



Steamboat Sunlight
Sunlight Subdivision Filing No. 1
Design Guidelines

6/6/2017

Sunlight Design Guidelines – Phase 1

Table of Contents

	<u>Page</u>
1. Design Philosophy	3
2. Site and Landscape Design Guidelines	4
2.1. Building Siting	
2.1.A. Streetscape	
2.1.B. Building Envelopes	
2.1.C. Main Entrance Orientation	
2.2. Retaining Walls, Landscape Walls, and Fences	
2.2.A. Retaining Walls and Landscape Walls	
2.2.B. Fences	5
a. Height	
b. Location	
c. Design	
2.3. Driveways, Parking Areas, and Garages	
2.3.A. Driveways	
2.3.B. Garages	
2.3.C. Off Street Parking Areas	
2.4. Outdoor Living Spaces	6
2.5. Landscape Design and Materials	
2.6. Drainage	
2.6.A. Foundation Drains	
2.6.B. Roof Drainage	7
2.6.C. Surface Drainage	
2.7. Easements	
3. Architectural Standards	
3.1. Building Height and Mass	
3.1.A. Floor Space and Allowable Home Size	
3.1.B. Building Height	
3.1.C. Roof Pitch	8
3.1.D. Roof Overhangs	
3.1.E. Fascia Proportions and Soffits	
3.1.F. Dormers and Various Roof Elements	9
3.1.G. Porches	10
a. Porch Roofs	
b. Screening	
3.1.H. Balconies and Decks	
3.1.I. Windows and Doors	11
a. Proportions	
b. Layout	
3.1.J. Exterior Trim Elements	
a. Window and Door Trim	

b. Miscellaneous Trim	
c. Knee Braces, Corbels, and Barge Beams	12
d. Railings	
3.2. Building Materials	
3.2.A. Stone Veneer	
3.2.B. Façade Materials	
a. Acceptable Materials	
b. Unacceptable Materials	
3.2.C. Roofing	13
3.2.D. Garage Doors	
3.2.E. Flashing	
3.2.F. Manufactured Homes	
3.3. Color Schemes	
3.4. Fireplaces, Chimneys, Flues, Gutters, Vents, and Residential Fire Sprinklers	
3.5. Skylights and Solar Panels	
3.6. Ancillary Buildings	14
3.6.A. Secondary Units	
3.6.B. Detached Garages	
3.6.C. Garden and Storage Sheds	
3.7. Exterior Lighting	
4. Design Review Committee	
4.1. Duties and Powers	
4.2. Operating Procedure	15
4.3. Design Review Fees and Landscape Deposits	
4.4. Amendment of the Design Guidelines	
4.5. Enforcement	
5. Design Review Process	
5.1. Design Review and Construction Process	
Step One: Pre-Design Meeting	
Step Two: Construction Plan Review	
Step Three: Inspections and Certificate of Completion	16
5.2. Routt County Building Department	17
6. Construction Regulations	
6.1. Erosion Control and Re-Vegetation	
6.2. Construction Equipment, Vehicles, and Parking Areas	
6.3. Materials, Sanitary Facilities, and Trash	
6.4. Noise, Hours of Construction, and Pets	
6.5. Signage	
6.6. Protection of Curb, Gutter, and Sidewalks	
Exhibit A – Landscape Retaining Walls	18
Exhibit B – Fencing	19
Exhibit C – Landscape Plan Sample	20
Exhibit D – Plant List	21
Glossary of Terms	22

1. Design Philosophy

The Sunlight Design Guidelines (Guidelines) have been adopted pursuant to the Declaration and have been created to provide a framework to assist in the design and construction process of all the improvements within the Sunlight Subdivision (Sunlight).

The opportunity of being able to construct new, energy efficient, quality homes with appealing designs in a quiet setting that allows for excellent solar exposure, Sunlight (in very close proximity to historic, downtown Steamboat Springs, Colorado) is quite unique. The Guidelines will be in effect to maintain a level of quality throughout the development that you would normally be unable to achieve in an original Steamboat Springs neighborhood. The alley in the center of the neighborhood allows for garages to be hidden from the core area of the subdivision. Additionally, the streetscape will be lined with trees, landscaped homes and connecting sidewalks, creating a unique setting in Steamboat Springs. The sidewalks will connect to public transportation at Highway 40 at two locations, along with connectivity to the Sunlight Park, the Dog Park, and soft nature trails around the neighborhood.

The vision is to encourage residents to utilize the view corridors and southerly solar exposure and to avoid unsightly homes. Emphasis will be placed on the street side, including garage doors to be an architectural design feature for homes that are not alley loaded, so as to create an attractive landscape throughout this new community. The backyard area will also be maintained; however, it will have less need for conformity and will be designed to fit the Owner's lifestyle.

The intention of Sunlight is to create a new development that evokes a strong sense of neighborhood and community. The goal is producing an architecturally diverse yet cohesive community. An emphasis will be placed on minimizing the impact of the garage from the street side. The exterior design allows for creativity in style and form, yet emphasizes the tone of visual quality from the street. The vision of this document is to encourage each Owner in Sunlight to invest time in the design stages of their home, and subsequently the construction stage, with a particular focus on the appeal from the street side of the home including the front yard. It is not the intention of this document to be over burdensome to the landowner. On the contrary, the ideal is to keep the process of building a home in Sunlight focused, interesting, and timely without overly restrictive costs.

The following sections deal with a majority of the issues that will be presented in a typical residential project. In addition to meeting the requirements of the Guidelines, the applicant must also conform to any and all applicable City, County, State, and Federal requirements. It is the sole responsibility of the Applicant and their representatives to be aware of all the possible codes, planning issues, and structural criteria. The Committee is in no way responsible for any omissions on the part of the Applicant.

The architectural sketches and diagrams contained in this document are meant to assist in the description of a specific guideline. They are not meant to depict any specific lot or home design.

2. Site and Landscape Design Guidelines

2.1. Building Siting

2.1.A. Streetscape

The 16'-0" strip of land directly adjacent to the street curb on all properties has been designated as the Streetscape Zone (Streetscape). This area provides a sidewalk and planting strip of grass and street trees. These common elements unify the neighborhood and help to develop a sense of community. By providing sidewalks, we are able to place an emphasis on the pedestrian traffic and have a naturally slower speed from the vehicular traffic in the neighborhood. The Streetscape may be within some of the lots. The landscaping in the Streetscape will be maintained by the HOA/Metro District. Alterations, improvements, and replacements shall be decided and performed by the HOA/Metro District.

2.1.B. Building Envelopes

Building envelopes are restricted only by the building setback required by the zoning of each lot. Lots 17-53 and 71-78 are zoned RN-4. All remaining lots are zoned RN-3. Visit the City of Steamboat Springs website and the Code for more information.

2.1.C. Main Entrance Orientation

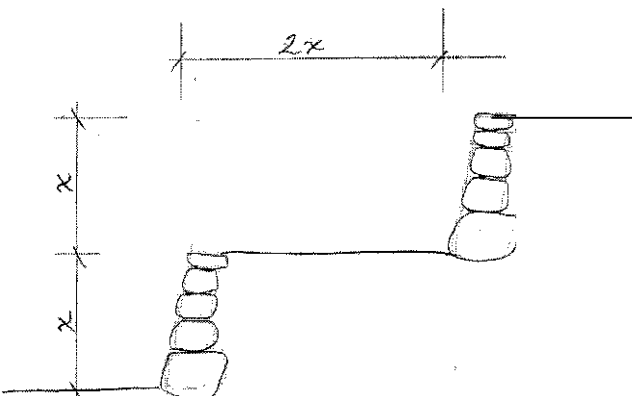
The front entrance to all units shall face the street and sidewalk and be highly visible. There shall be a sidewalk leading from the common sidewalk adjacent to the street up the main entry of the dwelling. Materials to construct the sidewalk shall be concrete, pavers or brick. Asphalt or gravel is not a permitted material. There shall be adequate lighting to provide safe passage from the street to the front entry that will function in both summer and winter. This lighting will conform to the descriptions defined in Section 3.6.

2.2. Retaining Walls, Landscape Walls, and Fences

2.2.A. Retaining Walls and Landscape Walls

When possible, retaining walls should be designed as an extension of the home or as an extension of the natural landscape. Walls are to be built out of boulders, dry stack stone, landscape block, or poured concrete walls that have a stone veneer. Any wood products are not permitted materials to use for the construction of retaining walls. Any fake stone products need to be approved by the Committee. Walls should be limited to 3' to 4' in overall height. Exceptions will need to be approved by the Committee. If greater retainage is needed, they should be terraced back using a ratio of $2 \times h$ (see *Diagram 1*). See Exhibit A for samples.

Diagram 1



This is twice the wall height as spacing between the two structures. Creating planting spaces with these terraces is strongly encouraged. Any walls in excess of 4'-0" in height require a design by a structural engineer.

2.2.B. Fences

Fences shall be permitted within the subdivision providing they comply with the following conditions. Developer installed fencing that borders the Deerfoot Ranch has an exception to these guidelines. It is the responsibility of property owners and residents to fence-in and fence-out pets and animals.

a. Height

No fence, wall, or similar type barrier exceeding 6' in height of any kind, with the exception of protective berm created by the developer along Deerfoot Ranch Property and the Cemetery, shall be constructed, erected or maintained on any lot. A 4' fencing option is encouraged; however, a 6' option is provided for privacy. Any 6' fencing must be either hog wire/solid board or a 6' solid board option. No fencing is allowed in front yards. Alleyway fencing is allowed, but shall be 5' from the alleyway to allow for snow removal and storage. Side yard fencing is allowed, but shall be 2' from the sidewalk to allow for snow removal and storage. Lots with limited side yard fencing are 6, 22, 28, 29, 34, 35, 42, 43, 49, 62, and 77. See Exhibit B for fencing samples.

b. Location

Any privacy fences are for use only in the back yard, while front yards shall remain visually open to the rest of the subdivision. If further screening is desired, it may be achieved with the use of landscaping. No solid hedges will be permitted.

c. Design

See Exhibit B for approved examples.

2.3. Driveways, Parking Areas, and Garages

2.3.A. Driveways

All driveways in the subdivision must be finished with a hard surface (i.e., asphalt, concrete, pavers, etc.). No driveway shall remain gravel for a period longer than 12 months after the issuance of the Certificate of Occupancy. The driveway must be concrete from the concrete pan at the street to the common sidewalk.

2.3.B. Garages

If the lot is adjacent to an alley, the garage will access from the alley. If the lot is front loaded, then the garage is encouraged to be designed in such a way that its impact is secondary to the principal façade and entry of the residence. Garage doors shall be designed and built to be an attractive feature of the home.

2.3.C. Off-Street Parking Areas

Off-street parking shall be provided at every residence and there shall be a minimum of two enclosed parking spaces per lot, as well as a minimum of one unenclosed space for an additional vehicle per lot. Parking will not be allowed on the alleyway surface within the alley ROW (Right of Way). No campers, motor homes, recreational vehicles or vehicles of any type shall be parked or

stored on streets or outside designated areas for more than seven days unless screened from public view and screened from lots created on the Sunlight Property or the Atwood Property.

2.4. Outdoor Living Spaces

Outdoor living spaces are encouraged. Any outdoor living space such as a deck, patio, or veranda should conform and blend to the design of the principal residence. All homes are encouraged to have a covered front entry.

2.5. Landscape Design and Materials

A landscape design will be required (See Exhibit C for an example plan). A Landscape Design Deposit of \$500 will be required to ensure completion of the submitted landscape design. This deposit will be returned to the Applicant once substantial completion of the landscape design has been achieved and inspected by the Committee.

Use of native plants and grasses that are drought resistant is strongly encouraged. Wherever possible, break up large expanses of lawn with planting beds and trees. A mix of species of trees is also strongly encouraged. Planting trees in straight lines or tightly along a property line is not allowed where a more natural, random dispersal is encouraged. No bare soil is allowed. On lots bordering native vegetation, disturbed areas shall be returned promptly to their natural state and replanted with natural grasses. Landscaping must be completed within 12 months from the date of receipt of a certificate of occupancy.

Xeriscape, an approach to landscaping for water conservation, is encouraged in back yards. All proposed plants shall be low water dependent and adaptable. For the sake of consistent Streetscape and a walkable neighborhood, front yard landscapes with sod abutting the sidewalk will be required. Permanent underground irrigation systems are required at a minimum in the front yard. The use of drip irrigation and pop-up spray heads that conserve water is encouraged. All such systems must be on an automatic controller that uses a moisture/rain sensor. Manual valves are prohibited and backflow preventers approved by the local water district are required.

On lots zoned RN-3, a minimum of three (3) trees and four (4) shrubs will be required for each lot. On lots zoned RN-4, a minimum of two (2) trees and three (3) shrubs will be required for each lot. Refer to Exhibit D for a list of approved trees and shrubs. Lots bordering Deerfoot Ranch, consisting of Lots 1 and 15-21 (Phase 1), within one year of receipt of certificate of occupancy on such lot shall plant two (2) Evergreen trees, #10 pot, 4-5' ht., two (2) Aspen trees, #10 pot, ¾" – 1" diameter, and One (1) Native deciduous shrub, #5 pot, 18-24" ht. all in the backyard portion of the lot closest to Deerfoot Ranch. Some tree species are not allowed within 10' of sidewalks, see exhibit D for approved tree list. Landscaping plans will require foundation landscaping / plantings with shrubs and flowers on any street facing yards. Please see Exhibit D for a list of approved trees and shrubs.

2.6. Drainage

2.6.A. Foundation Drains

Foundation drains should be day-lighted and may require the use of a mechanical pump, but their appearance should be mitigated and disguised with the surrounding landscaping. They

should also be set up in such a way that they follow the original drainage plan of the subdivision and not adversely affect any neighbor.

2.6.B. Roof Drainage

Drainage from the roof structures should be caught in surface swales and then directed to locations that do not adversely affect any neighbors in the Sunlight Subdivision.

2.6.C. Surface Drainage

Surface runoff from yards, driveways, etc., should be collected in surface swales and then diverted to locations designed for drainage.

2.7. Easements

The Declarations provide easements for the HOA/Metro District's maintenance of Sidewalks, Streetscapes, Sunlight Park, Dog Park, Trails, Scenic look out and other improvements. Maintenance of these areas will create activities that will occasionally affect the 5'-10' boundary area of individual lots, such as snow removal and storage and/or sidewalk repairs. Repairs of Owner property or landscaping, due to landscape maintenance or snow removal from the Metro District, HOA, or City of Steamboat Springs, is the responsibility of the Owner. Sidewalks damaged during construction is the sole responsibility of the lot owner. Damaged sidewalks shall be completely removed and replaced to match existing sidewalk, in color, surface finish, thickness, and strength.

3. Architectural Standards

Each home may have its own design and style. While the home should remain consistent in look and feel on all sides, the street side of the home will be where most of the focus is given for detail and quality.

3.1. Building Height and Mass

3.1.A. Floor Space and Allowable Home Size

Each (single-level) dwelling shall have a minimum of 1,000 square feet of finished interior living space, exclusive of decks, porches, lofts, garages, cellars, and basements. Each dwelling shall have a fully enclosed garage and of a size sufficient to accommodate at least two ordinary size automobiles. Each dwelling unit shall also have a minimum of 5 outside corners with a minimum of 4' between each corner, or roof architectural features which express same. Requests for homes less than 1,000 square feet will be addressed on a case-by-case basis.

3.1.B. Building Height

The final plat shall identify lots which have a height restriction due to skyline effect.

3.1.C. Roof Pitch

Principal structures shall have a minimum roof pitch of 5/12, with no maximum pitch. Depending on the given style of a submission, the Committee may deem a roof pitch too steep or too shallow. As an example, a 4/12 to a 6/12 may look very appropriate on a craftsman style or bungalow. On the other hand, you might need a pitch of 8/12 to 12/12 to make a Victorian style house have the correct proportions. Secondary roof pitches (porches, covered entries, etc.) may be as shallow as 3/12. Flat pitches are allowed if they are to be used for roof decks, garages, or balconies. Flat roofs in this climate should include expert advice as to proper drainage requirements. Low pitched roofs will be allowed in modern contemporary architectural design.

The lower roofs on a house should never be steeper than the roofs above them. A porch roof should be shallower in pitch than the upper or principal roof line(s).

Example: 7/12 upper roof pitch; porch roof pitch = 3/12
 12/12 main roof pitch, porch roof pitch = 4/12

Exception: When the upper roof pitch is shallow (like a 4/12), the porch roof pitch can match the upper roof pitch.

There shall be no prow front buildings allowed in the subdivision. Homes with roofs that have all low-pitched roofs and/or short overhangs, as is common in traditional modular homes, is not allowed.

3.1.D. Roof Overhangs

The following is a formula for calculating the proportions needed on a given roofline. Overhang suggested lengths are the following:

3/12 to 4/12 pitch = 4'-0" overhang
4/12 to 7/12 pitch = 3'-0" to 4'-0" overhang
6/12 to 12/12 pitch = 2'-6" to 3'-0" overhang
Over 12/12 pitch = 2'-6" overhang

The maximum possible overhang is recommended based on the design of the building. When possible, a minimum 30" overhang is recommended.

3.1.E. Fascia Proportions and Soffits

The following is a suggested formula for calculating the proportions needed on a given roofline.

4'-0" overhangs should have a minimum of 2" x 6" subfascia
3'-0" overhangs should have a minimum of 2" x 8" subfascia
2'-0" overhangs should have a minimum of 2" x 10" subfascia
< 2'-0" overhangs should have a minimum of 2" x 12" subfascia and a built-up frieze board detail

Fascia will need to be broken up into smaller pieces as the dimensions get larger. Typically, this looks more proportionate if the pieces graduate from large to small, going from bottom to top.

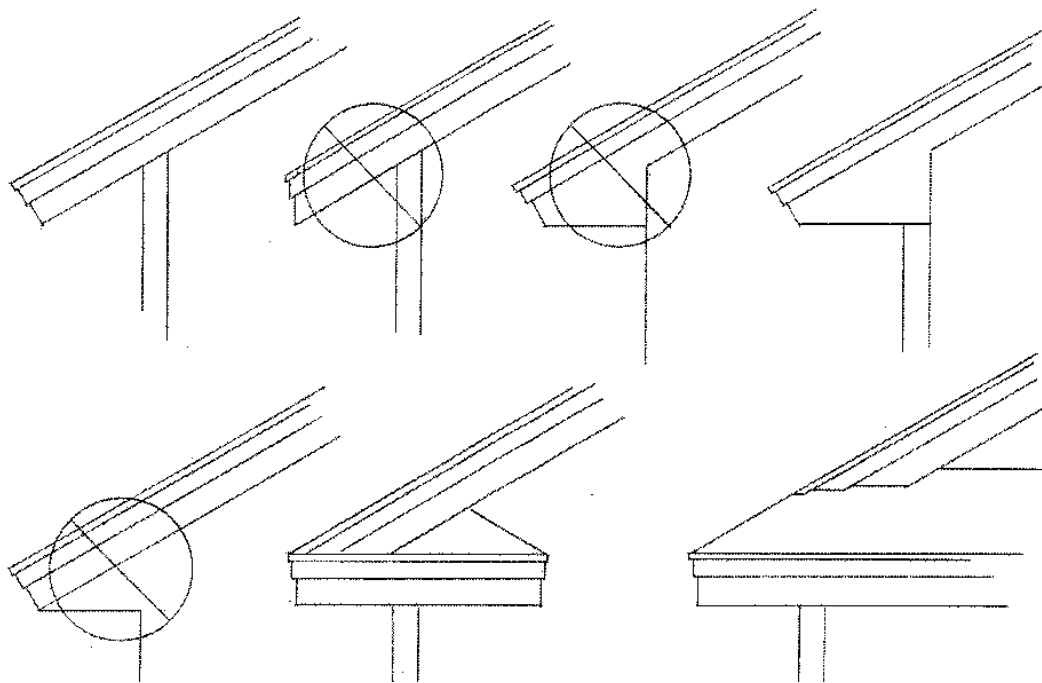
The following are rules about the relationship between soffit and fascia:

While being historically accurate, exposed 2" x tails with a 1-1/2" thick roof edge at the eave ends are discouraged. An alternative to this detail is to have 3" (min.) exposed tails; with a minimum of a 6" subfascia resting above it.

Raked soffits should be used in conjunction with square cut fascia only.

Flat soffits can be used in conjunction with either square cut fascia or plumb cut fascia, although plumb cut is preferred. If flat soffits are employed, a common problem is how to deal with the soffit and fascia as they terminate in a gable end. Eave returns are the cleanest way to deal with this situation. Typically, the overhang dimension is the same dimension the eave is returned back onto the house. Some possible scenarios showing what is and what is not allowed: (see *Diagram 1*)

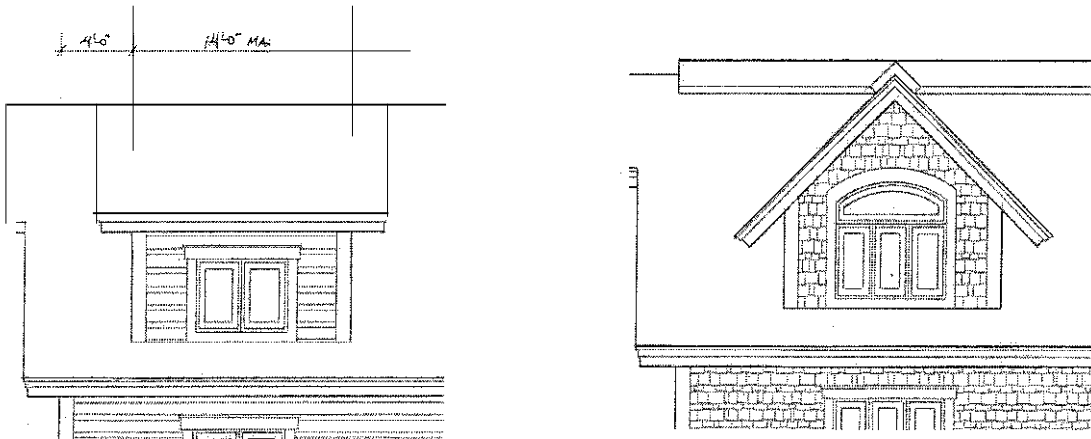
Diagram 1



3.1.F. Dormers and Various Roof Elements

Dormers should complement and have balanced proportions to the roof they are helping to articulate. Typically, the dormer should have the same fascia detail and roof pitch as the main house, or should be reduced proportionality if the elements are too massive for the dormer. Shed dormers are allowed but are limited in size to 14'-0" in width. Shed dormers must start no closer than 4'-0" from the outside of the floor below it (see *Diagram 2*).

Diagram 2



The window sizes in a dormer shall be proportionate to the size of the dormer and not be too small or too large for the given space. A general rule is that 40-65% of the given square footage of a dormer shall be made up with window, window trim, knee braces, barge beams, timber trusses, or similar decorative elements. Windows shall also be centered in the wall of the dormer (see *Diagram 2*).

3.1.G. Porches

a. Porch Roofs

Porch roofs should complement the principal structure and visually soften the residence's effect on the Streetscape. Hip roofs are recommended if the home has a farmhouse style or Victorian style. Low slung gable roofs may be more appropriate on craftsman style or bungalow homes. Simple shed roofs are allowed; however, keep in mind the scale of the porch to the home, particularly on the street side.

b. Screening

Front porches are not allowed to be enclosed with screening, as it visually blocks the shape of the house. Decks, balconies, and porches located on the sides and rear of the dwelling may be enclosed.

3.1.H. Balconies and Decks

Balconies and above grade decks provide outdoor living space and add interest and scale to a home. Above grade balconies and decks should be designed as an integral part of the building. Balconies and decks should be designed within the mass of a building, or when designed as a cantilevered element of a building should be supported by knee braces or by substantial structural members such as stone or timber columns. In no case shall projecting decks or balconies be supported by narrow posts or columns (i.e., 4" x 4" posts). Any deck with a height greater than 4' from the ground level must use posts or columns greater than 6" x 6".

3.1.I. Windows and Doors

a. Proportions

Windows and doors provide an opportunity to reinforce building scale and to add interest and individual expression to a home. Windows and doors should be designed as an integral architectural element of the home. Windows should be consistent with the overall form of the residence and should generally convey a traditional rectangular pattern. Windows of unusual shapes and sizes and the use of mirrored glass is prohibited.

b. Layout

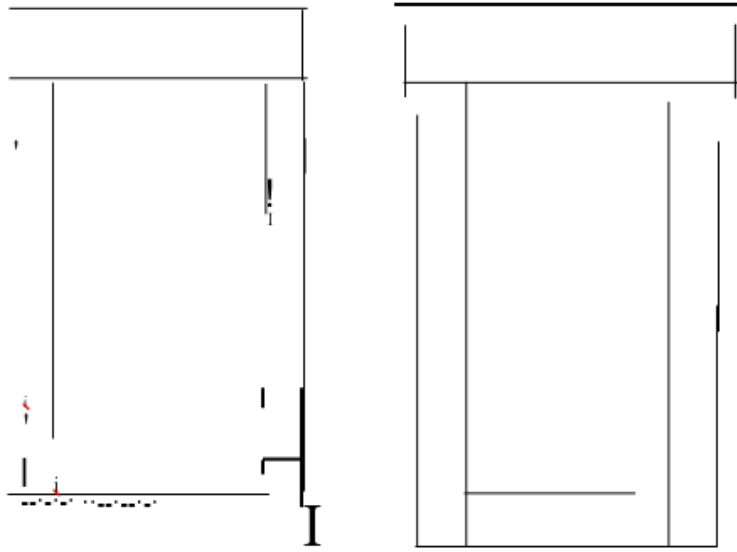
Layout of the windows should always be grouped in such a way that it is either symmetrical or balanced. Whenever possible, windows should stack over one another or be balanced on elements in the floor level below it.

3.1.J. Exterior Trim Elements

a. Window and Door Trim

Window and door trim should be proportionate to the facade it is embellishing. A general rule would be 6" casing for the leg and sill of any window and door and 8" casing for any headpiece. Depending on the style of the structure would dictate the degree the casing is articulated. Window and door trim may be excluded but will be subject to approval by the Design review Committee (see *Diagram 4*)

Diagram 4



b. Miscellaneous Trim

Corner boards should be 6" to 8" wide depending on the style of the residence. The use of watercourse, bellybands, and frieze boards are readily encouraged (and may be required) to

assist in the articulation of a given facade.

c. Knee Braces, Corbels, and Barge Beams

If appropriate to the style of the home, decorative or structural elements such as knee braces, corbels, and barge beams can greatly enhance the overall architectural effect of the residence. When the use of barge beams is considered in conjunction with the fascia, the dimension of the subfascia may be reduced to the next size down.

d. Railings

Railings should be appropriate to the overall design of the house. Visual weight and articulation should be considered when designing the railing layout.

3.2. Building Materials

3.2.A. Stone Veneer

Stone veneer should be used to help "ground" the structure to the site. A recommended look is to place stones similar to the veneer in the landscaping. The top of the stonework shall be finished off with either a capstone or a built-up wooden trim detail. There shall be no sections of stone work allowed that lack a "cap" as described above. Any type of historic rubbled rock foundation stonework shall be considered by the Committee. The stone shall have a rough, natural look rather than a manufactured look. Any use of cultured stone or simulated stone products as an exterior facade material, must be approved by the Committee.

3.2.B. Façade Materials

a. Acceptable Materials

Most natural wood products such as wood clapboards, log, shake, shingle, barn-wood, hewn wood, shiplap, etc. Synthetic materials such as LP siding and hardy-plank are acceptable as long as their profiles are appropriate to the material (i.e., no 10" or 12" exposures). Stucco is acceptable as long as it has a rough troweled texture to it, with rounded corners and wood accents. The more natural the stucco can look with regards to imperfections, the more contextually appropriate it is. No built-up stucco trim details shall be allowed in the subdivision without approval from the Design Review Committee. If done appropriately, brick and/or steel shall be considered by the Committee as an exterior material, but the Applicant would have to provide examples that demonstrated how the material would fit with the rest of the surrounding structures.

b. Unacceptable Materials

No vinyl siding, aluminum siding, asphalt siding, or faux board and batten (plywood blanks with 1 x 2 battens applied over the top) shall be allowed in the subdivision. Any exposed concrete walls must be covered with stucco, stone or have an architectural finish acceptable to the Committee. Architectural patterned concrete is acceptable but must be approved by the Design Review Committee. The only acceptable exposed standard formed concrete wall is the 6" to 8" "sightline" at the top of foundation walls.

3.2.C. Roofing

Roofing should have a minimum visual weight and texture to it. If asphalt shingles are used, they should be a 30-year architectural grade at a minimum. Other options are concrete tiles, slate, or synthetic slate. Rusticated metal roof panels are acceptable. Quality architectural ideas with varying designs and styles are highly encouraged and must be approved by the Committee.

3.2.D. Garage Doors

Any garage doors facing the street shall be of similar architectural guidelines and materials as the residence. Simulated wood or raised panel doors are acceptable providing they are stained or painted to match the residence.

3.2.E. Flashing

Any exposed flashing shall be either colored metal or metal with a patina or copper. No galvanized flashing will be allowed.

3.2.F. Manufactured Homes

No single family residential dwelling structure shall be allowed that has the look of a traditional manufactured home (low roof pitch, short roof overhang, smaller fascia, etc.). Pre-fabricated and use of panelized construction is allowed, but shall be required to meet the design standards of this document and the Committee.

3.3. Color Schemes

Color schemes are allowed to vary from structure to structure and from style to style. Color palettes are strongly encouraged to have a basis in the color schemes found in nature. The only colors that shall not be allowed are fluorescent, pastel, or garish shades. It is highly encouraged that the trim color, fascia, and body color be different and complimentary colors that assist in displaying the architectural features of the residence. Monochromatic schemes must be approved.

3.4. Fireplaces, Chimneys, Flues, Gutters, Vents, and Residential Sprinkler Systems

Chimneys should be designed in proportion to the home, and generally reflect a simple, understated appearance. It is encouraged that all vents be grouped together with the main vents. Whenever possible, wood siding may be used to enclosure rooftop flues, provided that the materials and profiles are consistent with the architecture and approved by the Committee. Lots 1-53, Phase 1, shall be required to have a interior residential sprinkler system for fire protection, unless the secondary access, Sunlight Court, has been constructed to Colorado State Hwy 40, or as required by building code.

3.5. Skylights and Solar Panels

Skylights may be permitted as long as there is not an excessive or inappropriate amount of glass in the roof plane. Solar panels that are integrated into the structure of the roof such as photovoltaic shingles are acceptable and encouraged, but must be approved by the Committee.

Standalone solar collectors are not allowed. No solar panels will be allowed in the front yards or in areas considered obtrusive to the neighbors or neighborhood, as decided by the Committee.

3.6. Ancillary Buildings

3.6.A. Secondary Units

A total of 17 secondary units will be allowed in Sunlight. No Secondary Unit will be permitted without execution of a separate purchase agreement and plan approval from the Design Review Committee. Lots that border the Deerfoot Ranch property, owned by Charles Atwood Company, are not allowed to have any secondary units. These lots are lot 1, 15-21 (Phase 1). All secondary units must comply with all guidelines of the Routt County Building Department and Planning Department of Steamboat Springs.

3.6.B. Detached Garages

Detached garages must resemble the principal structure in color scheme, trim details, proportioning, etc. The facade should be articulated with windows and doors just as if it was an extension of the principal structure.

3.6.C. Garden and Storage Sheds

An enclosed storage area of at least 100 square feet shall be required for each residence. Such storage area must be either attached to each residence or located within fifteen (15) feet of the residence. A garage with a minimum of 100 square feet of storage, in excess of required space for vehicles, shall satisfy this requirement. Sheds must resemble the principal structure in color scheme, trim details, proportioning, etc. They should be situated on the Lot in such a way that they fit with the over-all site plan and do not detract from the residence. No metal or prefab sheds will be allowed without the approval of the Committee. Sheds are recommended in size to be less than 200 square feet and greater than 100 square feet. The exterior of the shed should be articulated with windows just as if it was an extension of the principal structure. Location and size of any storage structure must be approved by the Committee.

3.7. Exterior Lighting

Light sources are to be LED (light emitting diode) or CFL (compact florescent lamp). Sodium vapor or other colored lights, except for the temporary holiday decorations, are not permitted. Lanterns should have low-intensity (45w or less) light sources with down lit hoods that employ translucent or frosted glass lenses. All exterior lighting needs to be sensitive to impact on neighbors. There shall be no motion censored lights on the front of buildings. There shall be no 'all night' lighting. There shall be no general floodlighting of buildings or lots.

4. Design Review Committee

4.1. Duties and Powers

The Design Review Committee shall have all the duties and powers given to it under the Declarations.

4.2. Operating Procedure

The Committee need not hold regular meetings. The Committee may meet to review proposals for improvements either in person, by phone, or by any other method. Decisions of the Committee need not be unanimous and may be carried by a majority vote.

4.3. Design Review Fees and Landscape Deposits

The initial plan and design review of a Single Family Residential Dwelling with Landscaping, is included in the Design Review Fee and Landscape Deposit. Any additional proposed designs shall incur fees by the Committee in accordance with the following schedule:

Design Review Fee for each single family residential dwelling with landscaping plan \$500

Ancillary landscaping or structure fee \$100

All fees associated with plan submittals will be made payable to the Sunlight Metropolitan District at the time of plan submittal.

4.4. Amendment of the Design Guidelines

The Committee may amend the Design Guidelines at any time, with or without notice in their sole and absolute discretion. Amendments of the Design Guidelines shall not impair any approval previously granted by the Committee. Design Guidelines, as amended, shall apply to all proposals after the adoption of the amendment.

4.5. Enforcement

The Guidelines may be enforced in the method provided for in the Declaration.

5. Design Review Process

5.1. Design Review and Construction Process

Step One: Pre-Design Meeting

This meeting should happen at the beginning of the design stage, perhaps even before the closing of the property. This is when the basic guidelines are discussed and suggested conceptual designs presented.

Step Two: Construction Plan Review

Two (2) copies of the following materials shall be submitted to the Committee a minimum of 10 days prior to the Committee meeting.

A. Site Plan

Showing property lines, setbacks, easements, and all proposed improvements: such as principal structure, detached garage, garden shed, driveway, sidewalks, decks, porches, location of utilities, overhangs, drainage, and contour lines per Sunlight plat map (2' intervals). (Scale minimum 1" = 10'-0")

B. Floor Plans

Indicating all interior spaces and the total square footage per floor. As well as a breakdown of what square footage is finished, unfinished, and garage. (Scale minimum ¼" = 1'-0")

C. Exterior Elevations

Indicating the exterior appearance of all the elevations including materials, colors, fenestration, textures, finishes, architectural details, lighting, building height and finished grade. (Scale minimum ¼" = 1'-0")

D. Building Sections

The Design Review Committee may request building sections if height limitations are required on Skyline Lots or are nearing maximum allowable height.

E. Details

Provide descriptions and drawings in sufficient detail to demonstrate the architectural character of the building.

F. Landscape Plan

Indicate all existing landscape features to remain, and provide a planting plan with the location and name of each species. Show location of irrigation system. Show location of retaining walls, patios, decks, hot tubs, walls, fences, and screens. Sections and elevation may be requested depending on the complexity of the particular design and/or situation.

Such Landscape Plan may be professionally drawn or Owner drawn. Landscaping requirements are located in section 2.5

G. Proposed Construction Schedule

Provide a timeframe for the construction process from plan submittal to final landscaping.

H. Drainage

If the complexity of the lot requires a detailed drainage plan, the Committee may request the Applicant provide one, so as to ascertain the impact the run-off will have on surrounding properties.

Step Three: Inspections and Certificate of Completion

The Committee may make regular inspections of the construction site as deemed necessary to ensure compliance of the residence. Non-compliance or deviation from the original design will be considered a violation of the Design Guidelines and the HOA will be entitled to exercise the remedies provided in the Declaration. Upon completion of the final landscaping, the Applicant's Landscape Deposit shall be returned within 30 days of final approval by the Committee.

5.2. Routt County Building Department

The Sunlight Design Review process is required of all development within Sunlight Subdivision. This process complements rather than taking the place of the plan review and approval process by the Routt County Building Department. The Owner, Architect, Draftsman and Builder will be responsible for complying with all requirements and regulations of the Routt County Building Department.

6. Construction Regulations

6.1. Erosion Control and Re-Vegetation

Adequate erosion control measures will be in place during construction to ensure the site is free from silt run-off. Fencing and re-seeding may be a required part of the construction process if deemed necessary by the Committee.

6.2. Construction Equipment, Vehicles, and Parking Areas

Construction traffic should park in such a way that they are not blocking driveways from adjacent properties. Also, any construction traffic should not block the main street through the subdivision.

6.3. Materials, Sanitary Facilities, and Trash

Materials, port-a-lets, and trash containers should be stored on-site in a location where it is the least obtrusive from the streetscape. Under no circumstances shall materials, port-a-lets, or dumpsters be placed in the road or blocking a neighbor's driveway.

6.4. Noise, Hours of Construction, and Pets

Hours of work on a job site are from 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday, or per city code if more restrictive. The only exception to these hours is when interior work is being performed and noise levels are inaudible from the street. No dogs or other pets are allowed on the job sites. Radios shall be kept to an acceptable level and be turned off if complaints arise from neighbors.

6.5. Signage

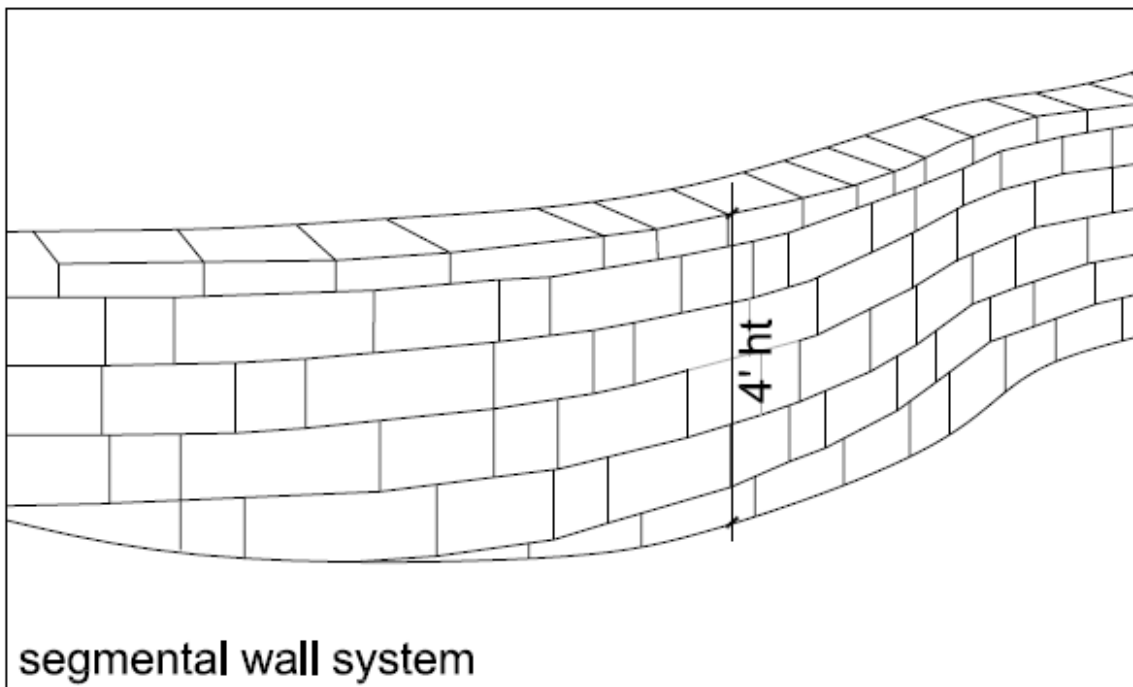
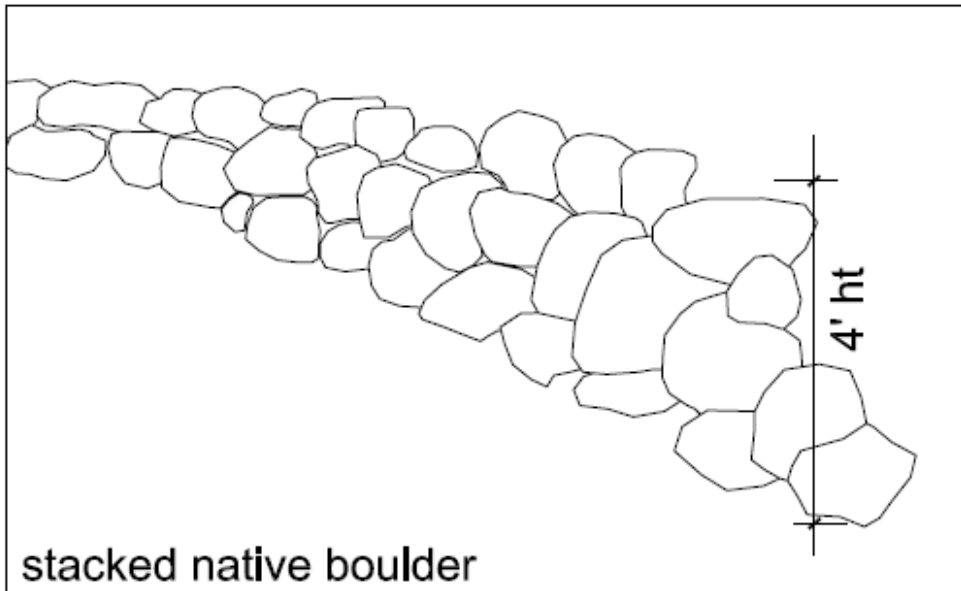
Size of signs shall comply with Steamboat Springs Municipal Code limiting signs to 2' x 3'.

6.6. Protection of Curb, Gutter, and Sidewalks

Steel ramps or rubber mats shall be employed to protect the gutter pan and sidewalk during construction. Any damage caused by equipment or delivery machinery shall be repaired and is the responsibility of the General Contractor or Owner. Soft trails for common use will also be repaired, if damaged.

Exhibit A

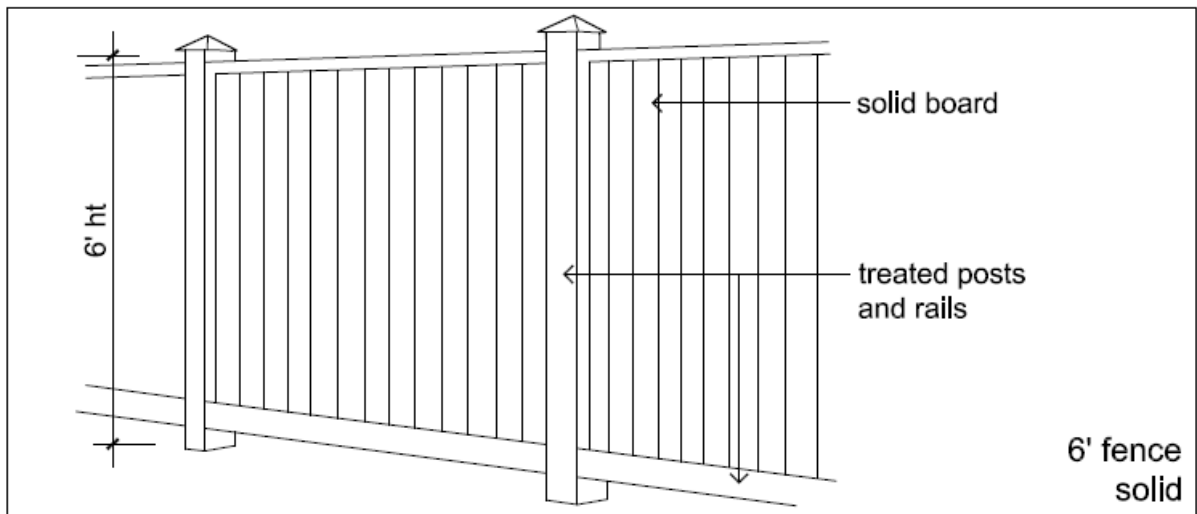
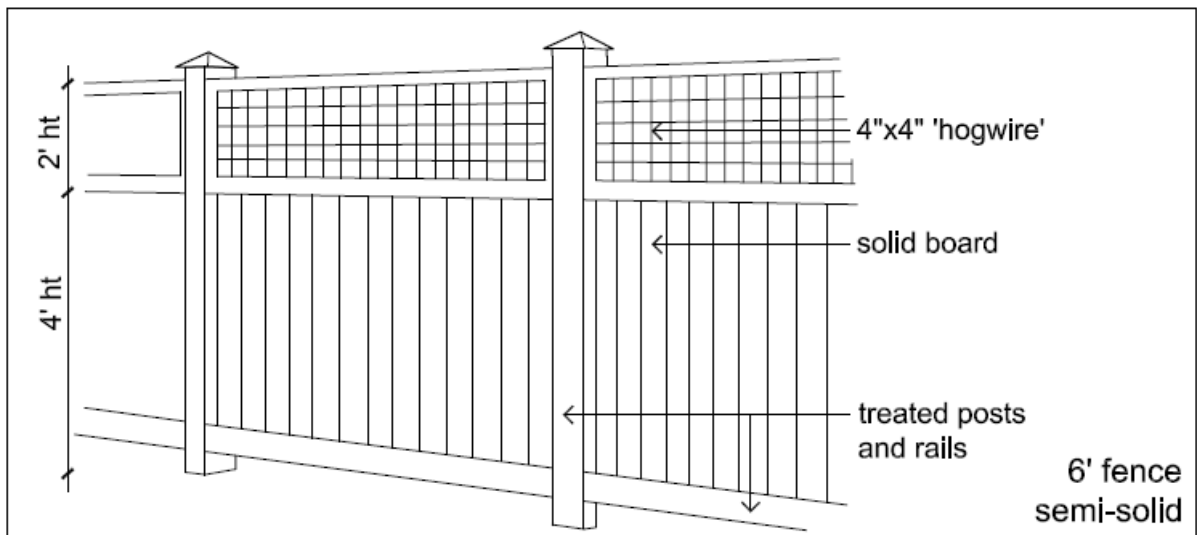
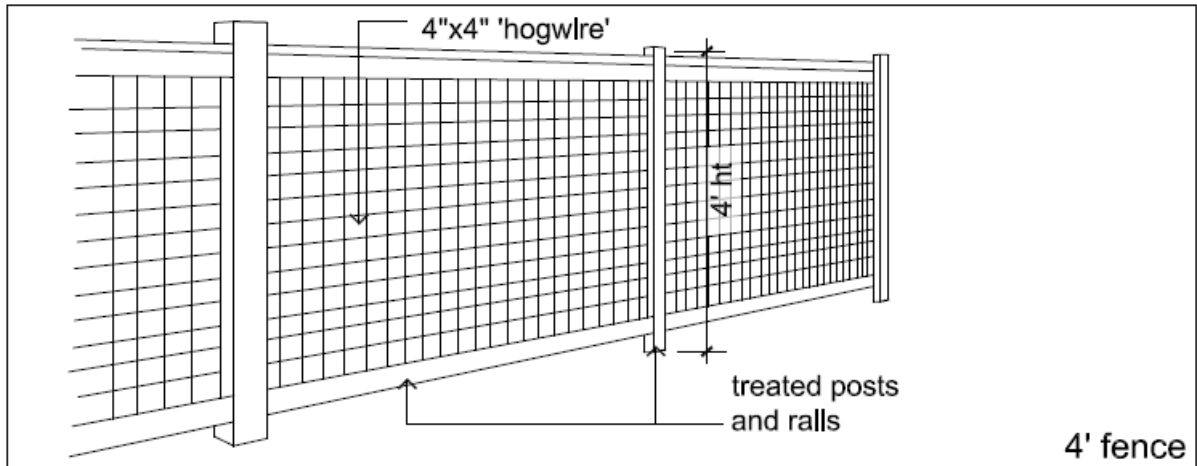
Landscape Retaining Walls



- no walls shall exceed 4' in height unless approved by drc
- any walls over 4' in height require engineered drawings
- materials to be natural in color and finish

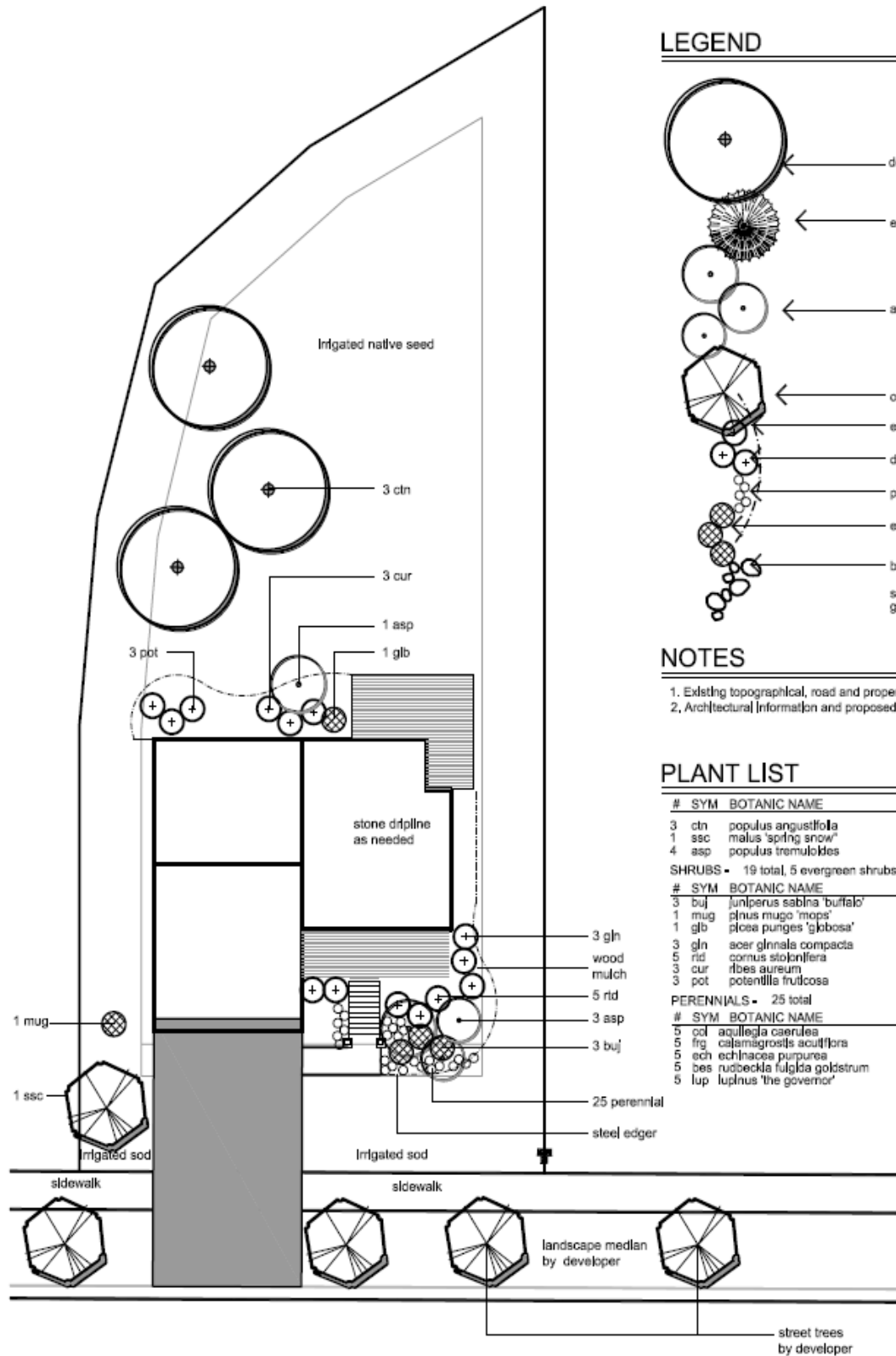
Exhibit B

Fencing

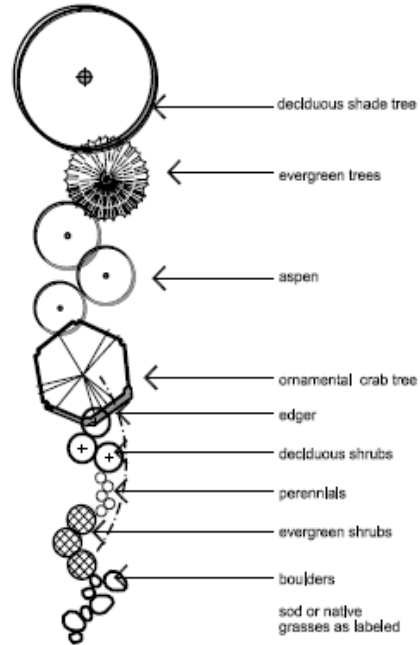


- all wood to be stained natural color
- no front yard fencing allowed, side yard fencing is allowed 2' off sidewalk

Exhibit C



LEGEND



NOTES

- Existing topographical, road and property line information from.
- Architectural information and proposed grading by.

PLANT LIST

#	SYM	BOTANIC NAME	COMMON NAME	SIZE
3	ctn	populus angustifolia	narrowleaf cottonwood	2.5" cal.
1	ssc	malus 'spring snow'	spring snow crab	2" cal.
4	asp	populus tremuloides	quaking aspen	2" cal.
SHRUBS - 19 total, 5 evergreen shrubs, 14 deciduous shrubs				
#	SYM	BOTANIC NAME	COMMON NAME	SIZE
3	buj	juniperus sabina 'buffalo'	buffalo juniper	5 gal.
1	mug	plnus mugo 'moss'	mugo pine	"
1	glb	ptcea punges 'globosa'	globe spruce	"
3	gln	acer glinnala compacta	ginnala maple dwarf	"
5	rd	cornus stolonifera	redosier dogwood	"
3	cur	ribes aureum	yellow flowering current	"
3	pot	potentilla fruticosa	mckay's white potentilla	"
PERENNIALS - 25 total				
#	SYM	BOTANIC NAME	COMMON NAME	SIZE
5	col	aquilegia caerulea	rocky mountain columbine	1 gal.
5	frg	calamagrostis acutiflora	karl foerster feather reed grass	"
5	ech	echinacea purpurea	purple coneflower	"
5	bes	rudbeckia fulgida goldstrum	black eyed susan	"
5	lup	lupinus 'the governor'	blue lupine	"

Exhibit D

The below list is indicative of the plant material proposed for homes within the Sunlight Neighborhood. The intent of the list is to provide guidance on possible plant material choices either native to the area or known for their sustainability and low water usage.

The list is not exclusive. At the time of landscape plan review, consideration will be given to owners individual plant choices given the specified plants meet the intent of the list.

Trees

At the time of planting, deciduous trees are to be 1" caliper minimum. Evergreen trees are to be 4' height minimum.

Common Name	Botanical Name	Comments
narrowleaf cottonwood	populus angustifolia	none within 10' of walks, need room
aspen	populus tremuloides	good in beds, fall color
crab, spring snow	malus, sp.	white flower, no fruit, street trees
crab, radiant	malus, sp.	pinkish flower, fruit bearing
colorado spruce	picea pungens	conical dense evergreen,
lodgepole pine	pinus contorta latifolia	local pine forest tree
bristlecone pine	pinus aristata	smaller evergreen tree, low water need

Shrubs

At the time of planting, shrubs are to be 1 gallon minimum. There are sub species and hybrids of the plants shown below. Owners are encouraged to create colorful low water landscapes using native plant material as much as possible.

Common Name	Botanical Name	Comments
cinquefoil	potentilla, sp.	native, yellow, white or pink flowers
currant	ribes, sp	native currant
serviceberry	amelanchier alnifolia	large native shrub, white flowers, berries
native chokecherry	prunus virginiana	large native shrub, creamy white flowers
redtwig dogwood	cornus, sp.	adaptable to conditions, takes pruning
ginnala maple	acer ginnala	good fall color, can get large
shrub roses	rosa, sp.	many colors, keep clear of walks
mugo pine	pinus mugo	pine shrub – some need room to grow
globe spruce	picea pungens 'globe'	compact form of Colorado spruce
buffalo juniper	juniperus sabina sp.	evergreen groundcover – sunny location
common juniper	juniperus communis sp.	evergreen groundcover – shady location

Perennials, Groundcovers & Ornamental grasses

There are sub species and hybrids of the plants shown below. Owners are encouraged to create colorful low water landscapes using native plant material as much as possible. The use of high hybrid plants, (ie 6' tall ornamental grass) is not allowed.

Common Name	Botanical Name	Comments
columbine	aquilegia, sp.	blue is state flower
lupine	lupinus, sp.	tall spikes of color, native plant & hybrid
aster	aster, sp	good late color
coreopsis	coreopsis, sp.	many varieties
coneflower	echinacea purpurea	purple coneflower
cranesbill	geranium, sp.	many varieties
plantain lily	hosta	good in shade
phlox	phlox subulata	good groundcover
black eye susan	rudbeckia fulgida	reliable yellow flower
painted daisy	tanacetum, sp.	pink daisy like flower
feather reed grass	calamagrostis acutiflora	karl foerster, 3' height
fescue	festuca	clump grass

Glossary of Terms

Association or HOA	Sunlight Residential Subdivision Homeowners Association, a Colorado nonprofit corporation.
The Committee	The Design Review Committee
The District	Sunlight Metropolitan District is a quasi-municipal corporation and political subdivision of the state of Colorado organized to provide for the financing, ownership, operation and maintenance of public infrastructure, as well as to provide design review and covenant enforcement.
Streetscape Zone	The 16' strip of land adjacent the road.
Lot Owner	The recorded owner, whether one or more persons or entities, of the fee simple title to any Lot situated within the Property subject to these Guidelines.
Applicant	Person applying for approval from the committee
Building Department	The Routt County Combined Building Department
Planning Department	The Steamboat Springs Planning Department
IRC	International Residential Code
Project Site Plan	The site plan on file with Planning Department as part of the file for the major development permit for the Project
ROW	Right of Way
Declarations	The Declarations of Covenants, Conditions and Restrictions
Deerfoot Ranch	Ranch property bordering the East and North side of Sunlight Residential Subdivision that is owned by Charles Atwood Company. Phase 1 lots bordering Deerfoot Ranch are Lots 1 and 15-21.