

DESIGN GUIDELINES FOR
MERIDIAN LAKE MEADOWS

Last Amended and Approved by the Executive Board on March 11, 2025

SECTION I - INTRODUCTION 3

1.1 Intent 3

1.2 Compliance and Approval Requirements..... 3

1.3 Notice of Right to Amend..... 3

SECTION II - DESIGN REVIEW AND APPROVAL PROCESS 3

2.1 Choose an Architect 3

2.2 Pre-Design Meeting 4

2.3 Sketch Plan Review 4

2.4 Sketch Plan Decision 4

2.5 Final Plan Submittal Requirements 4

2.6 Final Plan Approval 7

2.7 Security Deposit 8

SECTION III – PROJECT MANAGEMENT 8

3.1 Inspections and Notifications 8

3.2 Construction Commencement 9

3.3 Construction Period 9

3.4 Return of Security Deposit 9

SECTION IV - SITE DESIGN GUIDELINES 10

4.1 Land Use Categories 10

4.2 Building Envelope and Setbacks 10

4.3 Driveways 10

4.4 Fences and Privacy Walls 10

4.5 Security System 10

4.6 Swimming Pools and Tennis Courts 11

4.7 Signs 11

4.8 Exterior Lighting 11

4.9 Natural Drainage 11

4.10 Easements, Drainage, Irrigation and Utilities 11

4.11 Building Height 11

4.12 Caretaker Buildings 11

SECTION V - ARCHITECTURAL GUIDELINES	12
5.1 General Design Consideration	12
5.2 Foundations	12
5.3 Exterior Walls and Finishes	12
5.4 Chimneys, Flues and Roof Vents	13
5.5 Roofs	13
5.6 Windows	14
5.7 Energy Conservation	14
5.8 Utility and Meter Connections and Treatment	14
5.9 Antennae	14
5.10 Solid Fuel Burning Devices	14
5.11 Exterior Fireplaces	14
 SECTION VI - LANDSCAPE GUIDELINES	 15
6.1 General Design Considerations	15
6.2 Time of Installation	15
6.3 Maintenance	15
6.4 Erosion Control and Revegetation	15
6.5 Landscaping and Plant Materials	16
 SECTION VII - CONSTRUCTION REGULATIONS	 16
7.1 Construction Area	16
7.2 Improvement Survey	16
7.3 Construction Access	16
7.4 Construction Trailers or Temporary Structures	17
7.5 Storage of Construction Material and Equipment	17
7.6 Daily Operation	17
7.7 Blasting	17
7.8 Restoration and Repair	17
7.9 Dust and Noise	17
7.10 Excavation	17
7.11 Debris and Trash Removal	17
7.12 Vehicle and Parking	18
7.13 Portable Toilet	18
7.14 Signage	18
7.15 Fire Extinguisher	18
7.16 Flammable Items	18
7.17 Pets	18
7.18 Continuity of Construction	18

SECTION I - INTRODUCTION

1.1 Intent

The intent of The Declaration of Protective Covenants for Meridian Lake Meadows (“Covenants”) and these Design Guidelines is to ensure that all Improvements (as defined by paragraph 2.16 of the Covenants) within the Meridian Lake Meadows planned community (“MLM”) blend with the surrounding natural environment and residences, optimize views from each home site to the extent possible, are compatible with our mountain climate, preserve a feeling of open space, and to the extent possible preserve and protect property values. The Board of Directors of Meridian Lake Meadows Association, Inc, (“Executive Board”) has delegated review and approval authority to the Meridian Lake Meadows Design Review Board (“Design Review Board”). Furthermore, the Executive Board has delegated to the Design Review Board the authority to interpret these Design Guidelines given the context of this Intent, when reviewing Improvement plans. The Design Review Board’s decisions regarding approval of Improvement plans will be considered final.

1.2 Compliance and Approval Requirements

MLM is a part of the larger Meridian Lake Park Corporation (“MLPC”) development. Owners (as defined by paragraph 2.2 of the Covenants) are required to comply with all MLM and MLPC Covenants and Design and Construction Guidelines and must seek approvals for any Improvements from the relevant governing bodies of both MLM and MLPC prior to starting construction. The Owner may file for approvals from both MLM and MLPC contemporaneously however, MLPC approval will not be granted until MLM approval has been obtained. Compliance with the process set forth herein shall not be a substitute for compliance with the requirements of Gunnison County, Colorado or any other applicable governing body. Each Owner is responsible for obtaining all required permits, licenses, and approvals as may be required by Gunnison County, Colorado and any special district or other entity providing services to the Owner’s property prior to the commencement of construction.

1.3 Notice of Right to Amend

The following sets forth the approvals needed, design and construction standards to be adhered to, and the procedures for Improvements to any Lot (Lot as defined by paragraph 2.19 of the Covenants) within MLM. These Design Guidelines may be amended from time to time. It is the Owner’s obligation to assure they are using the most recent revision of the Design Guidelines and any other MLM governing documents. These Design Guidelines replace and supersede in entirety all previous Design Guidelines, and all addendums and amendments thereto.

1.4 No Liability. The MLM Association, its Board of Directors, officers, and the Design Review Board, including the individual members thereof, shall bear no liability with respect to any project, construction-related or construction professional-related cause of action, damages, claims, expenses, judgments, etc., arising out of a project approved by the Design Review Board. The Owner is responsible for ensuring that the Owner has obtained all applicable permits, licenses, and is in compliance with all local ordinances applicable to the subject property and project. Furthermore, the Owner is solely responsible for obtaining opinions from qualified licensed professionals, such as architects, engineers, surveyors and the like, that the proposed project meets all county, legal and construction standards. The Design Review Board is not a substitute for any opinion on the suitability or feasibility of any aspect of the proposed project or for a qualified professional’s opinion. Any suggestions made by the Design Review Board are merely suggestions.

SECTION II - DESIGN REVIEW PROCESS

2.1 Choose an Architect

A licensed architect is required to design your residence at Meridian Lake Meadows. The addition of specialized design skills and an understanding of site and environmental possibilities can be of major importance in realizing the special character and quality you want in your residence. You are encouraged to ask your architect about their experience with design and construction in high alpine weather conditions with heavy snow loads. This is an important design consideration within MLM and can have a significant impact on the future durability, maintenance requirements, and operating costs of your residence. Be sure that your architect reads these Design Guidelines as well as those of MLPC since any Lot Improvements will need to comply with both. In addition, your architect should be aware of and adhere to the following:

- Meridian Lake Meadows Plat and Covenants as registered with the County
- The Uniform Building Code and all other applicable codes of Gunnison County, Colorado ("County").
- International Wildland Urban Interface Code (adopted by Gunnison County in 2021).

2.2 Pre-Design Meeting

As early in your design process as possible the Owner, or a representative delegated by the Owner in writing to the Design Review Board (hereinafter any reference to Owner shall include a duly delegated representative) and/or your architect shall meet with the Design Review Board to discuss, among other things, your site, architectural theme and special design considerations, expectations of the Design Review Board, and the building program. This meeting will be set up by the Design Review Board within thirty (30) days of an Owner's request. Please do not bring any animals unless they are service or support animals to the meeting.

2.3 Sketch Plan Review.

The Owner shall prepare and submit to the Design Review Board a sketch plan. Said plan shall include a conceptual description of the site plan, floor plans, elevations, roof design, exterior materials, character of the proposed structure, and landscape plans and, most importantly, a view shed diagram. The scale for said plan shall be 1" = 20' for site and landscape plan. The scale for floor and elevation plans may be 1/16", 1/8" or 1/4" = 1'0". The Sketch Plan must also show Lot Improvements relative to the building envelope and building height calculations.

2.4 Sketch Plan Decision.

The Design Review Board shall review the sketch plan and notify the Owner in writing of its findings within thirty (30) days of receipt of the Sketch Plan. The Owner shall have the option of resubmitting a sketch plan if the findings of the Design Review Board are negative.

2.5 Final Plan Submittal Requirements.

After approval of the Sketch Plan, the Owner shall prepare and submit a Final Plan to the Design Review Board. The Final Plan documents can be submitted in digital format but the Design Review Board Reserves the right to request up to five (5) paper copies. The Final Plan shall include at a minimum:

2.5.1 Site Plan. Indicate the proposed building "footprint," roof drip line, property boundaries and easements, utility locations, existing vegetation, existing and proposed one-foot contours, areas of cut and fill, drainage, proposed roads, driveways, sidewalks, decks, and any other proposed improvements. Indicate the building site, restricted area, and common areas. Indicate scale and north direction;

2.5.2 Footing and Foundation Plan prepared by a Colorado licensed engineer;

2.5.3 Drawing, with calculations, showing clearly that building height is in accordance with the Covenants and Paragraph 3.11 of these Guidelines;

2.5.4 Floor Plans. Include all room dimensions, floor and window locations and sizes, and location of mechanical and electrical systems;

2.5.5 Elevations. Indicate the exterior appearance of all views labeled in accordance with the site plan; height of chimney as compared with the ridge of the roof; nature and finish grade for elevations of all views. Describe all exterior materials, colors, and finishes (walls, roofs, trim, chimney, windows, doors. etc.). The elevation drawing should indicate shadow patterns and material textures;

2.5.6 Building Sections. Indicate building walls, floors, interior relationships, finished exterior grade and any other information to clearly describe the interior/exterior relationships of the building;

2.5.7 Perspective Sketches. Provide a ground level perspective sketch(s) of the building from a location(s) representing a primary public exposure to the building. This sketch should indicate exterior shadow patterns, materials, textures, and trim details;

2.5.8 3D Modeling. A 3D representation of site to include proposed building(s), final contours at one (1) foot intervals, the building envelope, existing proposed and plant masses, all decks or terraces, site walls and driveway;

2.5.9 Architectural Details. Provide design details to sufficiently represent the visual expression of the building, exposed connections, and material interfaces;

2.5.10 Special Diagrams. Indicate areas of snow shedding, and water removal, and anticipated chimney smoke dispersal;

2.5.11 Landscape Plan. Indicate final landscape improvements to include:

2.5.11.1 Proposed grading plan with spot elevations at one-foot contours for drainage control and rim and invert elevation for oil drains and culverts;

2.5.11.2 Planting plan with proposed plant materials;

2.5.11.3 Existing plant materials by common and botanical names and sizes;

2.5.11.4 All plant materials by common and botanical names and size;

2.5.11.5 For seeded areas, rates, and methods of application for one thousand square foot increments, mulched type, rate and stabilization technique and fertilizer type and time of application are required for review;

2.5.11.6 Locate rock out-croppings, deck or patios, service yards, driveways, other free-standing structures, etc.;

2.5.12 Final estimate of general construction costs;

2.5.13 Specifications. Provide written specifications and color boards where necessary for the following items:

2.5.13.1 Exterior wall materials and colors which shall be earth tones, and have non-reflective materials.

2.5.13.2 Windows and exterior doors with colors that shall be earth tones, and have non-reflective materials.

2.5.13.3 Exterior trim materials and colors which shall be earth tones, and have non-reflective materials.

2.5.13.4 Fireplace;

2.5.13.5 Exterior lighting fixtures;

2.5.13.6 Insulation and heat loss specifications with supporting calculations.

2.5.14 Erosion control and revegetation plan. Indicate the means and time schedule for which the prevention of erosion and stream sedimentation will be addressed during and after construction, including any of the following which are appropriate for this site in question;

2.5.14.1 Tree and vegetation protection;

2.5.14.2 Placement and type of perimeter filters;

2.5.14.3 Water control methods;

2.5.14.4 Vehicular access points;

2.5.14.5 Soil storage and stabilization measures;

2.5.14.6 Siltation control devices;

2.5.14.7 Landscape methods;

2.5.14.8 Seed and fertilizer types, application, and stabilization methods;

2.5.14.9 Mulch type, rate of application and stabilization methods.

2.5.15 Site Staking Plan. Include site stakes of the building corners, driveways, and other improvements. The following shall be complied with:

2.5.15.1 The improvements shall be defined with four-foot wood or steel stakes and shall be identified as N.E., N.W., S.E., and S.W. corners. The outlines of the improvement may be required to be marked by a connected string between corner stakes. Side and front parcel lines may also be required to be marked in a similar manner. The main floor elevation of the structure shall be clearly marked on all stakes;

2.5.15.2 All property corners shall be clearly marked;

2.5.15.3 Driveway locations will be staked at each side of the drive at ten-foot intervals from the respective road to the sites;

2.5.15.4 In addition to the proposed residence, all other improvements shall be staked; and

2.5.15.5 Preservation fencing shall be in place or string provided to define any proposed fencing.

2.5.16 Construction Schedule. Including ground breaking date, framing completion date, construction completion date and final completion date as defined by issuance of Certificate of Occupancy.

2.6 Final Plan Approval.

Upon receiving a complete set of Final Plans pursuant to section 2.5 above, accompanied by a written request for approval from the Owner and a non-refundable Final Plan review fee of \$1500, (which may be modified from time to time) the Design Review Board will initiate the final review process as outlined below.

2.6.1 The Design Review Board will engage a reviewing architect. The reviewing architect will review the Final Plan to confirm compliance with the Design Guidelines and Covenants and will provide a report detailing any deviations or discrepancies along with any other comments or concerns. The reviewing architect's findings will be provided to the Design Review Board in writing to be used in the Final Plan review process.

2.6.2 The Design Review Board will endeavor to, within thirty (30) days of receiving the reviewing architect's report, provide written notification to the Owner and the Executive Board of the Design Review Board's decision. The decision will be to either deny approval or to grant Preliminary Approval.

2.6.3 In event of a denial, the Owner has thirty (30) days to appeal the decision in writing to the Executive Board. The Executive Board will endeavor to respond to the Owner within thirty (30) days after receipt of a written appeal. If no appeal is filed the Design Review Board's decision becomes final. The Owner may then resubmit to the Design Review Board address any issues causing the denial.

2.6.4 In the event that Preliminary Approval is granted, the Owner has thirty (30) days to notify the Executive Board in writing accompanied by a Security Deposit (see 2.7 below) of acceptance of the Preliminary Approval. Upon receipt of the Owner's written acceptance of Preliminary Approval and clearing of Security Deposit funds, the Executive Board will issue a Letter of Final Approval. This Letter of Final Approval can then be used by the Owner for submitting the approved Final Plan to Meridian Lake Park Corporation, the master association for all filings at Meridian Lake Park for their approval. The Owner will need approval letters from both MLM and MLPC before approaching the Gunnison County Building Department to obtain a building permit.

2.7 Security Deposit

A refundable (subject to terms defined below) Security Deposit payable to MLM is required before the Final Plan approval letter is issued by the Executive Board. The Security Deposit is intended to ensure that the project is built in accordance with approved Final Plans and in compliance with all Design Guidelines. This includes compliance with project schedules, post-construction clean-up, and final landscaping to bring the site to a finished condition. If an Owner fails to complete or perform any of the foregoing, the Security Deposit may be used to complete or perform the work, mitigate the impact on adjacent property, and/or assess fines according to MLM's Fine Schedule and subject to MLM's Enforcement Policy. The size of the Security Deposit shall be as follows;

2.7.1 New homes - \$50,000.

2.7.2 Remodels or Additions - \$25,000

2.7.3 Repair / Maintenance projects – Subject to the Design Review Board's discretion not to exceed \$5,000

SECTION III – PROJECT MANAGEMENT

3.1 Inspections and Notifications.

The Owner must notify the Executive Board in writing seven (7) days prior to initiating any Lot improvements. There will be four (4) inspections of the property; one following completion of the staking plan, one following completion of framing, one upon overall building completion (prior to seeking a Certificate of Occupancy from the County) and one when final grading and landscaping is complete. The Design Review Board reserves the right to conduct additional inspections, properly coordinated with the Owner or Owner's representative, as it deems necessary to assure the project is proceeding according to approved plans. The Design Review Board shall notify the Owner of these additional inspections.

3.1.1 The Owner or the Owner's representative is responsible for obtaining, at Owner's expense, a certificate of satisfactory completion of site staking from the Association's reviewing architect. This certificate must be obtained and submitted to the Design Review Board within fourteen (14) days of completion of site staking and must indicate compliance with the Final Plans as approved. Failure to obtain the certificate in a timely fashion is a violation of these Design Guidelines subject to all the remedies provided by MLM's Policy on Enforcement of Governing Documents and Fine Schedule.

3.1.2 The Owner is responsible for obtaining, at Owner's expense, a certificate of satisfactory completion of framing from the Association's reviewing architect. This certificate must be obtained and submitted to the Design Review

Board within fifteen business days of completion of framing (to include all roofs) and must indicate compliance with the plans as approved per Section 2.5. Failure to obtain the certificate in a timely fashion is a violation of these Design Guidelines subject to all the remedies provided by MLM's Policy on Enforcement of Governing Documents and Fine Schedule.

3.1.3 The Owner is responsible for notifying the Design Review Board that the building has been completed. Within fifteen (15) days of issuance of said notification the Owner, architect and the Design Review Board shall jointly inspect the site to ensure compliance with the approved plan, examining the Lot survey point, driveway location, building corners, cut and fill areas and protected vegetation. If the Design Review Board deems that the building is compliant with approved plans then it shall issue a Site Inspection approval to the Owner within two (2) working days of said inspection. After receiving this approval from the Design Review Board, the Owner may proceed with requesting a Certificate of Occupancy from Gunnison County. Failure to obtain a Site Inspection approval is a violation of these Design Guidelines and subject to all the remedies provided by MLM's Policy on Enforcement of Governing Documents and Fine Schedule.

3.1.4 When appropriate, but no more than six (6) months following issuance of the Certificate of Occupancy, the Owner and/or Contractor shall request a final inspection of final grading and landscaping by the Design Review Board. If the project, as built, complies with the approved Final Plans, then the Board shall issue, within seven (7) days, a Final Certificate of Compliance letter.

3.2 Construction Commencement

Construction must commence within twelve (12) months of Owner's acceptance of Final Approval. Initial construction is defined as the staking of the location of the residence as provided in the Final Plans and initiating site preparation or excavation. If initial construction is not initiated within twelve (12) months of Board approval, the Owner may request an extension from the Board. Failure to initiate construction or to make a timely request for an extension within twelve months of the initial Board approval is sufficient cause for forfeiture of all, or a portion, of the Owner's Security Deposit.

3.3 Construction Period

The allowable Period of Construction is defined in the Covenants (paragraph 3.15) to be twelve (12) months unless extended by the Design Review Board. The Period of Construction will commence on the date of receipt from the Owner by the Design Review Board of the certificate of satisfactory completion of site staking as per 2.8.1 above. The end of the Period of Construction shall be defined to be the date of issuance to the Owner of a permanent Certificate of Occupancy. If the Period of Construction is anticipated to exceed 12 months, the Owner may request for Extension of the Period of Construction for a period consistent with Owner's good faith estimate of the project completion date, inclusive of a reasonable contingency. Additional extensions may be requested and approved or denied at the discretion of the Board, acting reasonably and in good faith. If construction is not completed within the period provided herein, including any extensions thereof, the Owner's Security Deposit shall be forfeited.

3.4 Return of Security Deposit

The schedule for return of the Security Deposit to the Owner shall be as follows;

3.4.1 50% of the remaining balance of the Security Deposit will be returned to the Owner upon receipt by the Design Review Board from the Owner of the Gunnison County issued Certificate of Occupancy. The remaining balance shall be determined by subtracting any unpaid fines levied from the date of issuance of the letter of Final Approval through the Construction Period. The assessment of any fines shall be subject to MLM Association's Enforcement Policy on the same.

3.4.2 Any remaining Security Deposit balance will be returned to the Owner along with issuance by the Design Review Board of the Final Certificate of Compliance letter.

SECTION IV - SITE DESIGN GUIDELINES

4.1 Land Use Categories within a Lot are defined as follows;

4.1.1 Building Envelope.

This is an area designated on each Lot within which building and landscaping may occur subject to the Design Guidelines. The purpose of the building envelope is to reduce uncertainty of neighbors as to which view corridors might be impacted in the future by construction and to help ensure that structures blend with the surrounding landscape, rather than becoming a dominating figure of the neighboring community.

4.1.2 Open Space.

The area designated on each Lot for the exclusive use of the Lot Owner, but in which all Improvements are prohibited except for landscaping approved by the Design Review Board. This is the area which lies outside the designated building envelope but within the Lot.

4.2 Building Envelope and Setbacks.

Each Lot in Meridian Lake Meadows has a designated building envelope. All Lot Improvements including buildings, accessory buildings, walls, fences, and recreational improvements must be placed within the building envelope.

4.3 Driveways.

Driveways within a Lot including the construction of any coverts, landscaping, maintenance, and snow plowing which may be necessary) are the responsibility of the Owner.

4.4 Fences and Privacy Walls.

Fences, walls, and barrier devices may be used for privacy and screening purposes within the building site, but must be incorporated into the total residential structure design and approved by the Design Review Board prior to installation. The Design Review Board shall review the design, appropriateness, size, materials, and construction of all fences in relation to the proposed residence and its neighboring sites.

4.5 Security Systems.

It is suggested that each residential unit, including any guest houses, shall at the time of initial construction be wired to accommodate a central security system as to fire, low heat, or intrusion.

4.6 Tennis courts and above ground pool structures are not allowed.

4.7 Signs.

All signs must have written approval of the Design Review Board. All residences must have street number signs located at the driveway entry. Any light source must be downward facing with minimum glare. Signs shall be a minimum of one square foot and a maximum of four square feet.

4.8 Exterior Lighting

All exterior lights will be full cut-off downlights. Lighting shall be used only in areas of pedestrian activity or vehicular traffic. Exterior lighting shall not be installed where it produces excessive glare to neighbors, pedestrians, or vehicular traffic. (The use of white or pale-yellow exterior lights is required). It is recommended that a professional lighting designer be consulted. Plans submitted to the Design Review Board that alter the exterior of an existing structure will require that the new exterior lighting direct light downward. If the existing exterior lighting on the previously approved structure does not direct light downward, such existing lighting must be modified or replaced with exterior lighting that directs light downward. This will be a requirement for approval of the additional/alteration plans.

4.9 Natural Drainage

No Owner or contractor shall interfere with or direct the natural course of any drainage and run-off, nor construct any improvement, place any landscaping, or allow the existence of any condition whatsoever which shall alter the drainage pattern or run-off from its natural flow to or across the land of another, except to the extent such alteration and drainage pattern or run-off is approved in writing by the Design Review Board. Run-off from impervious surfaces such as roofs and pavement areas shall be directed to natural or improved drainage channels or dispersed into shallow sloping vegetated areas.

4.10 Easements, Drainage, Irrigation, and Utilities.

Easements are located at various points within Meridian Lake Meadows for installation and maintenance of utilities, drainage facilities and irrigation ditches. These, in addition to others, are reserved as shown on the recorded plat. Within these easements no grading, structure, planting, or other materials shall be permitted which may damage or interfere with the installation and maintenance, drainage, or irrigation, which may change direction of flow or obstruct the flow of water in and through drainage channels within the easement. The easement shall be maintained by the Meridian Lake Meadows Association. All trunk utility lines and pipes in Meridian Lake Meadows will be underground. Connections from trunk lines to individual structures must be underground. No exterior antennas or television dishes shall be erected without shielding approved by the Design Review Board.

4.11 Maximum Building Height.

The maximum building height is 35 feet. Height shall be measured from the highest roof peak to the lowest point where the foundation meets the finished grade. The Gunnison County Land Use Resolution (LUR) method of determining building heights does not apply.

4.12 Caretaker Residence

MLM Protective Covenants contemplate one ancillary building defined as a Caretaker Residence, which shall not be smaller than 400 square feet and not exceed 1200 square feet. All design requirements specified herein for the Primary Residence shall be deemed applicable to the Caretaker Residence. In addition, the architect should make every effort to connect the Caretaker Residence to the primary residence for the purpose of achieving continuity of external architectural esthetics. The Design Review Board will consider standalone Caretaker Residence buildings when, in the Design Review Board's opinion, it improves

aesthetics and reduces massing. Regardless, for the purpose of calculating building height the Caretaker Residence will be assumed to be attached to the primary residence. This shall mean that the height of the Caretaker Residence shall not exceed the maximum building height defined in Section 4.11.

SECTION V - ARCHITECTURAL GUIDELINES

These Design Guidelines apply to the design and construction of residences and other building improvements. The following architectural standards shall apply.

5.1 General Design Consideration.

Meridian Lake Meadows is a planned development and special consideration must be given to the siting of all improvements with emphasis on the relationship to existing grades, preservation of natural site features and trees, and a relationship to neighboring Lots and vistas. All residences will have exterior elevations, roofs and detail that shall be coordinated consistent with the architectural theme portrayed by the structure taken as a whole.

5.2 Foundations.

Foundation walls shall not be exposed for more than eight inches in a vertical direction, unless they are faced with wood, plaster or rock as delineated in the section on Exterior Walls, or unless written approval is obtained from the Design Review Board for exposed foundation walls. Visually exposed concrete or black masonry foundations shall be stained or textured as required by the Design Review Board. Foundations shall be designed by a Colorado licensed professional engineer to be consistent with the soil reports for the specific Lot.

5.3 Exterior Walls and Finishes.

Major exterior walls should convey a sense of mass through wood, plaster, rock, or glass. Certain types of pre-cut log walls may be used as exterior walls and shall be compatible and blend with the natural environment, the climate, and the surrounding residences in the Development as required and approved by the Design Review Board. The use of vinyl, aluminum, fiber cement, hardboard shingle or corrugated raw metal is expressly prohibited.

In contrast to the mass walls, vertical wood siding can be used as a sheathing, especially at gable ends and upper levels. Glass can also be used to contrast with the mass walls on southern exposures. Generally, the heavier rock and plaster surfaces shall be below, and visually supporting the lighter wood sheathed elements above.

The following materials shall be used for exterior walls, except with special approval of the Design Review Board:

5.3.1 Natural, painted, or stained wood

5.3.2 Plaster (stucco or Drivit) in muted colors.

5.3.3 Rock approved by the Design Review Board. Rock walls shall be laid in a random pattern.

5.4 Chimneys, flues, and Roof Vents.

Chimneys and flues shall be designed in such a manner so as not to cause fumigation of ground level areas or adjacent buildings during downslope wind conditions. Chimneys should be located high in the up-wind side of the building as the best means to ensure adequate disbursement. Vents and flues shall not be exposed galvanized pipe, but rather attempts shall be made to group these roof projections and conceal them from public view. This can be done by enclosing them in forms compatible with the structure.

5.5 Roofs.

A variety in massing and roof lines is desired. Large, expansive areas of unbroken roof lines and ridge lines are undesirable. Dormers are encouraged to break up roof lines. Dormers and gable ends protecting entries and steps from snow and ice are encouraged. Roofs must be sloped within the pitch range of 8: 12 to 12: 12. Subordinate roofs may be sloped within the pitch range of 4:12 to 5:12.

The only approved roof materials are natural sawn cedar shingles and fire-retardant simulated shake shingles; provided, however, metal roofs will be allowed upon approval by the Design Review Board and must conform to the overall design requirements of Meridian Lake Meadows. Roof color shall conform with the color palate as approved by the Design Review Board. Additional specific roof requirements are listed below:

5.5.1 Roofs should be "cold roofs" with ridge vents constructed of the same materials or "cold attics". The purpose for this requirement is to minimize ice-dam and icicle problems. In the alternative, roofs should be "super insulated".

5.5.2 Snow guards, gutters, or other snowmelt devices should be incorporated at all entrances to avoid hazardous snow fall and protection from snowmelt;

5.5.3 All roof fence and exterior mechanical equipment shall be collected and centralized and screened from view. Wherever practical, incorporation within chimneys or masses is desirable;

5.5.4 All chimneys are to have roof saddles and down-draft preventers;

5.5.5 Roof skylights are permitted subject to the approval of the Design Review Board;

5.5.6 All flashing shall be painted to match roof colors, unless otherwise approved by the Design Review Board for good cause.

5.5.7 Large roof or eave overhangs are encouraged with soffits of one-by wood material or stucco. Plywood and Masonite soffits are prohibited;

5.5.8 Fascias should be designed to minimize the heavy alpine look. Fascias should also be "stepped" to avoid cupping, and rapid deterioration from freeze/frost cycles.

5.6 Windows.

Window casings shall be wood or dark non-reflective metal. Approved finishes are natural, stained, painted or clad. Exterior window trim shall relate to other building materials, either wood or masonry. The use of headers and sills designed integrally

with the wall is encouraged. Windows shall be used in combination to avoid large, uninterrupted glass areas. Windows shall have a double or triple glazing. Mirrored glass is not allowed.

5.7 Energy Conservation.

As a minimum, the following energy conservation measures shall be followed:

5.7.1 Roofs insulated to R-30;

5.7.2 Walls insulated to R-19;

5.7.3 Perimeter of slab on grade insulated to R-12 to a depth of four feet;

5.7.4 Openings and exterior walls and roofs caulked all around;

5.7.5 Windows double or triple glazed;

5.7.6 Windows and doors weather stripped.

5.8 Utility and Meter Connections and Treatment.

Utility and meter locations shall be reviewed by the Design Review Board.

5.9 Antennae.

No satellite or other dish antennae shall be larger than 18 inches in diameter. The location and screening of all antennae shall be subject to review and approval by the Design Review Board.

5.10 Solid Fuel Burning Devices.

Any New Construction or Substantial Remodel / Addition of an existing residence shall only have Approved Solid Fuel Burning Devices, limited to a maximum of (2). An Approved Solid Fuel Burning Device is defined as a device designed or intended to burn solid fuel (excluding coal) and certified to meet the Environmental Protection Act Phase II particulate emissions rate standard set by the US Environmental Protection Agency (EPA), or certified to meet those standards by a testing laboratory accredited by the EPA or approved by the Colorado Air Quality Control Commission.

5.11 Exterior Fireplaces.

Use of exterior wood-burning fireplaces is generally considered a hazardous activity. "Open Pit" fireplaces are not allowed. However, on a case-by-case basis, MLM will consider granting a variance for an exterior fireplace under the following circumstances. The Lot is remote from surrounding vegetation and neighbor properties, as determined by the MLM Design Review Board.

The exterior fireplace is connected to the primary residence and vented through a chimney.

The open face of the exterior fireplace has a solid door (glass or metal) that can be closed when the fire is being extinguished or left unattended.

The open face of the exterior fireplace is further protected from the emission of sparks or burning debris by a fireproof hearth to a radius of five (5) feet. A fireproof hearth may be stone, tile, or some other fireproof material.

SECTION VI - LANDSCAPE GUIDELINES

Each Lot in Meridian Lake Meadows is unique. It is the intent of the landscape guidelines to preserve those special attributes. Owners should realize that because Meridian Lake Meadows is situated at and above 9,000 feet above sea level and experiences extreme differences in climate from season to season, the list of plants that can be expected to flourish is limited. Within the area that is outside the building site, only limited landscaping may occur. Grading, planting, and construction of improvements require the approval of the Design Review Board, because of impacts on views from adjacent properties.

6.1 General Design Considerations.

Within the building site, the Owner is encouraged to use plant material to enhance the architecture, define outdoor spaces in a manner that preserves both on and off-site views, and knit the structures to the site. The functional uses of plant materials that should be considered include screening of the winds from the west, provision of seasonal shade with deciduous trees and screening of undesirable views. The composition of the plant materials should consider present and mature size, enframement of certain views, background and foreground balance, relationship to the architecture and other site textures, and judicious use of color and texture. Due to the relatively short growing season at Meridian Lake Meadows, large-caliper deciduous trees and mature evergreens are strongly recommended.

6.2 Time of Installation.

Because of limited construction periods in the mountains due to the weather, the Design Review Board may modify the review and approval of landscaping procedures to accommodate the timely installation of plant materials.

6.3 Maintenance.

All trees, shrubs, ground covers, grasses and irrigation systems must be maintained at a level consistent with the rest of Meridian Lake Meadows. All dead and dying trees, plants or grasses shall be replaced immediately.

6.4 Erosion Control and Revegetation.

An initial erosion control and temporary site stabilization plan is required for each project prior to sketch plan approval. A detailed permanent erosion control and revegetation plan is required prior to Final Plan approval. These plans shall explain in detail the following:

6.4.1 Measures to control both ground water and surface water runoff;

6.4.2 Temporary measures to retain all eroded soil material on site during construction;

6.4.3 Measures to permanently stabilize all disturbed slopes and drainage features upon completion of construction.

The Owner shall, for sketch plan approval, list and describe those techniques he plans to use during excavation and construction, and indicate on his site plan drawings their locations, construction details, and time of installation. The Owner shall, for plan approval, list and describe on his landscape and planting plan those techniques he plans to use upon completion of the project to permanently revegetate and stabilize all disturbed areas and drainage features. The major concerns addressed by both plans shall be the reduction of erosive potential and control of transported sediments.

6.5 Landscaping and Plant Materials.

Landscape scale and overall landscape design shall be developed so that one senses that new vegetation is integral with the natural mountain landscape and the inherent line, color, and texture of the local plant communities. New planting should use plants that are indigenous to the Rocky Mountain Alpine and Sub-Alpine zones and should be located to extend existing canopy edges planted in natural looking groups. Ornamental plants are recommended only for locations directly adjacent to building masses or in courtyards. Manicured or groomed yards shall be within areas defined by buildings, fences, walls, or other defined edged modification so that the visibility of these yards is limited to the adjacent building. Plant materials used for erosion control shall establish immediate surface stabilization to prevent soil erosion. Diverse, self-sustaining plant species will be used to provide an eighty percent surface cover within one growing season. Xeriscaping is encouraged as are drought-resistant plants and materials.

SECTION VII - CONSTRUCTION REGULATIONS

In order to ensure that Lots will not be damaged during the period a residence is being built, the following construction regulations shall be enforced during the construction period. These regulations shall be a part of the construction contract document specifications for each residence, and all contractors and Owners shall abide by these regulations:

7.1 Construction Area.

The Owner or contractor shall provide the Design Review Board a detailed plan showing how the Lot will be protected and the area in which all construction activity will be confined prior to construction, including size and location of construction material storage, limits of excavation, drive areas, parking, chemical toilet location, temporary structures (if any), dumpsters, storage of debris, fire extinguisher, utility trenching and construction sign. This plan should identify the methods for protection, such as snow fencing, flagging, rope, barricades, or other means to be set up prior to construction.

7.2 Improvement Survey or Improvement Location Certificate.

At the Owner's expense, prior to foundations being poured, a licensed surveyor is required to make a site inspection to certify that all improvements are located within the Lot's building envelope and that they match all approved plans.

7.3 Construction Access.

The only approved construction access during the time a residence is being built will be over the approved driveway for the Lot unless the Design Review Board approves an alternate access.

7.4 Construction Trailers or Temporary Structures.

Temporary structures must be located on the Owner's property and must be approved by the Design Review Board as to size, configuration, and location. All temporary structures shall be removed after the occupancy permit issuance.

7.5 Storage of Construction Material and Equipment.

Owners or contractors are permitted to store construction materials and equipment on an approved construction site during the construction period. All equipment and materials shall be neatly stored or stacked, properly covered, and secured. Owners or contractors will not disturb, damage, trespass or store materials or equipment on other Lots, tracts, roadway right of way or utility easements.

7.6 Daily Operation.

The hours of construction are from 7:00 a.m. to 6:00 p.m. No exterior work is permitted on Sunday.

7.6.1 Conduct & Behavior.

All property Owners in MLM shall be responsible for the conduct and behavior of their representatives, builders, contractors, and subcontractors.

7.6.2 Stop Work Authority.

The Design Review Board shall always have the authority to stop work on any construction site within MLM.

Contractors or contractor's personnel violating any of the provisions of this instrument or the Declaration of Protective Covenants shall be just cause for stopping all work. A stop work order will be issued directly to the Lot Owner in writing and posted at the work site.

7.7 Blasting.

Any plans to blast shall be brought to the attention of and approved by the Secretary of the Design Review Board before commencement. Proper safety and protective actions shall be used.

7.8 Restoration and Repair.

Damage to any property, other than the Owners' by contractors, shall be promptly repaired at the expense of the property Owner employing the person or entity causing the damage. (This includes damage done by cleaning out concrete trucks on-site or dumping chemicals anywhere in Meridian Lake Meadows).

7.9 Dust and Noise.

Every effort shall be made to control dust and noise emitted from a construction area. The contractor shall be responsible for controlling excessive dust and noise from the site.

7.10 Excavation.

Excess excavation material shall be removed from Meridian Lake Meadows. The material shall not be placed in Association property, common areas, roads, other Lots or on public property. Excavation, except from utility trenching, shall be done on the Owner's site only.

7.11 Debris and Trash Removal.

Proper disposal of refuse and storage of material is the Owner's and the contractor's responsibility. Debris and trash shall be removed on a weekly basis and hauled to a designated site outside Meridian Lake Meadows.

7.12 Vehicles and Parking.

All vehicles will be parked so as not to inhibit traffic, and within the designated “construction area” so as not to damage the natural landscape.

Changing oil in vehicles and equipment without proper receptacles and removal procedures is forbidden.

7.13 Portable Toilets.

Portable toilets shall be provided by the contractor and placed in an approved location.

7.14 Signage.

Temporary construction signs shall be limited to one sign per site not to exceed six square feet of total surface area. The sign will be free standing and the design location of such a sign shall be approved by the Design Review Board.

7.15 Fire Extinguisher.

A minimum of one serviceable 1016 ABC-rated dry chemical fire extinguisher shall be located on each construction site in a conspicuous location.

7.16 Flammable Items.

Careless use of cigarettes or careless storage of flammable items is prohibited.

7.17 Pets.

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

7.18 Continuity of Construction.

All construction, alteration and demolition shall be completed within twelve months of commencement, unless extended by the Design Review Board for good and sufficient cause.

Adopted this 11th day of March 2025, by Meridian Lake Meadows Association, Inc., a Colorado nonprofit corporation.

Secretary