Design Guidelines



THE BRIDGES

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Guidelines are also found on our website:

www.montrosebridges.com Click: Homes & Community Tab / Design Review Process

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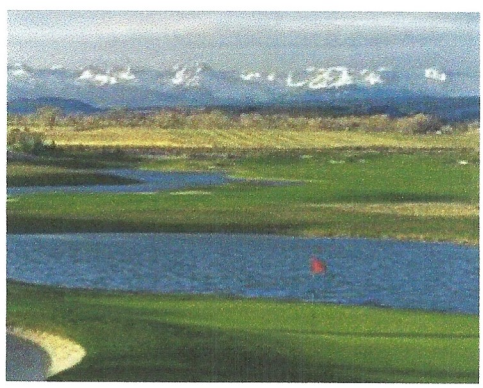
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1 DESIGN OBJECTIVES

1.1 Introduction

The Bridges Design Guidelines are established to protect and enhance the value of property within The Bridges community. Design Guidelines shall be mandatory to preserving the natural environment and scenery, as well as producing quality custom homes with a harmonious architectural relationship.

The objectives of the Design Review Board **(DRB)** are as follows:

- To attain high quality development and construction.
- To prevent unreasonable obstruction of views and ensure privacy.
- To provide criteria for appropriate golf course architecture that encourages creativity in design within a theme indigenous to western Colorado.
- To promote a harmonious relationship of buildings, landscape, topography and overall community design.
- To promote enduring high quality structures through the use of long-lasting, sturdy building materials.
- To ensure that any new home construction blends architecturally with existing homes in the immediate area, the DRB reserves the right, at its sole discretion, to require design modifications or additions in order to meet this requirement.

The Design Guidelines may be amended, without notice, from time to time by the DRB wth the approval of the HOA Board. It is the Owners' responsibility to be sure that they have the most current design guidelines and have carefully reviewed all applicable sections of the Amended and Restated Master Declaration of Covenants, Conditions & Restrictions for The Bridges at Black Canyon **(CC&R's)**.

Owners/Builders (Applicants) should not base expectations of approval on existing homes within The Bridges. What may have been an acceptable design in one instance may not be in another instance.

1.2 Design Theme

Building designs should be creative with an avoidance of "boxy" or long rectangular buildings. Building mass shall be varied and shall follow the natural grade. Large decks, retaining walls and roof overhangs shall be used when appropriate to enforce the visual tie of the building to the natural topography. Rooflines shall be varied and broken, with an avoidance of long spans of unbroken ridges. Interest within the architecture shall be accomplished through the addition of bay windows, dormers, multi-level decks and railings. Stained glass, handcrafted doors and windows shall be encouraged to enhance the appearance of all homes.

The intent of the design theme is to promote high quality construction buildings that are creatively designed to merge and blend with their natural surroundings.

Variations of architecture shall be considered on an individual basis, subject to the conformance to the design standards set forth herein. All other governing regulations within this document shall apply.

1.3 Lot Classifications

All lots are classified as type "A", "B", "C" or "D" and "E". Please see attached map (Exhibit B) for classifications. Class "A" , "B" and "E" lots are considered residential, single family. Class "C" & "D" lots are considered single family homes and multi-family lots. See Exhibit B, attached herein.

All proposed Improvements shall comply with the following regulations:

2 GOVERNING REGULATIONS

- These Guidelines
- The CC&R's for The Bridges at Black Canyon
- All applicable local, state and federal codes and regulations
- All project approved documents issued by any agency having regulatory jurisdiction over the project

The DRB reserves the right to require a professional architect for the design of any structure to be constructed or located within The Bridges at Black Canyon.

3 DESIGN REVIEW PROCESS

3.1 Overview of Design Review Process

The Design Review Process must be followed for any building, site or landscaping improvements to a lot including but not necessarily limited to construction of any building, renovation, expansion or refinishing of the exterior of any building, interior changes which affect the number of dwellings, units or major function of a building; fencing or other containment devices; changes to site improvements, exterior lighting or signage.

In addition to meeting the requirements of these Design Guidelines, an owner must comply with the requirements of all governing agencies in order to obtain a building permit, a Certificate of Occupancy or Temporary Certificate of Occupancy.

The Bridges Design Review Process takes place in four steps:

1. Preliminary Design Review
2. Final Design Review
3. Construction Monitoring and;
4. Construction Compliance Review

The Owner may request an optional Conceptual Plan Review. This optional plan review is recommended when the Owner or Owner's agent determine they may not conform to the standards set forth herein. This process is intended to determine the feasibility of a design variance prior to the owner expending funds on plans that may not be acceptable to the DRB. A Conceptual Plan Review is initiated by the owner or owner's agent submitting to the DRB a minimum of two elevations, floor plans plus a site plan. Conceptual plans may be done free hand to an appropriate scale and must clearly indicate the nature and extent of any variance desired. DRB/HOA may choose to hire a compliance inspection officer.

3.2 Preferred Builders

The DRB has a list of preferred Builders. These professionals have demonstrated their ability toward implementing the established guideline objectives at The Bridges at Black Canyon. Although professionals not on this list may be employed, it is recommended that a preferred Builder be considered due to their familiarity with these Guidelines and local codes. All Builders are required to complete a Builder application.

3.3 Fees and Deposits

This section outlines fees and deposits expected from the Owner to move forward with the various review sections. Fees and deposits[1] are expected in advance and shall be submitted along with the requisite submittal material outlined above. Fees for projects outside the scope of the current fee schedule will be determined by the Design Review Board. Late submittal fees shall be an additional 50% of the fee due prior to that meeting. Acceptance of submittals after the deadline shall be at the discretion of the DRB. Make checks payable to: **The Bridges at Black Canyon Owners Association.**

FEE/ DEPOSIT	AMOUNT	DUE DATE
DRB review fee	$750.00	Prior to Preliminary Review meeting
Construction Compliance /	$2,000	Review meeting
Landscape Deposit	$1,000	Prior to Final review

Initial check $2,750

Total fees $3,750

refundable - $3,000

[1] Fee schedule is subject to change at any time, without notice by the Design Review Board.

storage and mechanical area.

3.4 Application Package

An Application Package is available from the DRB for each submission. Packages are available at the Sales Office or Administration Officer. Each submission must be accompanied by the required information, as specified in the application package instructions and these Guidelines, in order to be scheduled for review. **Incomplete submissions will not be reviewed and may be returned to the Applicant for resubmission.**

3.5 Preliminary Package Checklist

A checklist is provided as a guide for assembling the items that are required as a part of a Preliminary Plan Submittal to be considered for review from the Design Review Board. Review the checklist with your architect and contractor to be sure all items are submitted, including all fees and deposits. Once submittals are

accepted (all items must be completed) the DRB will place the submittal on the next meeting's agenda for review.

3.6 Preliminary and Final Design Review

Applicant shall prepare and submit to the DRB for review and approval a Preliminary Design Review package which should adequately convey existing site conditions, constraints, building orientation and design, vehicular and pedestrian access, the proposed use of exterior materials and colors and a conceptual landscape design.

3.6.1 Submission of Materials & Plans

Two hard copies plus a digital copy (online- email) of all necessary materials for the Preliminary Design Review must be submitted to the DRB at least ten (10) business days prior to their next scheduled meeting. DRB meetings are normally scheduled for the 2nd Wednesday of each month. The DRB can only consider a Preliminary Design Review submittal when all items listed in this section have been submitted.

Preliminary and Final Design Review application

1. Site Plan – (scale 1"=20', minimum) Site plan shall include specific elevations provided by a surveyor licensed by the State of Colorado and shall include elevations at each property pin and indicate the high point of the lot (refer to Section 5.3 for allowable building height). The following indicates the minimum amount of information to be provided: property boundaries and building footprint; building setbacks; driveway; parking and walking locations.
2. Building Plan – (scale of 1/4" = 1', minimum) the following indicates the minimum amount of information to be provided: all exterior elevations, roof pitch and building height measured from existing grade to its highest point. Floor plans shall include both living and garage floor area.
3. Conceptual Landscape Plan –(scale 1" = 20 feet, minimum) shall include the following: extent and location of all plant materials and landscape features, site lighting (type & location), existing trees, vegetation and land forms. An approved landscape plan is required at least 30 days before completion of construction.
4. Grading Drainage and Erosion Control Plan –(scale 1"=20', minimum) Plan shall show existing and proposed grading, drainage elements and general erosion control methods.
5. Material Samples – The applicant shall provide color samples for all materials to be utilized on the exterior, including but not limited to the roof, siding, stucco, stone, wood, trim, etc. This includes a sample of all materials proposed to be utilized along with paint and stain color samples. Also included is the type of garage door along with the manufacturer's product literature and photographs. Color photos are acceptable. Physical samples are preferred and may be required by the DRB.

It is the responsibility of the Owner or Owner's authorized agent to ensure that the design and construction of any project in The Bridges conforms to the requirements of the applicable Design Standards. Any variance from the Design Standards must be specifically requested by the applicant and the affected areas clearly indicated on the Plans. The DRB reserves the right to enforce all Design Standards at any time after plan approvals except where variances have been specifically granted, in writing, as a part of the approval process.

3.6.2 Staking

The Owner may be required to stake the location of corners of the proposed buildings and all other major improvements upon submittal of Preliminary Design Review documents.

3.6.3 Preliminary Design Review Meeting

Upon acceptance of the required documents and staking of the property (if required), the DRB will notify the Owner of the scheduled meeting date to review the Preliminary Design documents. The DRB will review and comment on the application at the meeting and subsequently provide the Owner with the conclusions of the meeting in writing.

Additional meetings may be necessary to review corrected and/or new materials. Corrected materials will be provided to the DRB a minimum of five (5) business days prior to the next regularly scheduled meeting. DRB meetings are normally scheduled for the 2nd Wednesday of each month.

3.7 Final Submission Package Checklist

A checklist is provided as a guide for assembling the items that are required as a part of a Preliminary Plan Submittal to be considered for review from the Design Review Board. Review the checklist with your architect and contractor to be sure all items are submitted, including all fees and deposits. Once submittals are accepted (all items must be completed) the DRB will place the submittal on the next meeting's agenda for review. Construction may NOT begin until Owner receives Final approval in writing.

Final Design Review application - please see 3.6.1

3.8.2 Final Design Review Meeting

Upon acceptance of the required documents and staking of the property, if required, the DRB will notify the Owner of the scheduled meeting date to review the Final Design documents. The DRB will review and comment on the application at the meeting and subsequently provide the Owner with the conclusions of the meeting in writing.

Additional meetings may be necessary to review corrected and/or new materials. Corrected materials will be provided to the DRB a minimum of five (5) working days prior to the next regularly scheduled meeting. DRB meetings are normally scheduled for the second Wednesday of each month. The DRB may request a meeting with the Owner or his representative to reach a clear understanding of the issues.

3.8.3 Final Design Approval

The DRB will issue a Final Design approval in writing within seven (7) working days of a vote for approval at a Final Design Review meeting. If the decision of the DRB is to disapprove the proposal, the DRB shall provide the Owner with a written statement of the basis for such disapproval to assist the Owner in redesigning the project so as to obtain the approval of the DRB. ***Construction may NOT begin until the DRB has issued Final approval to Owner in writing and the $2,750 fees have been submitted to the DRB.***

3.9 Variances

The Design Review Board may authorize variances from compliance with any of the approval and design review provisions of this Declaration or any Design Guideline, including, without limitation, restrictions upon height, size, floor area or placement of structures, or similar restrictions, when circumstances such as topography, natural obstruction, hardship, aesthetic or environmental consideration may require. If such variance is granted, no violation of the Restrictions contained in this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular property and particular provision hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all applicable governmental regulations.

3.10 City, County and Other Agencies

In addition to the Design Guidelines, building design will be regulated by City and county of Montrose, State of Colorado and Federal regulatory agencies having jurisdiction. The owner or owner's agent shall be responsible to ensure conformance with any applicable regulations, and should check with the appropriate governmental entity to verify that the most recently adopted edition of any regulation is being used. The Owner shall apply for all applicable building permits from the Montrose County/City planning and building department and any other governing agencies after receiving Final Design approval from the DRB. The issuance of any approvals by the DRB implies no corresponding compliance with the legally required demands of other agencies.

3.11 Subsequent Changes

Subsequent construction, landscaping or other changes in the intended Improvements that differ from approved Final Design documents must be submitted in writing to the DRB for review and approved prior to making changes.

3.12 Inspection of Work

Inspection of work is solely at the discretion of and for the benefit of the Design Review Board and or compliance inspection officer, and no Owner shall be deemed a beneficiary of any inspection. Inspection of work and correction of defects therein shall proceed as follows:

The Design Review Board may at any time inspect any Improvement for which approval of plans is required. The Design Review Board's right to inspect Improvements shall terminate fifteen (15) business days after the work has been completed and the Owner has given written notice to the Design Review Board of its completion. The Design Review Board's rights of inspection shall not terminate pursuant to this paragraph if plans for the work of Improvement have not previously been submitted to and approved by the Design Review Board.

3.13 Notice to Comply

If, as a result of such inspection, the Design Review Board/Compliance Inspection officer finds that the work was constructed or installed without obtaining approval of the plans therefor or was not completed in substantial compliance with the plans approved by the Design Review Board, it shall so notify the Owner and HOA Board in writing within fifteen (15) days from the date of the inspection ("Notice of Noncompliance"). The Notice of Noncompliance shall specify particulars of noncompliance. The Design Review Board shall have the authority to require the Owner to take such action as may be necessary to remedy the noncompliance. Furthermore, the Design Review Board shall be entitled to place a stop work notice ("Red Tag") at the job site if necessary to avoid compromising the Design Review Board's ability to enforce the CC&R's and/or the Design Guidelines. If a Red Tag is placed at the job site, no further work shall be done. In addition, the Design Review Board may assess a fine against any Owner who has been issued a Notice of Noncompliance and who has failed to remedy such noncompliance within thirty (30) days of the issuance of the Notice of Noncompliance. A schedule of fines shall be adopted by the Master Association Board. All fines, together with interest, costs, and reasonable attorneys' fees for the collection thereof, shall be a charge on the land and shall be a continuing lien upon the Block or Unit that is in noncompliance and may be foreclosed upon in the same manner as a real estate mortgage.

Any Owner who has been issued a Notice of Noncompliance may request a hearing before the Master Association Board, as permitted in the CC&R's.

If an Owner has failed to remedy any Noncompliance within thirty (30) days following receipt of the Design

Review Board's Notice of Noncompliance, the enforcement provisions of the CC&R's shall thereafter apply.

3.14 Construction Compliance Review

The Owner or Owner's agent shall notify the DRB of construction completion, including landscaping. The DRB will inspect the property within fourteen (14) days to determine if construction conforms to the approved plans. Construction Compliance Review shall be based on the plans approved at Final Plan Review and any revisions previously approved by the DRB. The DRB shall not be responsible for any denial of, or delay in, granting of a Certificate of Compliance due to the failure of the Owner or the Owner's agent to obtain prior DRB approval of design modifications. This may include a surveyor's verification of height and location on the property or Improvement Location Certificate (ILC). After a successful Compliance review, Owners are still subject to DRB guidelines.

3.15 Right of Waiver

The approval by the Design Review Board of any plans, drawings or specifications or for any other matter requiring its approval or any waiver thereof, shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, specification or matter subsequently submitted for approval by the same or any other Owner.

3.16 Design Review Schedule

The DRB has regularly scheduled meetings on a monthly basis. It is the responsibility of the Owner to be familiar with this schedule and to submit plans ten (10) business days prior to the next meeting. DRB meetings are normally scheduled for the second Wednesday of each month. The DRB will make every reasonable effort to comply with the time schedule for Design Review however the DRB will not be liable for delays that are caused by circumstances beyond their control. The DRB will provide Design Review according to the following schedule:

1. Conceptual Design
    a. Meeting will occur at their regularly scheduled times and be scheduled within ten (10) business days of receipt of request form.
2. Preliminary Design Review
    a. Application documents to be submitted ten (10) business days prior to the next scheduled DRB meeting.
    b. Written comments from DRB meeting provided to Owner within seven (7) business days.
3. Final Design Review
    a. Application documents to be submitted ten (10) business days prior to the next scheduled meeting and within one year of Preliminary Design Review approval.
    b. Written comments from DRB meeting and/or written notice of Final Design Review approval provided to Owner within seven (7) business days.
4. Building Permits
    a. Owner applies to Montrose County for all applicable building and use permits.
5. Construction Observations
    a. Site observations before and throughout Construction Activity.
    b. Owner to notify DRB of completion of construction.
    c. Upon satisfactory completion and final inspection by the DRB, a Certificate of Compliance will be issued within seven (7) business days of final observation.

4 SITE PLANNING

4.1 Site Planning Objectives

Site planning shall consider views, privacy, site topography, and solar exposures. Design solutions must be site specific, organizing the building mass in a way that relates to the terrain and functional constraints of the site.

4.2 Building Setbacks

Lots adjacent to the golf course – The foundation wall of the residence shall not be placed within 20 feet of back property boundary lines and 15 feet of subdivision rights-of-way nor within 6 feet of other boundary lines of single family residential lots located adjacent to the golf course.

Lots non-adjacent to the golf course – The foundation wall of the residence shall not be placed within 15 feet of back property boundary lines and 15 feet of subdivision rights-of-way or within 6 feet of other boundary lines of single family residential lots that are not located adjacent to the golf course.

The Board, on a case-by-case basis, shall establish commercial lot and cluster lot setback requirements.

Driveways shall be easily accessible by emergency equipment.

All property pins shall be confirmed by a surveyor licensed by the State of Colorado and shall include elevations at each property pin and indicate the high point of the lot (refer to Section 5.3 for allowable building height).

4.3 Grading and Drainage

Grading requirements resulting from development shall be designed to blend into the natural landscape. Cuts and fills should be feathered into the existing terrain, within the property boundary.

Site plans shall indicate surface drainage patterns and any drainage improvements. The effects of drainage on other properties must also be considered and delineated on the site plans.

In areas where drainage swales are created to direct runoff, erosion control blankets shall be used to slow velocity of runoff, decrease erosion and promote vegetation.

Soils Test and Survey with Benchmarks

All subsurface soil investigations shall be required. A survey with benchmarks shall be required.

4.4 Driveways and Parking

There shall be only one access permitted for each lot (one point of ingress and egress, excluding Multi-Family units).

Driveways shall be easily accessible by emergency equipment.

Concrete driveways and parking areas are required. The DRB may approve other surfaces for driveways and parking areas, such as cobblestone, flagstone, brick or concrete-grass paver systems. In all cases, appropriate measures to contain and protect edges and control erosion must be taken.

Driveways shall be 12' minimum width.

All parking shall be within the property line of the site.

Each single family residential lot shall provide a minimum of four parking spaces, of which, two are fully enclosed.

Each multi-family residential lot shall provide a minimum of two parking spaces, of which, one is fully enclosed.

All parking spaces shall be a minimum of 10' x 20'.

4.5 Storage Areas

Such items as trash containers, storage containers and maintenance or recreational equipment shall be screened from view, as approved by DRB.

5 ARCHITECTURAL GUIDELINES

5.1 Light Reflective Value

Major exterior colors (body color, large trim, garage doors, roofing) shall range from 8-40 Light Reflective Value (LRV). The color of any natural or synthetic stone must also fall within this range.

5.2 Floor Area

For these standards, Floor Area shall be the sum of the gross horizontal areas of all floors of a building measured from the outside of all exterior walls, including but not limited to, lofts, stairways, fireplaces, halls, habitable attics and basements, bathrooms, closets, and storage or utility/mechanical areas; and not including crawl space or garages. The entire area of basements, which have any exposed exterior walls with windows and/or doors, shall be included in the Floor Area calculations. Subterranean basements will not be included. Minimum Floor Area shall be:

- "A" Classified Lots, Single family residences – 2,000 square feet
- "B" Classified Lots, Single family residences – 1,500 square feet
- "C" Classified Lots, Single family & multi-family residences –1,400 square feet
- "D" Classified Lots, M ulti-family residences –1,200 square feet
- "E" Classified Lots,Single Family residences -2,300 square feet

5.3 Building Height

Building height shall be measured using top of the stem wall. Lots adjacent to golf course, 25 ft. Lots off golf course, 30 ft. Variances shall be decided on a case by case basis. Chimneys may exceed the maximum building height limit.

5.4 Massing & Architectural Expression

Building forms shall be varied with an avoidance of "boxy" or long rectangular buildings. Dormers, bay windows, decks and a variety of roof forms will help achieve a building design that has an original appeal.
Tall walls will be discouraged, steeper pitched roofs should be used when creating habitable space upstairs whe height restrictions forbid a true two story home.

Building mass shall be low profile and varied. Building mass shall be evaluated on creativity in design and the ability to incorporate appropriate design elements indigenous to western Colorado. Creative architectural expression shall be encouraged. Exterior materials such as stone, stucco, wood siding, log and timber should be used in combination to vary the appearance of different components of the building. Window patterns and sizes should vary depending on their exposure. Textured surfaces, which create a variety of light and shade, are recommended. Stained glass, window boxes, handcrafted doors and traditional windows will be encouraged to express originality and interest within the architecture.

5.5 Roofs

Rooflines shall be varied and broken, with avoidance toward long spans of unbroken roof planes. Major roof forms shall be opposing shed, gable, hip or flat. . The DRB shall reserve the right to approve any roof pitch if, in their sole judgment, the proposed roof pitch is appropriate with the building design, and does not compromise the integrity of the Design Regulations, with a roof pitch greater than 3:12.

Secondary roofs attached to the major building or roof form may be a shed or flat roof with pitches not less 1:12 Dormers are encouraged, both to break up long expansive rooflines, and to make habitable space within the roofs. Dormers may have gable, hip, shed or flat forms. Sky lights subject to DRB approval.

Class "A" and "E" lots primary pitched roof material shall be restricted to unglazed concrete roof tile,
slate ,milled cedar shingles or artichitectual graded designer shingles. Other material may be considered, must have the appearance of the restricted materials and need to be submitted and approved by the DRB. Secondary pitched roof material shall be concrete roof, tile or non-reflective patina metal roofing. Class "B", "C", and "D" Classified lots may use synthetic roofing material or Architectural Grade Composite shingles, rather than stone tile.

Roof overhangs are recommended in order to provide protection from snow and ice, as well as providing summer shading of windows. Covered porches will be encouraged to provide interest within the architecture. All exposed metal flashing; gutters, downspouts and other roof hardware shall be color-coordinated to match the finish and color of the adjacent materials.

5.6 Chimneys, Flues & Roof Penetrations

Chimneys and flues are an important visual element of the architecture. The exterior finish of chimneys shall be of stone, stucco or alternative materials approved by the DRB. Vents and flues shall not be PVC or galvanized pipe, but should be copper or paintable metal. Wherever possible, vents and flues should be grouped to minimize roof penetrations and concealed from public view. Roof penetrations such as stand pipes & vents shall be painted to match roof color.

5.7 Exterior Walls

Exterior wall material should convey a strong, sturdy image through the use of wood, stone and stucco. The use of brick, pre-cast concrete and alternative forms of masonry units shall be reviewed on an individual basis. Special detailing such as wood lintels at door and window openings is encouraged. A combination of materials may be utilized to create variety and interest within the building design. Foundation walls shall not be exposed but shall be covered by stone, stucco or other appropriate materials.

- Log or Timbers – Log or timbers may be used for accent purposes only to convey a sturdy appearance. Minimum sizes for timber shall be 6 inches nominal and 10 inch or larger average diameter for log. Variations in log sizes are encouraged to avoid the appearance of "machined" or manufactured logs. "Machined" logs are prohibited. Dovetail notching, hand hewn and skip peeling are all techniques that are recommended to add originality to an otherwise standard log

structure. Log and timbers shall be treated with a clear sealer, or stained with a semi-transparent stain. All stain colors shall require DRB approval.

- Wood Siding – Wood siding shall be individual boards (or planks) of not less than 4 inch and not more than 16 inch nominal face width and shall not be less than 3/8 inch thick. Wood siding may be run vertically or horizontally. For vertical siding applications, a combination of several plank widths applied in a random pattern is encouraged. Wood siding should be used for dormers, at gable ends and the upper portions of a structure. Wood siding should be finished with a natural color semi-transparent stain or treated with a clear sealer to maintain the natural wood look. Plywood siding is not permitted.Batting, Plywood may be used for soffits or as a base for, or component of, special ornamental panels subject to specific DRB approval.
- Stone – Stone finishes should be used in a manner that is consistent with its use as a structural component such as a foundation. Light colored, split-faced stone is discouraged. Vertical use of stone for columns and chimneys is strongly encouraged. Stone columns shall be not less than 16 inches square. **Minimum Stone Requirements**: "A" , "B" & "E" Classified Lots shall have a stone surface area of not less than 25-percent (25%), "C" Classified Lots shall have a stone surface area of not less than 20-percent (20%) and "D" Classified Lots shall have a stone surface area of not less than 15-percent (15%) of the gross exterior wall area. The gross exterior wall shall be calculated without deducting wall openings. For buildings where the minimum stone requirement is inconsistent with the architectural style being proposed, the owner or his agent may apply to the DRB for variance. The DRB may grant such a variance when, in its sole judgment, the design of a specific project meets the intent of Design Guidelines, while reserving the right to enforce the minimum stone requirement on other projects where in the opinion of the DRB the design does not warrant any reduction. A minimum of 2' returns at the corners are required. **Stone Locations:** The majority of the stone should be placed at the most visually exposed portions of the structure as viewed from the roads and golf course.
- Stucco – Plaster stucco or synthetic stucco shall be used in combination with log, timber, wood and stone. Stucco shall have a soft, irregular surface with an avoidance of sharp edges. An aged and textured look is encouraged. Stucco colors in general, shall be earth tones and shall require DRB approval. Scored joints in stucco should be minimized and should be located to avoid an overly commercial or contemporary appearance.

5.8 Windows

Windows shall be of wood construction, painted or clad units (no vinyl window). In consideration of the higher altitude, ultra-violet levels and climatic conditions, exterior paints should be carefully chosen to provide maximum long-term protection. Sandstone, flagstone or heavy timber lintels and sills are encouraged for windows. Special bay or projecting windows are also encouraged to maximize views and sun exposure, as well as to provide an accent on large wall surfaces. Windows shall be used in combinations to avoid large uninterrupted glass areas. Windows shall have double or triple glazing. No uninterrupted glass areas shall exceed forty (40) square feet. Mirrored glass is not allowed. The DRB reserves the right to allow unbroken glass areas larger than forty square feet, if in the DRB's opinion, larger panes of glass are appropriate for the building design, and do not compromise the integrity of the design regulations. Stained glass and creatively shaped window openings will be encouraged to express craftsman quality within the architecture. Vinyl windows may be approved by DRB on a case by case basis.

5.9 Door and Entryways

Doors and entryways should use handcrafted materials whenever possible. The primary entrance doorways should establish interest, variety and character, and will be reviewed on an individual basis. Flush metal doors will not be permitted for the main entry door. Secondary (semi-concealed) doors may be metal and are subject to specific DRB approval.

5.10 Garage Doors

Whenever and wherever possible, garage doors shall be screened from public areas such as open space and the golf course. The property owner must take the appropriate steps to minimize negative visual impact of garage doors through utilizing special architectural accents such as glazing, recessing the door, arched doorways or other design enhancements. Landscaped screening is encouraged.

Hollow metal doors, metal overhead doors, or roll up doors are not permitted, except that metal insulated sectional overhead doors of raised panel design may be used subject to specific DRB approval. Wood, painted metal or composite garage doors should be rich and interesting, and shall be reviewed on an individual basis. Masonite garage doors will not be permitted.

5.11 Exterior Mechanical Equipment

All mechanical equipment shall be either incorporated into the overall form of the dwelling or be permanently enclosed by a material approved by the DRB. Evaporative coolers are not allowed. The use of plant material to screen ground mounted mechanical equipment is required. No roof mounted per CCR

5.12 Foundations

All Foundations shall require a licensed engineered plan , consistent with any regulations set forth by the DRB and the city and county authority.

6 LANDSCAPING

6.1 Landscape Deposit

. See Section 3.13 for deposit amounts. All deposits shall be made payable to **The Bridges at Black Canyon Owners Association**.

The DRB may use, apply or retain any part of the Landscape Deposit to the extent required to reimburse the DRB for any cost that the DRB may incur on behalf of the project's incomplete landscape installation.

The DRB shall return the Landscape Deposit to the Owner within fifteen (15) working days after the ssuance of a Certificate of Compliance from the DRB. Damage or repairs not in accordance with approved plans or procedures as described in these Guidelines may result in forfeiture of all or part of the deposit

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6.2 Landscaping Installation Schedule

Landscaping must be completed, as approved on the Final Design Review plan, within sixty (60) days of the issuance of a certificate of occupancy, providing the issuance of a certificate of occupancy occurs between April 1 and October 1 of any year. If the issuance of a certificate of occupancy occurs between August 2 and February 28 in any year, landscaping must be installed by the following May 31st. In the rare case that no Landscaping has been completed at time of purchase, Landscaping plans must be submitted to the DRB for approval within thirty (30) days after purchase of a home. Installation schedule applies, as written above.

6.3 Planning and Aesthetic Considerations

Good planning is crucial in developing a landscape plan that blends with the natural landscape. Lots on the golf course must use appropriate grass transition to the course.

Side yard landscaping features and treatment should blend with the features and treatment previously installed by the neighbor. Transitions between side yards should be visually seamless, using few or no borders.

Neighbor sight lines are extremely important. The DRB recommends plans that do not detract from neighbors' views. Consider how visual barriers affect neighbors' or future neighbors views, as well as your own, when locating plant materials.

6.4 Landscaping and Plant Materials

Consultation with landscape architects or contractors that have experience in the area is recommended. The plant materials selected should be those that will survive the conditions inherent to the local climate and altitude. The type of soil, moisture content and exposure to the sun are all-important considerations in the selection and location of plant materials.

Because our soil is very expansive, plant materials close to the house should be watered with drip systems and maintain drainage away from the foundation.

Landscape scale and overall design shall be developed so that one senses that new vegetation is integral with the existing natural landscape and the inherent form, line, color and texture of the local plant communities.

New planting shall primarily use plants that are indigenous to the area. Ornamental plants may only be used in locations directly adjacent to buildings or in courtyards. When a manicured lawn gives way to the natural landscape, the transition should be free form, and not linear in nature, and should relate to the existing landforms and other site features.

Land shaping is as important as plants in defining outdoor spaces. Berming will be encouraged when the topography lends itself to this type of site development.

- Trees – Fruit bearing trees of any type are NOT PERMITTED in the subdivision.
- Topsoil – Prior to excavation, topsoil shall be stripped and stored on the site. Topsoil shall be replaced in all areas requiring landscaping or re-vegetation. Topsoil shall be spread to a minimum depth of four inches. A soil amendment, such as well-rotted manure, is recommended in areas that will be sodded or seeded.
- – For homes on the golf course, special care must be given to ensure that grasses blend naturally with existing golf course grass including use of artificial turf, mature rock or grasses. Seed mixes must provide a blend of grasses that ensures quick cover, erosion control and the potential of evolving into a climax-plant community indigenous to its surroundings. Newly seeded areas should be protected from wind and water erosion through the use of mulches. Acceptable mulches are wood chips, straw, hydro-mulch and erosion-control netting. Erosion-control netting will be required on slopes with erosion potential.
- Perennial Wild Flowers and Groundcovers – Perennial wildflower and groundcover beds are encouraged to provide seasonal colors and variety in the landscape. Perennials shall be selected pursuant to their microclimatic needs (i.e. shade, full sun, dry, etc.) and should be planted as edge transitions, or in drip lines or snow shed areas where their use would be more appropriate than turf grass. Perennials indigenous to the area are recommended. Ground cover cannot exceed 20 percent of landscape area. Artificially colored and synthetic materials are allowed, they must meet the guidelines and be approved by the DRB Board. They are difficult to color match when they are replenished. Granite is typically used as ground cover.
- Xeri-scaping – The use of indigenous drought tolerant plant materials is highly encouraged. The use of organic boulder outcroppings and meandering river rock dry washes is also recommended when incorporated within the overall landscaping scheme.

6.5 Fences & Gates

Generally, fences are not permitted, but may be approved in special circumstances. Fencing bordering the golf course is of specific design, concept provided by DRB and must be consistant with the perimeter fence at the Bridges. 4" hog wire/panel fencing will be allowed to retain domestic pets. Chain link and vinyl fencing are prohibited. Invisible fence for pet control is encouraged.

6.6 Lighting

In general, site lighting shall be subdued and understated. Exterior lighting shall shield its direct source. High-intensity sodium vapor and similar lighting shall be prohibited. The type of fixture and type of lighting shall require specific DRB approval. Any excessive glare and/or any light pollution of adjacent properties are prohibited.

6.7 Miscellaneous Site Elements

- Signage: The total area of street address signs shall be no greater than two square feet in size. Signs should be made from metals, such as wrought iron, bronze and copper; or woods, such as redwood, cedar or hardwoods. The location of street address signs shall be approved by the DRB. The DRB may require that all street address signs be consistent to provide harmony with respect to color, size, location and style. Excessive art work is discouraged.
- Exterior Recreation & Play Equipment: All exterior recreational or play equipment, such as swing sets, slides, play structures, jungle gyms and similar equipment, requires specific approval of the DRB prior to installation.

- Exterior Holiday Decorations: The intent of this section is not to discourage decorating for holidays, but to ensure a tasteful and very high standard of quality befitting The Bridges at Black Canyon. Holiday decorations shall be subtle and tasteful. Decoration displays shall not have a commercial appearance and shall not be "over done" in brightness, size or visibility from the golf course and Common Areas. Holiday decorations may be installed no more than four (4) weeks prior to the holiday and must be removed within four (4) weeks after the holiday.

7 CONSTRUCTION/BUILDER REGULATIONS

7.1 Construction Compliance Deposit

After the DRB approves an Owner's Final Design Review and prior to any Construction activity, a Construction Compliance Deposit shall be delivered to the DRB on behalf of the Association, as security for the project's full and faithful performance of its Construction Activity in accordance with its approved Final Design Review. See Section 3.13 for deposit amounts. All deposits shall be made payable to **The Bridges at Black Canyon Owners Association**.

The DRB may use, apply or retain any part of the Construction Compliance Deposit to the extent required to reimburse the DRB for any cost that the DRB may incur on behalf of the project's Construction Activity, including storm water maintenance or clean up.

Any monies shall be reimbursed to the DRB for any fees incurred by the DRB to restore the Construction Compliance Deposit to its original amount. Construction Activity shall be halted until the Construction Compliance Deposit is brought up to the original amount.

The DRB shall return the Construction Compliance Deposit to the Owner within fifteen (15) working days after the issuance of a Certificate of Compliance from the DRB. Damage or repairs not in accordance with approved plans or procedures as described in these Guidelines may result in forfeiture of all or part of the deposit.

7.2 Construction Commencement

No Construction Activity may begin until:

1. All DRB fees and deposits listed on the Fee Schedule have been received;
2. The Owner has been notified in writing of approval for the Final Design Review;
3. A building permit has been issued by the City of Montrose Building Department.

Once started, construction shall proceed in an expeditious manner, in strict compliance with the Final Design Review approval.

7.3 Storm Water Discharge

During construction activity, the Builder will be required to maintain the building site in accordance with storm water discharge regulations through the State of Colorado and City of Montrose. The DRB submission package has a checklist which outlines the items on the building site that will be inspected periodically for compliance with the state storm water discharge regulations. Proper maintenance includes, but is not limited to:

- Sediment and erosion control procedures, including concrete washout procedures;
- the proposed construction area showing the area in which all construction activities will be confined and how the remaining portions of the Lot will be protected;
- designation of the location & size of all storage of construction material, parking areas, locations of secured sanitation equipment, temporary trailer/structure, waste removal dumpster, utility trenching and excavation;
- hazardous waste management and spill cleanup plan

7.4 Hazardous Waste Management

At least one 10 lb. ABC rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.

7.5 Sanitary Facilities

All construction activity shall be contained on the lot for which a building permit has been issued. Porta-toilets shall be required at all construction projects for the duration of time that construction workers are

present on the site and shall be located in areas approved by the DRB.

7.6 Noise and Hours

Heavy equipment operation and other loud noise from construction shall be prohibited between 6:00 p.m. and 7:00 a.m.

7.7 Trees and Property Protection

Construction practices must include extreme care during grading and excavation to avoid damage to existing trees and disturbance to adjoining property. No trees of any size may be removed prior to a site inspection and approval by the DRB. Trees to be removed for any reason shall be identified with surveyor's ribbon and shall be approved during a site visit by the DRB. Spray paint shall not be used to identify trees proposed for removal.

7.8 Construction Signs

One construction sign will be allowed on each site for the project. The sign shall not exceed 36 inches by 36 inches, and shall be located within the property boundary visible from an adjacent roadway or entry to the project. The sign may contain at a maximum the name, address and telephone number of the Owner, the architect, contractor, lender, the project name, logo and location (filing/lot).

Construction signs must be removed within thirty (30) days of issuance of temporary or final Certificate of Compliance. Signs that have not been removed within the thirty (30) days will be removed by the DRB and the resultant costs shall be the responsibility of the Owner.

All Real Estate and Homeowner signs shall be approved by the Owners Association.

7.9 Trash Containment and Removal

Trash and construction debris shall be kept in metal roll-off containers. Container shall be emptied on a regular basis to ensure sufficient room to store trash at the end of each working day. It shall be the responsibility of the owner to remove and dispose of, at an authorized landfill, any excess trash and construction debris. Storage of trash and construction debris outside of an approved container shall not be permitted under any circumstances.

It shall be the Owner or Owners representative's responsibility to maintain a clean construction site, to see that adjacent lots are not impacted negatively with construction materials or debris, as well as to maintain clean roadways where mud and dirt are tracked from the construction site.

The DRB will send a warning letter for construction debris violations. If the violation is not corrected within seven (7) days from the letter's postmark, the DRB may have the violation corrected, bill the Owner for costs, and impose a $500 fine.

7.10 Miscellaneous and General Practices

The following practices are **prohibited** at The Bridges:

- Allowing concrete suppliers and contractors to clean their equipment other than at locations designated for that purpose by the DRB.
- Sediment/dirt/mud tracked onto streets and sidewalks.
- The carrying of any type of firearms on the property.
- Careless disposition of cigarettes and other flammable material, including the ignition of any type of fireworks.

7.11 Construction Personnel Conduct

All Lot Owners in The Bridges will be responsible for the conduct and behavior of their representatives, builders, contractors and subcontractors.

7.12 Construction Schedule

All construction, alteration or other work shall be performed as promptly and diligently as possible. Regardless of the type of Improvements being constructed on a Unit, once construction has commenced it must be completed within twelve (12) months from the date construction commenced unless otherwise specified in the approval from the Design Review Board or unless the Design Review Board grants an extension in writing for good cause shown, which it shall not be obligated to do. The Owner of the Unit shall cause Lot to be landscaped in accordance with plans and specifications submitted to and approved by the Design Review Board, as scheduled in the Landscape Guidelines. Completion of construction shall mean that a certificate of occupancy has been issued by the appropriate governmental authorities, if applicable, and that the Design Review Board has

certified that the Improvements are completed according to the approved plans and specifications.

7.13 Project Completion and Close Out

Upon completion of construction, each Owner and Builder will be responsible for cleaning up the Construction Site and for the repair of all property that was damaged, including but not limited to restoring grades, planting shrubs and trees as approved or required by the DRB, repair of streets, driveways, pathways, drains, culverts, ditches, irrigation, signs, lighting and fencing. All equipment, trash containers, lighting, signage and all indications of construction must be removed from Lot. Any property repair or maintenance costs as mentioned above, incurred by the DRB or the Association will be taken out of the Construction Compliance Deposit or billed to the Owner.

Owner will notify DRB upon completion of construction, including landscape. Upon satisfactory completion and final inspection by the DRB, a Certificate of Compliance will be issued. All deposits will be refunded pursuant to DRB policy.

8 DEFINITIONS

These definitions are only for clarification of terminology within these Design Guidelines. Owners are also bound to the definitions listed within the Master Declaration of Covenants, Conditions & Restrictions for The Bridges at Black Canyon.

Association – The Bridges at Black Canyon Owners Association, its successors and assigns.

Board – The term "board" shall mean the Board of Directors for the Association, its governing body.

Builder – A person or entity engaged by an Owner for the purpose of constructing any Improvement within The Bridges of Black Canyon. The Builder and Owner may be the same person or entity.

CC&R's – A governing document recorded as The Amended and Restated Master Declaration of Covenants, Conditions & Restrictions for The Bridges at Black Canyon.

Certificate of Compliance – A certificate issued by the DRB that indicates that a constructed building and the completed landscaping, 1 yr. min., complies with the Design Guidelines and the Final plans approved by the DRB.

DRB – Design Review Board

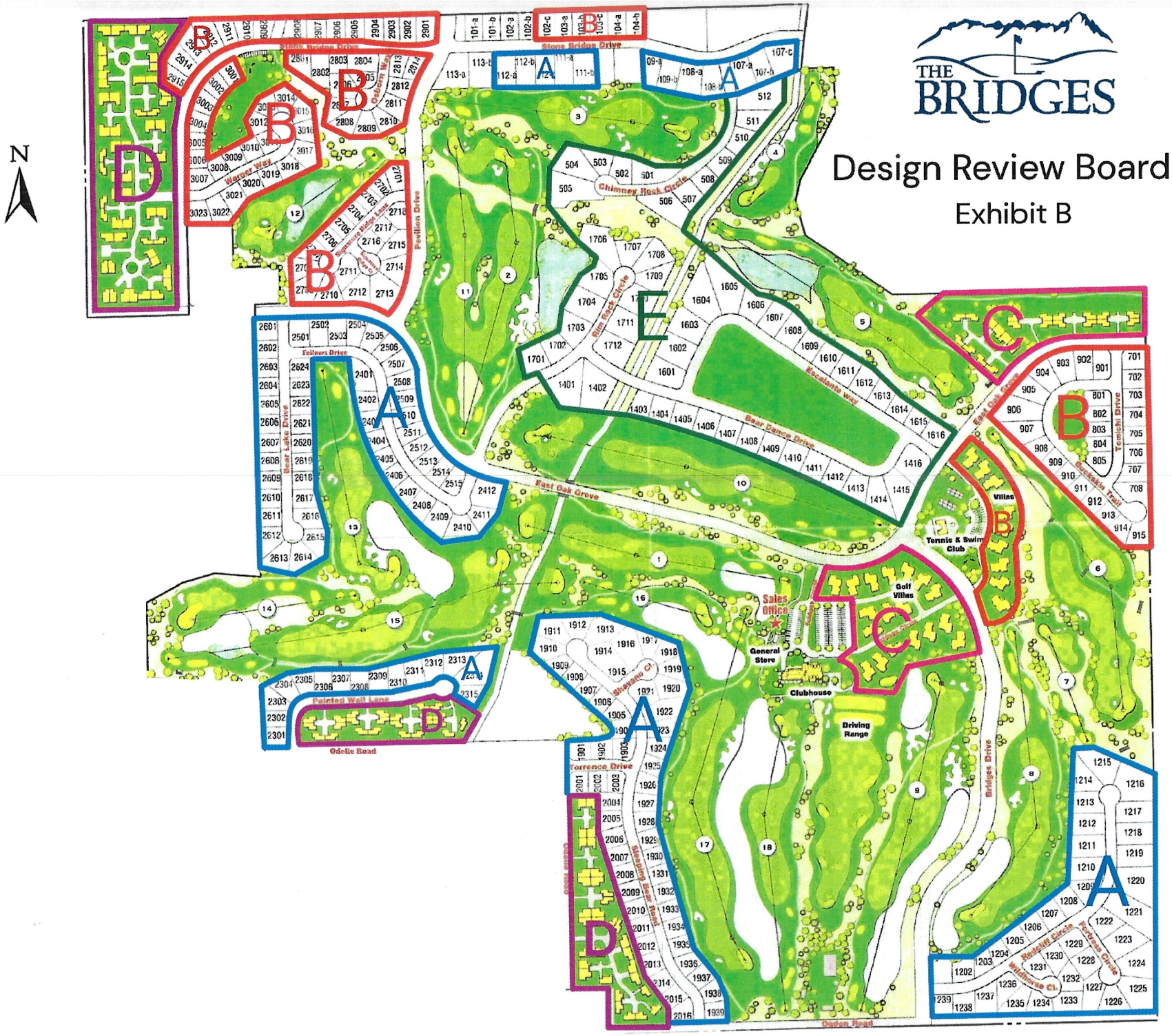
Improvements – Improvements shall mean any change from natural grade, all structures, buildings, landscaping and appurtenances thereto of every type and kind, including but not limited to buildings, outbuildings, walkways, trails, the paint on all exterior surfaces, waterways, sprinkler pipes, irrigation systems, storm drainage systems, garages, swimming pools, hot tubs, spas, tennis courts and other recreational facilities, roads, driveways, parking areas, Fences, screening walls, retaining walls, stairs, decks, hedges, windbreaks, plantings, planted trees and shrubs, fire breaks, poles, signs, exterior air conditioning and water softener fixtures or equipment, and solar equipment.

Lot – Any residential, cluster or commercial plot of land shown upon the PUD map of the Properties whether or not all phases and filings have received final plat approval.

Owner – The recorded owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding Declarant and those having such interest merely as security for the performance of an obligation. For purposes herein, the Owner may act through Owner's agent.

Roof Pitch – The slope of a roof determined by the relationship between the vertical rise and the horizontal projections of the roof. Stated as inches of rise in 12 inches of horizontal run: e.g. 6:12, 8:12 or 12:12.

Structures – Anything above 18" from existing grade.


THE BRIDGES
Design Review Board
Exhibit B
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Stone Bridge Drive
Chimney Rock Circle
Rim Rock Circle
Escalante Way
Bear Dance Drive
East Oak Grove
Fellows Drive
Bear Lake Drive
Peaceful Drive
Pointes Wall Lane
Odelle Road
Torrence Drive
Sleeping Bear Road
Garden Road
Bridges Drive
Sales Office
General Store
Clubhouse
Driving Range
Golf Villas
Tennis & Swim Club
Villas