

# DESIGN GUIDELINES FOR MERIDIAN LAKE MEADOWS

**\*Amended May 25th 2006**

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## SECTION I - INTRODUCTION

1.1 The purpose of these design regulations is to ensure that this carefully planned residential community be carried out according to the master plan. Those buildings or improvements which do not conform will not be accepted.

1.2 The intent of THE DECLARATION OF PROTECTIVE COVENANTS ("covenants) and DESIGN GUIDELINES is to ensure that improvements located on MLM comply with the overall philosophy of this planned community. That philosophy is that improvements located on MLM must be compatible with the natural environment, the climate, the size of the building envelope and the surrounding residences. The Design Review Board is authorized by the MLM Association Board of Directors to interpret this design philosophy when reviewing building plans during the design review process. The Design Review Board is empowered to make a final decision regarding approval of plans based on their interpretation that the design philosophy has been satisfied.

1.3 The following sets forth the standards to be followed, the procedures for review and development of building on the lot, and assistance to owners of lots regarding design considerations. These design regulations may be amended from time to time and thus a property owner should obtain the most recent issue.

## SECTION II - DESIGN REVIEW PROCESS

### 2.1 Choose an Architect.

A licensed architect must 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 your residence to have. Be sure that your architect reads the design regulations and becomes familiar with this document. In addition your architect should be aware of and follow:

2.1.1 Meridian Lake Meadows Plat and Covenants;

2.1.2 Rules and Regulations; and

2.1.3 The Uniform Building Code and all other applicable codes of Gunnison County, Colorado ("County").

### 2.2 Pre-Design Meeting.

You and/or your architect shall meet with the Design Review Board to discuss, among other things, your particular site, architectural theme and special design considerations, expectations of the Design Review Board, and the building program. A person desiring to construct improvements on a lot who is not the owner thereof shall obtain the written consent of the owner of such lot before meeting with the Design Review Board. This meeting will be set up by the Design Review Board within 45 days of an owner's request.

### 2.3 Sketch Plan Review.

Owner is to prepare and submit to the Design Review Board five copies of the sketch plan at least ten days before the next scheduled meeting of the Design Review Board and 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 to include existing vegetation, temporary revegetation specifications for reseeding and mulching, and initial drainage and erosion control measures. The scale for said plan shall be 1" = 20' for site and landscape plans. The scale for floor and elevation plans may be 1/16", 1/8" or 1/4" = 1'0". The sketch must also show that the building height is in accordance with all applicable requirements.

### 2.4 Sketch Plan Decision.

The Design Review Board shall review the sketch plan and notify the owner in writing of its findings within seven days of the meeting. The owner shall have the option of resubmitting a sketch plan if the findings of the Design Review Board are negative. Upon approval of said plan, the owner shall submit the approved sketch plan to the County Building Department.

### 2.5 Final Plan Review.

The owner shall submit a final plan at least ten days before the next scheduled meeting of the Design Review Board. Said final plan shall include:

**2.5.1 Site Plan** (5 copies) (presented at minimum of 1" = 20', 1" = 16', 1" = 10' or 1" = 8'). Indicate 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 scenic area and common areas. Indicate scale and north direction;

**2.5.2 Footing and Foundation Plan** prepared by a Colorado licensed engineer (presented at 1/8" or 1/4" = 1');

**2.5.3** Submit sketch showing that building height is in accordance with the Covenants;

**2.5.4 Floor Plans** (5 copies) (presented at 1/8" or 1/4" = 1"). Include all room dimensions, floor and window locations and sizes, and location of mechanical and electrical systems;

**2.5.5 Elevations** (5 copies), 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** (presented at 1/8" or 1/4" = 1'). 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 Model** (1) copy. At the applicant's option, a model of site to include proposed building (can be mass model showing roofs, doors, and windows only), 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 Details.** Provide design details to sufficiently represent the visual expression of the building, exposed connections, and material interfaces;

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

**2.5.11 Landscape Plan** (5 copies) (presented at 1" = 20', 1" = 16', 1" = 10' or 1" = 8'). 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 all 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 (5 copies).

**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 which 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** Installation 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. An actual site staking of the building corners, driveways and other improvements. In determining the proper location for each improvement, the Design Review Board shall consider the location of existing and future improvements on adjacent sites and such other economic or aesthetic considerations as it may deem appropriate. 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 outline of the improvement may be required to be marked by 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 starting and completion dates of residence and landscape.

**2.5.17** An architect appointed by the Design Review Board, at the expense of the owner, shall review the final plan to assure compliance with the Design Guidelines. This review shall be evidenced by a written letter from the reviewing architect which clearly states that all relevant provisions of the guidelines are complied with and identifies any discrepancies.

The Design Review Board must, within ten days of the meeting, notify the owner and Board of Directors of Meridian Lake Meadows Association, Inc. ("Association") of the Design Review Board's decision. The decision will become final if no action is taken by the Association's Board of Directors and no appeal is filed by the owner within thirty days of the Design Review Board's decision.

## **2.6** Final Plan Approval.

Upon final plan approval the owner must submit the approved final plan to Meridian Lake Park Corporation, the master association for all filings at Meridian Lake Park, and to the County Building Department to obtain a building permit. Meridian Lake Park Corporation and the County Building Department have specific requirements which must be met.

**2.7.1** The owner or the owner's designated representative is responsible for obtaining, at the owner's expense, a certificate from the Association's reviewing architect within fifteen business days of completion of framing (to include all roofs) indicating compliance with the final plans with regard to the structure as of that date 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 therein. Any significant change to the approved final plans must be presented to the Design Review Board for approval or MLM may require the owner to return the residence to the approved final plans at the owner's expense.

#### **2.7.2 Inspection.**

The owner, architect and the Design Review Board shall, within fifteen days of substantial completion of any building, 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. The Design Review Board shall issue site inspection approval to the owner within two working days of said inspection. The owner and/or contractor shall request inspections and obtain approvals for all phases of construction required by the County. When appropriate, the owner and/or contractor shall request final inspection of landscaping and/or building, and the Design Review Board shall inspect building and/or landscaping and if approved issue a certificate of compliance as soon as possible thereafter. Upon the Design Review Board issuing a certificate of compliance, the owner may request a certificate of occupancy from the County.

### **SECTION III - SITE DESIGN GUIDELINES**

A number of site and landscape guidelines have been prepared to help owners and architects design residential structures that are compatible with the project. These requirements must be addressed at the sketch plan stage; however, certain of these requirements may be modified if approved by the Design Review Board by owner and/or architect showing that said modifications will not affect the basic intent of Meridian Lake Meadows.

#### **3.1 Land Use Categories.**

**3.1.1 Building Envelope.** This is an area designated on each lot that shall be for the exclusive use of the lot owner, within which building and landscaping may occur subject to the design regulations. 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.

**3.1.2 Open Space.** The area designated on each lot shall be 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 of the designated building envelope.

#### **3.2 Building Envelope and Setbacks.**

For each lot in Meridian Lake Meadows a building envelope has been designated. All lot improvements including buildings, accessory buildings, walls, fences, and recreational improvements must be placed within the building envelope.

#### **3.3 Driveways.**

Driveways within a lot (including the construction of any culverts, landscaping, maintenance and snow plowing which may be necessary) are the responsibility of the owner.

#### **3.4 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. 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.

#### **3.5 Security System.**

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.

#### **3.6 Tennis courts and above ground pool structures shall not be allowed.**

#### **3.7 Signs.**

All signs must have written approval of the Design Review Board. All residential units must have street number signs located at the driveway entry. Any light source must be concealed with minimum glare to pedestrians or automobiles. Signs shall be a minimum of one square foot and a maximum of four square feet. No additional signage that is detached from the house will be permitted.

#### **3.8 Exterior Lighting**

Replace with: 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.

#### **3.9 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.

### 3.10 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 of utilities, drainage or irrigation, which may change direction or flow or obstruct the flow of water in and through drainage channels and in 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.

### 3.11 Building Height

The maximum building height is 35 feet. It 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.

### 3.12 Caretaker Residence

MLM Protective Covenants contemplate one ancillary building defined as a Caretaker Residence not to be smaller than 400 square feet and not to 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 esthetics 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 3.11 as calculated using the primary residence finished grade.

## SECTION IV - ARCHITECTURAL GUIDELINES

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

### 4.1 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 in their architectural treatment.

All residences will have exterior elevations, roofs and detail that shall be coordinated to be consistent with the architectural theme portrayed by the structure taken as a whole.

### 4.2 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.

### 4.3 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:

#### 4.3.1 Natural, painted, or stained wood

#### 4.3.2 Plaster (stucco or Drivitt Suttef) in muted colors.

#### 4.3.3 Rock approved by the Design Review Board. Rock walls shall be laid in a random pattern. It is recommended that rock be used as a base material at the foundation/grade level and that it end on an inside corner



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.

#### 4.5 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:

4.5.1 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".

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

4.5.3 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;

4.5.4 All chimneys are to have roof saddles and down-draft preventors;

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

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

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

4.5.8 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.

#### 4.6 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.

#### 4.7 Energy Conservation.

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

4.7.1 Roofs insulated to R-30;

4.7.2 Walls insulated to R-19;

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

4.7.4 Openings and exterior walls and roofs caulked all around;

4.7.5 Windows double or triple glazed;

4.7.6 Windows and doors weather stripped.

#### 4.8 Utility and Meter Connections and Treatment.

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

#### 4.9 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.

#### 4.10 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 two (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 U.S. 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.

#### 4.11 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 V - 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.

#### 5.1 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.

#### 5.2 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 procedures to accommodate the timely installation of plant materials.

#### 5.3 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 plants or grasses shall be replaced immediately.

#### 5.4 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:

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

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

5.4.3 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.

#### 5.5 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.

## **SECTION VI - 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:

### **6.1 Construction Area.**

The owner or contractor shall provide the Secretary of the Design Review Board with 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.

### **6.2 Improvement Survey.**

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.

### **6.3 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.

### **6.4 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.

### **6.5 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.

### **6.6 Daily Operation.**

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

#### **6.6.1 Conduct & Behavior**

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

#### **6.6.2 Stop Work Authority**

The Design Review Board shall at all times 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.

### **6.7 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.

### **6.8 Restoration and Repair.**

Damage to any property, other than the owner's 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).

### **6.9 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.

### **6.10 Excavation.**

Excess excavation material shall be removed from Meridian Lake Meadows. The material shall not be placed in common areas, roads,

other lots or on public property. Excavation, except from utility trenching, shall be done on the owner's site only.

**6.11 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.

**6.12 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.

**6.13 Portable Toilets.**

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

**6.14 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.

**6.15 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.

**6.16 Flammable Items.**

Careless use or storage of cigarettes or flammable items will not be allowed.

**6.17 Pets.**

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

**6.18 Continuity of Construction.**

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

Adopted this 28th day of August, 1997, by Meridian Lake Meadows Association, Inc., a Colorado nonprofit corporation.

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Secretary

