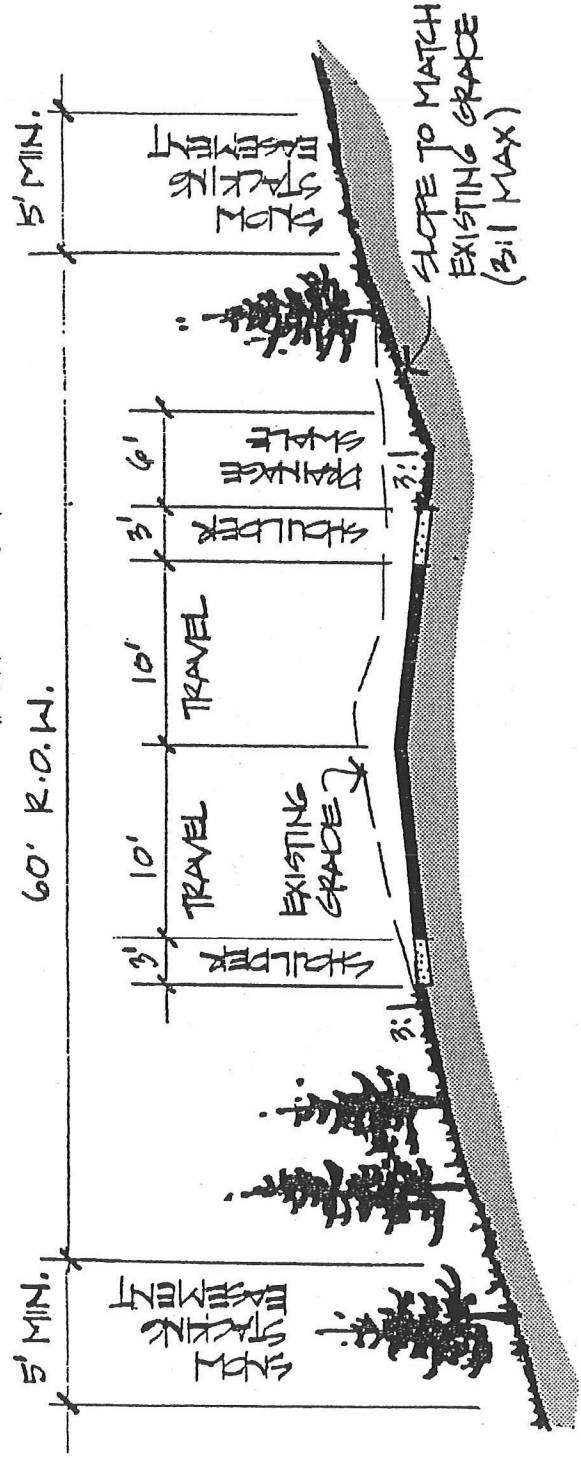
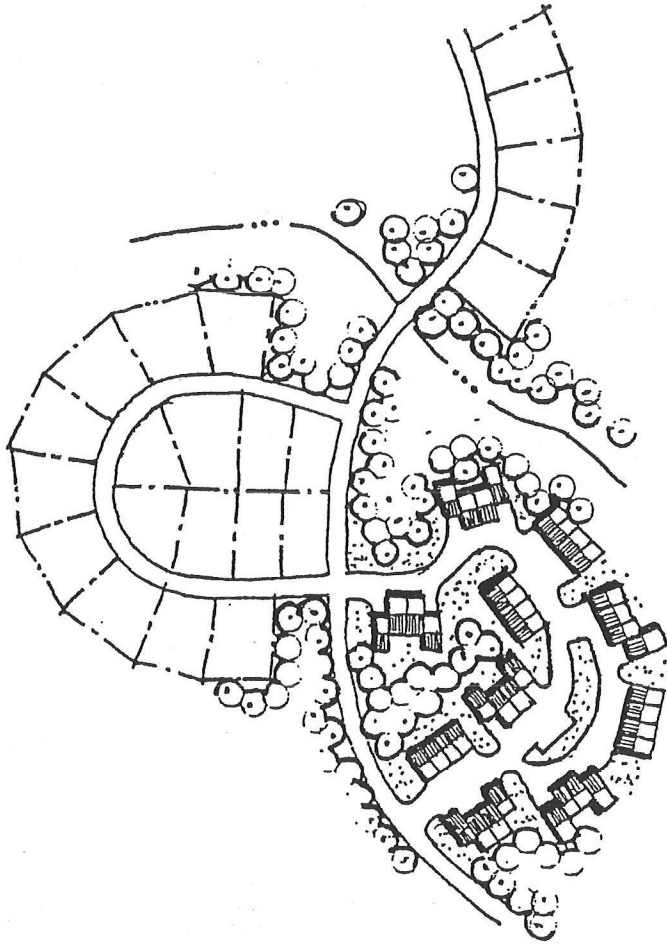


**HIGH USE LOCAL STREET
PUBLIC**

FIGURE 10.15
PLAN 1" = 40' SECTION 1" = 10'



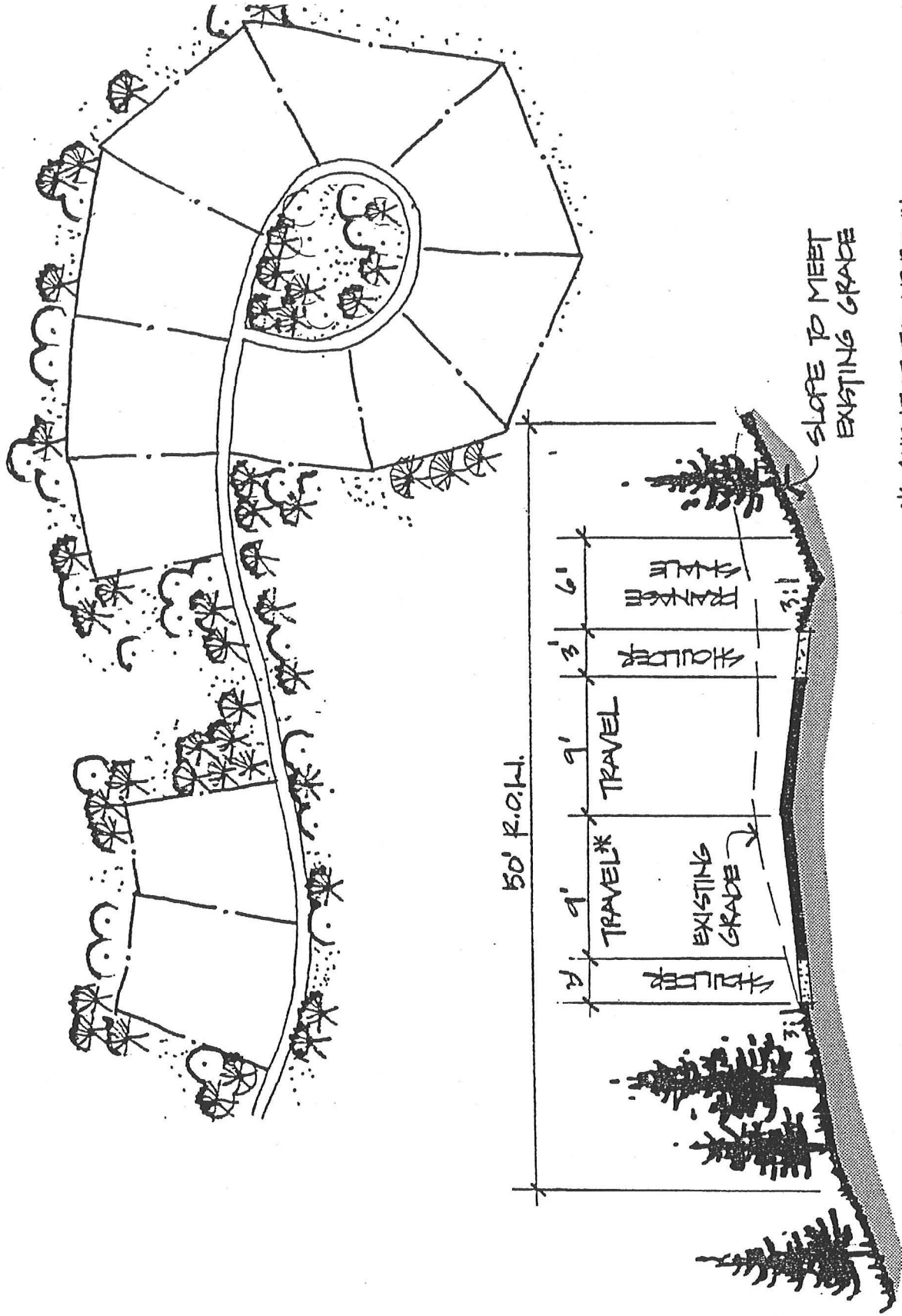
MODERATE USE LOCAL STREET

PUBLIC

FIGURE 10.6

PLAN 1"=300'

SECTION 1"=10'



* SUBJECT TO APPROVAL AT PRELIMINARY FLATTING STAGE.

LOW USE LOCAL STREET
PUBLIC/PRIVATE

FIGURE 10.7

PLAN 1" = 200' SECTION 1" = 10'

Off - Street Parking

11. OFF-STREET PARKING

Intent

The intent of this section is to set forth standards governing provisions for off-street parking within Eagles Nest. The criteria established for off-street parking is based on design philosophies which consider the type of residential land use and the demand generated, ease of utilization and access, the safety of motorists and pedestrians, and the ease of maintenance for snow removal.

General Standards and Requirements

The following standards shall apply to off-street parking facilities:

1. All off-street parking will be located off private drives, turn-arounds, loopstreets or eyebrows, and shall be conveniently located to the use or uses they serve in order to encourage utilization. Off-street parking areas will not encourage or require motorists to back directly from a parking space onto local or collector streets.
2. Common or joint uses of parking facilities shall not be permitted without previous approval of the Committee.
3. Off-street parking areas containing three or more spaces shall be properly drained. Stormwater runoff should be sufficiently distributed to prevent soil erosion and disturbance of vegetation in adjacent areas. All drainage plans will be subject to review by the Committee. Maximum grade in parking areas shall not exceed six percent. Cut or fill slopes created by parking area regrading, shall not exceed 3:1 and shall be sufficiently stabilized to prevent soil erosion (see Section 13).
4. With the exception of single family dwellings, off-street parking facilities do not have to be located on the same lot as the use or uses which generate the requirement, provided the total parking requirement is satisfied and that no parking area is located more than 300 feet from the use it is intended to serve.
5. All parking spaces shall be paved and maintained.

6. All parking areas shall ensure adequate areas for snow stacking either within the parking area itself or immediately adjacent.
7. Parking facilities shall not be used for maintenance, sale, or dismantling of any vehicles, equipment, materials, or supplies. No vehicles or equipment shall be allowed to remain on a driveway or parking area unless such vehicles or equipment are stored within garages.
8. No campers, boats, or other recreational vehicles shall be permitted on driveways, or nondesignated parking areas except on a temporary basis of up to one week.
9. Parking of recreational vehicles shall be only in areas specifically designated for that purpose. The location of such parking areas will require adequate visual screening and shall be subject to approval by the Committee.
10. Lighting systems designed for illumination of parking areas and driveways shall use levels of illumination (foot candles) appropriate for the square footage of the lighted area. The type of light source and fixture will be designated to conserve energy and be in character with a residential community. No illumination sources shall be placed in a location or be of an intensity to disturb neighbors, pedestrians or motorists. All systems will be subject to review by the Committee.
11. Additional requirements are addressed in Sections 7 and 13.

Residential Standards and Requirements

Single Family Dwelling Units:

1. All open off-street parking spaces shall be a minimum of 20 feet in length and 9.5 feet in width, and enclosed spaces shall be 18 feet in length and 9 feet in width.
2. Each unit will have at least 2 enclosed spaces and 2 guest spaces. Guest spaces may be located in the driveway.

Multi-Family Dwelling Units:

1. Standard size open parking spaces shall be a minimum of 20 feet in length and 9.5 feet in width, and enclosed spaces shall be 18 feet in length and 9 feet in width.
2. Townhouse and attached single family parking ratio:
2 off-street parking spaces per dwelling unit. Where

spaces are enclosed, they may be in individual garages or in a group garage.

3. Duplex and larger multiple family units parking ratio:*

Efficiency studio	1.0 per dwelling unit
1-bedroom	1.5 per dwelling unit
Divisible unit or each additional bedroom	0.5 for each divisible unit or bedroom

4. Clustered open parking spaces will be screened from adjacent residential dwellings, recreational areas and open space by the methods described in Section 7. Clustered open parking areas will be subject to approval by the Committee.

Non-Residential Standards and Requirements

The following standards will apply to all non-residential uses including those located in residential areas:

1. All standard parking spaces shall have a minimum of 20 feet in length and 9.5 feet in width.
2. Setbacks required for parking areas are as follows:
 - a. All parking spaces or areas shall be located no closer than 15 feet from any property line.
 - b. All parking spaces or areas shall be located no closer than 10 feet from exterior walls of buildings.
3. All parking areas will require adequate landscape treatment as specified in Section 7 of this document. Non-residential parking areas adjacent to residential areas will require a landscape plan for visual screening and buffering and must be submitted for approval to the Committee.
4. The following lists the minimum number of parking spaces required for each non-residential category:
 - a. Recreation centers: 1 space for each 150 square feet of gross floor area.
 - b. Educational institutions: For elementary, primary and junior high school, 2 spaces for every classroom.
 - c. Hotels: 1 space for each room.
 - d. Tennis, handball, racquetball, squash, and similar courts: 2 spaces per court.
 - e. Golf course: 4 spaces for each hole.

- f. Cafes, cocktail lounges, taverns, and restaurants:
2 spaces per each 100 square feet of gross floor area.
- g. Commercial uses:
 - Less than 5,000 square feet of gross floor area 1 per 350 square feet of gross floor area (minimum 2 per building)
 - 5,000 square feet of gross floor area and greater 1 per 200 square feet of gross floor area
- h. Offices, businesses, professional agencies, and banks: 1 space for every 300 square feet of gross floor area.
- i. Assembly halls, gymnasiums and theaters: 1 space for every 4 seats.
- j. Churches: 1 space for 6 fixed seats.

*Fractional amounts are raised to the nearest whole number.

Signage

12. SIGNAGE

12.1 Intent

The purpose of this section is to set forth the standards for the design, location and construction of signs within Eagles Nest. These standards are based on the design and development philosophy of Eagles Nest as a community with varying land uses as integral parts of a cohesive whole. Individual project within Eagles Nest will be able to develop their own identity while maintaining a unified image. Strict adherence to these standards will result in a well conceived visual environment.

12.2 General Standards

1. No sign whose surface area exceeds 3 square feet shall be displayed or placed upon any lot, building or structure without a permit. Permit applications shall be reviewed by the Committee and approval shall be based on compliance with the standards set forth in this section.
2. A sign permit fee of \$25.00 shall be established by the Committee.
3. All signs within Eagles Nest shall be subject to approval by the Committee.
4. Maintenance of signs shall be the responsibility of the owner or a designated private maintenance entity and shall be kept in good repair at all times.
5. All signs of a permanent nature shall have lighting from within the sign itself, from above or below the sign face, or from the ground directly below the face. The source of illumination shall not be visible from a right-of-way or adjacent property.
6. The following signs shall not be permitted in Eagles Nest:
 - a. Any sign designed to flash or rotate.
 - b. No portable sign located on one or more wheels.
 - c. Any signs painted on the exterior of a building.
 - d. Any sign attached to a building which extends above the roof line or above the top of the parapet of the front wall, whichever is higher.

- e. Any sign which impairs the visibility of traffic control devices or directional signs.
- 7. Construction of signs shall comply with the Environmental Protection section of this document.
- 8. All signage within the Town rights-of-way shall be in accordance with the Uniform Manual of Traffic Control Devices.
- 9. Building material and architectural style of all sign faces shall be compatible with the architectural style established in the architectural control section of this document and by the Committee.
- 10. All signs shall be required to limit lettering type styles to Albertus Book and Helvetica Medium. (See Figure 12.1)
- 11. Any sign erected in violation of these regulations shall be removed by the Homeowners Association at the owner's expense.

12.3 Temporary Sign Standards

Signs of a temporary nature will be necessary to inform prospective community residents of future land uses, land uses under construction, and lots and/or dwellings for sale.

- 1. Signs for future land use sites or sites under construction shall adhere to the following standards:
 - a. Signs shall be vertical in format to allow greater flexibility for varying amounts of lettering. (See Figure 12.2)
 - b. Number of signs:
 - 1 (per lot less than 5 acres)
 - 2 (per lot larger than 5 acres)
 - Maximum faces: 1
 - Maximum height: 5'6" in height
 - Face dimensions: 4'2" in height
2 feet in width
 - c. Background Color Tan PMS 468U
 - Lettering/logo color Maroon PMS 201
 - Lettering style: Albertus Book
 - Individual lettering style: Helvetica Medium
 - Individual placard lettering color: Black

2. Single Family Residential for sale signs:

One for sale sign shall be permitted for each lot (See Figure 12.3) and shall adhere to the following standards:

- | | |
|-----------------------------|--|
| a. Number of sign | 1 |
| Maximum faces | 2 |
| Maximum height | 3 feet |
| Face dimensions | 1'6" x 2'0" |
| b. Background color | Burgandy PMS 468U |
| All lettering & logos color | Tan PMS 201 |
| Lettering style | Albertus Book |
| Individual lettering style | Logos and lettering style will vary with real estate agent |

12.4 Directional/Informational Signs

1. Directional/information signs shall be allowed within Eagles Nest, as deemed necessary by the Committee, to inform residents and prospective community residents of locations to key facilities.
2. Directional/Informational signs shall be either permanent or temporary in nature. Temporary portable signs with one or more wheels shall not be allowed. Signs shall be horizontal in nature and shall be required to display the Eagles Nest logo and shall comply with the following standards. (see Figure 12.4)

- | | |
|----------------------------|---|
| a. Maximum height | 7.5 feet |
| b. Maximum face dimensions | 4 feet in height
6 feet in width |
| c. Lettering style | Albertus Book
Helvetica Medium |
| d. Color (if used) | Tan PMS 468U
Maroon PMS 201
Black |

12.5 Main Project Entry Signs

1. Permanent project entry signs shall be permitted in four

locations (see Figure 12.5) and shall be intended as entrance features as well as signage. These features may be suitably landscaped and contain water features, rock formations, and similar elements of an attractive nature.

2. For such entry signs, the following standards shall apply:
 - a. Signs shall be horizontal in format, though the sign backdrop (rock formation, trees and landscaping) may be vertical.
 - b. All signs shall be ground lit.
 - c. Maximum number of signs: 8
Maximum sign face size: 6 square feet
Maximum number of faces: 2
Maximum height: 2 feet
Minimum setback: 10 feet from pavement edge or property line

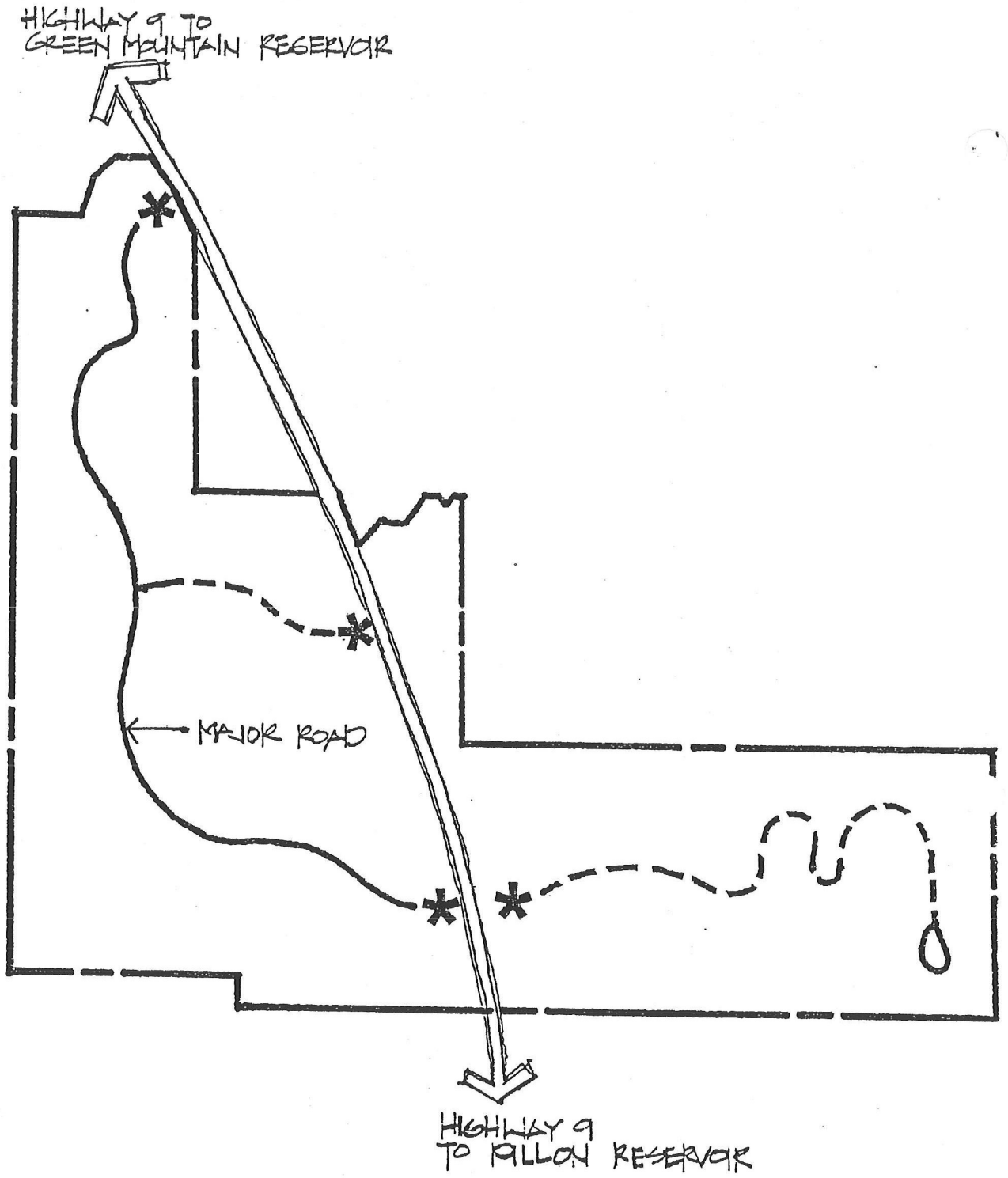
12.6 Residential Signs

1. Individual Project Entrance Signs:
Permanent entrance signs shall be permitted for individual neighborhoods. All individual entrance signs shall be horizontal in format. Maximum number of signs for each principal use shall not exceed two and will adhere to the following standards:

Maximum faces:	2
Maximum height:	6 feet
Maximum sign face:	16 square feet

Individual Project of developments shall be allowed to develop their own project names, but shall be required to utilize the Eagles Nest logo. Entrance signs shall be required to place the Eagles Nest logo in such a manner so as to have a suitable graphic relationship with the development or project names. (See Figure 12.6)

2. Identification Signs:
One identifying sign for each single family detached dwelling unit shall be permitted. Maximum surface area shall not exceed 2 square feet.



PROJECT ENTRY SIGNS

FIGURE 12.5

NOT TO SCALE



Valley Greens

LOGO ABOVE



Valley Greens

LOGO TO SIDE

Environmental Protection

13. ENVIRONMENTAL PROTECTION

Intent

Development of the Master Plan for Eagles Nest was founded on planning principles whose primary consideration was maintaining the integrity of Eagles Nest's mountain setting. Natural hazards were identified during the early planning stages of the project, allowing for planning areas to avoid steep slopes, unique vegetation, wetlands, and geologically unstable areas.

It is the intent of this section to establish provisions at a site planning and design level that will ensure a continued environmental concern for the quality of Eagles Nest's natural setting in open space areas as well as other land use planning areas.

Environmental Protection During Construction:

1. During clearing operations, trees and debris shall not be allowed to fall outside the clearing limits where such a fall would damage or injure trees and shrubs which are scheduled to remain.
2. Extreme care will be exercised by all equipment operators to prevent damage to the fragile landscape.
3. Ropes or cable will not be fastened to trees except for support or stabilization purposes.
4. The burning of trash, brush, trees and other combustible objects will not be allowed. Such material will be removed off-site, except for woody material which may be shredded and used for mulch. Employees of contractors are not allowed to build warm-up fires on cold mornings.
5. Waste materials will be promptly removed from the construction site. Under no circumstances should waste materials of any kind be dumped or temporarily stored on slopes or in drainages.
6. Measures will be taken by every member of the construction force as needed to eliminate or minimize any interference or disturbance to wildlife.
7. Where drainage channels are encountered on the site,

straw bale "filters" will be used to control sediment flow. Bales will be staked as a barrier parallel to the slope contour in channels or packed loosely in wire mesh set in the channel to stop sediment and reduce velocities until final channel stabilization has been established.

8. Due to the delicate nature of mountain ecosystems and the resulting slow revegetation process, all construction areas will be required to install physical safeguards, such as snow fencing, prior to any construction activity (see Figure 13.1), to ensure that equipment is not operated outside the work area. Individual areas within Eagles Nest will require different treatment and conservation methods during construction and lot development to ensure proper protection. Appropriate enforcement provisions and penalties will be established along with the restrictive covenants for these areas as they are platted, and will be directly related to development sensitivity.
9. All construction personnel will be instructed in fire protection and fire fighting techniques.

Drainage

1. Surface drainage shall utilize, wherever possible and practical, natural swales and retention/detention ponds.
2. Where conveyance swales are used for surface drainage, the sideslopes shall be not greater than 3:1. Sideslopes shall be grassed or stabilized with an appropriate ground cover but shall not be lined with concrete, asphalt or other impervious surface.
3. Channel widths and bottom for conveyance swales shall vary according to the stormwater flow for that watershed.
4. Bottoms of swales shall be grassed or lined with stones, or coarse gravel, but shall not be concrete or asphalt lined.
5. Where drainage velocities in swales are expected to be great, check-dams within the swale shall be permitted, provided they are of rock or rip-rap. Concrete or asphalt check-dams shall not be permitted unless faced with rock.

6. Retention shall be designed to detain and control increased storm water runoff and shall have side slopes no greater than 3:1 and shall be designed and instructed to provide for sediment storage and a minimum average pool depth of 5 feet.
7. Perimeter boundaries of retention areas shall follow a configuration of natural land contours wherever possible to create a "natural" look to the facility. Riparian vegetation shall be established along the pond edges.
8. All detention/retention areas shall be subject to approval by the Committee.

Slope Stabilization Revegetation

Slopes disturbed during construction activities shall adhere to the following standards:

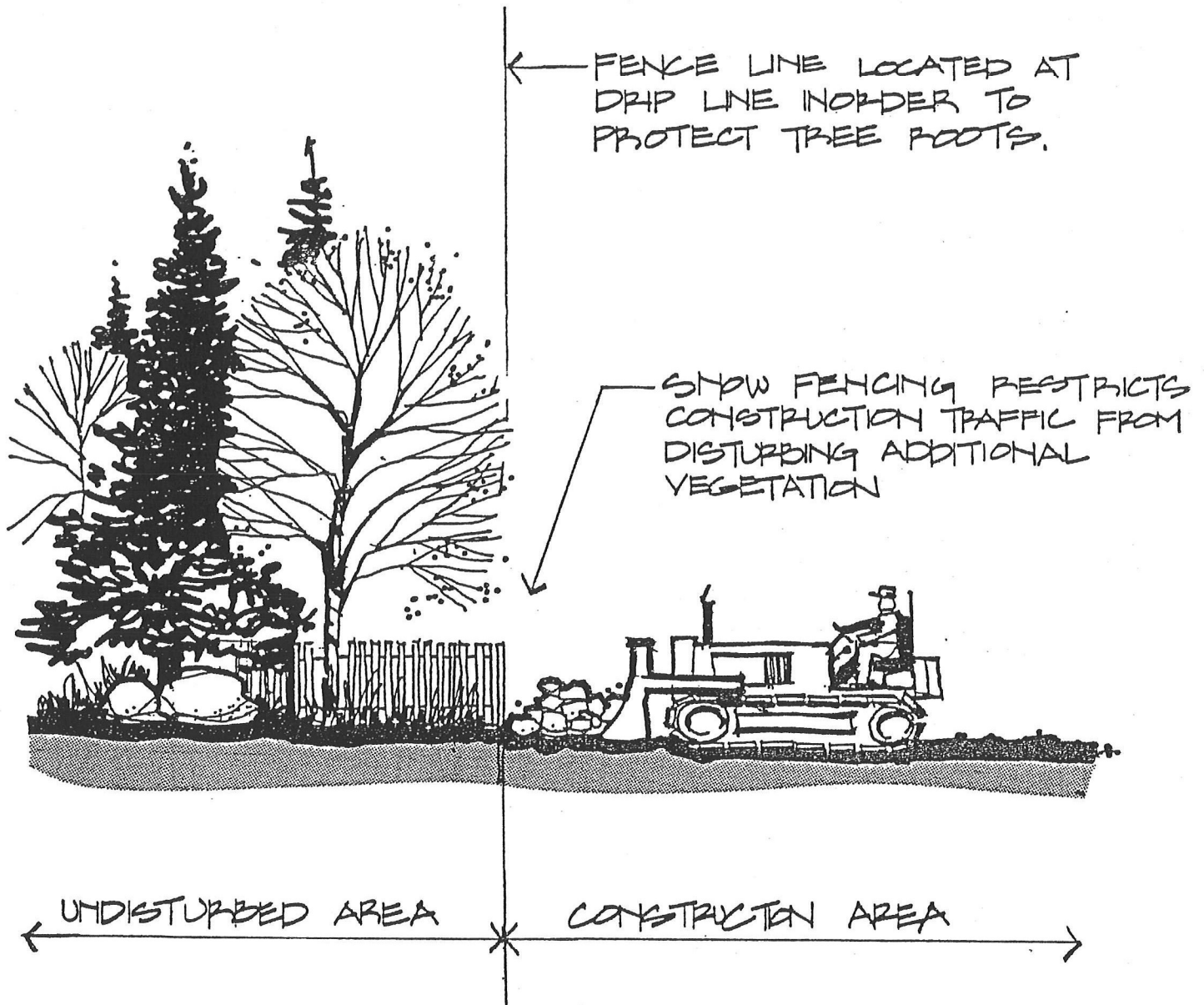
1. Desirable slope grades shall be a maximum of 3:1. When site conditions warrant, slopes may reach a maximum of 2:1, provided that mesh and other intensive revegetation procedures are implemented. Specific detailed revegetation techniques shall be provided within the restrictive covenants for each area at the time of platting.
2. Slopes requiring retainage in areas with a high water table shall require engineering studies to determine the extent of underdrains that may be required.
3. Seed mixtures used in revegetation shall be compatible with the indigenous plant material in terms of soil-holding capabilities, moisture requirements and cover capabilities. Introduced plantings shall be chosen to closely conform visually to the natural site conditions prior to disturbance, provided the intent of soil and slope stabilization is met.

Residential Landscaping

1. In order for Eagles Nest to maintain a natural site appearance when residences are in place, introduced irrigated landscaping shall not be larger than 1,000 square feet in single family lots. In townhouse multi-family lots, such areas shall not be larger than 500 square feet.
2. All landscaping and revegetation activities shall be designed to utilize to the greatest extent possible,

natural drainage and base flows for irrigation purposes. The intent in all cases shall be to reduce the use of water rights for irrigation purposes in residential areas.

3. All landscaping, regardless of area size, is subject to Committee review and approval, and should consider the following standards:
 - a. The use of native plant materials shall be encouraged. Any exotic species which may have a detrimental effect on natural ecosystems shall be prohibited.
 - b. A timber management program shall be established for Eagles Nest, and it shall be the responsibility of the designated maintenance entity(s) and the cooperation of individual homeowners to implement this program in undisturbed forested areas of Eagles Nest. The program will be primarily concerned with the treatment and/or removal of diseased trees; the removal of dead trees and wildlife habitat improvement techniques.
 - c. All conservations and vegetation protection measures addressed under "Construction" will also apply to development activities within individual lots.



CONSTRUCTION BARRIER

FIGURE 13.1
NOT TO SCALE

One identifying sign for each single family or multi-family building group shall be permitted subject to the following standards:

Maximum number:	1 per building
Maximum faces:	2
Maximum height:	6 feet
Maximum square feet:	15
Minimum setback:	5 feet from edge of any road or parking area

12.7 Commercial Center and Recreational Center Signs

1. One sign shall be permitted for each retail or commercial use, provided that it is attached parallel to and within twelve (12) inches of the building wall, does not exceed 6 square feet and is unlighted.
2. Where architectural conditions warrant (i.e., arcades or overhangs), each principal use shall be permitted a sign which is perpendicular to the building face provided that the sign face does not exceed fifteen (15) square feet.

12.8 Hotel Signs

1. Hotel identification signs shall be permitted at the hotel entrance and shall comply with the following standards:

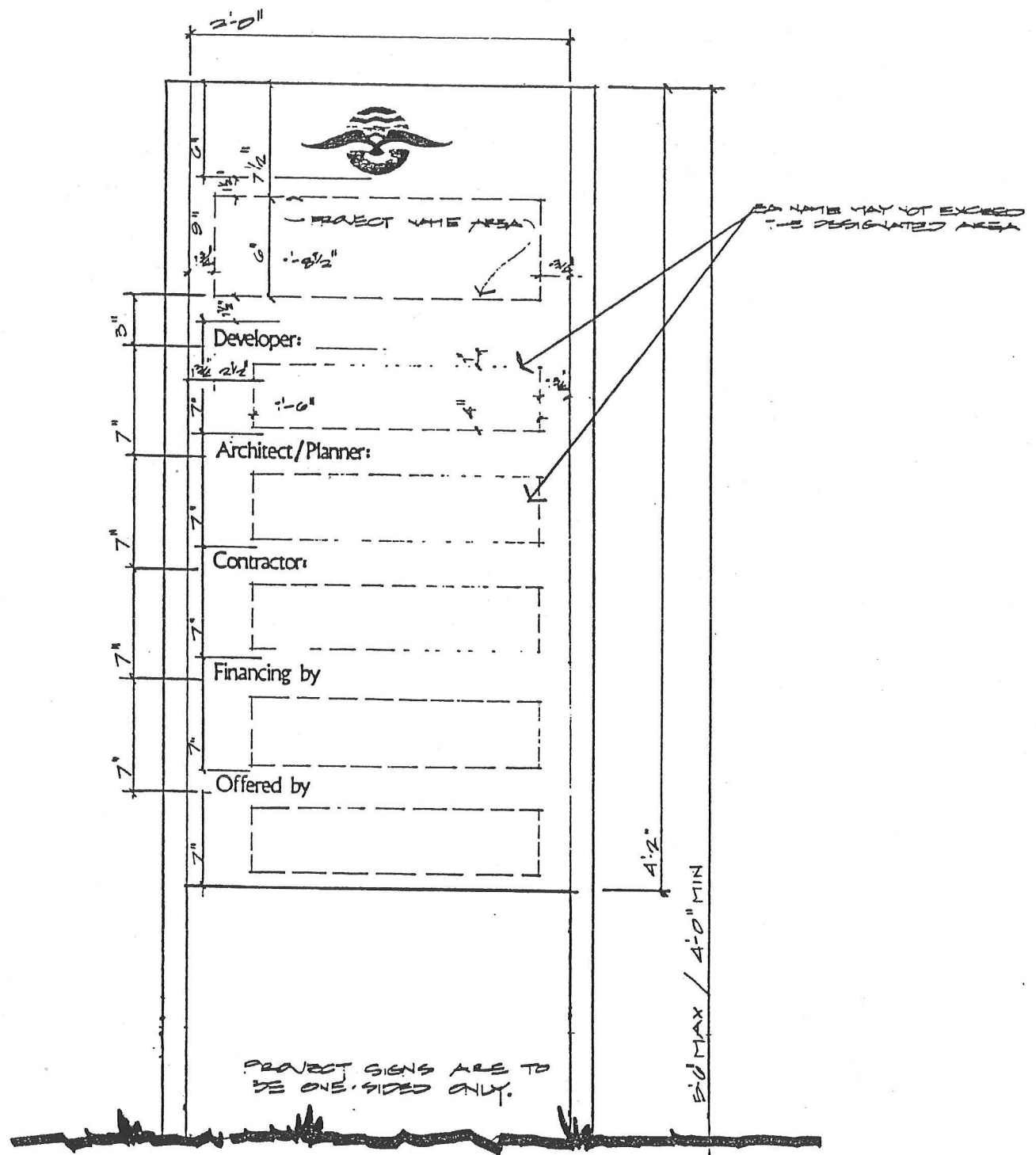
Maximum number:	2
Maximum height:	20 feet
Maximum number of faces:	2
Minimum setback:	15 feet
Maximum sign face size:	60 square feet
2. Identification signs shall be intended as entrance features and suitably landscaped and contain water features, rock formations and similar features of an attractive nature.
3. One additional identification sign shall be permitted at the hotel entrance provided that the sign face does not exceed fifteen (15) square feet.
4. Two signs identifying the hotel chain shall be permitted, provided they are attached parallel to and within twelve (12) inches of the main building wall, and are unlit.

Eagles Nest

ALBERTUS BOOK

Equestrian Center

HELVETICA MEDIUM



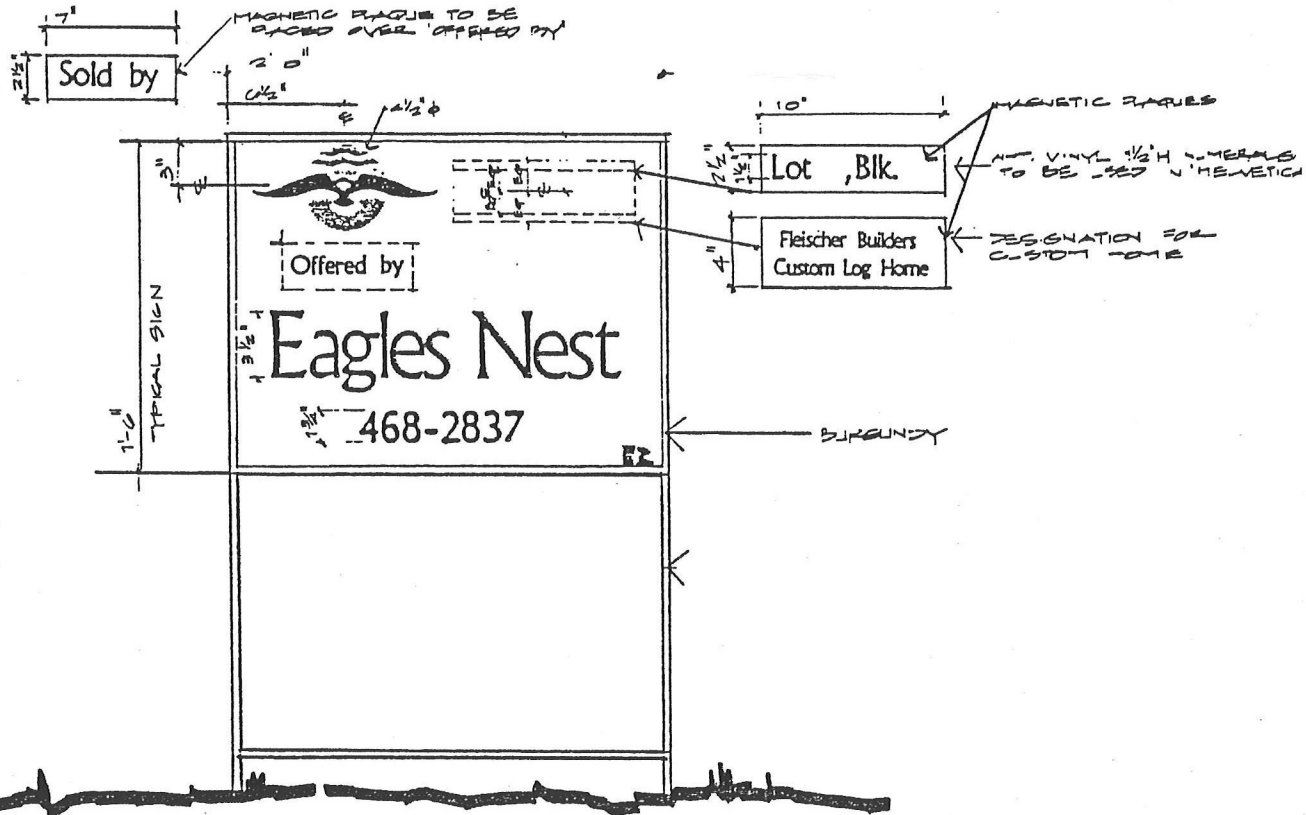
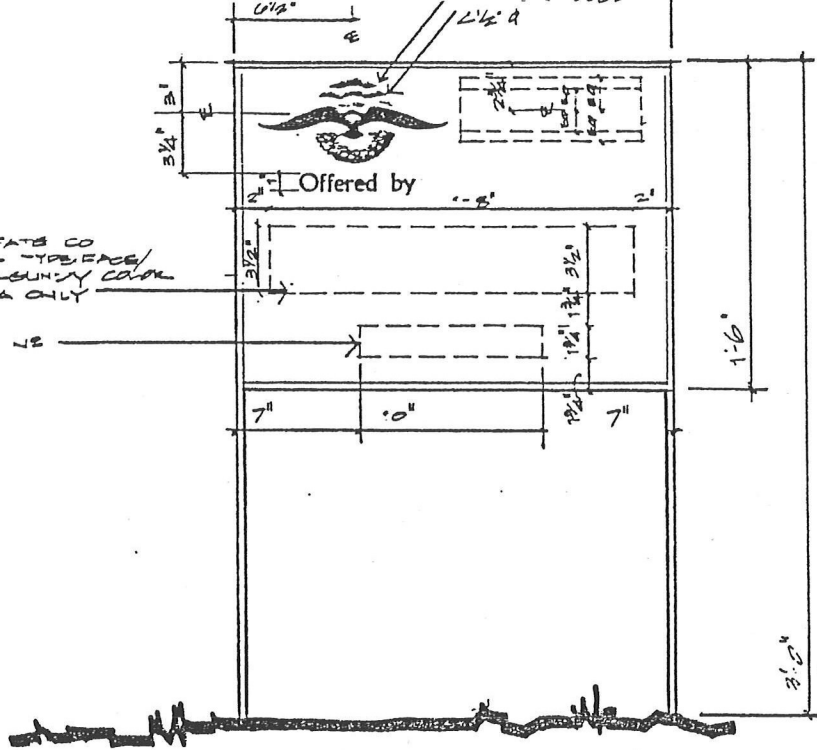
PROJECT SIGN/FUTURE SITE SIGN

FIGURE 16.2

NO SCALE

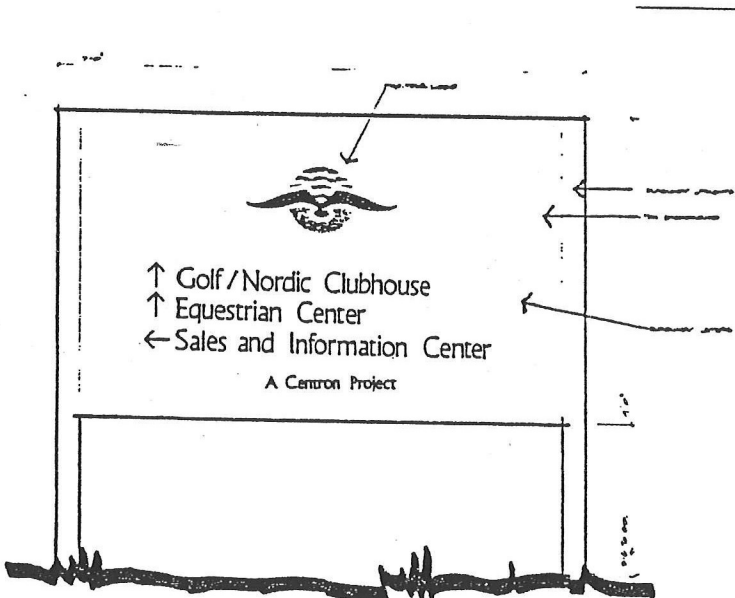
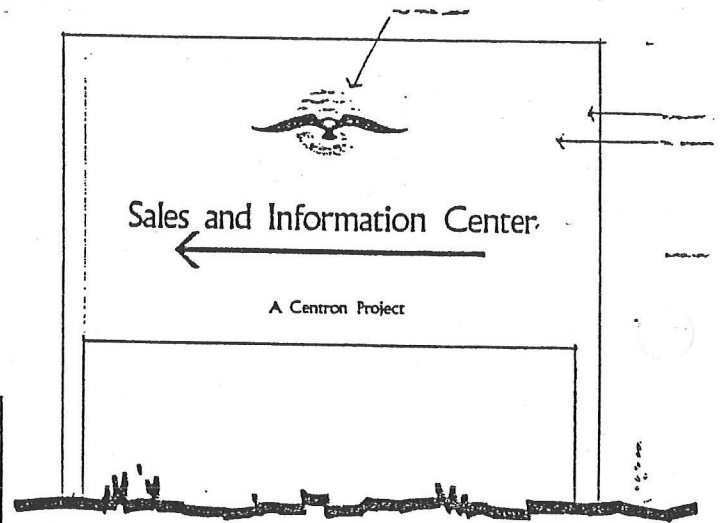
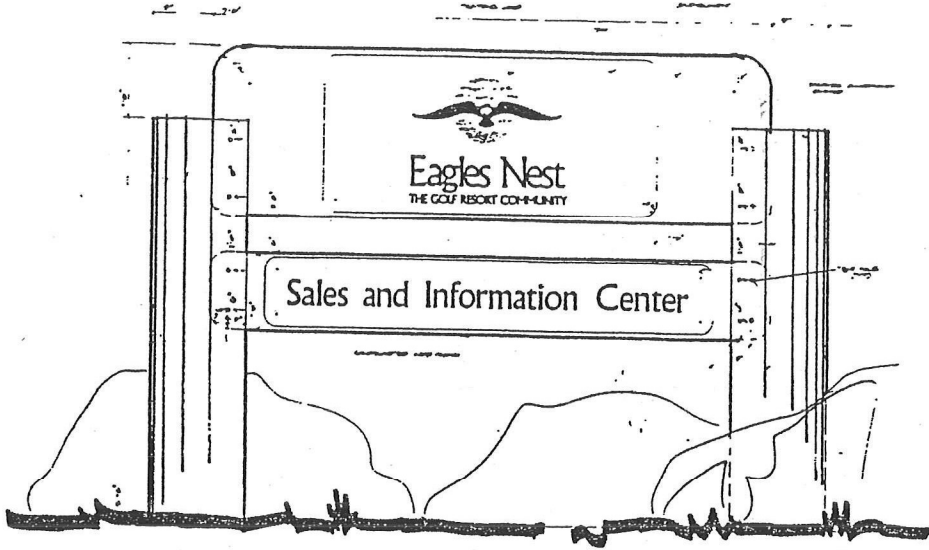
EACH REAL ESTATE CO
TO USE THEIR TYPEFACE/
STYLE - BURGUNDY COLOR
IN THIS AREA ONLY

PHONE IS



FOR SALE SIGNS

FIGURE 12.3
NO SCALE



INFORMATIONAL/DIRECTIONAL SIGNS

FIGURE 2.2
NO SCALE