

**ARCHITECTURAL STANDARDS, DESIGN & CONSTRUCTION GUIDELINES  
FOR PRISTINE POINT AT CRESTED BUTTE  
ADOPTED JULY 12, 2004**

Article 5.3 of the Pristine Point Declaration of Protective Covenants ("Covenants") provides for Architectural Standards to assist Owners with the preparation and approval of plans for all "Changes in the Existing State of Property" relating to development of vacant lots or modifications of existing homes. The purpose of this document is to clarify the Architectural Standards for Pristine Point in relation to the Design, Architectural & Construction Guidelines for Meridian Lake Park, and in relation to the Gunnison Country Land Use Requirements ("LUR"). These Architectural Standards shall be taken in the same context as "Rules and Regulations" as defined and permitted by the Colorado Common Interest Ownership Act.

**BACKGROUND:** Pristine Point (also referred to as Filing 4) is the final subdivision of the overall Meridian Lake Park development (MLPC). The Architectural Control Committee (ACC) of the Pristine Point Owners' Association (PPOA) is responsible for enforcing our Covenants and these Architectural Standards. The Architectural Control Committee of MLPC is responsible for enforcing the Covenants and the Design, Architectural & Construction Guidelines for the entire development. MLPC is often referred to as the "Master Association" given this broad responsibility. Owners must be aware that they are obligated to meet the requirements of both groups, as well as the County building requirements specified in the Gunnison County Land Use Resolution (LUR), as that document may be amended from time to time.

## **SECTION 1 INTRODUCTION**

The Covenants and Architectural Standards are intended to protect the investments and life styles of all our Owners by ensuring that all lot improvements conform to the standards established for our carefully planned residential community. Since MLPC already has published a very complete set of Design Guidelines, including a checklist that should be used for PPOA projects, the Pristine Point Architectural Standards will focus on the Covenants as they relate to design and construction.

Owners should note that Article 12 of our Covenants states that any conflicts between MLPC Guidelines and PPOA guidelines will be resolved by adherence to "the more restrictive provision."

## **SECTION 2 DESIGN REVIEW PROCESS & GUIDELINES**

**Preliminary Plans** Owners are encouraged to submit preliminary plans for new residences or for "substantial" remodels to the Pristine Point and MLPC Architectural Control Committees ("ACCs") as soon in the design process as possible. This action will alert the ACC(s) to the proposed project and will allow for early input to identify any areas of concern and to provide guidance that should facilitate the process. Submit 3 sets of plans to the Association Managers ("Managers") for the three-person Pristine Point ACC and 5 sets for the MLPC ACC. A smaller number of drawing sets is acceptable, with permission from the Managers, but this will slow down the review process since the sets will have to be passed around to ACC members. See the MLPC Design Guidelines (Section 2.2) for specific suggestions on what to include with your preliminary plans. Preliminary plans need not be stamped, but final plans must be stamped (see below). A minimum drawing scale of 1/8" = 1' is acceptable for preliminary drawings.

**Final Plans** Submit the same number of final plans as preliminary plans to the Manager. 1/8" scale