

EAGLES NEST

Architectural Design Guidelines

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PREPARED FOR:

EAGLES NEST PROPERTY HOMEOWNER-D.R.C.

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Eagles Nest Owners:

Eagles Nest is not a new community. However, the vision for Eagles Nest is a new one. Beginning with the acquisition of the property by Blue River Land Company in October, 1997, a new era of homebuilding, as well as participation in community development has begun.

Today, the design goals for Eagles Nest benefit from lessons of the past in anticipation of the future. The new Eagles Nest Architectural Design Guidelines were established as a helpful guide for future owners and homebuilders. These Guidelines will ensure that the vision for Eagles Nest as a sensitively designed community is carried forward into the next generation and that the numerous details of designing and constructing a home follow the same vision.

We recognize that all sites are unique and require individual design solutions. Equally unique are the Eagles Nest owners who have different impressions of the Rocky Mountains. These Guidelines and the Design Review Process were developed to allow sufficient freedom and flexibility for each owner to create his own ideal mountain home.

Each site within Eagles Nest has its own attributes and amenities, which will be the guiding parameters for the overall design of a residence. It is the intention of the Eagles Nest Architectural Design Guidelines to define those parameters as much as possible for each lot within Eagles Nest. For each subdivision filing there will be a specific diagram for each lot that defines the property boundaries, building envelope, setback requirements, easements, topography, special site attributes and any access requirements. These parameters will be provided as a design tool, which will foster successful site planning, as well as protect the environment and Eagles Nest property owners. Some lots exist within Eagles Nest Phase 1 that do not have these defined parameters. The Design Review Committee will work with owners of Phase 1 lots to define their own building envelope that will preserve the best elements of the site.

We are confident that the vast majority of Eagles Nest owners will have no difficulty complying with these Guidelines. To the contrary, it is our hope that these Guidelines and the Design Review Committee will prove to be valuable resources during the design process of your home. We look forward to working together with you, your design team and the Design Review Committee on the development of your new home.

Eagles Nest Property Homeowner Design Review Committee
July 1, 2006

THE EAGLES NEST ARCHITECTURAL DESIGN GUIDELINES

These Architectural Design Guidelines have been promulgated pursuant to Articles II and IV of the Declaration and Agreement Creating Covenants, Conditions, Restrictions, and Easements for Eagles Nest Subdivision (hereinafter called the “Covenants”). The Architectural Design Guidelines are binding upon all persons who at any time construct, reconstruct, refinish, alter or maintain any improvement upon the Property, or make any change in the natural or existing surface, drainage or plant life thereof. The Architectural Design Guidelines are administered and enforced by the Design Review Committee in accordance with the Covenants and the procedures contained in the Architectural Design Guidelines. The Architectural Design Guidelines may be amended from time to time and it is the responsibility of each owner or other person to obtain and review a copy of the most recently revised Architectural Design Guidelines.

Chairperson
Eagles Nest Property Homeowner Design Review Committee

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I. INTRODUCTION TO EAGLES NEST

Eagles Nest presents a rare opportunity to create a mountain community of homes nestled within the uncompromised beauty of the Gore Mountain Range. A walk through Eagles Nest's open meadows gradually gives way to the aspen groves, conifers and tall pines, and finally the incredible panorama of the Rocky Mountains. The sense of being in a most unique and special place is immediate.

Eagles Nest has been planned with a commitment to preserving and enhancing its pristine mountain environment. The natural beauty of the site provides the context for the development - the design of all homes and improvements are to take their cue from the land. Our foremost task is to ensure that Eagles Nest's built environment provide a complement to the unparalleled splendor offered by its surroundings.

Each of Eagles Nest's homesites was carefully located after months of planning and analysis. The goal of this effort was to ensure that every site in Eagles Nest offers the utmost quality in its views, terrain, orientation and privacy.

The Eagles Nest Architectural Design Guidelines and related documents have been prepared to ensure that the same level of planning and design that has gone into creating these unique homesites goes into the planning and design of individual homes.

DESIGN PHILOSOPHY OF EAGLES NEST

There are many wonderful examples around the world where architecture and the built environment make a truly distinctive statement about a place, its culture and its surroundings. Such a statement is established not through a single building, street or place, but through an entire neighborhood, community or village which have, over time, developed their own distinctive and appealing "sense of place."

The design philosophy of Eagles Nest is to emulate these unique places by creating a built environment with a well defined, yet distinctive presence in the landscape.

Eagles Nest is unique. Great care has gone into the planning and design of the community. Exhaustive site visits have produced a complete analysis of the land and its topography, vegetation, wildlife, geology and hydrology. The picture created by the understanding of these ecologies has fostered the location of lots, roadways and homesites, which has led to the subtle and uniquely different characteristics of each site. The result is a plan designed to establish both a sense of place for Eagles Nest and a vision for its future.

The model for Eagles Nest is not so much that of a resort or golf course community as it is one of the settlements that emerged during the westward expansion of the 1840's to the 1860's.

The sturdy ranch houses, barns, sheds and lean-tos of early Colorado shall inspire the architecture. Crafted from natural wood, timber and native stone, these low-slung buildings should be sited to collect both sun and shade.

The greatest resource of Eagles Nest is the scenic quality of the Blue River Valley and adjacent mountain ranges. To negatively impact this resource would reduce its quality significantly. These Guidelines are directed toward providing a flexible framework within which design and development may occur while ensuring that both the "built" environment and the associated uses have the best and most natural fit with the existing landscape.

There are many design principles that can be employed to achieve design continuity and a connection with the landscape. Some of these are continuity in architectural style, the use of a limited number of building materials, subtle colors, a comfortable human scale, landscaping that is integrated with the natural surroundings of a site, and a simple practicality in approach to design. Through the implementation of these and other design principles, Eagles Nest can quickly establish its own unique sense of place that will set it apart from all other communities.

II. PURPOSE OF THE EAGLES NEST Architectural Design Guidelines

The Eagles Nest Architectural Design Guidelines have been written to implement Eagles Nest's design goals and philosophy by providing a guide for the design and development of homes and improvements. These Guidelines include specific site planning, architectural, landscape and construction standards to ensure an aesthetically and environmentally sensitive approach is taken in the development of individual homes. These Guidelines provide the principle tool for maintaining the design continuity of Eagles Nest's built environment.

One of the major objectives of these Guidelines is to encourage a unified design philosophy for Eagles Nest. These Guidelines are not intended, however, to suggest that all homes in Eagles Nest must be designed the same or use identical building materials. (No two homes of identical or substantially the same design may be constructed within Three Peaks, Filings 1,2,4 and 5 or Filing 6 Lots 1-18, on lots where both can be seen from any third property. "Substantially the same" includes but is not limited to, left-right reverses, a different entry, or a roof gable change. A maximum of two such homes can be built within each of the previously mentioned filings. No two adjacent properties may have the same building design or building elevation.) These Guidelines are written to encourage architectural harmony in the design of homes and their relationship to the environment. It is the intention of these Guidelines that no single structure or improvement stand apart in its design or construction so as to detract from the overall environment and appearance of Eagles Nest. **To support these objectives, each homeowner is required to employ a Colorado licensed architect in the design of the home. The architect is required to attend the introductory meeting, the concept and preliminary reviews.**

The Eagles Nest Architectural Design Guidelines contain relatively few absolute design standards. Rather, most design concepts are expressed in fairly broad terms. This has been done in order to allow for individuality and a variety of architectural expression while at the same time ensure compliance with the Eagles Nest Design theme.

The five major objectives of the Eagles Nest Architectural Design Guidelines are:

- To provide owners with standards of what is expected in terms of architectural and landscape design and home construction.
- To foster a unified design philosophy for the community while also allowing for individual architectural expression as defined by the desires of the property owner.
- To ensure that the delicate mountain environment will be preserved during the construction process and enhanced over time.

- To assist owners and their design teams with the design review process and with the many technical factors that must be considered when designing in mountain environments.
- To provide visual and graphic images of the character of the community and how it will look in the future.

The Guidelines have been written with room for self expression by the owners in Eagles Nest. Inherent in this concept, however, is the understanding that all homes must be designed within the parameters outlined in these Guidelines in order to maintain design compatibility throughout the project, preserve economic values and enhance the environmental quality of the community.

As Eagles Nest develops over time, so will these Guidelines. The Eagles Nest Architectural Design Guidelines are a dynamic document that will continue to evolve along with the changing conditions and character of the community. This document contains detailed sections on the design review process and project construction regulations. The actual Architectural Design Guidelines are outlined in four different sections:

- Site Planning Design Guidelines outline standards for the siting and orientation of homes and improvements on a lot.
- Architectural Design Guidelines address the architectural style, materials, form and finish of a home.
- Landscape Architecture Design Guidelines cover all site improvements and the landscaping of a site.
- Construction Regulations define the requirements of the Owner and general contractor preceding and during the construction phase of the project.

Although addressed separately, the design concepts in the following sections are clearly inter-related and must be considered as a whole when designing a home. A successfully designed home will achieve a balance between the various design standards outlined in each of these sections.

While this document provides the primary guide to be used in the design and development of homes in Eagles Nest, over time supplemental information may be prepared by the Design Review Committee to further assist owners and designers with the design process. Prior to initiating any design work, the Design Review Committee should be consulted to obtain any additional information relative to the design process.