limits of construction. However, under certain circumstances the GEDRB may grant approval to locate construction trailers on the Grand Elk Ranch & Club roads. Such approval shall be limited to cases where site characteristics make it difficult or impractical to locate a trailer on the lot. Construction signs shall conform to the standard Grand Elk sign regulations.

7.6 Temporary Sanitary Facilities

Job sites shall be equipped with sanitary facilities which must be properly maintained per Grand County Building Code. All sanitary facilities must be placed within the property lot boundaries and a minimum of 5 feet from the curb/street .

(Revised 02/26/2019)

7.7 Construction Damage Deposit

A refundable construction deposit of \$2500 shall be required at time of application submission. The deposit shall be maintained at a balance of \$2500 during the duration of construction. The deposit shall be paid directly by the owner or general contractor and is in addition to any GEDRB compliance deposit. The deposit shall be used as a security to ensure that contractors comply with the approved construction management plan and the performance standards as outlined in this section. Any damage that is caused during construction (i.e. curb or street damage, landscape or wetland damage) shall be paid for from the Construction/Damage Deposit. The General Contractor shall add payments as necessary to compensate for any reductions from the original deposit. Multi-Unit and Commercial development deposits shall be set at the discretion of the GEDRB.

(Revised 06/01/2019)

Builder's Deposit -

A Builder Deposit of \$5,000 and a signed Construction Agreement will be required with the submission of a new home application. The purpose of the Builder Deposit and Construction Agreement is to increase Builders' awareness and responsibility to keep safe and tidy building sites in Grand Elk. The Site Inspection Form represents the expectations of building sites in Grand Elk. Resort Management Group (RMG) conducts weekly inspections. Builders will be notified once of a violation. If the violation is repeated at any time throughout the remainder of construction period a \$250 fine will be deducted from the Builder's Deposit. The builder will be notified each time there is a violation and fine imposed.

The Final Inspection and Release application must be received within 30 days after completion of the exterior features, including driveway and sidewalk must be completed. All construction equipment and materials must be removed including dumpster and portable toilets. RMG will notify the DRB that the home is ready for final inspection. If the Final Inspection and Release application is not received within

30 days of completion, a fine may be issued with a written notice of noncompliance. No portion of the builder deposit will be returned until the final inspection is completed and the DRB has approved the final inspection of the home. *(Added 9/01/2023)*

7.8 Construction Site Maintenance

A trash receptacle, preferably an 8 yard dumpster with a lid(s) is required on all construction job sites, being exterior and/or interior construction, remodeling, renovation, et al. All trash receptacles must be located within the property lot boundaries and at least 5 feet from the curb/street. Job sites shall be cleaned up daily to remove construction material and debris. Any dumpster lid shall be closed or suitably covered to prevent trash from escaping; dumpsters-lids may remain open or uncovered during construction hours as set forth in Section

7.10. It is the Builder's and/or Owner's responsibility to prevent trash from escaping. Any debris that cannot be temporarily stored in dumpsters shall be removed from the site daily. Burning of trash or construction material is not allowed. No trash may be placed on adjacent or nearby lots and must be placed in the Builder's and/or Owner's trash receptacle on the building site.

Concrete remaining from the cleanup of trucks must be placed in a concrete washout and shall be removed from the site within seven days. Minimum dimensions for a constructed concrete washout are 4 feet by 4 feet by 3 ½ inches deep with a minimum 4mil polyethylene plastic liner. The concrete washout must be placed within the property lot boundaries and must be placed a minimum of 50 feet from open channels, storm drain inlets, wetlands or waterbodies.y

All excavation material not used for backfill or final grading shall be removed from the construction site and the development within one month of excavation. Roads are to be swept and cleaned on a regular basis during construction per the time of year.

Until approval by the GEDRB of the applicable application, building material may not be delivered and/or stored. Building materials must be stored within the property lot boundaries of where the construction is taking place unless written permission is obtained from the adjacent lot owner granting permission to store the building materials within the adjacent lot boundaries. The written permission must be submitted to Resort Management Group at P.O. Box 4203, Granby, CO 80446 or by calling (970) 887-6030 for assistance.

(a) The GEOA, the GEDRB, and/or its designated representatives, reserves the right to make as many Construction Site Inspections necessary to inspect and to enforce the Design Guidelines & Regulations. Any expense(s) incurred by the GEOA, the GEDRB, and/or its designated representatives in relationship to the enforcement of the Design Guidelines & Regulations will be at the Builder's and/or Owner's expense. Expenses include but is not limited to legal representation and/or legal enforcement, inspections and/or any other remedy allowed by law and/or under the Master Declaration of Protective Covenants for Grand Elk Ranch & Club *(Revised 10/19/2020)*

7.9 Dust and Noise Control

Reasonable noise and dust levels shall be maintained at all times. When necessary, mitigating measures may be required by the GEDRB to reduce noise or dust levels.

7.10 Construction Hours

Hours of construction shall be limited to 7 a.m. to 7 p.m. Monday through Saturday. Sunday construction will be permitted and strictly limited to the hours of 10 a.m. to 4 p.m.

Noisy activity (activities include hammering, sawing, excavation work, concrete delivery, radios, etc.) should be curtailed on Sunday of each week. During the dates of March 1 through May 15, refer to Section 7.22 of the Master Declaration of Protective Covenants for Grand Elk Ranch & Club if building within The Village at Wild Horse and The Village at Elk Track.

(Revised 09/01/2023)

7.11 Material Deliveries

Signs for temporary single events, such as a garage sale sign, may be permitted for a specific period of time, upon approval by the GEDRB of a written request by the Owner describing the nature of the sign and the requested time period of display.

All permitted signs, regardless of type, are subject to the approval of the GEDRB for style, design, color, text, location, and duration of exhibit, prior to their placement for display. Any other signs are prohibited and will be removed. At no time shall signs be placed on or nailed to trees.

The street address of each Homesite is required to be posted in a conspicuous place upon completion of the installation of siding. The numbering system shall be governed by the International Building Code, as adopted by the Town of Granby and the Winter Park/Fraser/Granby Building Department, and can change from time to time. The position, height, style and composition of street numbers are all subject to review by the GEDRB. Address signage is limited to 6" high numbers and letters. Street names and address numbers may be included. Addresses should be located on the residence where visible to the street. Addresses may be located near the driveway intersection with the street in situations where the signage would not be visible on the residence. Addresses may be placed upon a stone or wood monument, but their design and location require approval by the GEDRB. Such monument shall be no higher than 5' above the ground to any part, including any lighting. Lighting is permitted by fixtures as approved by the GEDRB.

7.12 Pets

Pets, in particular dogs, must be restrained at all times by a leash while on-site.

7.13 Blasting

Any plans to blast shall be brought to the attention of the GEDRB before commencement and shall require the approval of the GEDRB. Property safety and proactive actions shall be used and are the responsibility of the contractor of record.

7.14 Compliance Deposit

In order to maintain the quality and integrity of the Grand Elk Ranch & Club, a compliance deposit of \$ 2,500 shall be required at time of application submission. The deposit is in addition to the required construction /damage deposit, which shall be paid at time of application submission. The deposit may be used to complete any required improvements or to remove any non-conforming improvements and/or to complete landscaping in order to ensure compliance with the approved plans. The deposit is fully refundable only if the improvement and landscaping are completed as per the submitted and approved plans. Multi-Unit or Commercial development deposits shall be set at the discretion of the GEDRB.

(Revised 11/15/2019)

Builder's Deposit

A Builder Deposit of \$5,000 and a signed Construction Agreement will be required with the submission of a new home application. The purpose of the Builder Deposit and Construction Agreement is to increase Builders' awareness and responsibility to keep safe and tidy building sites in Grand Elk. The Site Inspection Form represents the expectations of building sites in Grand Elk. Resort Management Group (RMG) conducts weekly inspections. Builders will be notified once of a violation. If the violation is repeated at any time throughout the remainder of construction period a \$250 fine will be deducted from the Builder's Deposit. The builder will be notified each time there is a violation and fine imposed.

The Final Inspection and Release application must be received within 30 days after completion of the exterior features, including driveway and sidewalk must be completed. All construction equipment and materials must be removed including dumpster and portable toilets. RMG will notify the DRB that the home is ready for final inspection. If the Final Inspection and Release application is not received within 30 days of completion, a fine may be issued with a written notice of noncompliance. No portion of the builder deposit will be returned until the final inspection is completed and the DRB has approved the final inspection of the home. *(Added 09/01/2023)*

7.15 Exterior Work Completion

To establish the date that all exterior construction is completed, the Builder and/or Owner must notify in writing the Design Review Board and Resort Management Group by completing the Final Inspection & Final Release Application 2 weeks prior to the requested inspection date. The application must be received within 30 days after completion of the exterior. If this application is not received within 30 days of completion, a fine may be issued with a written notice of noncompliance. (See Section 9.7 Final Inspection and Release)

(Revised 10/19/2020)

7.16 Construction Delay Fines and Remedies

If the exterior of any building or other improvement is not completed within the time allowed under these Guidelines, or if construction is otherwise delayed in violation of these Guidelines, the GEDRB may, in accordance with the provisions of the Master Declaration of Protective Covenants for Grand Elk Ranch & Club, assess fines for any such violation or take other action to remedy such violation, as follows:

1. A hearing shall be held by the GEDRB to determine if a violation exists and, if so, the appropriate action to be taken;

2. Written notice of the time and place of such hearing shall be given to the Builder and/or Owner not less than fifteen days prior to the hearing, by certified mail to any address shown on the plans and by posting a copy of the notice on the Homesite. If the violation is completely remedied prior to the date of the hearing, then the hearing shall be cancelled.
3. At such hearing the only defense shall be that the failure to complete construction on a timely basis or the abandonment of construction was caused by a circumstance beyond the Builder's and/or Owner's control.
4. If, at such hearing, the GEDRB determines that a violation exists, then it may assess a fine against the Builder and/or Owner and his/her Lot in an amount not less than \$100.00 per day, which shall continue to accrue from the date of the order until the GEDRB determines that the construction has been completed or the violation has otherwise been completely remedied. Such fines may be enforced as in the case of any assessment or deducted from the Builder's and/or Owner's security deposits. Alternatively, the GEDRB may, immediately upon such determination or at any time while such violation continues, and in addition to any fines assessed, proceed to have the exterior of the improvement completed or to have the improvement removed at the Builder's and/or Owner's expense, as provided in Section 9.6 of these Guidelines.

7.17 Inspections

The GEOA, the GEDRB, and/or its designated representatives, reserves the right to make as many onsite inspections before, during and/or after completion of the project as it may deem necessary. Any evidence of non-compliance with the Design Guidelines will be communicated to the Builder and/or Owner and a possible fine may be levied. During construction, no changes, alterations or additions to any GEDRB Approved Plan or specifications shall be made prior to obtaining written approval from GEDRB. The construction site and surrounding area will be routinely inspected by the GEOA, GEDRB and The Resort Management Group for compliance of the requirements and regulations set forth in Chapter 7. Absence of such inspection(s) or notification(s) during the construction period does not constitute an approval by the GEDRB of work in progress or compliance with these Design Guidelines & Regulations. For information on a final inspection and release, see Section 9.7.

(Revised 10/19/2020)

7.18 Non-Compliance Fines and Remedies

The Builder and/or Owner has the final responsibility for compliance with the term and conditions of these Design Guidelines and the Regulation and any other instruction/order/compliance form from the GEOA, the GEDRB, and/or its designated representatives relating to the construction process and inspections.

If the exterior of any building or other improvement does not comply with the Design Guidelines & Regulations and/or does not comply with the approved GEDRB application, the GEOA or the GEDRB may, in accordance with the provisions of the Master Declaration of Protective Covenants for Grand Elk Ranch & Club, assess fines for any such violation or take other action to remedy such violation, as follows:

- 1 A hearing shall be held by the GEOA to determine if a violation exists and, if so, the appropriate action to be taken;

- 2 Written notice of the time and place of such hearing shall be given to the Builder and/or Owner not less than fifteen days prior to the hearing, by certified mail to the last known mailing address on file, address shown on the plans and/or on the GEDRB application. If the violation is completely remedied prior to the date of the hearing, then the hearing shall be cancelled.
- 3 If as a result of such hearing, the GEOA determines that a violation exists, then the GEOA Executive Board may assess a fine against the Builder and/or Owner and his/her Lot in an amount not less than \$500.00 per day and no more than \$5,000 per day and/or any other remedy allowed by law, which shall continue to accrue from the date of the order until the GEOA determines that the construction complies with the Design Guidelines & Regulations and the approved GEDRB Application or the violation has otherwise been completely remedied. Such fines may be enforced as in the case of any assessment or deducted from the Builder's and/or Owner's security deposits. Alternatively, the GEOA may, immediately upon such determination or at any time while such violation continues, and in addition to any fines assessed, proceed to have the exterior of the improvement completed or to have the improvement removed at the Builder's and/or Owner's expense, as provided in Section 9.6 of these Guidelines.
- 4 Any expense(s) incurred by the GEOA and/or GEDRB in relationship to the enforcement of the Design Guidelines & Regulations will be at the Builder's and/or Owner's expense. Expenses include but is not limited to legal representation and/or legal enforcement, inspections and/or any other remedy allowed by law and/or under the Master Declaration of Protective Covenants for Grand Elk Ranch & Club.
- 5 Additional remedies being but not limited to a filed lien, a cease and desist demand/order, an injunction, damages, removal of the non-complaint violation/improvement, and/or any other remedy allowed by law is applicable against the Builder and/or Owner at the discretion of the GEOA.
- 6 There shall be no limit to the number or the aggregate amount of fines which may be levied against a Builder and/or Owner for a continued violation if not timely cured. The fines, together with interest at the rate of 21% per annum and any costs of collection, including reasonable attorneys' fees, shall be a debt of the Builder and/or Owner and a continuing lien upon the Lot against which such fine is assessed.

(Revised 06/01/2019)

7.19 Past Violations

The DRB and/or the Board of Directors of the Grand Elk Owners Association may, in its sole discretion, deny any application that involves or is associated with a builder, person or entity that the DRB determines previously violated these Guidelines. This provision is effective on the date of its adoption by the Board of Directors of the Grand Elk Owners Association and applies to all applications except those approved by the DRB prior to the effective date.

(Revised 09/14/19)

7.20 OSHA

All applicable OSHA regulations and guidelines must be strictly observed at all times.

(Revised 01/29/2019)

8. THE GRAND ELK RANCH & CLUB DESIGN REVIEW PROCESS

8.1 Introduction

The Grand Elk Ranch & Club design review process consists of a series of submittals to and meetings with the lot Owner(s), Architect(s), Builder(s), and/or the Owner's Representative(s) and the Grand Elk Ranch & Club Design Review Board (GEDRB). This process starts with an informal meeting and ends with the completion of site improvements. For milestones throughout the process, a series of meetings have been established to ensure a smooth, productive and cohesive design process for each site/lot/parcel and/or residential or commercial development. The GEDRB should be looked at as an integral member of the Builder's and/or Owner's design and construction team, whose purpose is to guide the Builder and/or Owner through the guidelines established to keep the Grand Elk Ranch & Club as a tremendous example of Colorado mountain community living.

The GEDRB will evaluate each proposal based upon the guidelines and regulations. Some of the guidelines are written to relatively broad standards, leaving interpretation to the Applicants and to the discretion of the GEDRB. The Town of Granby Building Ordinance and the Winter Park/Fraser/Granby Building Department determine other guidelines such as utility setbacks and the size of the residence. Still others such as building height, building materials and landscape zones are more clearly established by the GEDRB.

With the idea that each project will have its own unique qualities, characteristics and goals, the GEDRB has the authority to approve deviations from any of the design guideline standards. However, any request to deviate from the Grand Elk Ranch & Club Guidelines and Regulations will be evaluated at the sole discretion of the GEDRB. It will be incumbent upon the applicant to creatively demonstrate that the proposal is consistent with the overall objectives of these guidelines and further, that the deviation will not adversely affect adjoining lots of the Grand Elk Ranch & Club as a whole.

The GEDRB has the authority to update these guidelines, along with the structure of the Design Review Board, its members and its consultants, from time to time as necessary. All changes will become effective upon adoption by the GEOA, and apply to all lots not currently active in the design review process (having made a formal submittal).

8.2 Design Review Board Membership

The Grand Elk Ranch & Club Design Review Board shall consist of five to seven members appointed by the Board of Directors of the Grand Elk Owners Association (GEOA). A majority of members shall constitute a quorum to transact any business of the Design Review Board. At its discretion, the Board of Directors may designate an alternate member unable to be present at regularly scheduled meetings. Members of the GEDRB need not be members of the GEOA. The regular term of office shall be one year, coinciding with the Association's fiscal year. The Board of Directors may remove any member from the GEDRB at any time by written notice to such appointee. A successor to fill such vacancy shall serve the remainder of the term. Any member of the GEDRB may at any time resign upon written notice delivered to the Board of Directors.

8.3 Functions of the Board

All plans for the site preparation, building construction, major landscaping and site modifications, modifications to the exterior of the buildings, alterations or enlargement of an existing structure, paving, fencing, sign erection or other improvements must receive written approval from the GEDRB. Approval from the GEDRB must be received prior to initiating any of the above activities. Alterations or remodeling of the existing improvements completely inside a structure and which do not change the exterior appearance of a structure may be undertaken without GEDRB approval.

Minor landscape improvements may be undertaken without the approval of the GEDRB at the builder's and/or owner's own risk. Any minor landscape improvement that does not have specific written approval from GEDRB will run the risk of not complying with the design guidelines. If the GEDRB members or any member of the association should feel that an improvement is not in compliance with the design guidelines, a formal review may be required to determine if corrective action is required.

During construction, no changes, alterations or additions to any GEDRB Approved plan or specification shall be made prior to obtaining written approval by the GEDRB.

The GEDRB shall rely on and have the right to interpret the guidelines contained herein as the primary basis for evaluating development proposals. The GEDRB shall have sole discretion to approve or deny any proposed improvement or development. Upon showing of good cause, the GEDRB may approve variances from any regulation or restriction contained herein, in accordance with the provisions of the Master Declaration of Protective Covenants for Grand Elk Ranch and Club.

It is the responsibility of the Builder and/or Owner to file a Change Request and/or a Variance for any modification, adjustment, alteration, change, variation, addition, removal, etc. (list is not exhaustive) of any element, component, section or architectural design from the application approved by the GEDRB. Failure to file a Change Request and/or a Variance may result in a fine imposed under Chapter 7, 8 and 9 of the Grand Elk Ranch & Club Design Guidelines & Regulations.

The GEDRB or its designated representative may monitor any approved project to the extent required to ensure that the construction or work on such project complies with any and all plans and construction procedures. The GEDRB or its designated representative may enter upon any property at any reasonable time to inspect the progress, work status, or completion of any project. In addition to the enforcement of these guidelines, the GEDRB may withdraw approval of any project, and require all activity at such project to cease and desist if deviations from approved plans or construction procedures are not corrected or reconciled within a reasonable time limit established within written notification to the Builder and/or Owner specifying such deviations. Any material to be submitted or notice given to the GEDRB shall be submitted at the office of the GEDRB.

(Revised 11/15/2019)

8.4 Design Review Board Meetings

The GEDRB shall select its own chairman and vice-chairman from among its members. The chairman, or in his absence the vice-chairman, shall be the presiding officer of the GEDRB meetings. In the absence of both the chairman and the vice-chairman, the members shall appoint a member to serve as acting chairman. Meetings shall be held upon call of the chairman or vice-chairman. All meetings shall be held in the Grand Elk offices or a designated location named by the GEDRB.

A majority of members shall constitute a quorum for the transaction of business. The affirmative vote of a majority of the members of the GEDRB shall constitute the action of the GEDRB on any action before it. An alternate member may participate at a meeting at which there is not a quorum and shall have all of the full authority of a regular member. In the absence of a quorum, GEDRB meetings shall be adjourned to a later time or date as determined by the chairman.

8.5 Design Review Fees, Compliance Deposits and Fines

The Board of Directors has established the following fees:

NEW HOME, ORIGINAL SUBMISSION

- Design Review Fee (non-refundable) \$1,500
- Compliance Deposit (refundable) \$2,500
- Construction/Damage Deposit (refundable) \$2,500
- Resubmission Fee (non-refundable) \$250 (DRB discretion)
- Builder's Deposit - \$5,000

HOME ADDITION/RENOVATION/MODIFICATION/IMPROVEMENT REQUIRES BUILDING PERMIT FROM TOWN OF GRANBY (<https://www.townofgranby.com/permits>)

- Design Review Fee (non-refundable) \$500
- Compliance Deposit (refundable) \$250
- Construction/Damage Deposit (refundable) \$250

DOES NOT REQUIRE BUILDING PERMIT FROM TOWN OF GRANBY (<https://www.townofgranby.com/permits>)

- Design Review Fee (non-refundable) \$200

These fees have been established to defray the costs of reviewing applications submitted to the GEDRB, as well as to secure a level of commitment to the quality of construction at the Grand Elk Ranch & Club. The Design Review Fee is non-refundable, for any reason, and must be paid in full at time of application submission. The compliance deposit is required in order to guarantee compliance with construction regulations and the completion of all improvements and landscaping as proposed and approved. Finally, additional escrowed funds in an amount sufficient to guarantee completion of proposed landscaping or other site work may be required if a Final Release is

requested prior to the completion of landscaping and site improvements. All fees and deposits must be paid in full at time of application submission and shall be payable to the Grand Elk Owners Association. Applicants/owners must be current with all GEOA assessments, liens, and/or levies at time of application submission, before GEDRB approval, and before GEOA/GEDRB Final
(Revised 09/01/2023)

Release. Building envelope, property line amendments, other miscellaneous change and/or variance requests will require payment of an additional fee as established by the GEDRB relative to the time involved in reviewing the request. Failure to show up to a GEDRB meeting or pre- construction meeting may result in additional fees. Failure to have a site completely finished (including removal of all construction materials) at inspection for a Final Release and scheduling of more than three meetings with the GEDRB for the review process may also result in additional fees.

In the event an application is denied and/or incomplete, the GEDRB will require an application to be resubmitted. Review of a resubmission will follow the same deadlines, being twenty-one (21) days prior to the upcoming GEDRB meeting, and will follow the same procedures as a new application. The fee for a resubmission review of an unapproved and/or incomplete application is \$250, which is at the GEDRB's discretion - on a case by case basis.

Except as otherwise provided in Section 7.18 and Section 7.19 with respect to fines for construction delays, see Section 7.21 Non-Compliance Fines and Remedies in reference to non-compliance with the Design Guidelines & Regulations.
(Revised 09/01/2023)

8.6 Design Consultants/ Compensation

The GEDRB is authorized to retain the services of one or more consulting architects, landscape architects or land planning consultants to advise the GEDRB in performing design review functions. Such consultants may be retained to assist the GEDRB on a single project, on a number of projects or on a continuing basis. Costs of such services shall be borne by the applicant.

8.7 Amendments of Design Guidelines

The Grand Elk Ranch & Club Design Guidelines and Regulations may be amended from time to time at the sole discretion of the GEDRB. All such additions, revisions or other amendments shall have an effective date designated and shall be made part of the Grand Elk Ranch & Club Design Guidelines and Regulations and shall, therefore, have the same force and effect. Each Builder and/or Owner is responsible for obtaining the most current set of design guidelines from the GEDRB.

8.8 Enforcement

The GEOA and the GEDRB have the responsibility for the enforcement of the Design Guidelines and restrictions set forth herein. Authority of the GEDRB shall be as outlined in the Master Declaration of Protective Covenants for Grand Elk Ranch & Club and Grand Elk Owners Association Rules and Regulations. The GEOA may sue the Builder and/or Owner for all damages, losses, costs and expenses, including, without limitation, reasonable attorneys' fees and disbursements incurred by the GEOA and the GEDRB as a result of any violation of any term or condition of these regulations.
(Revised 06/01/2019)

8.9 Non-Liability

Neither the Grand Elk Ranch & Club Design Review Board, nor any member thereof, shall be liable to the Grand Elk Owners Association or to any Builder and/or Owner or other Person for any damage, loss or prejudice suffered or claimed on account of (a) the approval or disapproval of, or failure to approve, any plans, drawings and specifications, (b) the construction or performance of any work, whether or not pursuant to any approved plans, drawings and specifications, or (c) the development or manner of development of any property within the Grand Elk Ranch & Club. Every Builder and/or Owner and other Person who submits plans for approval agrees, by submission of such plans and specifications, that he will not bring any action or suit against the Grand Elk Ranch & Club Design Review Board, nor any member thereof. It shall be the sole responsibility of the Builder and/or Owner or other Person submitting the plans to the Grand Elk Ranch & Club Design Review Board or performing any construction to comply therewith.

9. DESIGN REVIEW BOARD PROCEDURES

9.1 Introduction

This section provides a "road map" to guide an Applicant (Builder, Owner, Architect, and/or Owner's representative) through the review and approval process of the Design Review Board at the Grand Elk Ranch & Club. This design review process must be followed for all construction activity to include:

The construction of a new building, the renovation, expansion or refinishing of the exterior of an existing structure, landscape changes to, any disturbance and/or improvements on a site.

The applicant must also meet the submittal requirements of the Town of Granby Building Ordinance, in order to obtain a Building Permit. Precise submittal requirements may be obtained from the Town of Granby or by contacting the Winter Park/Fraser/Granby Building Department at 970-726-8081.

All projects must involve a licensed Architect. The Architect is to be the liaison between the GEDRB and the Builder and/or Owner in regard to all issues relative to the design review approvals. Per the Town of Granby, a licensed Colorado Geotechnical Engineer must prepare a Soils Report with a minimum of soils conditions and recommended foundation bearing conditions.

9.2 Plan Review and Approval

Regularly scheduled meeting dates will be established by the GEDRB to review the applicants proposed structures and landscape improvements more closely and to provide feedback regarding the proposed project and its interpretation of the guidelines. All materials and payment in full of all fees and deposits must be submitted in complete and final form in accordance with the Design Guidelines & Regulations and submitted a minimum of 21 days in advance of a scheduled GEDRB meeting date to be on an agenda. After final approval has been given, the Builder and/or Owner is given a period of one (1) year to commence construction or the approval expires. An expired approval will be subject to a resubmittal fee of \$250 and a re-review of the same design under the then current design guidelines.

The nature of this step is for the Applicant to provide the GEDRB with all the necessary information needed to reflect the proposed building(s), landscape and all other features requiring GEDRB approval. The Plan Package should include the following drawings. One (1) full size (24x36) set (a second set may be requested) with the following drawings: Site Plan, Landscape Plan, Floor Plans, Elevations, Roof Plan, Color Rendering of street side with all material and samples illustrated, Construction Management Plan, and Exterior Lighting Plan. All drawings must contain a north arrow and a correct graphic scale.

(Revised 11/15/2019)

- **Design Review Application**

Submit one copy of a completed application, hard copy and electronic form, as provided in the appendices with the required drawings. The required drawings/plans must be submitted in electronic form but the GEDRB reserves the right to request the drawings/plans in a hard copy. See descriptions below. All fees and deposits must be paid in full at time of application submission. Furthermore, applicants/owners must be current with all GEOA assessments, liens, and/or levies at time of application submission, before GEDRB approval, and before GEOA/GEDRB Final Release.

The following drawings/plans **MUST** be submitted in electronic form. A hard copy form of any of the following may be requested by the GEDRB and must be submitted by the applicant(s) within the time frame specified by the GEDRB. (See the GEDRB Applications for further instructions).

- **Site Plan: minimum 1" = 10' (Per Section 3)**

The Site Plan shall indicate existing and proposed topography at 2' contours (if required by the GEDRB), line of building envelope, the proposed building(s) footprints, roof overhangs, fences, easements and building separation distances, underground utility locations and setbacks, show areas of disturbance and existing vegetation to remain and to be removed, areas of cut and fill, drainage, proposed driveways, sidewalks, decks, and any other proposed improvements with spot elevations, snow storage, graphic scale and north arrow.

- **Landscape Plan: minimum 1" = 10' (Per Section 4)**

Planting Plan: indicate plant materials, sizes and quantities, rock outcrops, driveways, patios, and irrigation. Show all proposed outdoor lighting with cut sheets. Show Erosion Control and Revegetation Methods. An exact and a bubble landscaping plan (such as in Figures 4.9.1 and 4.9.2) are required. An irrigation plan is also required per Section 4.8. See Section 4.10 for landscaping requirements per single family lot.

(Revised 10/19/2020)

- **Floor Plans: minimum 1/4" = 1'- 0"**

Indicate all room sizes, door and window locations and sizes, plumbing fixtures, fireplaces, kitchen appliances.

- **Building(s) Elevations: minimum 1/4" = 1'- 0"**

Illustrate all exterior appearances of all views labeled in accordance with the site plan. Indicate the height of chimneys as compared with the ridge of the roof, the ridge height of the roof, the elevation of each floor and existing and proposed grade lines. Describe all exterior materials, colors, and finishes (walls, roofs, trim, chimneys, windows, doors, etc.) and the location of all exterior light fixtures.

- **Roof Plan: minimum 1/4" = 1'- 0"**

Indicate the slope of each roof plane and the length of each overhang. In addition, locate the location of all mechanical devices that penetrate the roof (chimneys, flues, plumbing vents, etc.)

- **Building Sections: minimum 1/4" = 1'- 0" (Required only if requested by GEDRB)** A minimum of one cross section through the highest part of the building showing foundation materials, exterior wall materials and heights, existing and proposed grading, finish floor and ridge elevations.

- **Details: (scale: as required)**

Provide design details sufficient to accurately represent the typical visual expression of the building. Include soffit / fascia details, window head and sill details, railing details, material transitions, porch, trellis, chimney, ridge and soffit vents, site fencing and other details necessary to represent the exterior of the building(s).

- **Building Height Calculation (Required only if requested by GEDRB)**

One copy of the Building Height Calculation drawn over building elevations, relating to and coordinated with the required topographic survey. Existing and finished grades should be clearly indicated around the perimeter of all proposed structures.

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- **Materials/ Color Electronic Sample Board (one page)**

Provide a complete Finish Schedule (page two of the *New Home, Addition or Major Renovation Application*) with a list of building materials and colors and provide a colored rendering of the street side of residence to show how materials and colors are utilized. The one-page electronic rendering must show ALL items detailed in the Finish Schedule, including garage door style and color, window color and exterior lighting fixture detail. The rendering page of the drawing set should include all samples indicated on page 2 of the application: the front door, window and garage sample with colors, the lighting samples, deck/rail/baluster if other than wood or stone, Trex or deck material color and all of the exterior finishes, being walls (wood, stone, stucco, wood accent shingles) and roof (asphalt shingles or metal roof) etc.



ID	ITEM	MATERIAL & SIZE	STYLE & COLOR	MANUFACTURER
A	Primary Roof	Asphalt Shingles	Duration/Est Slate Gray	Owens Corning
A	Secondary Roof	Metal	Dark Bronze	Mahvin
B	Window	Fiberglass	Dark Bronze	Mahvin Essentials
C	Deck	Composite	Winchester Gray	TREX
C	Railing/Balusters	Galvanized Steel	Black	Fortress Building
C	Deck Posts	Cedar Timber	Stain Crossroads SVCS21	Sherman Williams
D	Wood - Primary Wall Material	Siding	SW7018 Dovetail	LP SmartSide
E	Wood - Primary Wall Material	English Wood	Peppercon SV7674	LP SmartSide
F	Facia - Wood Trim	English Wood	Peppercon SV7674	LP SmartSide
F	Other Trim (window, door)	English Wood	Peppercon SV7674	LP SmartSide
G	Exterior Light Fixtures	Alloy Steel	Wall Mount - Black	AA Warehousing
H	Stone - Secondary Wall Material	Stone	Koryak Ridge	Eldorado Stacked Stone
I	Posts	Cedar Timber	Stain Crossroads SVCS21	Sherman Williams
J	Garage Door	Metal Woodgrain Finish	Natural Oak	CHI Garage Doors
K	Front Door	Steel	Black	Jeld-Wen
M	Retaining Wall			
N	Fence			





















TANGIBLE SAMPLE BOARD: ONLY required if the GEDRB requests an actual tangible sample board, the following must be submitted within the time frame specified by the GEDRB: A 24"x 36" sample board showing the final materials and colors to be used for all aspects of the building, which includes stone, wall materials, roofing, trim materials, wood siding samples, windows and doors. Actual material samples must be submitted on the Material/Color Sample Board.

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- **Finished Schedule of Site Materials and Colors**

A summary statement describing all final materials and colors must be submitted in both hard copy and electronic form.

- **Construction Management Plan: minimum 1" = 10'**

Shall indicate the limits of construction, location of construction trailer if any, construction parking, lay down area, sanitary facilities, dumpster, and construction signage.

- **Exterior Lighting Plan**

Provide separate exterior lighting plans with locations, quantity of fixtures and cut sheets. Wall sconces with a Mountain Rustic look are preferred for exterior lighting. Low wattage recessed lighting is permitted at the discretion of the DRB (location and number of recessed lights).

The GEDRB will meet to review the final submittal at the regularly scheduled DRB meeting and will notify the Applicant in writing of its findings and decision. The Applicant may resubmit final plans once under the initial fee if the findings are negative. The Applicant may also request in advance, attendance at the next meeting of the GEDRB to discuss any negative findings.

(Revised 11/15/2021)

9.3 Design Review Board Appeal Process

All appeals shall be made to the President of the Grand Elk Owners Association. All appeals shall be submitted in writing within 30 days of a GEDRB decision. A decision on the appeal will be rendered in writing to the applicant within 30 days of the receipt of the written appeal.

9.4 Modifications

Approval by the GEDRB is required for all exterior modifications to an existing home or lot. This would include but is not exclusive to improvements such as changes to color, landscaping, the addition of new windows or an outdoor patio. The review of modifications to existing homes will generally follow the procedures outlined in step three. Submittal requirements will generally be limited to plans, written information, material samples or color samples as necessary to demonstrate the proposed modification. Prior to beginning the design of any modifications to an existing home, Builder and/or Owner is encouraged to contact the DRB to outline a review process and submittal requirements for the modification. Application must be submitted in electronic form and hard copy.

9.5 Construction Submittals and Approval

It is the responsibility of the applicant to obtain all required permits from the Town of Granby. Precise submittal requirements can be obtained from the Town of Granby by contacting the Winter

Park/Fraser/Granby Building Department at 970-726-8081 and the permitting process shall be as stipulated in the Town of Granby Building Ordinance. It is the responsibility of the applicant to coordinate and attain all required inspections and approvals from the Town of Granby. Precise inspection requirements can be attained from the Town of Granby Building Ordinance.

9.6 Completion of Construction Requirements

The Builder and/or Owner shall, in any event, complete the construction of the exterior of any improvement on his lot within 18 months after commencing construction thereof (which shall be measured from the date of application approval by the GEDRB and/or GEOA), except and for so long as such completion is rendered impossible or would result in great hardship to the Builder and/or Owner due to labor strikes, fires, national emergencies or natural calamities.

If the Builder and/or Owner fails to comply with this schedule, or if the diligent and earnest pursuit of the completion of the improvement ceases, or is abandoned for a period of one calendar month, or a cumulative period of four weeks during any eight week span, the GEDRB may, after notice and hearing as provided in Section 7.18, proceed to have the exterior of the improvement completed in accordance with the approved plans, or remove the improvement and restore the Lot to its pre-construction condition to the greatest degree possible. All costs relating to the completion or removal, including interest on all sums expended at the rate of 21% per annum, shall be borne and reimbursed to the GEDRB by the Builder and/or Owner, to be secured by a continuing lien on the Lot. Front and rear landscaping are required to be installed within 24 months of receiving construction application approval by the GEDRB and/or the GEOA.

(Revised 2/26/2019, 11/15/2019)

9.7 Final Inspection & Release

To establish the date that all exterior construction is completed, the Builder and/or Owner must notify in writing the Design Review Board and Resort Management Group by completing the Final Inspection & Final Release Application 2 weeks prior to the requested inspection date. The application must be received within 30 days after completion of the exterior. If this application is not received within 30 days of completion, a fine may be issued with a written notice of noncompliance.

Within 30 days of such Builder and/or Owner notification, a representative of the GEDRB will conduct a final inspection of the residence for completion and compliance with the Design Guidelines & Regulations and the GEDRB approved application and submitted plans. To be considered complete, all exterior elements shown on the approved application and plans and specifications must be completed including exterior finishes, trim, decks, and railings. For completion of landscaping requirements, see Section 9.6 above.

Additionally, the building site must be cleaned up, and any residual building materials stored in the house and out of site. Removal of construction dumpsters, all trash, sanitary facilities, safety fencing/barriers, and excavation material not used for backfill or final grading must be removed from the property lot; in conclusion, the property must appear as if the construction process is complete.

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DESIGN GUIDELINES &
REGULATIONS

The GEOA/GEDRB will not issue a final release of the improvements if there are any outstanding fees, assessments, and/or fines levied against the property and Builder and/or Owner.

If all conditions have been completed and all improvements comply with these Design Guidelines & Regulations, the GEDRB will issue a written approval to the Builder and/or Owner, constituting a final release of the improvements by the GEDRB, which release is to be issued within 30 days of the follow-up inspection.

If it is found that the work was not done in strict compliance with the approved plans or any portion of these Design Guidelines, the GEDRB may issue a written notice of noncompliance to the Builder and/or Owner, specifying the particulars of noncompliance, which notice is to be issued within 30 days of the follow-up inspection.

The Builder and/or Owner shall have 30 days from the date of notice of noncompliance within which to remedy the non-complying portions of his improvement. Longer periods may be allowed if identified in the notice of noncompliance. If, by the end of this time period the Builder and/or Owner has failed to remedy the noncompliance, see Section 7.21 Non-Compliance Fines and Remedies.

The Refundable Compliance and Construction/Damage Deposits will be returned, less any outstanding fines or fees, once a final release has been issued indicating all improvements, including landscaping and paving are completed in conformance with the approved plans. No partial return of the Deposits will be considered.

If the GEDRB fails to issue a final release, and also fails to issue a notice of noncompliance to the Builder and/or Owner, within one year of the GEDRB's receipt of the Builder and/or Owner's written notice of completion, the completed improvements shall be deemed to be in compliance with plans as approved by the GEDRB, and in compliance with these Design Guidelines.

(Revised 10/19/2020)

APPENDIX A

See Section 4.10 for Landscaping Minimums for single family lots

Plant Materials List

Recommended Species

Botanical Name	Common Name	<u>Notes</u>	
Deciduous Shade Trees			
Acer negundo	Boxelder	N	
Fraxinus pennslycanica lanceolata	Green Ash		L
Populus acuminata	Lanceleaf Cottonwood	N	
Populus angustifolia	Narrowleaf Cottonwood	N	
Populus balsamifera	Balsam Poplar	N	
Sorbus scopulina	Mountain Ash		
Ornamental Trees			
Acer labrums	Rocky Mountain Maple	N	
Alnus tenuifolia	Native Thin-leaf Alder	N	
Amelanchier canadensis	Shadblow Serviceberry	N	L
Betula occidentalis	Rocky Mountain Birch	N	
Crataegus succulent a	Western Hawthron	N	
Crataegus erthyropoda	Russian Olive		L
Elaeangus angustifolia	Red Hawthorn	N	
Malus “Dolor”	Dolgo Crabapple		
Malus “Radiant”	Radiant Crabapple		
Malus “Spring Snow”	Spring Snow Crabapple		
Populus tremuloides	Quaking Aspen	N	
Prunus pensylvanica	Pin Cherry	N	L
Prunus virginiana	Choke Cherry	N	L
Quercus gambelii	Gambel’s Oak	N	L
Evergreen Trees			
Picea pungens	Colorado Blue Spruce	N	
Picea engelmanii	Engelmann Spruce	N	
Pinus aristate	Bristlecone Pine	N	L
Pinus edulis	Pinyon Pine	N	L
Pinus flexilis	Limber Pine	N	L
Pinus ponderosa	Ponderosa Pine	N	L
Pseudotsuga meziezii glauca	Douglas Fir	N	
Upright Junipers			
Juniperus communis	Common Juniper	N	L
Juniperus scopulorum	Rocky Mountain Juniper	N	L
Juniperus monosperma	One-seed Juniper	N	L
Spreading Junipers			
Juniperus horizontalis “Blue Rug”	Blue Rug		L
Juniperus horizontalis “Prince of Wales”	Prince of Wales		L
Juniperus sabina “Arcadia”	Arcadia		L
Juniperus sabina “Broadmoor”	Broadmoor		L
Juniperus sabina “Buffalo”	Buffalo		L

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>	
Spreading Junipers (continued)			
Juniperus sabina “Scandia”	Scandia		L
Juniperus sabina tamariscifolia	Tam Juniper		L
Juniperus scopulorum “Table Top”	Table Top Blue		L
Broadleaf Evergreens			
Arcstaphylos uva-ursii	Kinnikinnick	N	L
Cercocarpus montanus	Curl-leaf Mt. Mahogany	N	L
Mahonia repens	Oregon Grape Holly	N	L
Yucca	Yucca glauca	N	L
Shrubs			
Acer ginnala	Amur Maple	N	L
Acer glabrum	Rocky Mountain Maple	N	L
Amelanchier alnifolia	Serviceberry	N	
Artemisia filifolia	Thread-leaved Sage	N	L
Chrysothamnus nauseosus	Rabbitbrush	N	L
Cornus stolonifera	Red Twig Dogwood		
Camus sericea	Dogwood	N	
Cotoneaster acutifolia	Peking Cotoneaster		L
Euonymus alata	Burning Bush		
Holodiscus dumosus	Mountain Spray	N	L
Potentilla sp.	Cinquefoil	N	
Prunus besseyi	Western Sand Cherry	N	L
Prunus cisterna	Purple Leaf Sand Cherry		L
Prunus virginiana	Chokecerry	N	L
Physccapus opulifolius	Common Ninebark	N	L
Quercus gambellii	Gambel’s Oak	N	L
Rhamnus smithii	Buckthorn	N	
Rhus glabra	Rocky Mountain Sumac	N	L
Rhus trilobata	Three-leaf Sumac	N	L
Ribes Americanum	Black Currant	N	
Ribes aureum	Golden Currant	N	
Ribes cereum	Wax Currant	N	
Ribes leptanthum	Western Gooseberry	N	
Ribes inerrne	Common Gooseberry	N	
Rosa woodsia	Wild Rose		L
Rosaglauca	Redleaf Rose		
Rubus deliciosus	Thimbleberry	N	
Rubus ideaus	Wild Red Raspberry	N	
Salix caudata	Native Willow	N	
Salix caprea	Pussy Willow		
Salix irrorate	Blue Stem Willow	N	
Shepardia argentea	Silver Buffaloberry	N	
Symphoricarpos albus	Common Snowberry		
Syringa vulgaris	Lilac		L

APPENDIX B

Plant Materials List

Botanical Name

Populus nigra 'Italica'

PROHIBITED SPECIES

Common Name

Lombardy Poplar

APPENDIX C

Recommended Exterior Materials

The purpose of this appendix is to facilitate the GRAND ELK RANCH & CLUB vision of harmony and continuity between homes and the natural landscape. The following exterior material finishes may be used on homes in GRAND ELK RANCH & CLUB, however, no exterior finish, even if listed here, is pre-approved. Color and material choice depend on the individual homesite and the siting, surrounding landscape, exposure and architecture of the home. The colors and materials of nearby structures will also influence exterior color and material selections. Colors for individual applications will be considered as part of the Plan Review Submittal.

ROOFING

COMPOSITION SHINGLE ROOFING

All roofing must be Class **A** fire rated. Roof materials must be subtle and blend in with the natural colors of the landscape; no large variations in color, false shadow lines or high contrast roofing material will be allowed at GRAND ELK RANCH & CLUB. Consider the size of the shingle unit relative to the roof area.

WOOD SHINGLE ROOFING

Only fire-retardant treated roofing shingles with a Class A fire rating are allowed. Shingles should be Western red cedar or Redwood, No. 1 Blue Label, sawn and kiln-dried, 18" length minimum.

METAL ROOFING

Only matte finishes will be allowed; painted metal must have a reflectance of less than 20 units of gloss reflection at an 85° slope. Standing seam, corrugated, shingle and flat stock profiles will be considered.

SLATE ROOFING

Even the highest grades of slate are naturally brittle. Because of heavy snow and wind loads, slate roofs in mountain climates require the highest quality materials, expert design and installation, as well as annual maintenance.

WINDOWS AND DOORS

Preferred - CLAD WOOD, METAL CLAD WOOD

Permitted - VINYL

WALLS

WOOD STAINS – WOOD (PRIMARY REQUIREMENT)

1. SEMI-TRANSPARENT (shall be used for wood siding materials)
 2. SEMI-SOLIDS & SOLIDS (shall ONLY to be used for trim and accents)
- All stain colors and types of stain shall be reviewed and approved by the GEDRB.

STONE (SECONDARY REQUIREMENT)

Stone or masonry veneers will be reviewed on a case-by-case basis. However, in general weathered natural stones are desired. The types of stone allowed for use will be limited to a few approved patterns, shape and color mixes which will be utilized as a consistent element utilized by all homes within GRAND ELK RANCH & CLUB.

1. Weathered gray / brown toned flagstone that appears native to the area
2. Colorado and Wyoming Mossrocks
3. Mountain Ash Granites

CONCRETE

Concrete surfaces must be covered by a masonry veneer or be textured to some degree. Unfinished, smooth or polished concrete surfaces are not allowed.

1. A Stucco wash in an approved color that is dark enough to resemble the masonry utilized elsewhere on the building.
2. Stains or admixtures presented to and accepted by the GEDRB.

METAL

Chimney caps, Flashing, Vents, and Flues, etc.

1. Blued Steel
2. Copper
3. Corten Steel
4. Matte Black
5. Natural Pre-Rusted Steel [Material must be rusted to a deep and dull finish prior to installation.]
6. Wrought Iron
7. Zinc [Must be pre-weathered.]

MISCELLANEOUS ACCENT MATERIALS

In order to facilitate individual expression within an environment of relatively uniform color, certain small areas of a home may be accented with colors or materials must be presented to and approved by the GEDRB.

APPENDIX D

Grand Elk Design Review Board Schedules

GEDRB MEETING & REVIEW SCHEDULE

- The GEDRB meets monthly, please contact Resort Management Group at (970) 887-6030 or visit <https://grandelkliving.com/homeowners-association/design-review-board/> or <https://www.winterparklodging.com/> for more information.
- Submittals must be made 21 days in advance of any meeting to be scheduled for the agenda.
- Special sessions can be scheduled as required at the discretion of the GEDRB.

GEDRB FEE SCHEDULE

All fees and deposits must be paid in full at time of application submission. The Board of Directors has established the following fees:

NEW HOME, ORIGINAL SUBMISSION

- Design Review Fee (non-refundable) \$1,500
- Compliance Deposit (refundable) \$2,500
- Construction/Damage Deposit (refundable) \$2,500
- Builder's Deposit - \$5,000
- Re-Submission Fee (non-refundable) \$250 (The DRB has the discretion to waive this fee)

HOME ADDITION/RENOVATION/MODIFICATION/IMPROVEMENT

Requires building permit from Town of Granby (<https://www.townofgranby.com/permits>)

- Design Review Fee (non-refundable) \$500
- Compliance Deposit (refundable) \$250
- Construction/Damage Deposit (refundable) \$250

Does not require building permit from Town of Granby (<https://www.townofgranby.com/permits>)

- Design Review Fee (non-refundable) \$200

(Revised 8/01/2023)

APPENDIX E

PAINT REQUIREMENTS

The Design Review Board has adopted the following recommendations for choosing paint colors.

In looking at the four (4) color/hues families being green, brown, red & gray, all proposed colors must be the same **shade** or darker as the below examples.



APPENDIX E Continued...



THE VILLAGE AT RIVERSIDE REQUIREMENTS

The below colors are acceptable for the cabins located in The Village at Riverside:

Sashco Bronzestone Pine

Chestnut

Capture

APPENDIX F

Mountain Rustic Homes



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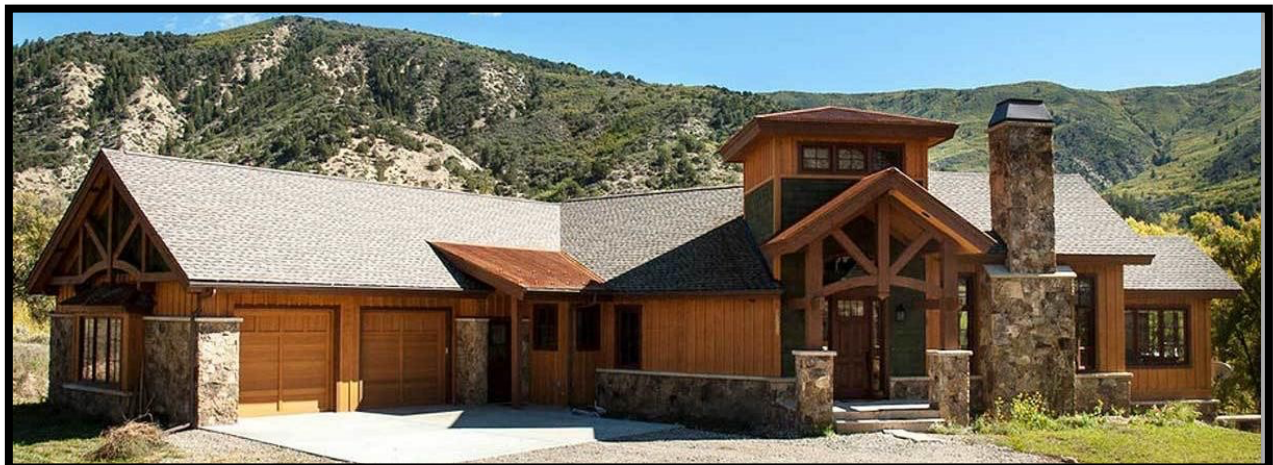
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